

PLAN COMMISSION STAFF REPORT

APPLICATION NO:	REZ-2023-01
HEARING DATE:	June 8, 2023
SUBJECT:	Change of Zoning
LOCATION:	0 W 650 S., Pendleton, IN 46040
PETITIONER(S):	Alan Small, Weihe Construction
SUMMARY:	Rezoning of the real estate from Agricultural to General Industrial zoning district.
WAIVERS REQUESTED:	None
RECOMMENDATION:	Recommend APPROVAL of Rezone to the Council
PREPARED BY	Oksana Polhuy, Planning Administrator
EXHIBITS	Exhibit 1. Location and Use Map Exhibit 2. Submittal Exhibit 3. Site and Neighborhood Pictures Exhibit 4. Lapel Comprehensive Plan 2023. Proposed Land Use. Exhibit 5. Regional Zoning Map Exhibit 6. UDO Use Table

PROCEDURE

History

1. **Application.** The application was filed in March of 2023 for a public hearing at the April 13, 2023 Plan Commission meeting. The petitioner applied to rezone this property from Agricultural to Light Industrial zoning district.
2. **Notice.** The notices were sent out stating the request above. The notice of the public hearing was mailed to the surrounding property owners dated March 13, 2023.
3. **Public Hearing.** The public hearing of this request was held on April 13, 2023 at the regular Plan Commission meeting. Plan Commission sent a favorable recommendation to the Town Council for change of zoning to the General Commercial instead of the Light Industrial zoning district per recommendation of the previous staff.
4. **Town Council Hearing.** Upon the review of all facts, the Town Council discovered that the General Commercial zoning district would not permit any of the uses requested by the petitioner and *sent the application back to the Plan Commission to consider rezoning to General Industrial zoning district where the uses requested by the petitioner would be either permitted by right or as a Special Use. NOTE: the scope of uses that the applicant requested hasn't changed, but the recommendation of the correct zoning district did.*
5. **Informing Applicant.** The applicant was informed of this action and recommendation and agreed to change the request to change zoning from the Agricultural to General Industrial zoning district.
6. **Use Table.** Please, refer to the UDO Use Table (Exhibit 6) to see the uses proposed by the applicant and where they are permitted, not permitted, or permitted as a Special Use.

Next Steps

The Plan Commission can review the Council's recommendation regarding this case at their June 8th, 2023 meeting. The Plan Commission may send their recommendation to the Town Council, and the Town Council will be the final authority on either approving or denying this request.

Should the PC hold a public hearing of this case again?

The public hearing on this case has already been conducted at the regular Plan Commission meeting on April 13th, 2023. At this point of the petition review, the Plan Commission is not required to open the floor for public comment. The Plan Commission may choose to open the public hearing again at their discretion.

CORRESPONDENCE

As of this writing, staff has not received written or verbal statements regarding this project from residents.

ABOUT PROJECT

Location

The subject site is located on the south side of West County Road 650 South, about half a mile west of the State Road 13.

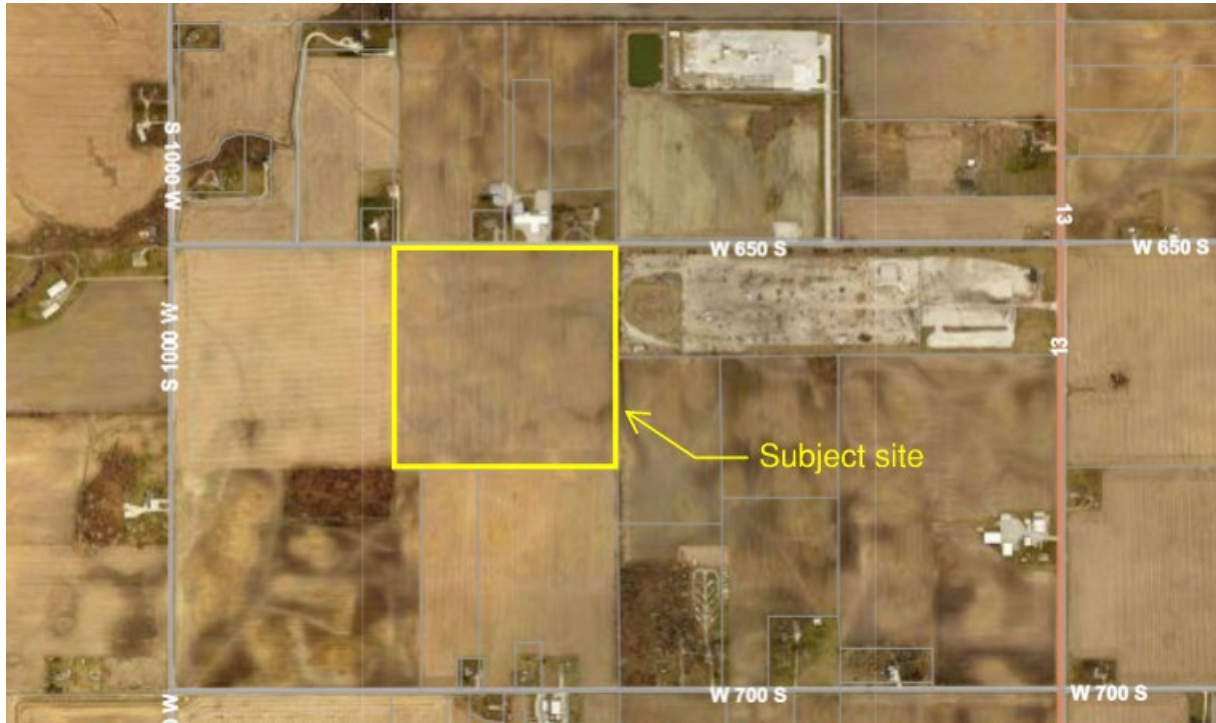


Figure 1. Location Map

Proposal

The petitioner is requesting to rezone the property to a General Industrial zoning district. The applicant would like to use this property for the following uses in the future: a) the front portion of the property along W 650 S to be used for general farming and b) the back half of the lot used for construction equipment and truck storage, service, and repair, a lime storage facility and silos for such, and petroleum storage for the trucks used for the business (more details in the Cover Letter from Weihe Construction, Exhibit 5. Submittal).

