

**JACKSONVILLE PLANNING ADVISORY BOARD
REGULAR MEETING AGENDA
February 8, 2016 6:00 P.M.**

**COUNCIL CHAMBERS
JACKSONVILLE CITY HALL**

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. INVOCATION**
- IV. APPROVAL OF THE AGENDA**
- V. REVIEW & APPROVAL OF THE MINUTES**
 - Regular Meeting – January 11, 2016
- VI. CITY COUNCIL UPDATE – Councilman Robert Warden**
- VII. OLD BUSINESS - None**
- VIII. NEW BUSINESS**
 - A. Map Amendment – Rezoning from Industrial (IND) to Corridor Commercial (CC) – Western Boulevard and Lejeune Boulevard
- IX. REPORTS**
 - A. Planning & Permitting Administrator
 - B. Development Services Director
- X. ADJOURNMENT**

**JACKSONVILLE PLANNING ADVISORY BOARD
REGULAR MEETING AGENDA
January 11, 2016, 6:00 p.m.**

**COUNCIL CHAMBERS
JACKSONVILLE CITY HALL**

Present: Homer Spring, Al Keyes, Doug Lesan, Theresa VanderVere, Thomasine Moore, Jim Dorn, Suzanne Nelson, Albert Burgess, and Grover Lewis.

Others Present: Bob Warden, Reginald Goodson, Ryan King, Jeremy Smith, and Pam Ramsey.

I. [CALL TO ORDER](#)

The regularly scheduled Jacksonville Planning Advisory Board meeting was called to order by Chairman Homer Spring at 6:00 pm on Monday, January 11, 2016 in Council Chambers at Jacksonville City Hall.

II. [PLEDGE OF ALLEGIANCE](#)

Doug Lesan led the Board in reciting the Pledge of Allegiance.

III. [INVOCATION](#)

Al Keyes gave the invocation.

IV. [APPROVAL OF THE AGENDA](#)

Theresa VanderVere moved to approve the agenda as presented. Grover Lewis seconded the motion.

The motion to approve the agenda as presented was unanimously approved by the Board Members present.

V. [REVIEW & APPROVAL OF THE MINUTES](#)
[Regular Meeting - December 14, 2015](#)

All Keyes moved to approve the minutes as presented. Jim Dorn seconded the motion.

The motion to approve the minutes as presented was unanimously approved by the Board Members present.

VI. [CITY COUNCIL UPDATE – Councilman Robert Warden](#)

Councilman Warden did not have any items to report.

VII. [OLD BUSINESS - None](#)

There was no old business.

VIII. [NEW BUSINESS](#)

A. [Special Use Permit and Type III Site Plan - 1250 Old Maplehurst Rd](#)

Freedom Worship Center of Jacksonville has submitted a Special Use Permit and Type III Site Plan application seeking approval of a proposed 6615 square foot religious institution. The project is proposed on 4.55 acres of land at 1250 Old Maplehurst Road. The property has split zoning of Residential Single Family - 20 (RSF-20) and Residential Single Family - 7 (RSF-7), and within these zones religious institutions (church) require a Special Use Permit.

The proposed development is within the Extraterritorial Jurisdiction and will not impact the City's Sewer Allocation Policy. The subject parcel is designated as High Density Residential (HDR) by the CAMA future land use map. Properties to the north, and across Old Maplehurst Road, are designated Low Density Residential; property to the east is identified as Institutional (I); and property to the south are identified as HDR. Religious Institutions service residential communities in high and low dense areas. The proposed use is consistent with the HDR CAMA designation.

The proposed development site is located within the Extraterritorial Jurisdiction and is zoned RSF-20 and RSF-7. The site is bordered to the north by properties zoned RSF-7 and used for single-family homes; to the south property zoned RSF-20 and used for single-family dwellings; to the east property zoned RSF-7, and used by Southwest

Middle School; and to the west across Old Maplehurst Road by property in Onslow County planning and zoning jurisdiction.

Per Article 5: Development Standards, Section 5.1: Off-Street Parking, Loading, and Circulation of the Unified Development Ordinance (UDO), religious institutions require 1 parking space per 4 seats in the sanctuary, and 1 space per 200 square feet of all other building area. The site plan identifies 75 parking spaces, and based on the proposed building it is 225 seats in the sanctuary requiring 57 spaces, and other building area totaling 3500 square feet which requires 18 spaces for a total of 75 parking spaces required.

The proposed site plan complies with Article 5.2: Landscaping Standards of the UDO. Due to the zoning of the subject site and those adjacent to the site, a type "A" buffer is not required. The proposed site plan complies with Article 5.5 Exterior Lighting of the UDO. The site is zoned residential and is a more intense use than adjacent properties, therefore light poles will be limited to 16 feet in height, and any sight lighting can not exceed 0.5 foot candles at the property line. As with all new development this site will have to maintain a "dark sky" standard.

City staff recommends approval with the condition found in the staff report of the Special Use Permit and Site Plans with Findings of Fact A thru G being found in the affirmative.

Chairman Spring asked if it was possible that the land next to this is of the nature that could possibly be used for overflow parking or something else if they need it. Mr. Smith stated Mr. Pierce has explained that the proposal is within the church's financial constraints right now but they would like to leave this open for possible future expansion. Mr. Spring asked for clarification on the handicap parking requirements. Mr. Goodson and Mr. King both explained the requirements for handicap parking.

Mr. Keyes asked about the onsite septic. Mr. Smith explained that there were several septic tanks for the mobile homes that were previously there but the church will have just one new system. Mr. Keyes asked if a retention pond would be required for this site and Mr. Smith said one would not be required.

Ms. VanderVere asked what the land to the left of the site is. Mr. Smith showed on the map what each adjacent property was used for.

Mr. Burgess asked what things didn't comply with applicable city standards. Mr. King said they do comply because we received a revised plan right before we printed the packets.

Thomasine Moore moved to approve the special use permit and site plan with the condition that the submission and approval of a recombination plat prior to the building permit being applied for. Suzanne Nelson seconded the motion.

The motion to approve the special use permit and site plan with the condition that the submission and approval of a recombination plat prior to the building permit being applied for was unanimously approved by the Board Members present.

IX. REPORTS

A. Planning & Permitting Administrator

Ryan King did not have any items to report.

B. Development Services Director

Reginald Goodson did not have any items to report.

X. ADJOURNMENT

Jim Dorn moved to adjourn at 6:16 pm. Grover Lewis seconded the motion.

The motion to adjourn at 6:16 pm was unanimously approved by the Board Members present.

Adopted this 8th day of February, 2016 for the 11th day of January, 2016.

Homer Spring, Chairman

ATTEST:

Pamela Ramsey
Permitting Specialist Supervisor



Request for Planning Advisory Board Recommendation

Agenda Item:	A
Date:	2/8/2016

Subject: Map Amendment – Rezoning from Industrial (IND) to Corridor Commercial (CC) – Western Boulevard and Lejeune Boulevard
Department: Development Services
Presented by: Jeremy B. Smith, Senior Planner

Issue Statement

City Staff has initiated a rezoning request of 31 parcels of land along Western Boulevard and Lejeune Boulevard totaling 21 acres (approximate). Staff is requesting the parcels currently zoned Industrial (IND) be rezoned to Corridor Commercial (CC).

Financial Impact

None

Action Needed

Receive Public Comment
Consideration of the Proposed Request

Recommendation

Staff recommends the Planning Advisory Board recommend approval the rezoning request based on Findings of Facts B thru J being found in the affirmative and direct staff to update the CAMA Plan for those parcels along Lejeune Boulevard in order to make the rezoning consistent with Finding of Fact A being found in the affirmative and find that the rezoning advances the public interest by allowing for more orderly and logical development.

