



NASHVILLE TOWN COUNCIL
AGENDA MEETING AGENDA
WEDNESDAY, NOVEMBER 18, 2020
7:00 PM
NASHVILLE TOWN COUNCIL CHAMBERS

1. **Special Called Meeting - Closed Session - 6:30 PM**
NCGS § 143-318.11 (a)(5)
2. **Agenda Meeting - Call to Order by Mayor Brown - 7:00 PM**
3. **Pledge of Allegiance and Prayer**
4. **Public Comments Period**
5. **Reports/Presentations**
 - a. Special presentation of service resolution to Patsy McGhee, former Planning Board member
6. **Public Hearings**
 - a. Consider Amendment to Inducement Agreement for land exchange between Prime 1 Builders, LLC and the Town as advertised
 - b. Rezoning of 5.1 acres owned by Hurt Development, LLC at 608 Western Avenue from R-10 Multifamily
7. **Council Comments**
8. **Adjourn**

Town of Nashville

BRENDA BROWN
MAYOR

RANDY LANSING
TOWN MANAGER



TOWN COUNCIL
LOUISE W. HINTON
KATE C. BURNS
LYNNE HOBBS
LARRY D. TAYLOR

REGULAR MEETING AGENDA TOWN OF NASHVILLE PLANNING BOARD WEDNESDAY, THE 18TH OF NOVEMBER 2020

1. **CALL TO ORDER:** 7:00
2. **MINUTES OF THE PRECEDING MEETING(S):** OCTOBER 28, 2020
3. **NEW BUSINESS:**

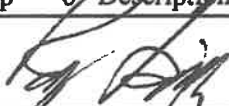
Z 2020-05: Request by Michael Hurt to rezone approximately 5.01 acres of a 9.47 acre tract of land at 608 Western Avenue, Nash County Parcel ID #3800 06 29 9776, in the Town of Nashville, from R-10 (Medium Density Residential) to MF (Multifamily Residential) per Division 9 of the Nashville Zoning Ordinance.
4. **ANNOUNCEMENT OF NEXT MEETING:** To be determined
5. **ADJOURNMENT**



TOWN OF NASHVILLE

499 S. BARNES STREET
 NASHVILLE, NC 27856
 WWW.TOWNOFNASHVILLE.COM
 (252) 459-4511

AGENDA REPORT

MEETING DATE:	November 18, 2020
PREPARED BY:	Sherry N. Moss, Planning & Development Director Randy Lansing, Town Manager
ISSUE CONSIDERED:	Z 2020-05
<p>SUMMARY OF ISSUE: Michael Hurt's request to rezone approximately 5.01 acres from a 9.47-acre tract of land located at 608 Western Avenue from R-10 (Medium-Density Residential) to M-F (Multi-Family Residential). This parcel is identified by Nash County Tax Parcel Number 3800 06 29 9776.</p>	
<p>STAFF COMMENTS: Mr. Hurt's first rezoning request (Z 2020-03) was denied by the Planning Board on August 26, 2020. On August 28, 2020, Mr. Hurt, withdrew his rezoning and special use request prior to the September 1, 2020 Town Council Regular meeting, opting instead to meet with the neighboring property owners on September 16, 2020 and find out what and how they would like to see the property develop.</p> <p>Shortly thereafter, the Mr. Hurt submitted a letter of request to the Planning Board, requesting the right to waive the 6-month requirement from the date of the filing of the last petition, due to unusual circumstances and unnecessary hardship. He indicated in his letter, that after meeting with the neighboring property owners, he wanted to seek partial rezoning of the 9.00 acres to MF. He stated that he purchased the property to develop it into an income producing property. Without the rezoning and subsequent development, he is not generating income from the property. At the September 30, 2020 Planning Board Meeting, the Planning Board approved the Mr. Hurt's request to waive the 6-month time limit to reconsider the rezoning request.</p> <p>Mr. Hurt is now proposing to rezone 5.01 acres of the petitioned property to MF, in the rear of the 9.47-acre tract, leaving the remaining 4.46 acres as R-10. The reason for the rezoning request is to allow construction of a multi-family building. The petitioned property is in a very zoning diverse area, surrounded by MF (Multi-Family), R-10 (Medium Density Residential), R6 (High Density Residential), B1 (Business), I-1 (Industrial), and A-1 (Agricultural) zoning districts.</p> <p>The Future Land Use Map designates the petitioned property as low residential growth, with the surrounding areas being classified as high density, medium density, agricultural, industrial, and commercial growth. The Town is in the process of developing a new Comprehensive Plan and updated Future Land Use Map. The new Future Land Use Map will examine and classify undeveloped lands to highest and best use based upon the community's needs, the public infrastructure serving a property, and a property's surrounding land uses.</p> <p>With the petition property's frontage to a State Highway; location within a diverse, mixed-use neighborhood; immediate access to a large diameter water and sewer main, high voltage electrical line, 4" natural gas line; and direct storm sewer discharge to Stoney Creek; the updated Future Land Use Map will no doubt re-classify the petition property to multi-family, office & institutional, or highway commercial.</p>	
STAFF RECOMMENDATION:	This is a public hearing to receive information on the rezoning request.
ATTACHMENT(S):	1. Application 4. Zoning Map 7. Table of Permitted Uses 2. Site Plan 5. Future Land Use Map 8. Set Back Chart 3. Vicinity Map 6. Description of Districts
REVIEWED BY TOWN MANAGER:	 19