ANALYSIS

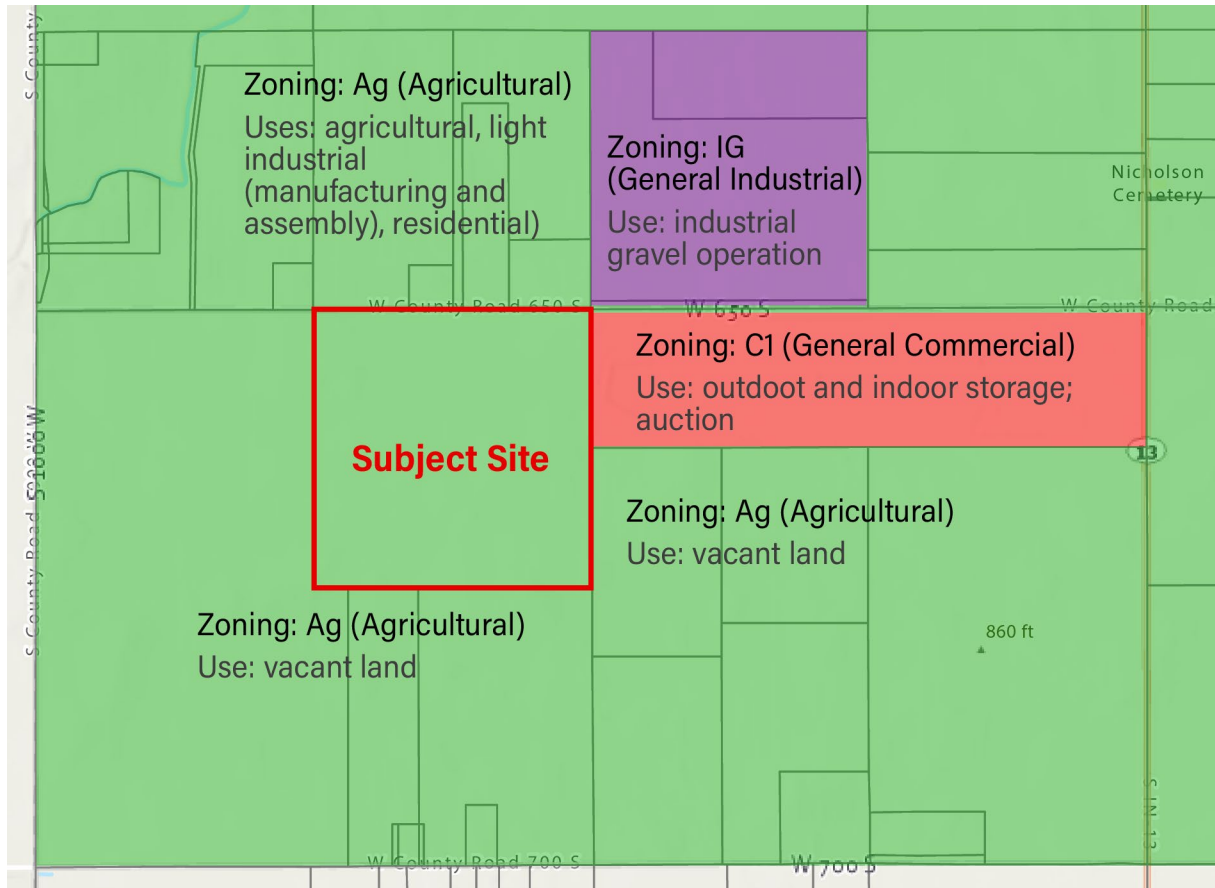


Figure 2. Surrounding Uses and Districts

Compatibility with Surrounding Area

The subject site is zoned “Agricultural” and is “vacant land” per tax use records. The surrounding zoning and uses are displayed in Figure 2 and the pictures of the surrounding area can be viewed in Exhibit 3. The site is surrounded mostly by the vacant land. While the auction place to the east is zoned General Commercial, the character of the use, outdoor storage of heavy construction equipment matches the description of the use that is permitted only in the General Industrial zoning district as a Special Use. The uses to the north of the subject use are mixed: agricultural, residential, light industrial (cabinetry), and general industrial (gravel operation). The proposed scope of uses by the applicant matches some of the surrounding uses or doesn’t negatively affect some, like vacant land.

Consistency with Lapel Comprehensive Plan

Consistency with the Community Vision, land use goals, objectives and policies. In the recent survey conducted for the Comprehensive Plan 2021, the community supported growth and diversification of commercial and industrial activities south of State Road 38, which is where the site is located.

General land use policies guidance gathered from CP:

- If the industrial development happens, it should be south of SR 38, which is where the project site is located.
- The community would prefer to see commercial, residential and agricultural uses along SR 13 Corridor as opposed to the industrial. The subject site is located away from SR 13, so rezoning of the property to a General Industrial district away from this corridor would be okay.
- A graphic in Appendix A of the CP shows analysis of land uses mix within Lapel's planning jurisdiction, and the industrial uses seem to be almost absent from the mix. So, addition of some industrial uses could benefit the community.

Consistency with the Proposed Land Uses in CP

The Lapel Comprehensive Plan's Proposed Land Use Map (see Exhibit 4) designates the property for agricultural use, which matches one of the uses requested by the applicant. The requested zoning district, **General Industrial, is not shown anywhere on the Future Land Use map**. The community survey didn't ask about community's opinion on where the general industrial uses should be. Thus, **there is a gap in recommendation** when it comes to understanding where the uses, such as what the applicant requested, should fall within Lapel. Due to that, staff proposes the following analysis.

Character of uses permitted in the General Industrial district per Lapel's UDO

"The "Ig", General Industrial District is intended to provide locations for general industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of industrial uses in locations and under conditions that minimize land use conflicts. This district should be used to support industrial retention and expansion in Lapel."

Regional Look. If one looks at the zoning districts in other jurisdictions bordering Lapel (Exhibit 5. Regional Zoning Map: Hamilton County, Noblesville, Madison County, Ingalls and Pendleton) one will see that a lot of areas south of the subject site are zoned anywhere between General Commercial to Heavy Business or Industrial. So, going into the future, the subject site being zoned General Industrial will match the overall fabric of the uses in the regional vicinity.

Transportation System. If there were places within Lapel's jurisdiction suitable for the General Industrial uses, they would be located generally to the south of SR 38 due to the proximity of this area to the Interstate I-69 and exit 214 from it onto SR 13. This transportation network creates great movement and access opportunities for the businesses, while also keeping such traffic away the densely populated Lapel's old town area and residential subdivisions. Existence of Count Road 650 that connects the subject site to SR 13 to the east and S 1000 W county road (Atlantic Rd) to the west, both of which connect it further to 146th street, SR 38 and SR 32. The recently adopted Thoroughfare Plan designates County Road 650 and Atlantic Road as rural

“collectors”, which acknowledges that they are meant to collect and move the traffic to the arterial roads.

Analysis of the Impact on Surrounding Uses. Given that the majority of the land around the subject site are vacant lands, or used for industrial purposes, an addition of the industrial use will not be creating a negative impact on the surrounding uses.

STANDARDS FOR AMENDMENTS

Per Lapel UDO, V1.8.6, in reviewing the rezoning petition, the Plan Commission and Town Council shall pay reasonable regard to the following:

1. Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan and any other applicable, adopted planning studies or reports;
2. Whether the proposed amendment is compatible with current conditions and the overall character of existing development in the immediate vicinity of the subject property;
3. Whether the proposed amendment is the most desirable use for which the land in the subject property is adapted;
4. Whether the proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction; and
5. Whether the proposed amendment reflects responsible standards for development and growth.