Exhibits:

- A Rezoning Worksheet
- B Proposed Ordinance
- C Portion of Article 3 of the UDO – IND District
- D Portion of Article 3 of the UDO – CC District
- E UDO use table
- F Existing Zoning Map
- G Existing CAMA Future Land Use Map
- H Proposed Zoning Map



Staff Report

Agenda Item:	A
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Map Amendment – Rezoning from Industrial (IND) to Corridor Commercial (CC) – Western Boulevard and Lejeune Boulevard

Introduction

City Staff has initiated a rezoning request for 31 parcels of land along Western Boulevard and Lejeune Boulevard totaling 21 acres (approximate). The request would change 31 parcels currently zoned Industrial (IND) to Corridor Commercial (CC). The 17 parcels along Western Boulevard would be consistent with the City's future land use plans. The other 14 parcels along Lejeune Boulevard will be consistent if staff is directed to update the CAMA Land Use Plan along with this request and would be done along with our annual updates.

Since July 2014, staff has been analyzing zoning changes that may need to occur due to land use patterns of areas, uses identified in the Use Table within the Unified Development Ordinance (UDO), and subsequent development requirements found within the UDO (adopted April 2014). This specific area, the first of several rezoning's that staff intends to potentially bring forward for consideration would eliminate non-conformities (Liberty Inn Hotel, 2 shopping centers including Brynn Marr Plaza), eliminate Industrial zoning adjacent to two major corridors, and place the properties in the zoning classification that suits the current uses and the future uses we would expect to see along these corridors.

Procedural History

- On January 13, 2016 City Staff initiated a rezoning request.
- On February 8, 2016 the Planning Advisory Board will consider making a recommendation on the rezoning request.
- On February 16, 2016 City Council will conduct a public hearing and consider the rezoning request.

Stakeholders

- Property owners of the 31 subject parcels
- Surrounding property owners – In accordance with General Statutes, property owners within 100 feet of the area proposed for rezoning were notified via first class mail.

Transportation Assessment

Article 5.6 Transportation Impact Analysis (TIA) of the Jacksonville Unified Development Ordinance (UDO) identifies the type of applications that necessitate an assessment, which includes a zoning map amendments (rezoning). In typical fashion, staff did not recommend that a TIA be prepared and would defer any possible TIA to an actual development proposal if/when one is submitted.

Zoning Assessment

The parcels proposed for rezoning are located on Western and Lejeune Boulevards and are currently used for a variety of lands uses which include, but are not limited to retail, automotive service and repair, hotel, and restaurants. The parcels are bordered to the North across Brynn Marr Road by property zoned Corridor Commercial (CC) and used for various service and retail related uses; property to the South across Lejeune Boulevard are located on Camp Lejeune; parcels to the west are zoned Industrial (IND) and used for various construction and service related uses; and parcels to the east across Western Boulevard are zoned Corridor Commercial (CC) and used for various service and retail related uses.

Flight Path Overlay District Assessment

None of the parcels identified within the rezoning request are found within the Flight Path Overlay District (FPOD).

Use Assessment

Anytime a rezoning occurs, new uses will be allowed and some old uses will no longer be allowed. Staff has identified the following uses that are currently permitted within the Industrial (IND) zoning district, and will become special uses if the rezoning to Corridor Commercial is approved: Halfway house, homeless shelters, telecommunication tower (freestanding), adult arcade, self-service storage, automotive painting/body shop, automotive wrecker service, truck and trailer rental/sales, contractor (building, heating, plumbing and electrical), heavy equipment (sales, rental, storage, servicing, repair), machine shop, light manufacturing, cold storage plant, outdoor storage (principal use), truck or freight terminal, warehouse (distribution), and recycling and salvage center.

The following uses are currently permitted within the Industrial (IND) zoning district and will no longer be allowed if the rezoning to Corridor Commercial is approved; Boat repair and servicing, concrete/asphalt plant, fuel oil/bottled gas distribution, and heavy manufacturing.

In addition to the aforementioned changes, 16 new uses will be allowed. These uses included but are not limited to: shopping center, hotel/motel, indoor theatre, and nursing home.

Map Amendment Standards

Amending the official zoning map (rezoning) is a matter committed to the legislative discretion of the City Council. In determining whether to adopt or deny a proposed amendment, the City Council shall consider and weigh the relevance of the following factors:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;*

Evaluation:

The CAMA Future Land Use Plan identifies the 17 subject parcels along Western Boulevard as Regional Commercial (RC). The properties to the North, West, and those properties East across Western Boulevard are also designated Regional Commercial (RC). To the West across Piney Green Road the properties are Mixed Use (MXD). The CAMA Future Land Use identifies the 14 parcels along Lejeune Boulevard as Office (O). Regional Commercial is intended for services, large-scale retail and wholesaling activities that serve the entire community and the region. RC areas should have access to a major thoroughfare. Staff believes the rezoning request is reasonable given the future land use designation. The request aligns the 17 zoning of the parcels with the CAMA recommendations, while the remaining 14 will be once Staff updates the Future Land Use Plan, however as currently proposed the total request is not consistent with the CAMA Future Lane Use Plan

- B. Whether and the extent to which there are changed conditions that require an amendment;*

Evaluation:

The proposed Corridor Commercial (CC) zoning district is less intense than the current Industrial (IND) zoning. The historical development and use for these 31 properties is consistent with uses found in the Corridor Commercial (CC) zoning district, and the type of development identified in the CAMA Land Use Plan.

- C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;*

Evaluation:

Several existing uses in this identified are currently nonconforming with the Industrial (IND) zoning designation, rezoning to Corridor Commercial (CC) would make them conforming uses.

- D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;*

Evaluation:

Portions of Article 3 Corridor Commercial (CC) & Industrial (IND) of the Unified Development Ordinance can be found in Attachments C & D. Rezoning the subject properties to Corridor Commercial (CC) will allow some uses that are currently not

allowed within the Industrial (IND) zoning, and at the same time make some uses not allowed. The all of neighboring properties located on Western Boulevard and Lejeune Boulevard are zoned Corridor Commercial (CC). If the subject parcels were to be rezoned current and future uses would be consistent with those on surrounding properties.

- E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;*

Evaluation:

The properties have surrounding commercial and industrial zoning. Western Boulevard and Lejeune Boulevard are two of the most heavily traveled roads in the City showing support for commercial uses. The subject parcels have access to Western Boulevard and/or Lejeune Boulevard. This logically fits commercial zoning. The requested Corridor Commercial (CC) district has a broad list of permitted uses some, however more restrictive in most regards then the Industrial (IND) district. For commercial development to be orderly and logical it should be in scale and consistent to adjacent commercial properties. This is not required by ordinance.

- F. Whether and the extent to which the proposed amendment would encourage premature development;*

Evaluation:

Infrastructure including water, sewer and an adequate street network are available at the site. Multi developments already exist in close proximity to the site. At the time of staff report preparation nothing indicated development would be premature as these properties are already developed.

- G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;*

Evaluation:

Strip or ribbon development could occur on the subject parcels due to depth and width of the subject parcels; however this could occur with either zoning designation of Corridor Commercial (CC) and Industrial (IND). With the requirements currently found in the City's Unified Development as they related to driveway spacing and connectively, future redeveloped of these parcels would restrict or all prohibit strip development.

- H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;*

Evaluation:

The parcels proposed for rezoning are located on Western and Lejeune Boulevards and are currently used for a variety of lands uses which include, but are not limited

to retail, automotive service and repair, hotel, and restaurants. The parcels are bordered to the North across Brynn Marr Road by property zoned Corridor Commercial (CC) and used for various service and retail related uses; property to the South across Lejeune Boulevard are located on Camp Lejeune; parcels to the west are zoned Industrial (IND) and used for various construction and service related uses; and parcels to the east across Western Boulevard are zoned Corridor Commercial (CC) and used for various service and retail related uses.