APPLICATION FOR REZONING TOWN OF NASHVILLE, NORTH CAROLINA

Date submitted: 10/21/2020
(to be completed by Town staff)

Case #: Z2020-05
(to be assigned by Town staff)

I, the undersigned, do hereby make application to change the Official Zoning Map/Atlas of the Town of Nashville as herein requested.

1. A general description of the area requested to be rezoned is as follows:
a portion of the 9.47 acre tract of land located on Western Avenue

The address of the property is 608 Western Avenue. The property is identified by the following map, block, and parcel number 3800.06-29-9776 of the Nash County property ownership map (tax records). The size of the area requested for rezoning contains approximately 5.01 acres. A map of the property/area along with a legal description of the property/area boundaries is attached to this application.

2. It is desired and requested that the foregoing property/area be rezoned from R-10 district to MF district for the following reason or purpose: to allow for the construction of a multi-family building

3. The following are all individuals, firms, or corporations owning property within 100' of the property/area sought to be rezoned. Attach an additional sheet if needed.

<u>Tax Id # (Parcel)</u>	<u>Name</u>	<u>Mailing Address</u>
<u>(Attached)</u>		

I certify that all information furnished in this application is accurate to the best of my knowledge.

APPLICANT (printed name): Michael Hurt

Signature of applicant: 
Michael Hurt (Oct 21, 2020 14:19 EDT)

Mailing Address: 110 Timberlake Drive
Youngsville, NC 27596

Phone number(s): 252-714-3710

Type: CONSOLIDATED REAL PROPERTY
Recorded: 6/15/2020 11:02:11 AM
Fee Amt: \$328.00 Page 1 of 3
Revenue Tax: \$302.00
Nash County North Carolina
Anne J. Melvin Register of Deeds

BK 3055 PG 485 - 487

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$302.00

Parcel ID # 005983, 005980

Mail/Box to: Grantee

This instrument was prepared by: Satsky & Silverstein, LLP, 415 Hillsborough St, Ste 201, Raleigh, NC 27603

Brief description for the index: 608 Western Ave.

THIS DEED made this 11th day of June, 2020, by and between:

GRANTOR	GRANTEE
Annette S. Harrell and husband, Howard W. Harrell, Jr. 5316 Richland Drive Raleigh, NC 27612	Hurt LLC a North Carolina limited liability company 110 Timberlake Drive Youngsville NC 27596

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Town of Nashville, Nash County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by Partition Order recorded in Book 2950, Page 150, Nash County Registry. Reference also given to that Deed recorded in Book 1705, Page 185, Nash County Registry.

All or a portion of the property herein conveyed does not include the primary residence of Grantor.