RECOMMENDATION

Staff recommends approval of application REZ-2023-01 because:

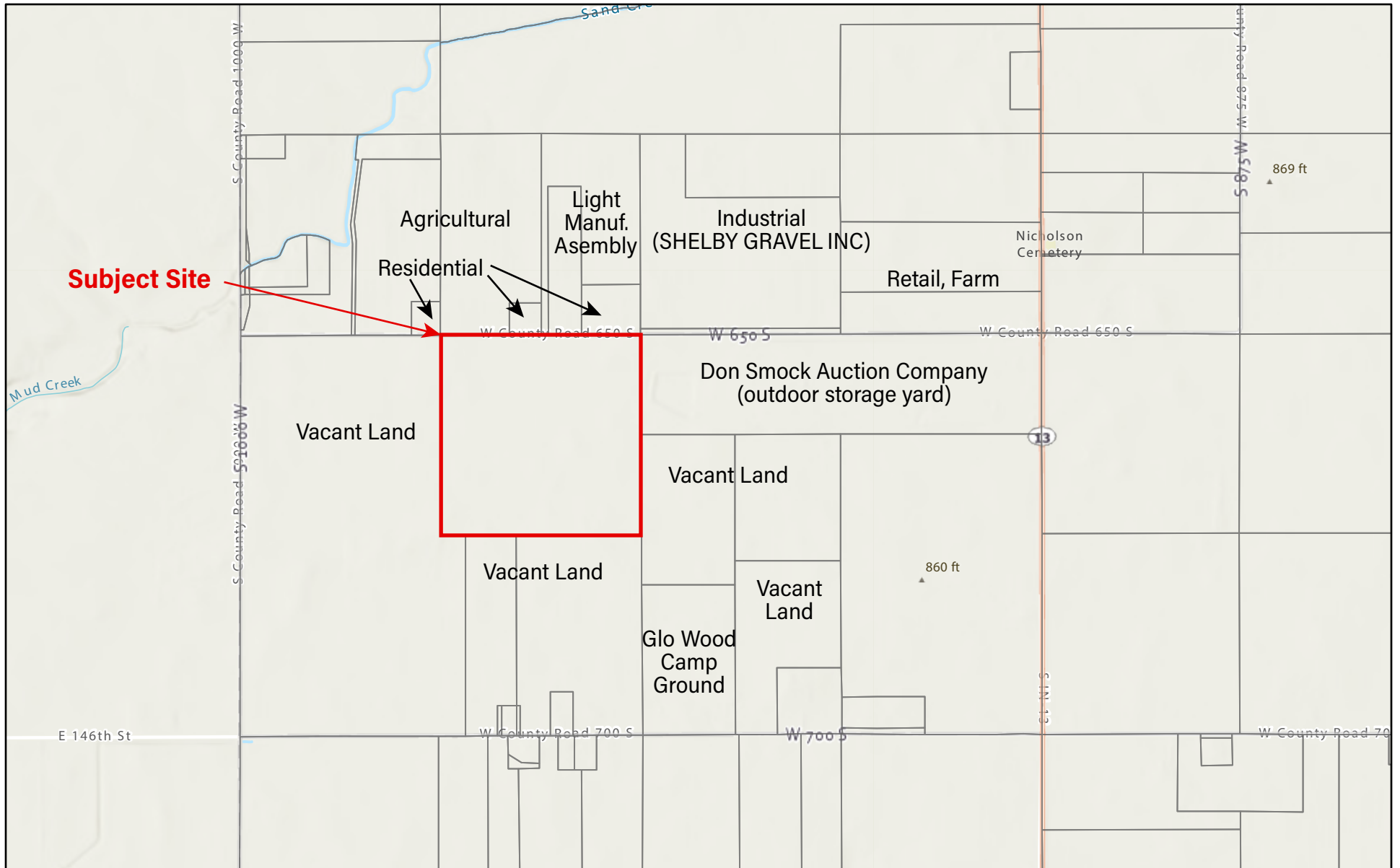
1. The proposed zoning district is consistent with the policies of the Comprehensive Plan and Thoroughfare Plan;
2. The proposed use and zoning district is compatible with the surrounding uses in the immediate vicinity;
3. The subject site is located in a place that is most logical for a General Industrial zoning district to be within the planning jurisdiction of Lapel;
4. Keeping industrial uses close to the state roads and highways is the typical location for industrial zoning districts, and keeping this area far away from the residential core of the town preserves the property values throughout the jurisdiction; and
5. The proposed location of the zoning district would use the state road infrastructure and some utility infrastructure governed by non-Lapel utilities, which decreases the need to use Lapel’s public resources.

MOTION OPTIONS (Change of Zoning Request)

1. Motion to forward a *favorable* recommendation to the Council for adoption of the Change of Zoning from Agricultural to General Industrial Zoning District for the subject real estate located on the south side of West County Road 650 South and addressed 0 W 650 S., Pendleton, IN 46040 as per submitted application REZ-2023-01.
2. Motion to forward an *unfavorable* recommendation to the Council for adoption of the Change of Zoning from Agricultural to General Industrial Zoning District for the subject real estate as per submitted application REZ-2023-01. **(List reasons)**
3. Motion to *continue* the review of the application REZ-2023-01 until the next regular meeting on July 13, 2023.

Next Plan Commission meeting date(s): July 13, 2023.

EXHIBIT 1. LOCATION AND USE MAP



6/2/2023, 10:53:20 AM

Madison County Parcels
 6-Local

Road_Labels_Symbology

3-State Road

1:14,445

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, MCOG, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/

MCCOG



EXHIBIT 2. SUBMITTAL

PETITION CHECKLIST

Note: All documents must be legible. All text documents must be typewritten, or computer generated. All drawings, such as site plans, elevations, sign details, maps, surveys, must be drawn to an appropriate scale, dimensioned, and in ink.

1. One (1) completed checklist (this form).
2. One (1) completed petition, signed by the owner of the subject property or an authorized agent, notarized, and filed at least 35 days prior to a scheduled public hearing.
3. One (1) copy of a general location or area map indicating (in a reproducible manner) the location of the property and the surrounding area. Maps created using internet mapping sites are acceptable.
4. Four (4) copies of the legal description attached to the petition. Attach one to the petition; attach one copy to each of the Ordinances as referenced above.

Metes and bounds descriptions should include two (2) copies of the perimeter survey, drawn to scale. - or - Recorded subdivision legal description includes lot number, section number, subdivision name, plat book number with page number and must include a plat map (plat maps are available in Room 741 of the City-County Building/or a nominal charge).

5. Three (3) copies of a site plan must be filed. Plans must be legible and drawn to a scale of 1= 10, 1=20, 1=30, or 1=40. Additional information may be required, but at the minimum, plans must include the information described on the site plan form.
6. Non-refundable filing fee. See Fee Schedule for fee.
7. On-site hearing notice sign fee. The On-Site Notice must be posted in a conspicuous location along each street frontage of the affected property. There is a non-refundable fee of \$10 per sign required.
8. Surrounding property owners (optional). As part of the legal notice requirement, the petitioner is required to notify the owners of surrounding properties per the Rules of Procedure. Petitioners can request a list of those property owners requiring notice of their petition for an optional \$25 fee. The list of owners compiled will be provided to the petitioner on label form. Petitioners are still required to make copies of the legal notice and mail it to the list provided. If petitioners do not choose this option, they must obtain their own list of surrounding property owners from the County Assessor's Office.
9. Contact person identified. This Contact Person is notified when Legal Notice is prepared; contacted to provide additional information; and receives the written Staff Report.

Contact Name	Alan Small
Contact Address	15215 Stony Creek Way, Noblesville, IN 46060
Contact Phone	317-538-2106
Contact Email	asmall@weiheconstruction.com

Acceptable methods of payment include cash, check, or MasterCard, VISA, Discover or American Express credit card. Checks must be made payable to "Town of Lapel." Credit cards are accepted; however, the credit card processing agency assesses a fee ~3% of the transaction amount.



(Circle one)
PLAN COMMISSION / BZA

DOCKET NO.