- I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and*

Evaluation:

Based on conversations with the County Tax Assessors no evidence has been presented to suggest the rezoning would affect the property values of the surrounding land.

- J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Evaluation:

At the time of staff report preparation there was no evidence to suggest the rezoning would adversely impact the natural environment. Stormwater management could be required with any redevelopment proposal.

Public Hearing Notification

In accordance with the North Carolina General Statutes, all property owners within 100 feet of the subject parcels have been notified of the proposed rezoning. In addition, Public Hearing Notifications were posted on the property and in the Jacksonville Daily News advertising the public hearing.

Options

Approve the Rezoning

- Pros: Approval of the rezoning request would make several uses that are now nonconforming conforming. Additionally, 16 uses would now be allowed.
- Cons: Four (4) industrial uses will no longer be permitted. As proposed the rezoning is inconsistent with the Future CAMA Land Use Plan.

Deny the Rezoning Request.

- Pros: As proposed the rezoning is inconsistent with the Future CAMA Land Use Plan.
- Cons: Would keep several uses nonconforming within the current zoning district. Could allow Industrial uses to develop along these business corridors.

Defer Consideration of the Rezoning Request – Provide staff with direction on the specific information the Board would like to receive.

- Pros: Would allow the property owner, staff and/or adjacent property owners to try and work out any concerns raised, if any.
- Cons: None

*If denied, a new application cannot be resubmitted within one year unless approval is granted under the procedures set forth in Article 2.2 Common Review Procedures Subsection U. Waiver of Time Limit of the City of Jacksonville Unified Development Ordinance.

WORKSHEET FOR REZONING REQUESTS

Applicant: City of Jacksonville

Property Location: Western Boulevard and Lejeune Boulevard

Tax Map and Parcel ID: 347A-26, 374A-27.9, 347C-42, 347C-43, 347C-69, 347C-70, 347C-72, 347C-73, 347C-74, 347C-75, 347C-76, 347C-77, 347C-77.1, 347C-78, 352B-46, 352B-.1, 352B-47, 352B-48, 352B-51, 352B-55, 352B-56, 352B-57, 352B-58, 352B-59, 352B-60, 352B-61, 352B-62, 352B-63, 352B-64, 352B-65, 352B-66

Existing zoning designation: Industrial (IND)

Proposed zoning designation: Corridor Commercial (CC)

Proposed Conditions: None

REASONABLENESS FINDINGS OF FACT:

A. The proposed amendment is consistent with all City-adopted plans that are applicable;	Yes	No
B. There are changed conditions that require an amendment;	Yes	No
C. The proposed amendment addresses a demonstrated community need;	Yes	No
D. The proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;	Yes	No
E. The proposed amendment would result in a logical and orderly development pattern;	Yes	No
F. The proposed amendment would not encourage premature development;	Yes	No
G. The proposed amendment would not result in strip or ribbon commercial development;	Yes	No
H. The proposed amendment would not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;	Yes	No
I. The proposed amendment would not result in significant adverse impacts on the property values of surrounding lands; and	Yes	No
J. The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.	Yes	No

Attachment

A

GRANTING THE REZONING REQUEST

Motion to grant the rezoning upon finding that the rezoning is reasonable considering one or more of the above findings of fact A-J being found in the affirmative and that the rezoning advances the public interest.

DENYING THE REZONING REQUEST

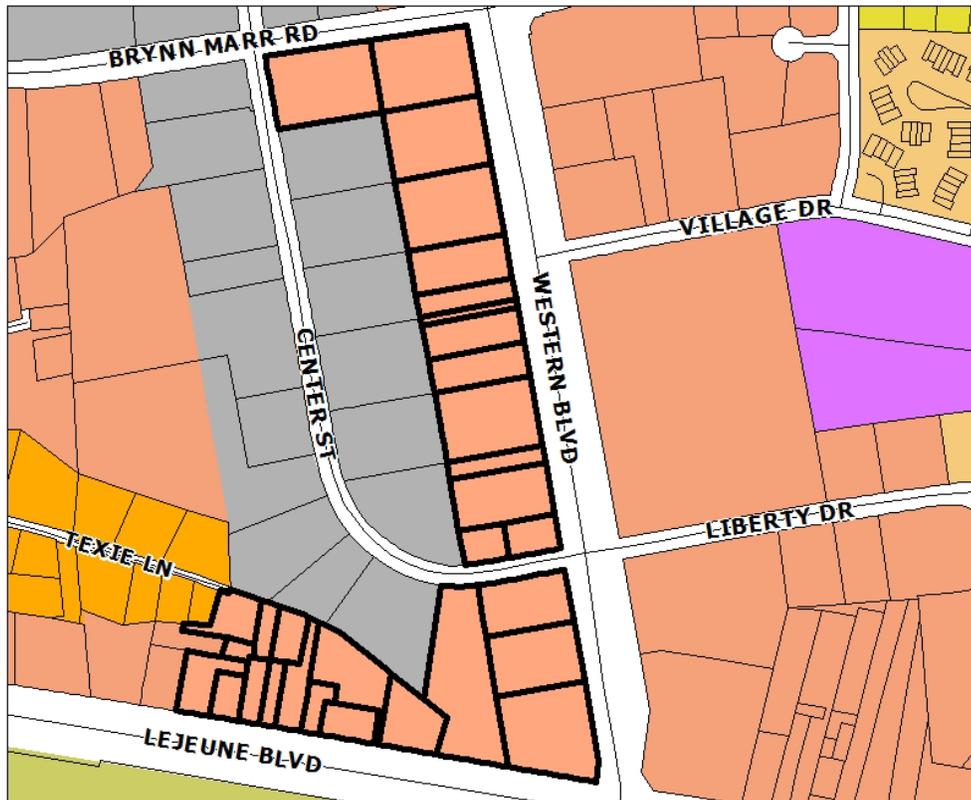
Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- A. Whether and the extent to which the proposed amendment is consistent with all City-adopted plans that are applicable;
- B. Whether and the extent to which there are changed conditions that require an amendment;
- C. Whether and the extent to which the proposed amendment addresses a demonstrated community need;
- D. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- E. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern, or deviate from logical and orderly development patterns;
- F. Whether and the extent to which the proposed amendment would encourage premature development;
- G. Whether and the extent to which the proposed amendment would result in strip or ribbon commercial development;
- H. Whether and the extent to which the proposed amendment would result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts;
- I. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the property values of surrounding lands; and
- J. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

ORDINANCE (2016-)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina, that the Official Zoning Map for the City of Jacksonville and its Extraterritorial Jurisdiction, an element of the City of Jacksonville Zoning Ordinance, is hereby amended to reflect the rezoning of the subject parcels to Corridor Commercial (CC) as shown on the below map (347A-26, 374A-27.9, 347C-42, 347C-43, 347C-69, 347C-70, 347C-72, 347C-73, 347C-74, 347C-75, 347C-76, 347C-77, 347C-77.1, 347C-78, 352B-46, 352B-.1, 352B-47, 352B-48, 352B-51, 352B-55, 352B-56, 352B-57, 352B-58, 352B-59, 352B-60, 352B-61, 352B-62, 352B-63, 352B-64, 352B-65, 352B-66).



This ordinance shall be in full force and effective upon its adoption. Adopted by the Jacksonville City Council in regular session on this 16th day of February, 2016.