Property Address: 608 Western Avenue, Nashville, NC 27856

submitted electronically by "Warren, Shackelford & Thomas, P.L.L.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Nash County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Noncompliance with local, county, state or federal government laws, ordinances, or regulations relative to zoning, subdivision, environmental matters or nontoxic and toxic wastes, occupancy, use, construction or the development of the subject property.
2. Ad valorem taxes due the County of Nash, if any.
3. Easements, conditions and restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Annette S. Harrell (SEAL)
 ANNETTE S. HARRELL

Howard W. Harrell, Jr. (SEAL)
 HOWARD W. HARRELL, JR.

State of North Carolina, County of Wake

I, DAVID CARPENTER GADD, Notary Public in and for the county and state aforesaid, do hereby certify that this day personally appeared before me and ANNETTE S. HARRELL and HOWARD W. HARRELL, JR., and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 11th day of June, 2020.

[Signature]
 Notary Public

My Commission Expires: 3/20/2025

(Affix Notary Seal or Stamp)



EXHIBIT A
Legal Description

TRACT 1:

Beginning at an iron pipe in the northern property line of North Carolina Highway No. 64, Jessie Lee Smith's corner; thence along the line of Jesse Lee Smith North 6 degrees 55 minutes 00 seconds East 780.00 feet to an iron pipe on Stony Creek; thence down the meanders of Stony Creek to an iron pipe, Winifred Smith's corner; thence along the line of Winifred Smith and the line of a 16 foot drive South 1 degree 20 minutes 00 seconds East 956.00 feet to an iron pipe in the northern property line of North Carolina Highway No. 64; thence along the northern property line of North Carolina Highway No. 64 North 87 degrees 15 minutes 00 seconds West 324.90 feet to the beginning, and being Lot No. 8 as shown on plat of "Property of R. C. Smith" prepared by W. F. Beal in December, 1954, and being the identical real estate devised to Arnetta Smith in Item Five of the Last Will and Testament of R. C. Smith.

See the deed recorded in Deed Book 1060, Page 173 (Tract 1), Nash County Public Registry.

Less and Except:

The tract or parcel conveyed to Jessie Lee Smith in that deed recorded in Deed Book 1177, Page 478, Nash County Public Registry.

Subject To:

That easement to the Town of Nashville recorded in Deed Book 1350, Page 767, Nash County Public Registry.

This Tract One being the identical property conveyed to Annie B. Smith as Tract One in that deed dated December 29, 1999, and recorded in Deed Book 1705, Page 185, Nash County Public Registry.

TRACT 2:

Being all of Lot No. 9 as shown on plat of "Property of R. C. Smith", prepared by W. F. Beal in December 1954. The hereinabove described tract was devised to Winifred Smith in Item Ten of the Last Will and Testament of R. C. Smith which is recorded in Will Book 12, Page 254, Nash County Public Registry.

Subject to:

That easement to the Town of Nashville recorded in Deed Book 1350, Page 767, Nash County Public Registry.

This Tract being the identical property conveyed to Annie B. Smith as Tract Two in that deed dated December 29, 1999, and recorded in Deed Book 1705, Page 185, Nash County Public Registry.

608 Western Avenue

Lying and being in Nashville Township, Nash County, North Carolina and being more particularly described as follows:

Commencing at a point on the northern right-of-way of Western Avenue, a common corner with Oakland Grove Rentals, LLC, Deed Book 2394, Page 625 and Monroe Tant, Deed Book 2542, Page 865; thence continuing along the northern right-of-way of Western Avenue S 87°43'01" W 138.96' to the TRUE POINT OF BEGINNING; thence S 87°42'41" W 414.39' to a point, a common corner with Healon W. Smith, et al, Deed Book 2841, Page 848; thence leaving the northern right-of-way of Western Avenue N 01°52'41" E 300.00' to a point; thence S 87°42'41" W 24.90' to a point; thence N 01°52'41" E 464.97' to a point in the southernmost bank of Stony Creek; thence continuing along the bank of Stony Creek N 53°47'59" E 27.74' to a point; thence N 68°14'10" E 30.58' to a point; thence N 40°56'31" E 121.49' to a point; thence N 40°02'11" E 91.74' to a point; thence N 55°20'42" E 102.50' to a calculated point, a common corner with Town of Nashville, Deed Book 1846, Pag 985; thence leaving the bank of Stony Creek and continuing with Town of Nashville property S 30°00'45" E 2.00' to a witness iron; thence S 30°00'45" E 166.24' to a point; thence S 30°00'45" E 25.87' to a point; thence S 06°09'19" E 337.91' to a point; thence S 31°54'33" E 99.45' to a point; thence S 31°54'33" E 109.87' to a point; thence S 31°54'33" E 214.69' to a point; thence S 31°54'33" E 81.02' to a point; thence N 87°09'04" W 258.10' to a point; thence S 01°47'34" W 75.14' to the point and place of beginning containing 9.47 acres +/- according to a map prepared by Mack Gay Associates, P.A. titled, "Recombination Plat for Hurt, LLC", dated June 23, 2020.