PETITION APPLICATION

2 PAGES

PETITIONER REQUEST – CIRCLE ALL THAT APPLY	REZONE - USE VARIANCE - DEVELOPMENT STANDARDS VARIANCE - SPECIAL EXCEPTION MODIFICATION OF: SITE PLAN - DEVELOPMENT STATEMENT - COMMITMENTS/CONDITIONS APPROVAL OF USE IN SPECIAL DISTRICT - APPEAL OF ADMINSTRATOR'S DECISION		
MEETING DATE REQUEST	November 10th,		
PROPERTY OWNER	Fortville Christian Church		
OWNER'S ADDRESS	9450 N 200 W, Fortville, IN 46040		
PROJECT ADDRESS	650 S, Pendleton, IN 46040	TOWNSHIP	Greene
OWNER'S EMAIL ADDRESS			
CONTACT PERSON	Alan Small		
CONTACT PHONE NUMBER	317-538-2106		
EMAIL ADDRESS	asmall@weiheconstruction.com		
LEGAL DESCRIPTION (SELECT ONE)	COMPLETE METE AND BOUNDS LEGAL DESCRIPTION ATTACHED -OR- PLATTED SITE WITHIN A RECORDED SUBDIVIION, COPY OF PLAT MAP ATTACHED. SUBDIVION NAME <u>See attached</u> LOT NUMBER(S) _____ SECTION NUMBER(S) <u>NW1/4, SW1/4, Sec 16 - T18N - R6E</u> RECORDED IN PLAT BOOK NUMBER _____ PAGE(S) _____ OR RECORDED AS INSTRUMENT NUMBER _____		
OWNERSHIP	DOES THE PETITIONER OWN 100% OF THE AREA INVOLVED IN THE PETITION? YES NO OTHER OWNERS? <u>Fortville Christian Church</u>		
TAX PARCEL NUMBERS	48-15-16-300-004.000-044		



ACREAGE	40 acres	PARCEL COUNT	1
CODE ENFORCEMENT	IS THE PROPERTY SUBJECT TO ANY CODE ENFORCEMENT ACTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
CURRENT ZONING CLASSIFICATION	Ag		
CURRENT COMPREHENSIVE PLAN RECOMMENDATION	Commercial/Industrial		
EXISTING PROPERTY USE	Agriculture		
EXISTING IMPROVEMENTS ON PROPERTY	None		
PROPOSAL NARRATIVE	ATTACH NARRATIVE IF NEEDED See Attached		
ORDINANCE	SPECIFY ANY SPECIFIC ORDINANCE(S), STANDARD(S), CONDITION(S), COMMITMENT(S), AND/OR REGULATION(S) SOUGHT TO BE MODIFIED. ATTACH ADDITION PAGE IF NEEDED. See Attached		

OATH: THE PETITION APPLICATION INFORMATION, TO MY KNOWLEDGE AND BELIEF, IS TRUE AND CORRECT.

PETITIONER SIGNATURE 

NOTARY
SUBSCRIBED AND SWORN TO BEFORE ME THIS
NOTARY PUBLIC SIGNATURE
NOTARY PUBLIC PRINTED NAME
MY COMMISSION EXPIRES
MY COUNTY OF RESIDENCE

MICHELLE GARCIA
Seal
Notary Public - State of Indiana
Hamilton County
My Commission Expires Oct 26, 2023
DATE 11/3/2022
Michelle Garcia
Michelle Garcia
10/26/2023
Hamilton

* Roberta Egan Trustee FC
OWNER SIGNATURE

* **NOTARY**
SUBSCRIBED AND SWORN TO BEFORE ME THIS
NOTARY PUBLIC SIGNATURE
NOTARY PUBLIC PRINTED NAME
MY COMMISSION EXPIRES
MY COUNTY OF RESIDENCE

MICHELLE GARCIA
Seal
Notary Public - State of Indiana
Hamilton County
My Commission Expires Oct 26, 2023
DATE
Michelle Garcia
Michelle Garcia
10/26/2023
Hamilton



RE: Town of Lapel Rezoning Application, 650 S, Pendleton, IN 46040

WCI Land Holdings would like to request the rezoning of a 40-acre parcel from Ag (Agriculture) to I1 (Light Industrial.) The subject property is located on the south side of W County Road 650 S and approximately ½ mile West of State Road 13. The parcel is bordered on the east by the Don Smith Auction Company and agricultural Land, on the south and west by agricultural land on the north by Madison County Cabinets, Agricultural Land, and 2 residential properties. Shelby Materials is located Northeast of the subject property.

The Lapel Comprehensive Plan Proposed Land Use indicates this parcel as Industrial & Commercial. We believe that the proposed use fits within the character of the existing non-agricultural uses adjacent to the site and provides for a beneficial increased tax base to the Town.

Weihe Construction Company of Noblesville Indiana will occupy southern half of the proposed parcel and Madison County Cabinets will occupy the northern half of the parcel. The owners of Madison County Cabinets intend to farm the northern half for the foreseeable future.

Weihe Construction's use of the property includes Construction Equipment and Truck storage, service, and repair, a lime storage facility and silos for such, and petroleum storage. The Lime is used for Lime Stabilization of streets, parking lots, and building pads, and petroleum products are for the service and operation of their equipment and vehicles. The temporary storage of some construction materials will also be necessary. All equipment and materials stored onsite will be located within an opaque, fenced-in area. A repair and service facility will be constructed and include employee parking. Specifics of the proposed site and facility will be presented in detail during the Platting and Permitting Process.



RE: Town of Lapel Rezoning Application, 650 S, Pendleton, IN 46040

Legal Description

SURVEYED TRACT LAND DESCRIPTION
PER BK. 142, PG. 128

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 18 NORTH, RANGE 6 EAST, 40 ACRES, MORE OF LESS.

See attached ALTA Survey for more information.



FALL CREEK REGIONAL WASTE DISTRICT

P.O. Box 59 • 9378 S. 650 West • Pendleton, Indiana 46064-0059 • (765) 778-7544 • www.fcrwd.com

September 30, 2022

WCI Land Holding LLC
15215 Stony Creek Way
Noblesville, IN 46060

Re: Fall Creek Regional Waste District
40 acres parcel, approximately ½ mile west of SR 13 on south side of CR 650 S
Parcel # 48-15-16-300-004.000-044
Will Serve Request