Sammy Phillips
Mayor

ATTEST:

Carmen K. Miracle
City Clerk

Attachment
B

Article 3: Zoning districts

SECTION 3.6: Nonresidential and Mixed Use Zoning Districts

Subsection G: Industrial (IND) District

G. Industrial (IND) District

<h1 style="margin: 0;">IND</h1> <h2 style="margin: 0;">Industrial</h2>	Dimensional Standards	
	Lot Size, min. (square feet)	N/A
	Net Density, max. (units/acre)	N/A
Purpose	Lot Coverage, max. (% of lot area)	N/A
	Lot Width, min. (feet)	35
	Front Setback, min. (feet)	35 feet/may be reduced to 10 feet with Type II or III site plan approval
	Corner Side Setback, min. (feet)	
	Rear Setback, min. (feet)	10 feet; 35 feet from residential or as required per landscaping, whichever is greater
	Side Setback, min. (feet)	10 feet/or as required per landscaping unless the buildings are attached by a party wall
	Accessory Use Setback, min. (feet)	5 feet/or as required per landscaping (prohibited in front or corner side setbacks)
	Height, max. (feet)	75
<p>The Industrial (IND) district is established and intended to accommodate both heavy and light manufacturing, assembly, fabrication, processing, distribution, storage, research and development, and other industrial uses at both large- and small-scales. The district is subject to standards intended to minimize potential nuisances or damage to the environment and adverse impacts on surrounding uses. Supporting office and limited retail uses may be permitted, but residential uses are prohibited, except as accessory uses. Heavier industrial uses with more substantial impact on adjacent uses shall require approval of a Special Use Permit (see Section 2.3.D).</p>		

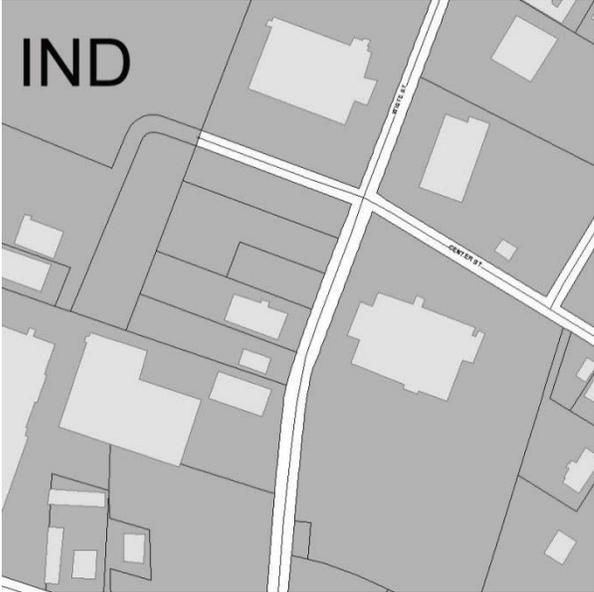
Attachment

C

IND Typical Lot Pattern



IND Typical Building Form

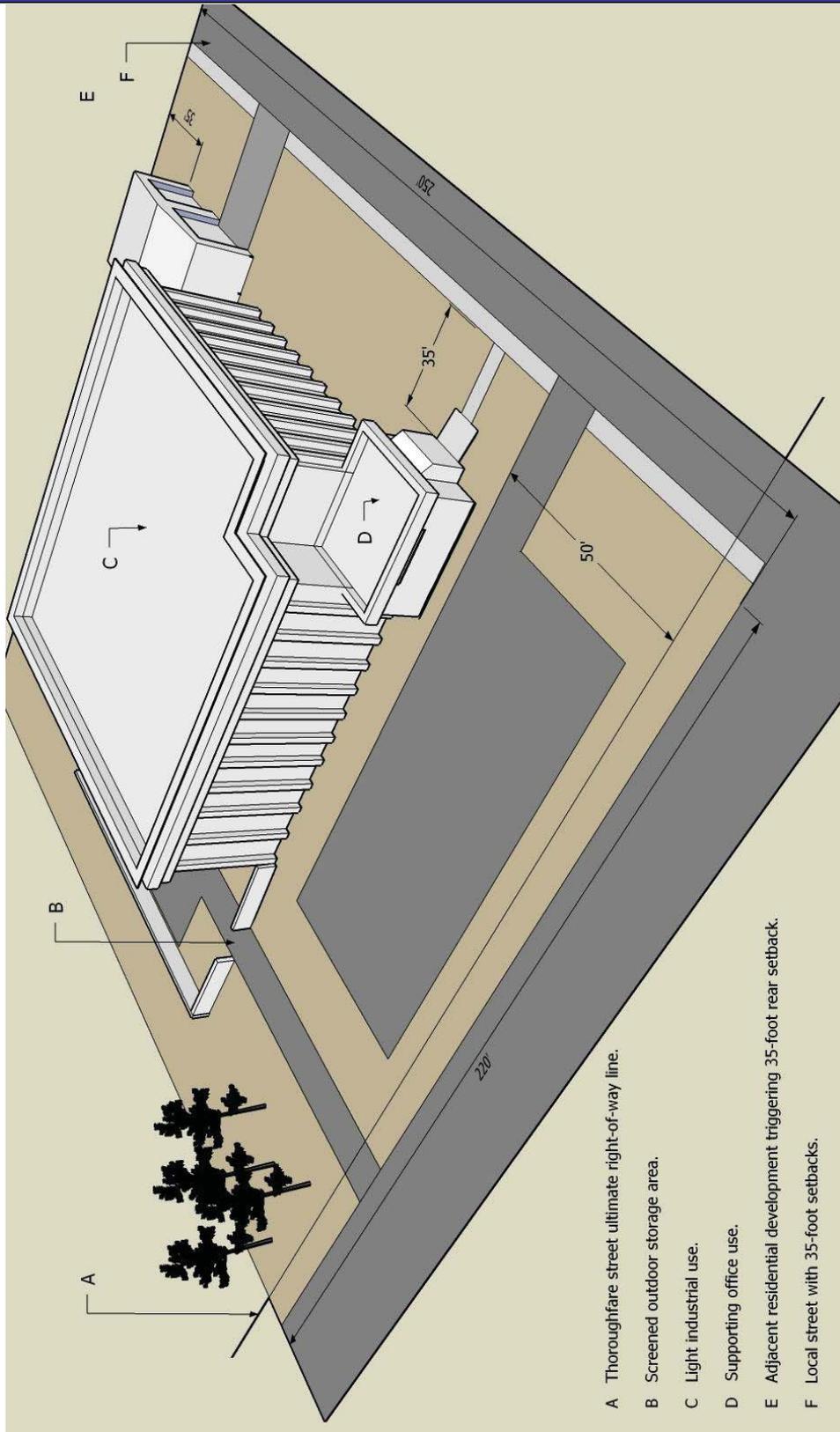


Article 3: Zoning districts

SECTION 3.6: Nonresidential and Mixed Use Zoning Districts

Subsection G: Industrial (IND) District

IND Typical Lot Configuration



F. Corridor Commercial (CC) District

<h1 style="margin: 0;">CC</h1> <h2 style="margin: 0;">Corridor Commercial</h2>	Dimensional Standards		
	Lot Size, min. (square feet) [1]	N/A	
	Net Density, max. (units/acre)	N/A	
	Lot Coverage, max. (% of lot area)	N/A	
	Purpose	Lot Width, min. (feet)	25
	<p>The CC district is established and intended to accommodate a diverse range of medium- to high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses in the community at large—e.g., shopping centers, convenience stores, retail sales establishments, and heavier commercial uses. The district is typically located along major arterials, at the intersection of arterials, and along growth corridors. Higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and as live/work units, but stand-alone residential development is prohibited. Uses allowed in the district are subject to various design standards intended to ensure development is compatible with residential surrounding uses.</p>	Front Setback, min. (feet)	35 feet/may be reduced to 10 feet with Type II or III site plan approval;
		Corner Side Setback, min. (feet)	
		Rear Setback, min. (feet)	As required per landscaping
		Side Setback, min. (feet)	As required per landscaping
Accessory Use Setback, min. (feet)		5 feet/or as required per landscaping(prohibited in front or corner side setbacks)	
Spacing Between Buildings, min. (feet)		10 feet/or as required per landscaping unless the buildings are attached by a party wall	
	Height, max. (feet)	75	
<p>[1] Residential uses are not subject to a minimum lot size, but are required to provide common open space (see Section 5.3 Open Space Set-Aside).</p>			