Properties within 100' from 608 Western Avenue

Tax Id# (Parcel)	Name	Mailing Address	
004076	GSM Properties	8930 NC 39 Hwy	Zebulon NC 27597
335724	Hurt LLC	110 Timberlake Dr	Youngsville NC 27596
032535	Town of Nashville	PO Box 987	Nashville NC 27856
004051	Town of Nashville	PO Box 987	Nashville NC 27856
003173	William & Minnie Clark	4609 W Castalia Rd	Nashville NC 27856
032534	Joseph & Mary McCarter	PO Box 905	Nashville NC 27856
003369	Carl & Carol Willey	528 Westwood Cir	Nashville NC 27856
007248	Fred Winstead	PO Box 446	Nashville NC 27856
005627	Nancy S Joyner	532 Westwood Cir	Nashville NC 27856
005506	Michael & Carolyn Settle	534 Westwood Cir	Nashville NC 27856
006080	Mary D Ellis	1032 Red Oak Rd	Nashville NC 27856
003356	Oakland Grove Rentals LLC	PO Box 518	Nashville NC 27856
002233	Wilma J Tant	1513 Surry Ct	Rocky Mount NC 27804
005944	Healon Smith, Etal	PO Box 322	Nashville NC 27856
002522	Emmett Brake	515 Western Ave	Nashville NC 27856
006010	George Whitaker	PO Box 8386	Rocky Mount NC 27804
003088	J Wallace Stancil	11383 E NC Hwy 97	Rocky Mount NC 27803
004275	Doris L Fisher	1058 Eastern Ave	Nashville NC 27856
040399	Anna M Taylor	611 Western Ave	Nashville NC 27856
Properties within 200' from 608 Western Avenue			
004446	Nashville Church of God	606 S Clark St	Nashville NC 27856
003211	Nashville Church of God	606 S Clark St	Nashville NC 27856
003575	Town of Nashville	PO Box 987	Nashville NC 27856
003998	Town of Nashville	PO Box 987	Nashville NC 27856
005516	Brian Murphy II	521 Westwood Cir	Nashville NC 27856
005513	Butler Roy Patrick Lisa C	525 Westwood Cir	Nashville NC 27856
002109	Elizabeth Turner	527 Westwood Cir	Nashville NC 27856
032533	Tammy S House	3035 Prong Creek Rd	Middlesex NC 27557
005979	Frances H Smith	304 Hearthstone Dr	Nashville NC 27856
005798	Mary F Sheppard	1001 Ewell Rd	Virginia Beach VA 23455
002763	Carolyn Harrell	707 S Bass Dr	Nashville NC 27856
006011	Spikes H F Testamentary Trust	PO Box 7382	Rocky Mount NC 27804
005911	Christy Braswell	615 Western Ave	Nashville NC 27856
002630	Timothy Fisher	1760 First Street Ext	Nashville NC 27856



North
 NC Grid North - NAD 83(NSRS 2011)

Total Tract Area
 9.47 Acres

Certificate of Purpose of Plat

I, Scott M. Burroughs, Professional Land Surveyor No. L-4378, certify that this survey is of another category, such as the one mentioned in the statute, or an extension or exception to the definition of another.