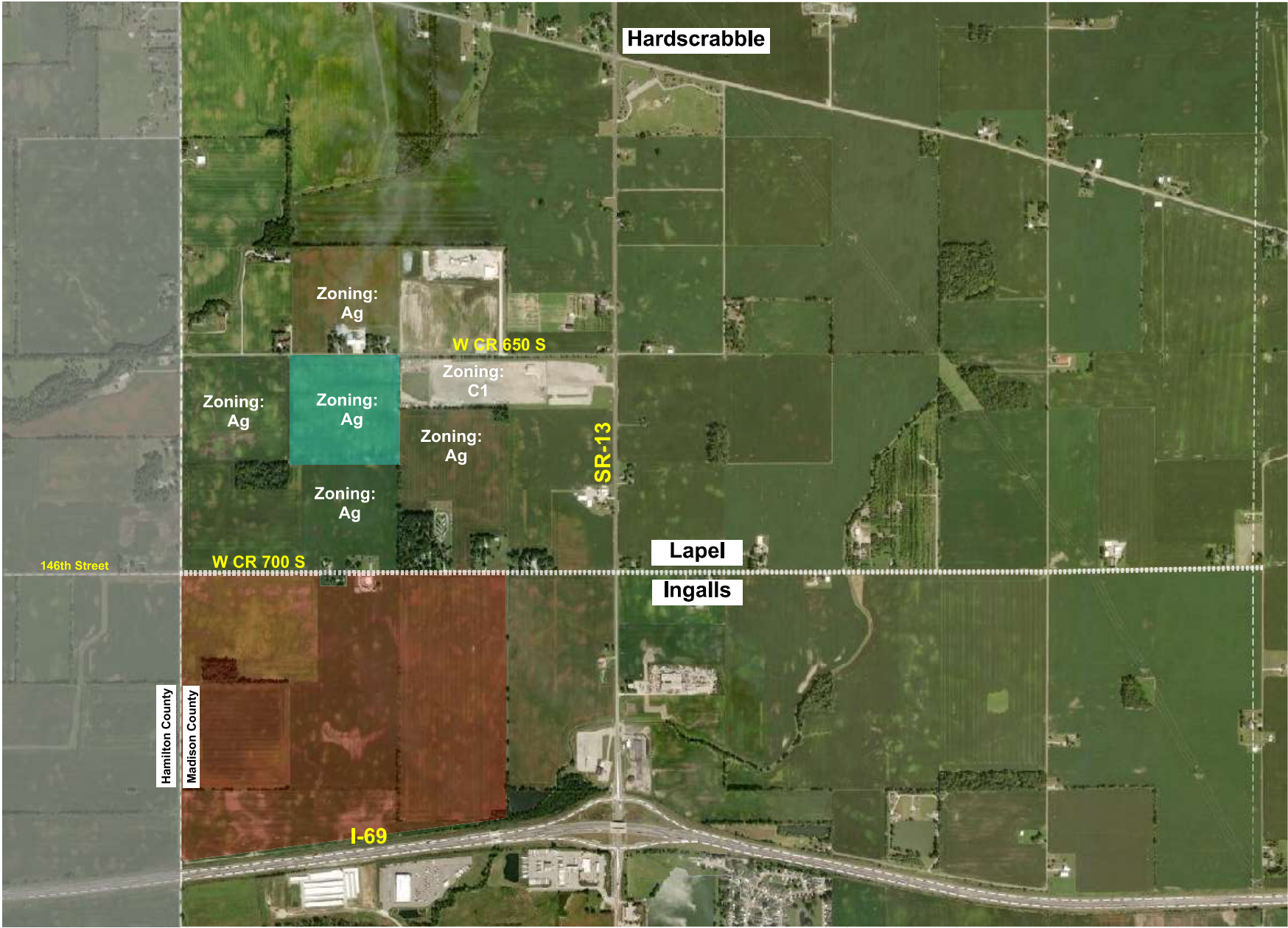
Dear Sir or Madam:

Please accept this letter as Fall Creek Regional Waste District's response concerning your request regarding new sewer service to the above referenced property. The District operates a regional sewer district under Indiana law, and is the sanitary sewer service provider for southern Madison County. The above referenced property is within the District's service territory.

As a matter of policy, the District does not provide commitments concerning sewer service to specific properties unless and until the developer or property owner enters into an applicable service agreement. The District allocates capacity in its sewer system to individual properties pursuant to individual service agreements. Developers will need to meet with the District's Development Committee to help identify service needs, feasibility, timing, fees, and the location for likely connection in the event of service. Any connections to sewer are subject to project review, determinations of usage and flows, execution of a service agreement in a form required by the District, payment of fees and charges, approval of plans and specification for utility facilities, compliance with applicable rules, regulations, and ordinances, etc. The property owner or developer will also be responsible for the cost of extending utility facilities to and on the site. Nothing herein shall constitute a guarantee of capacity or service to your parcel or any other property, nor does this letter create any enforceable rights or interests.