Attachment

D

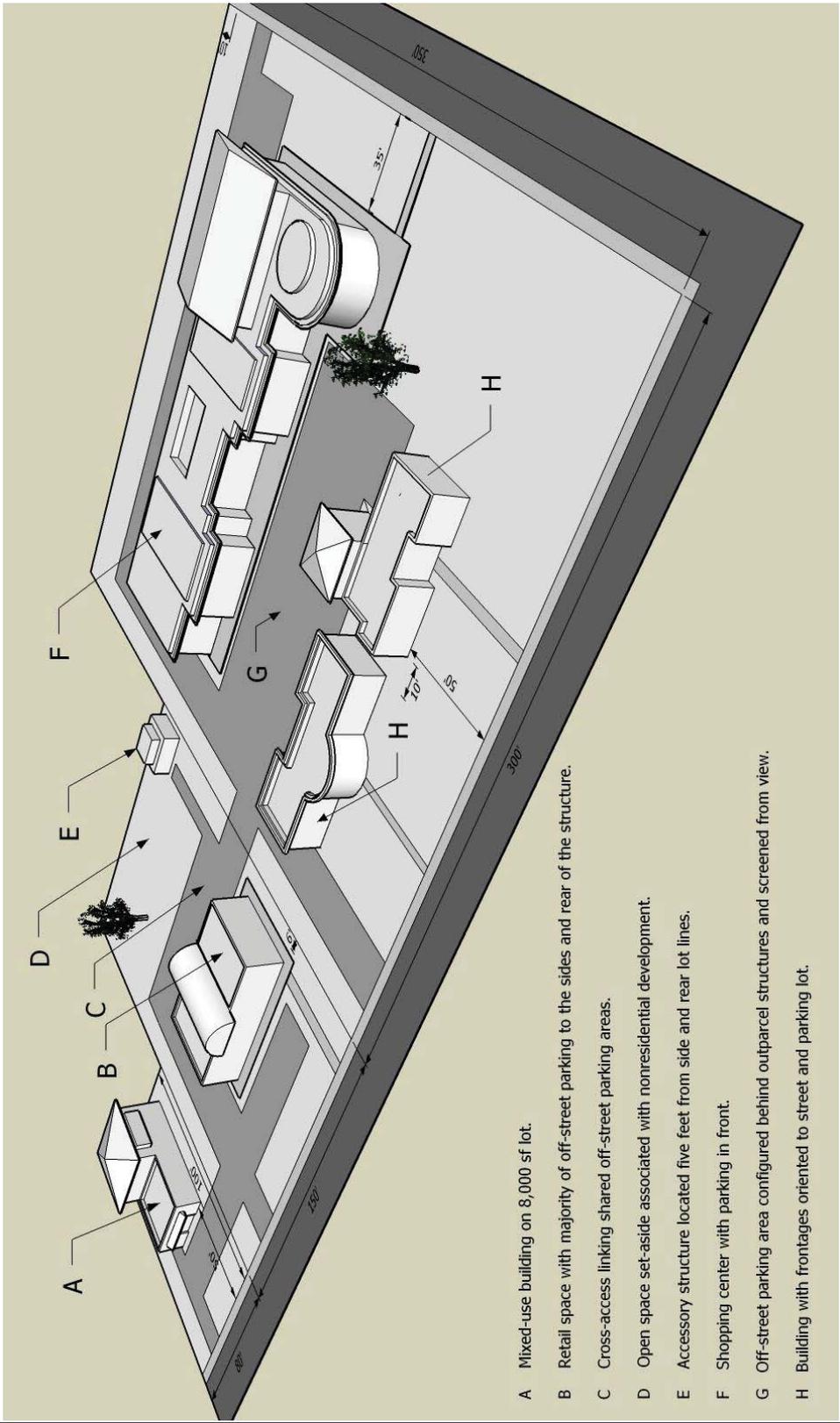
Article 3: Zoning districts

SECTION 3.6: Nonresidential and Mixed Use Zoning Districts

Subsection F: Corridor Commercial (CC) District

CC Typical Building Form	CC Typical Lot Pattern
	
	

CC Typical Lot Configuration



- A Mixed-use building on 8,000 sf lot.
- B Retail space with majority of off-street parking to the sides and rear of the structure.
- C Cross-access linking shared off-street parking areas.
- D Open space set-aside associated with nonresidential development.
- E Accessory structure located five feet from side and rear lot lines.
- F Shopping center with parking in front.
- G Off-street parking area configured behind outparcel structures and screened from view.
- H Building with frontages oriented to street and parking lot.

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

B. Use Table

Table 4.1.1: Use Table

P = Permitted Use

S = Special Use

MP = Allowed Subject to a PD Master Plan

NA = Prohibited

Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.	
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T		
AGRICULTURAL USES																			
Agriculture	Livestock	S	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
	Plant nursery	P	P	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	MP	MP	
Agricultural Support and Services	Horse stable	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	MP	NA	MP	A.1	
RESIDENTIAL USES																			
Household Living	Dwelling, duplex	NA	NA	NA	NA	NA	P	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.a	
	Dwelling, live/work	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	S	MP	MP	MP	B.1.b	
	Dwelling, mansion apartment	NA	NA	NA	NA	S	S	S	S	S	S	S	NA	NA	MP	MP	MP	B.1.c	
	Dwelling, mobile home	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.d
	Dwelling, modular	P	P	P	P	P	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.e
	Dwelling, multi-family*	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.f	
	Dwelling, multi-family 350' or more from main roadway*	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	P	NA	MP	MP	MP	B.1.f	
	Dwelling, single-family detached	P	P	P	P	P	P	NA	NA	NA	P	P	NA	NA	MP	MP	MP	B.1.g	
	Dwelling, townhouse	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.f	
	Dwelling, upper story	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	S	MP	MP	MP		
Mobile home park or subdivision	S	S	NA	NA	NA	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.i	
Group Living	Family care home and Group home	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	S	NA	MP	MP	MP	B.2.a	
	Rooming or boarding house	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	S	NA	MP	MP	MP	B.2.b	
PUBLIC AND INSTITUTIONAL USES																			
Community Services	Community center*	S	S	S	S	S	S	S	P	S	S	P	P	NA	MP	MP	MP		
	Cultural facilities*	NA	NA	NA	NA	S	S	NA	P	P	S	P	NA	NA	MP	MP	MP		
	Library*	S	S	S	S	S	S	S	P	P	S	P	P	P	MP	MP	MP		
	Museum*	S	S	S	S	S	S	S	P	P	S	P	P	NA	MP	MP	MP		

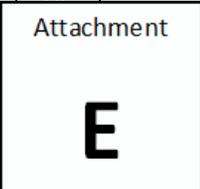


Table 4.1.1: Use Table																		
P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan NA = Prohibited																		
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	Senior center*	S	S	S	S	S	S	S	P	P	S	P	S	NA	MP	MP	MP	
Day Care	Adult day care*	S	S	S	S	S	S	S	P	P	S	P	P	NA	MP	MP	MP	C.2.a
	Child day care*	S	S	S	S	S	S	S	P	P	S	P	P	S	MP	MP	MP	C.2.b
Educational Facilities	College or university*	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	NA	NA	MP	MP	
	School, elementary*	P	P	P	P	P	P	P	P	NA	P	P	P	NA	MP	NA	MP	
	School, middle*	P	P	P	P	P	P	P	P	NA	P	P	P	NA	MP	NA	MP	
	School, high*	S	S	S	S	S	S	S	P	NA	P	P	P	NA	NA	MP	MP	
	Vocation or trade school*	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	P	NA	MP	MP	
Governmental Facilities	Government maintenance or distribution	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	P	P	MP	MP	MP	
	Offices*	NA	NA	NA	NA	NA	NA	S	P	P	P	S	P	P	MP	MP	MP	
	Post office	NA	NA	NA	NA	NA	NA	S	P	P	NA	S	P	P	MP	MP	MP	
Health Care Facilities	Blood/tissue collection facility	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	NA	MP	MP	
	Drug/alcohol treatment facility	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	S	P	S	NA	MP	NA	
	Hospital*	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	C.3.a
	Medical/dental clinic*	NA	NA	NA	NA	NA	NA	NA	P	P	S	P	P	NA	NA	MP	MP	
	Medical treatment facility*	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	NA	NA	MP	MP	C.3.b
Institutions	Assisted living facility*	S	S	S	NA	NA	S	P	P	P	S	P	P	NA	MP	MP	MP	
	Auditorium*	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	NA	MP	MP	
	Club or lodge*	S	S	S	S	S	S	S	P	S	S	P	P	S	MP	MP	MP	
	Convention center*	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	P	P	S	NA	MP	NA	
	Halfway house	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	MP	MP	MP	C.3.A
	Homeless Shelters	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	NA	NA	C.3.B
	Nursing home*	S	S	NA	NA	NA	NA	P	P	P	S	P	P	NA	MP	MP	MP	
	Religious institution*	S	S	S	S	S	S	P	P	P	S	P	P	S	MP	MP	MP	
Parks and Open Areas	Arboretum or garden	P	P	P	P	P	P	P	P	P	P	P	P	S	MP	MP	MP	
	Cemetery	S	S	NA	NA	NA	NA	NA	S	NA	S	P	NA	NA	MP	MP	NA	C.4.a

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

Table 4.1.1: Use Table P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan NA = Prohibited																		
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
					A		A											
	Community dock, major	S	S	S	S	S	S	S	NA	NA	S	S	P	P	MP	MP	MP	
	Community dock, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	S	MP	MP	MP	
	Marina	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	NA	NA	
	Park	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Square or plaza	S	S	S	S	S	P	P	P	P	P	P	P	P	MP	MP	MP	
Public Safety	Correctional facility*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	NA	NA	NA	
	Fire or EMS facility	S	S	S	S	S	S	S	P	P	S	P	P	P	MP	MP	MP	
	Police station	S	S	S	S	S	S	S	P	P	S	P	P	P	MP	MP	MP	
Transportation	Airport	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Helicopter landing facility	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Passenger terminal*	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	P	MP	MP	MP	
	Private landing strip	S	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
Utilities	Telecommunications antenna, collocation*	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Telecommunications tower, freestanding*	S	S	S	S	S	S	S	S	S	S	S	S	P	MP	MP	MP	
	Utility, major	S	S	S	S	S	S	S	S	S	S	S	P	P	MP	MP	MP	
	Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
COMMERCIAL USES																		
Adult Establishments	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	NA	
Animal Care	Kennel, indoor or outdoor	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	P	P	MP	MP	MP	
	Veterinary clinic with outdoor kennel	NA	NA	NA	NA	NA	NA	S	P	S	NA	S	P	P	NA	MP	MP	
	Veterinary clinic without outdoor kennel	NA	NA	NA	NA	NA	NA	S	P	S	NA	P	P	P	NA	MP	MP	
Billboards	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	NA	

Table 4.1.1: Use Table																		
P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan NA = Prohibited																		
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
Eating Establishments	Restaurant, with indoor or outdoor seating	NA	NA	NA	NA	NA	NA	S	S	P	NA	P	P	P	MP	MP	MP	D.4.a
	Restaurant, with drive-through service	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	MP	MP	MP	D.4.b
	Specialty eating establishment, with or without drive-through service	NA	NA	NA	NA	NA	NA	S	P	P	NA	P	P	P	MP	MP	MP	
Offices	Business, financial, professional services*	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	
Parking	Vehicular use area	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.5.a
	Parking structure	NA	NA	NA	NA	NA	NA	NA	P	P	S	S	P	P	MP	MP	MP	D.5.b
	Vehicle storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	NA	
Personal Services Establishment	Financial institution (without drive-through)	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	S	MP	MP	MP	D.6.b
	Financial institution (with drive-through)	NA	NA	NA	NA	NA	NA	NA	S	S	NA	NA	P	P	NA	MP	MP	
	Funeral home	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	P	NA	MP	MP	D.6.a
	Laundromat	NA	NA	NA	NA	NA	NA	S	P	P	NA	P	P	P	MP	MP	MP	
	Pawn shop/Lending institution	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	S	NA	MP	MP	
	Repair establishment	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	P	NA	MP	MP	
	Tattoo parlor/piercing establishment	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	
	Personal services establishment	NA	NA	NA	NA	NA	NA	NA	S	P	NA	P	P	S	MP	MP	MP	
Recreation and Entertainment	Arcade	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	P	P	NA	NA	MP	MP	
	Arcade, Adult	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Arena, stadium, or coliseum*	S	S	NA	NA	NA	NA	NA	P	NA	NA	P	P	P	NA	MP	MP	D.7.a
	Athletic field or court*	P	P	P	P	P	P	P	P	NA	S	P	NA	NA	MP	MP	MP	D.7.c
	Golf course	P	P	P	P	P	P	P	NA	NA	S	S	S	NA	MP	MP	MP	

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

Table 4.1.1: Use Table P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan NA = Prohibited																		
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	Indoor commercial recreation*	NA	NA	NA	NA	NA	NA	NA	S	P	S	P	P	P	MP	MP	MP	
	Outdoor commercial recreation*	S	S	NA	NA	NA	NA	NA	S	P	S	P	P	S	MP	MP	MP	
	Sweepstakes Establishment	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	Swimming pool	S	S	S	S	S	S	S	P	P	P	P	P	S	MP	MP	MP	D.7.b
	Theatre, Indoor*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	MP	
Retail Sales	Bar, nightclub, lounge, brown-bagging or tavern*	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	S	S	NA	MP	MP	
	BilliardNApool hall (with alcohol sales)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	P	S	S	NA	MP	MP	
	BilliardNApool hall (without alcohol sales)	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	P	P	P	NA	MP	MP	
	Convenience store (without gas sales)	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.8.a
	Convenience store (with gas sales)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	MP	MP	MP	
	Drug store (without drive-through)	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.8.b
	Drug store (with drive-through)	NA	NA	NA	NA	NA	NA	NA	P	S	NA	NA	P	P	NA	MP	MP	
	Flea market	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	NA	MP	MP	
	Gasoline sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	D.8.c
	General	NA	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	P	NA	MP	MP	
	Grocery store*	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	P	S	MP	MP	MP	
	Hookah lounge	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	S	NA	MP	MP	
	Liquor store	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	P	NA	MP	MP	
	Outdoor Sales (as a principal use)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Shopping center*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	MP	MP	
Self-Service Storage	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	MP	D.9	
Vehicles Sales and Services	Automotive sales or rentals	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	D.10.d	
	Automotive painting/body shop	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP		D.10.a	
	Automotive	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	NA	MP	MP	D.10.b	