Sincerely,

Jerry D Kelly
Assistant General Manager
Fall Creek Regional Waste District



Hardscrabble

Zoning:
Ag

W CR 650 S

Zoning:
C1

Zoning:
Ag

Zoning:
Ag

Zoning:
Ag

SR-13

Lapel

Ingalls

146th Street

W CR 700 S

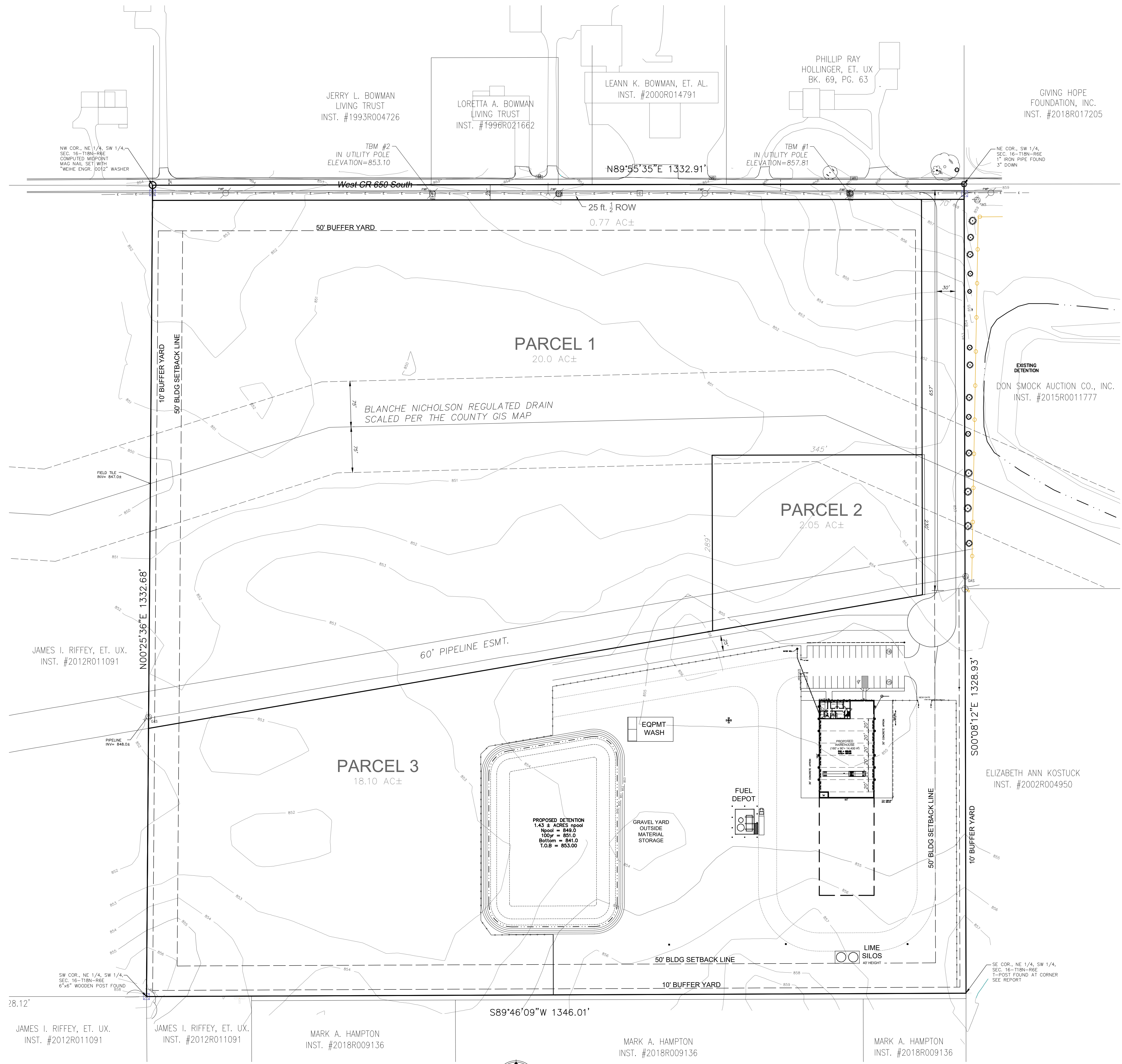
Zoning:
Ag

Hamilton County

Madison County

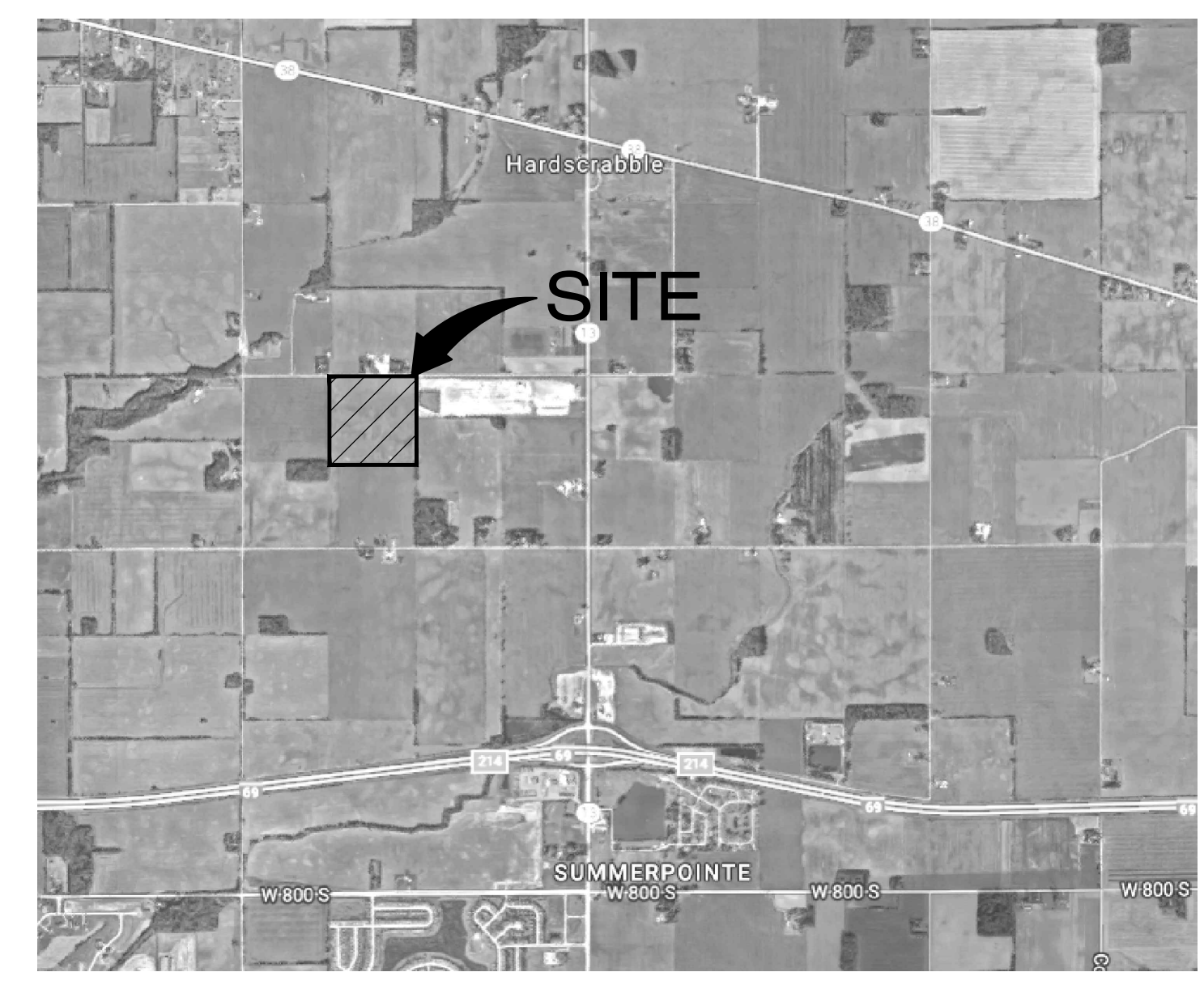
I-69

Park 13
Existing Zoning Map



SITE PLAN
 Scale: 1"=80'

Project Location



Weihe Construction Inc.
 15215 Stony Creek Way
 Noblesville, IN 46060
 Revisions

PARK 13
 0 W CR650 S, Pendleton, IN 46040

ZONING DATA

ACRES = 40±
CURRENT ZONING: Ag
PROPOSED ZONING: IL Light Industrial
Permitted Uses Desired:
1) Warehouse/Storage Indoor/Outdoor.
2) Light & Heavy Industrial Distribution.
Special Uses Desired:
1) Equipment & Truck Service/Repair Center.
2) Lime Silos Storage Facility Operations.
4) Storage of Petroleum Products.

These drawings and specifications are the property and copyright of the Designer and shall not be used on any other work except by written agreement with the Designer.

Date
 9/30/22

ZONING PLAN
 Sheet
C100

Park 13



Conceptual Photo of Proposed Shop Structure

EXHIBIT 3. SITE AND VICINITY PICTURES

Don Smock Auction (east of the site)