Table 4.1.1: Use Table

P = Permitted Use

S = Special Use

MP = Allowed Subject to a PD Master Plan

NA = Prohibited

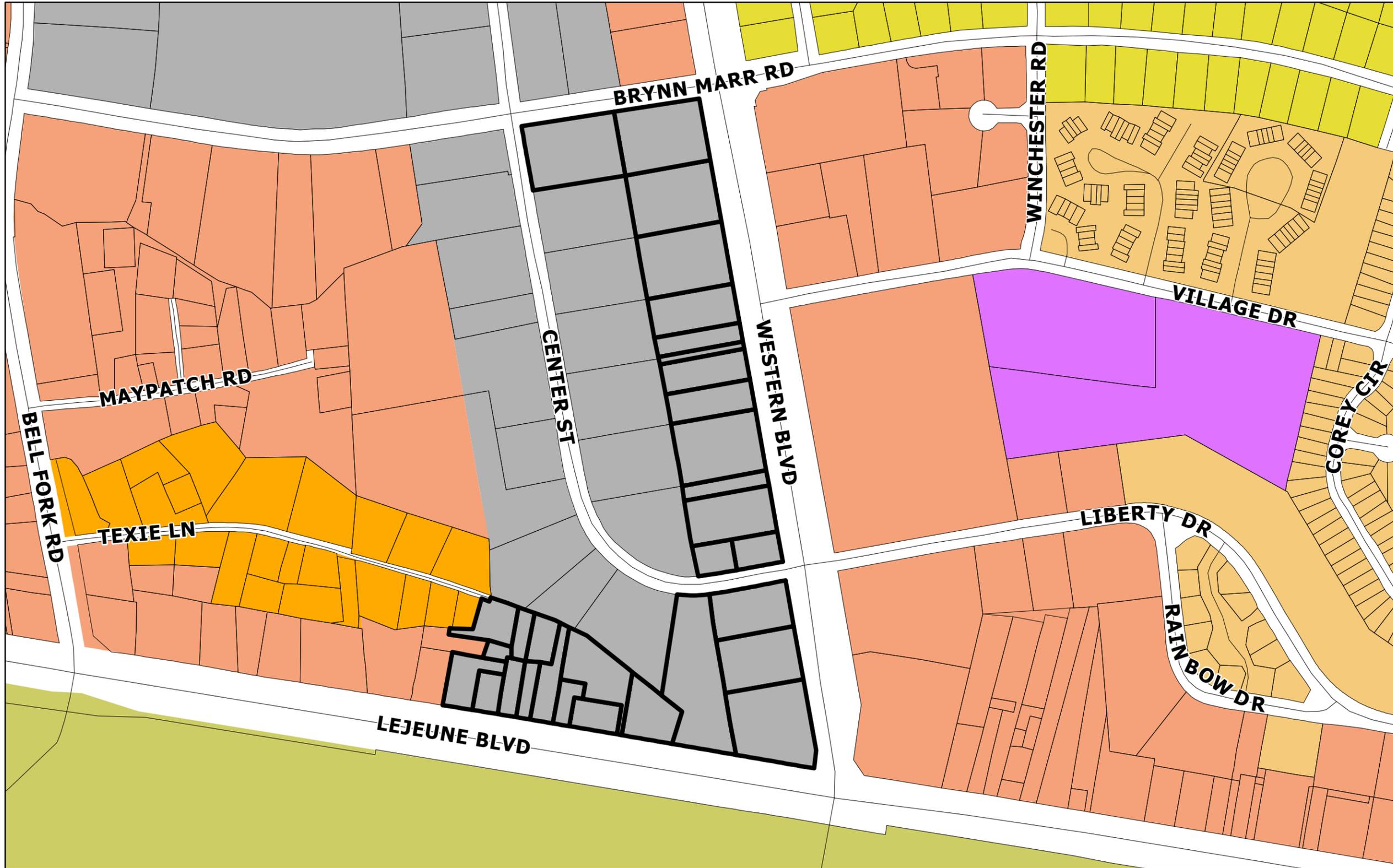
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	parts/installation				A		A		A		A							
	Automotive repair and servicing (without painting/NA bodywork)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	NA	MP	MP	D.10.c
	Automotive wrecker service	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	D.10.e
	Boat and marine rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	NA	MP	NA	
	Boat repair and servicing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	NA	
	Recreational vehicle rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Taxicab operation	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	P	MP	MP	MP	
	Truck and trailer rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
Visitor Accommodations	Bed & breakfast	NA	NA	NA	NA	S	P	P	P	P	P	P	P	NA	MP	MP	MP	110.a
	Hotel/motel*	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	NA	NA	MP	MP	11.b
INDUSTRIAL USES																		
Extractive Industry	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.1
Industrial Services	Building, heating, plumbing, or electrical contractor	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Concrete / asphalt plant	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Electric motor repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	MP	E.2.a
	Fuel oil/bottled gas distributor	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Flex space	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Heavy equipment sales, rental, or storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Heavy equipment servicing and repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.2.b
	Laundry, dry cleaning, and carpet cleaning plants	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.2.c
	Machine shop	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Repair of scientific or professional	NA	NA	NA	NA	NA	NA	NA	NA	S	S	NA	S	P	NA	MP	MP	

ARTICLE 4: USE STANDARDS
 SECTION 4.2: USE-SPECIFIC STANDARDS
 Subsection B: Use Table

Table 4.1.1: Use Table																			
P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan NA = Prohibited																			
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.	
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T		
	instruments																		
	Research and development	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	P	NA	MP	MP		
	Tool repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP		
Manufacturing and Production	Manufacturing, heavy	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	E.3.a	
	Manufacturing, light	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA		
Warehouse and Freight Movement	Cold storage plant	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA		
	Outdoor storage (as a principal use)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.4.a	
	Parcel services	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	E.4.b	
	Truck or freight terminal	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA		
	Warehouse (distribution)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA		
	Warehouse (storage)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP		
Waste-Related Services	Incinerator	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA		
	Land application of wastes	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA		
	Landfill, construction debris	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	NA	E.5.b	
	Landfill, land clearing and inert debris	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA		
	Landfill, sanitary	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.5.c	
	Recycling and salvage center	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.5.d	
	Recycling drop-off center	S	S	S	S	S	S	S	S	S	P	S	S	P	P	MP	MP	MP	E.5.e
	Salvage and junkyard	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.5.f	
	Tire disposal or recycling	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA		
	Waste composting	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA		
Wholesale Sales	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	E.6	

*Subject to Flight Path Overlay (See Section 3.9.F)