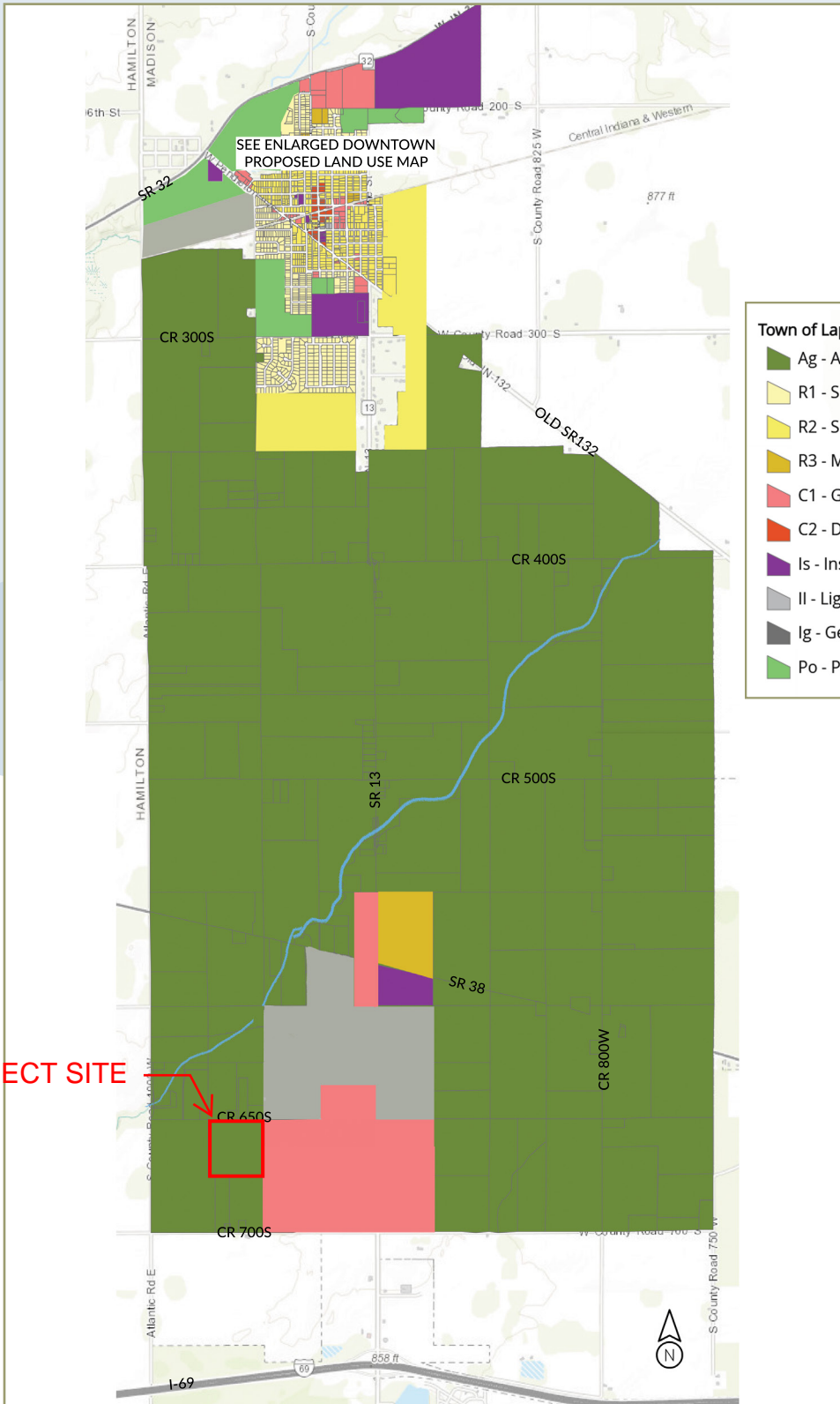




EXHIBIT 4. PROPOSED LAND USE MAP

Comprehensive Plan Proposed Land Use - Entire Town of Lapel

LAND USE
TRANSPORTATION
ECONOMIC DEVELOPMENT
NATURAL RESOURCES
APPENDIX

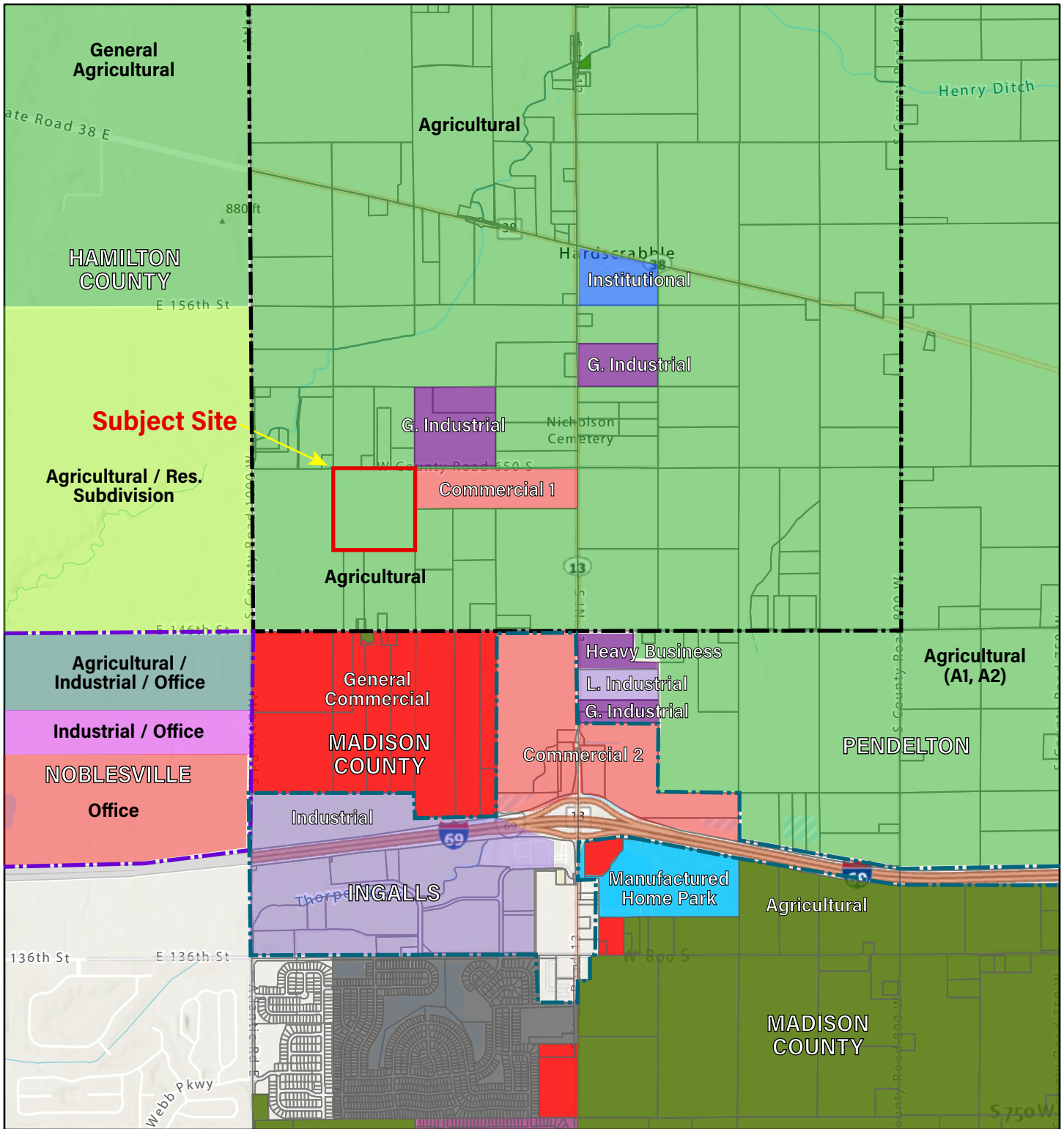


Town of Lapel Zoning

- Ag - Agriculture
- R1 - Single Family Residential: Suburban Neighborhood
- R2 - Single Family Residential: Traditional Neighborhood
- R3 - Multi-Family Residential
- C1 - General Commercial
- C2 - Downtown Commercial
- Is - Institutional and Social
- Ii - Light Industrial
- Ig - General Industrial
- Po - Parks and Open Space

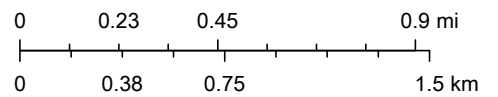
SUBJECT SITE

EXHIBIT 5. REGIONAL ZONING MAP



6/2/2023, 9:47:40 AM

1:36,112



MCCOG, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA

MCCOG

EXHIBIT 6. UDO USE TABLE



Zoning Districts	Ag	R1	R2	R3	C1	C2	Is	II	Ig	Po
Agricultural Uses										
Agricultural Product Distribution Facility	SU									
Agricultural Product Sales Facility	SU									
Agricultural Product Storage Facility	SU									
Animal Boarding Facility (excludes kennels)	PU									
Animal Stables (excludes kennels)	PU									
Farm (confined feeding)	SU									
Farm (general)	PU	PU		PU	?			PU	PU	
Farm Equipment Sales & Services	SU									
Farmer's Market (for sale of products grown off-site)	SU				PU	PU	PU			
Greenhouse (commercial)	PU							PU	PU	
Livestock Auction/Sales Facility	SU									
Plant Nursery									PU	
Winery	PU				SU		SU			
Residential Uses										
Assisted Living Facility				PU			PU			
Bed & Breakfast	SU	SU	SU		SU	SU				
Boarding House	SU						SU	SU		
Dwelling, Manufactured Home Type I	PU	PU	PU	PU						
Dwelling, Manufactured Home Type II	PU	PU	PU	PU						
Dwelling, Manufactured Home Type III	SU									
Dwelling, Mobile Home	SU			SU						
Dwelling, Multi-Family (more than two dwelling units)				PU						
Dwelling, Secondary (on upper floors of other use)					SU	PU				
Dwelling, Single-Family	PU	PU	PU	PU						
Fraternity/Sorority House				SU			SU	SU		
Manufactured Home Park				SU						
Mobile Home Park				SU						
Nursing Facility				PU			PU			
Residential Facility for the Developmentally Disabled Type I		PU	PU	PU	SU	SU				

VI.3

Zoning Districts	Ag	R1	R2	R3	C1	C2	Is	II	Ig	Po
Residential Facility for the Developmentally Disabled Type II				PU						
Residential Facility for the Mentally Disabled Type I							PU			
Residential Facility for the Mentally Disabled Type II							PU			
Residential Facility for the Mentally III		PU	PU	PU	SU	SU	PU			
Retirement Facility				PU			PU			
Communications/Utility Uses										
Communication Service Exchange							PU	PU	PU	
Public Well Field	PU						PU	SU	SU	
Sewage Treatment Plant							PU		SU	
Solar Farm (large scale/commercial)	SU									
Telecommunications Facility	PU						SU	PU	PU	
Telecommunications Tower	PU						SU	PU	PU	
Utility Substation							PU	PU	PU	
Water Tower	PU	SU	SU	SU	SU	SU		PU	PU	SU
Water Treatment Facility	PU						PU	SU	SU	
Wind Farm (large scale/commercial)	SU									
Institutional/Public Uses										
Airport	SU							SU	SU	
Animal Shelter	SU						SU	SU	SU	
Art Gallery					PU	PU	PU			
Cemetery	SU						PU			
Church or Place of Worship	PU	SU	SU	SU	SU	SU	PU			
College/University (primary campus)							PU			
College/University (satellite facility/campus)						SU				
Community Center		SU	SU	SU	SU	SU	PU			
Correctional/Penal Facility	SU						SU	SU	SU	
Day Care Center					PU	PU	PU			
Fairgrounds	PU						PU			
Fire Station	PU	SU	SU	SU	PU	PU	PU	PU	PU	
Funeral Home					PU	PU				

Zoning Districts	Ag	R1	R2	R3	C1	C2	Is	Il	Ig	Po
Government Facility (non-office)	SU				SU	SU	PU			
Government Facility (office)					PU	PU	PU			
Heliport	SU						SU	PU	PU	
Hospital							PU			
Institution for the Developmentally Disabled				SU	SU		PU			
Institution for the Mentally Ill				SU	SU		PU			
Library					PU	PU				
Medical Center							PU			
Medical Clinic					PU	PU	PU	PU	PU	
Museum/Gallery					PU	PU	PU			
Parking Garage (as primary use)					PU	SU		PU	PU	
Parking Lot (as primary use)					PU	SU		PU	PU	
Police Station	PU	SU	SU	SU	PU	PU	PU	PU	PU	
Post Office					PU	PU	PU			
Private Club/Lodge					PU	PU				
Rescue Station	PU	SU	SU	SU	PU	PU	PU	PU	PU	
School (preschool - 12th grade)		SU	SU	SU	SU	SU	PU			
Park Uses										
Athletic Fields/Courts		PU		PU			PU	PU	PU	PU
Campground	SU									
Country Club	PU	PU		PU						
Driving Range	PU									
Golf Course	PU	PU		PU						
Nature Center	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU
Nature Preserve	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU
Park	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU
Playground	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU
Recreational Use (large scale)	SU				PU	SU				
Recreational Use (medium scale)	SU	PU		PU	PU	SU	PU	PU	PU	PU
Recreational Use (small scale)	PU	PU		PU	PU	SU	PU	PU	PU	PU

Zoning Districts	Ag	R1	R2	R3	C1	C2	Is	II	Ig	Po
RV Park	SU									
Commercial Uses										
Adult Use					SU					
Auto-Oriented Use (large scale)					PU					
Auto-Oriented Use (medium scale)					PU	SU				
Auto-Oriented Use (small scale)					PU	SU				
Bar/Pub					SU	SU			PU	
Brewery (with food service)						SU	SU	PU	PU	
Brewery (without food service)							SU	PU	PU	
Conference Center					PU	SU	SU	PU	PU	
Data Processing/Call Center					SU					
Fireworks Sales (permanent)					SU					
Health Spa	SU									
Hotel					PU	SU				
Kennel	SU				SU	SU				
Liquor/Package Store					PU					
Mass Transit Terminal/Station (excludes public bus stop)					SU	SU				
Office Use					PU	PU				
Personal Service Use					PU	PU			PU	
Restaurant					PU	PU		PU	PU	
Retail Use (large scale)					PU	PU		PU	PU	
Retail Use (medium scale)					PU	PU		PU	PU	
Retail Use (small scale)			SU		PU	PU		PU	PU	
Retreat Center	SU									
Sports Complex (recreational use, large scale)	SU				PU					
Truck Stop/Travel Center					SU					
Vineyard									PU	
Wine Tasting Facility						SU	SU	PU	PU	
Industrial Uses										
Agricultural Products Terminal	PU							SU	SU	



Zoning Districts	Ag	R1	R2	R3	C1	C2	Is	II	Ig	Po
Animal & Animal Products Processing Facility								SU	SU	
Beverage Production Facility								PU	PU	
Boat/RV Storage Facility (indoor)								SU	SU	
Boat/RV Storage Facility (outdoor)									SU	
Food Production Facility								PU	PU	
Industrial Assembly & Distribution Facility (heavy industrial)									PU	
Industrial Assembly & Distribution Facility (light industrial)								PU	PU	
Industrial Processing & Distribution Facility (heavy industrial)									PU	
Industrial Processing & Distribution Facility (light industrial)								PU	PU	
Junk Yard/Salvage Yard									SU	
Mineral Extraction & Processing Facilities	SU								SU	
Mini-Warehouse/Self Storage Facility								PU	PU	
Petroleum Products Sales/Storage Facility					?				SU	
Power Generation Facility (commercial)	SU								SU	
Printing/Publishing Establishment								PU	PU	
Research & Development Facility								PU	PU	
Sand/Gravel Extraction Operations									SU	
Sanitary Landfill									SU	
Truck Freight Terminal								SU	SU	
Truck Sales & Service Center					?			SU	SU	
Warehouse/Storage Facility (indoor)					?			PU	PU	
Warehouse/Storage Facility (outdoor)					?				PU	
Wholesale Facility								PU	PU	