Existing Zoning

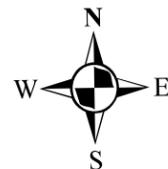


Legend

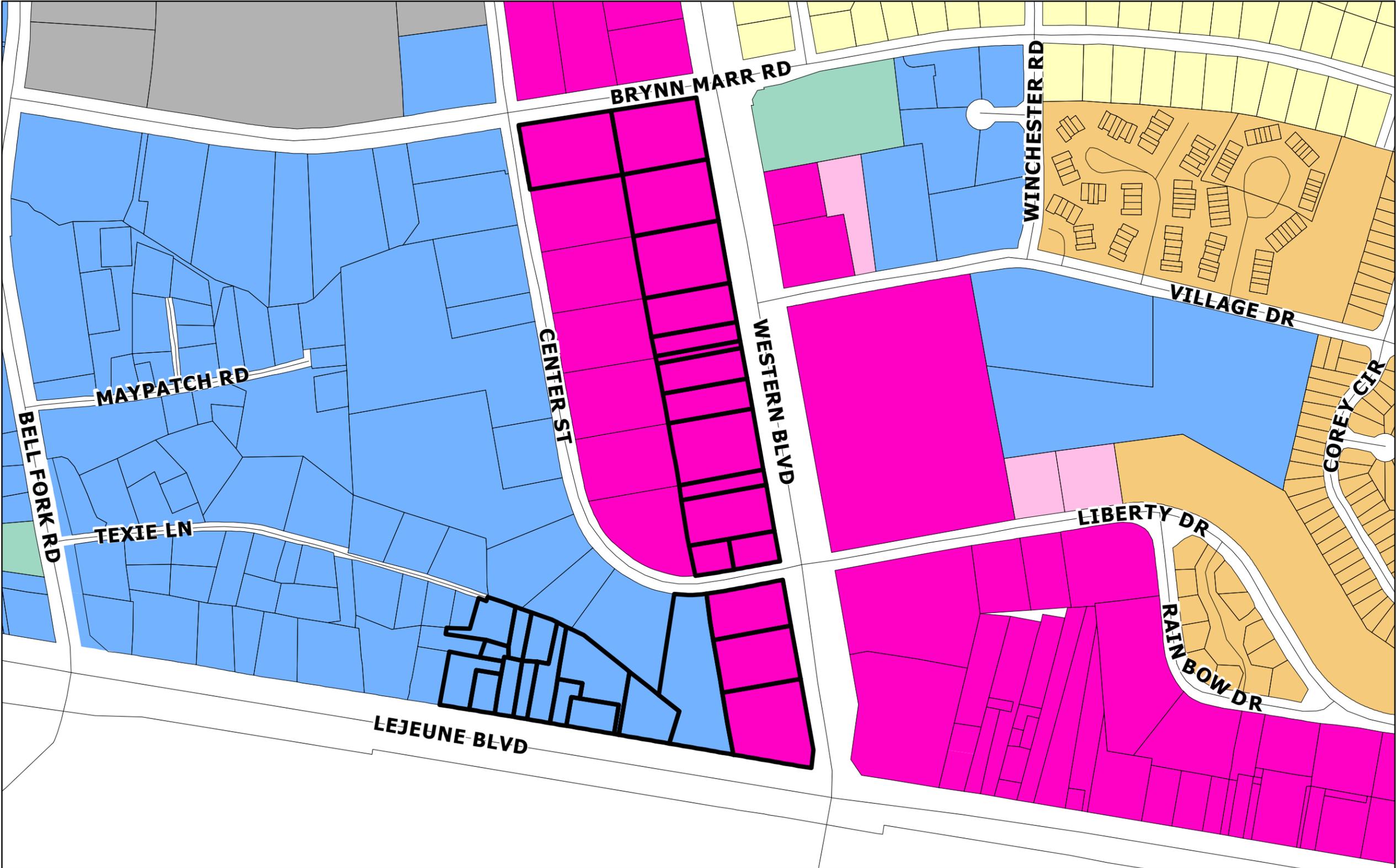
- Subject Parcels
- Parcels
- Centerlines
- CC
- DTB
- DTR
- IND
- MR
- NC
- OI
- PDC
- PDR
- PDT
- RMF-HD
- RMF-LD
- RSF-10
- RSF-20
- RSF-40
- RSF-5
- RSF-7

Attachment
F

Disclaimer: This Map is intended to use for planning purposes only. City of Jacksonville or its individual departments are not liable for any data inaccuracies. Once again this map should not be used for any legal boundary determinations and data displayed on this map is collected from various different sources.



Existing CAMA Future Land Use



Legend

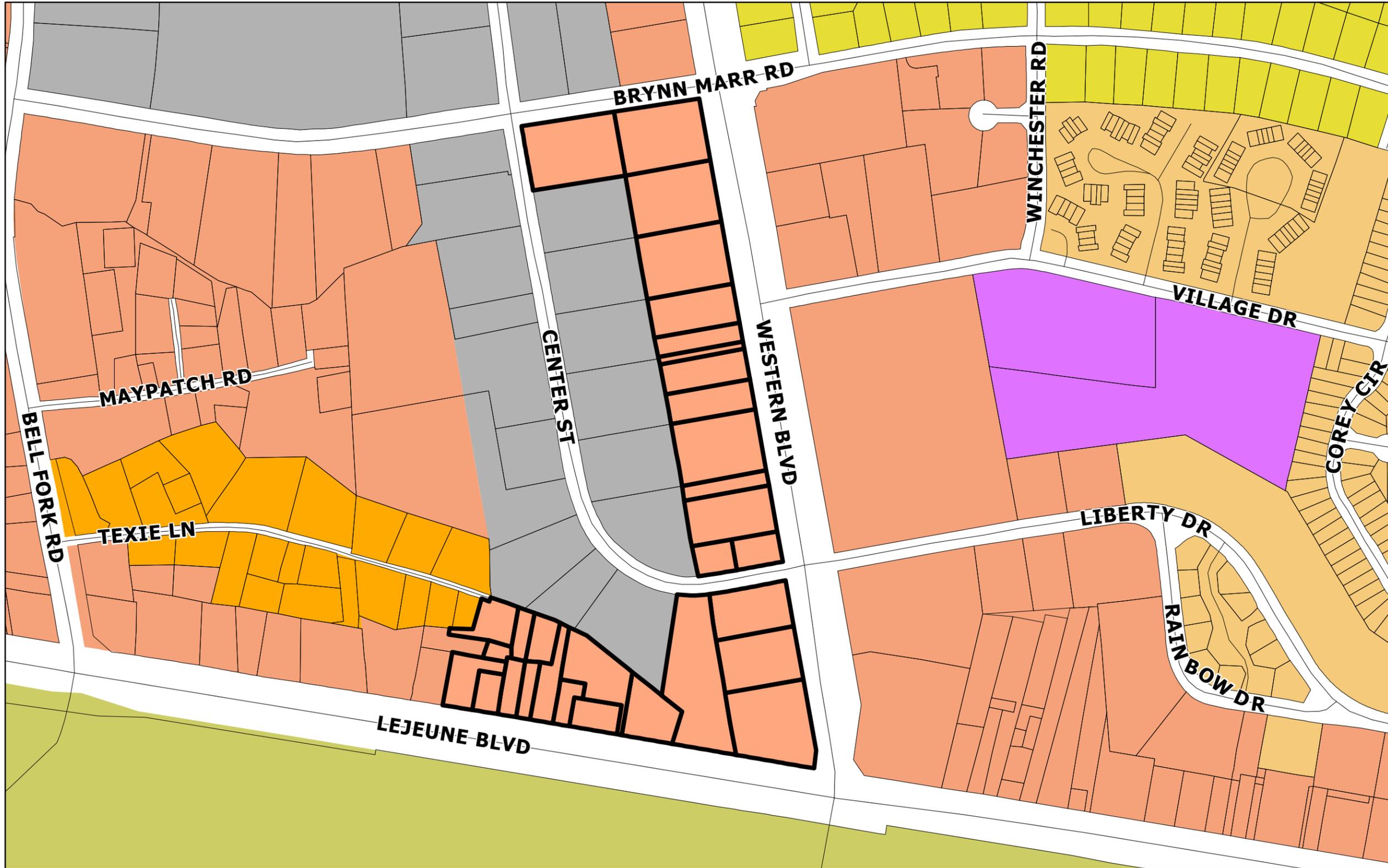
- Subject Parcels
- Parcels
- Centerlines
- Conservation
- Park
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public
- Office
- Mixed Use
- Neighborhood Commerical
- Regional Commercial
- Industrial

Attachment
G

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Proposed Zoning



- Legend**
- Subject Parcels
 - Parcels
 - Centerlines
 - CC
 - DTB
 - DTR
 - IND
 - MR
 - NC
 - OI
 - PDC
 - PDR
 - PDT
 - RMF-HD
 - RMF-LD
 - RSF-10
 - RSF-20
 - RSF-40
 - RSF-5
 - RSF-7

Attachment

H

Disclaimer: This Map is intended to use for planning purposes only. City of Jacksonville or its individual departments are not liable for any data inaccuracies. Once again this map should not be used for any legal boundary determinations and data displayed on this map is collected from various different sources.