Scott M. Burroughs, Professional Land Surveyor No. L-4378

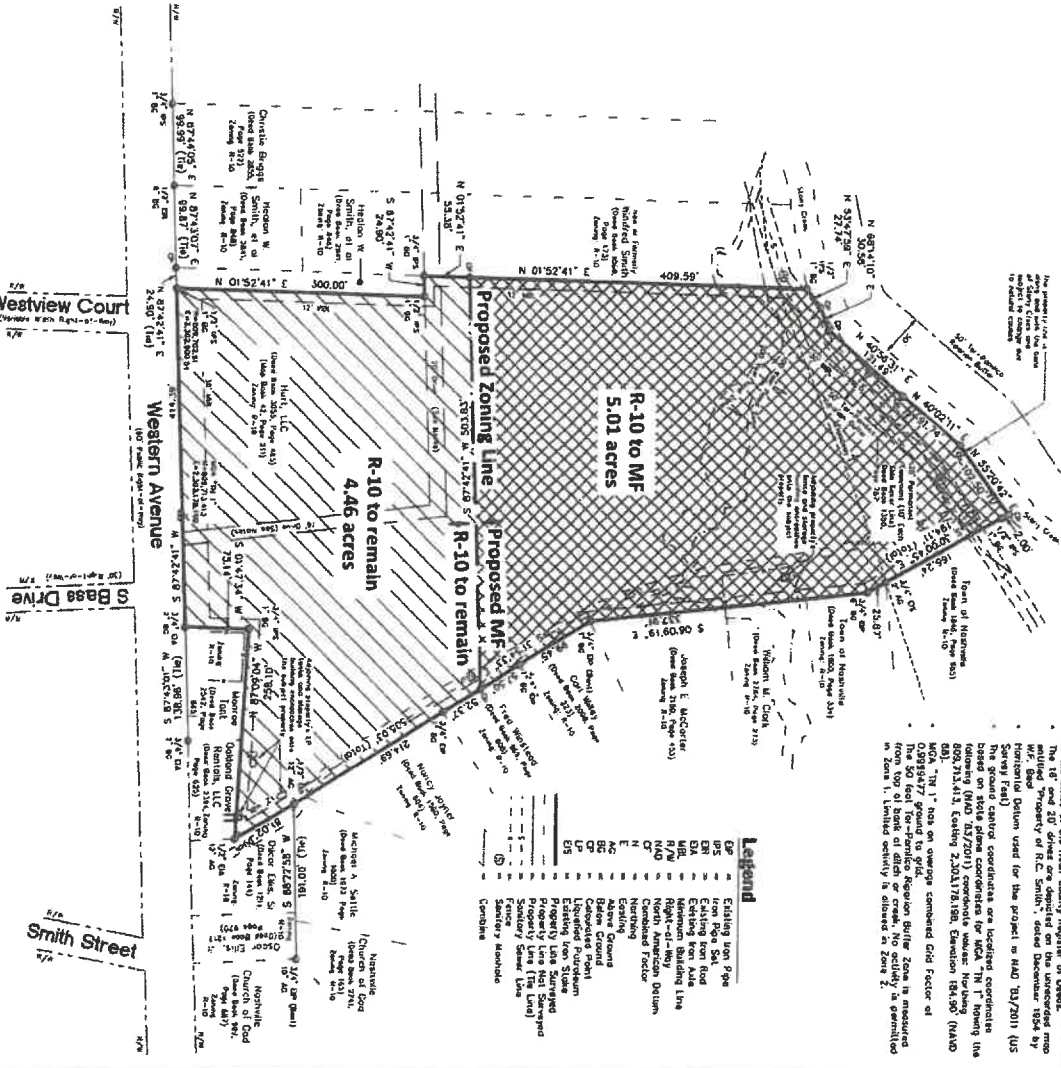
Surveyor's Certificate

I, Scott M. Burroughs, Professional Land Surveyor, certify that this map was drawn under my supervision and that the information contained therein is true and correct to the best of my knowledge and belief. I am a duly licensed Professional Land Surveyor in the State of North Carolina. The information contained herein was obtained by me or under my supervision and the following information was obtained, corrected and stated to perform the survey:

1. Class of Survey: Class A
2. Positional Accuracy: 0.02'
3. Date of Survey: November 18, 2020
4. Dates of Survey: NAD 83 (NSRS 2011)
5. Datum/Elevation: NAVD 83 (Mean Sea Level)
6. Published/Unpublished: Unpublished
7. Contour Interval: 0.892477'
8. Contour Interval Factor: 0.892477'
9. Links: US Survey Feet

Fixed Station utilized for this project:
 Benchmark: NASHVILLE CMS ASP
 Northing: 809413.20 (NAD 83-2011)
 Easting: 239004.558
 Elevation: 226.2' (NAVD 83)

Scott M. Burroughs, Professional Land Surveyor L-4378



Notes

Area compiled by computer method.
 All distances shown are horizontal distances unless otherwise noted.
 Distances shown from map may not have been determined by a normal 100' method.
 The property is subject to any encumbrances or other interests of record.
 The map is not to be used for any construction or marked.
 Project Number: 2000-08-28-5778
 From Boundary per FEMA V, dated July 14, 2013.
 The 18' and 20' widths are depicted on the unrecorded map titled "Property of R.C. Smith," dated December 1954 by horizontal datum used for the project in NAD 83/2011 (US Survey Feet).
 The ground control coordinates are located coordinates (easting 608,714.12; northing 608,714.12; easting 2,204,178.198; elevation 184.90) (NAD 83).
 The 50' feet for horizontal datum buffer zone is measured from top of bank of ditch or creek. No activity is permitted in zone if limited activity is allowed in zone.

- ### References
- Data Book 2020, Page 495
 - Data Book 2020, Page 497
 - Unrecorded map entitled "Property of R.C. Smith," dated December 1954 by W.C. Smith
 - Map Book 30, Page 221
- ### Current Zoning
- Zoning District - R-10
 - Zoning Requirements
 - Section 22.020
 - Section 22.021
 - Section 22.022
 - Section 22.023
 - Section 22.024
 - Section 22.025
 - Section 22.026
 - Section 22.027
 - Section 22.028
 - Section 22.029
 - Section 22.030
 - Section 22.031
 - Section 22.032
 - Section 22.033
 - Section 22.034
 - Section 22.035
 - Section 22.036
 - Section 22.037
 - Section 22.038
 - Section 22.039
 - Section 22.040
 - Section 22.041
 - Section 22.042
 - Section 22.043
 - Section 22.044
 - Section 22.045
 - Section 22.046
 - Section 22.047
 - Section 22.048
 - Section 22.049
 - Section 22.050
 - Section 22.051
 - Section 22.052
 - Section 22.053
 - Section 22.054
 - Section 22.055
 - Section 22.056
 - Section 22.057
 - Section 22.058
 - Section 22.059
 - Section 22.060
 - Section 22.061
 - Section 22.062
 - Section 22.063
 - Section 22.064
 - Section 22.065
 - Section 22.066
 - Section 22.067
 - Section 22.068
 - Section 22.069
 - Section 22.070
 - Section 22.071
 - Section 22.072
 - Section 22.073
 - Section 22.074
 - Section 22.075
 - Section 22.076
 - Section 22.077
 - Section 22.078
 - Section 22.079
 - Section 22.080
 - Section 22.081
 - Section 22.082
 - Section 22.083
 - Section 22.084
 - Section 22.085
 - Section 22.086
 - Section 22.087
 - Section 22.088
 - Section 22.089
 - Section 22.090
 - Section 22.091
 - Section 22.092
 - Section 22.093
 - Section 22.094
 - Section 22.095
 - Section 22.096
 - Section 22.097
 - Section 22.098
 - Section 22.099
 - Section 22.100

Res zoning Plat
HURT, LLC
 Western Avenue, Nashville Township,
 Nash County, North Carolina

Revisions		
Number	Date	Description
1		

Mack Gay Associates, P.A.
 Engineering • Surveying • Planning
 1647 Thomas A. Batts Pkwy, Rocky Mount, NC 27864 • Firm License: C-0569
 Phone: 252-446-3017 • Fax: 252-446-7715 • www.mackgaypa.com

Z 2020-05: Vicinity Map
608 Western Avenue



Z 2020-05 Zoning Map

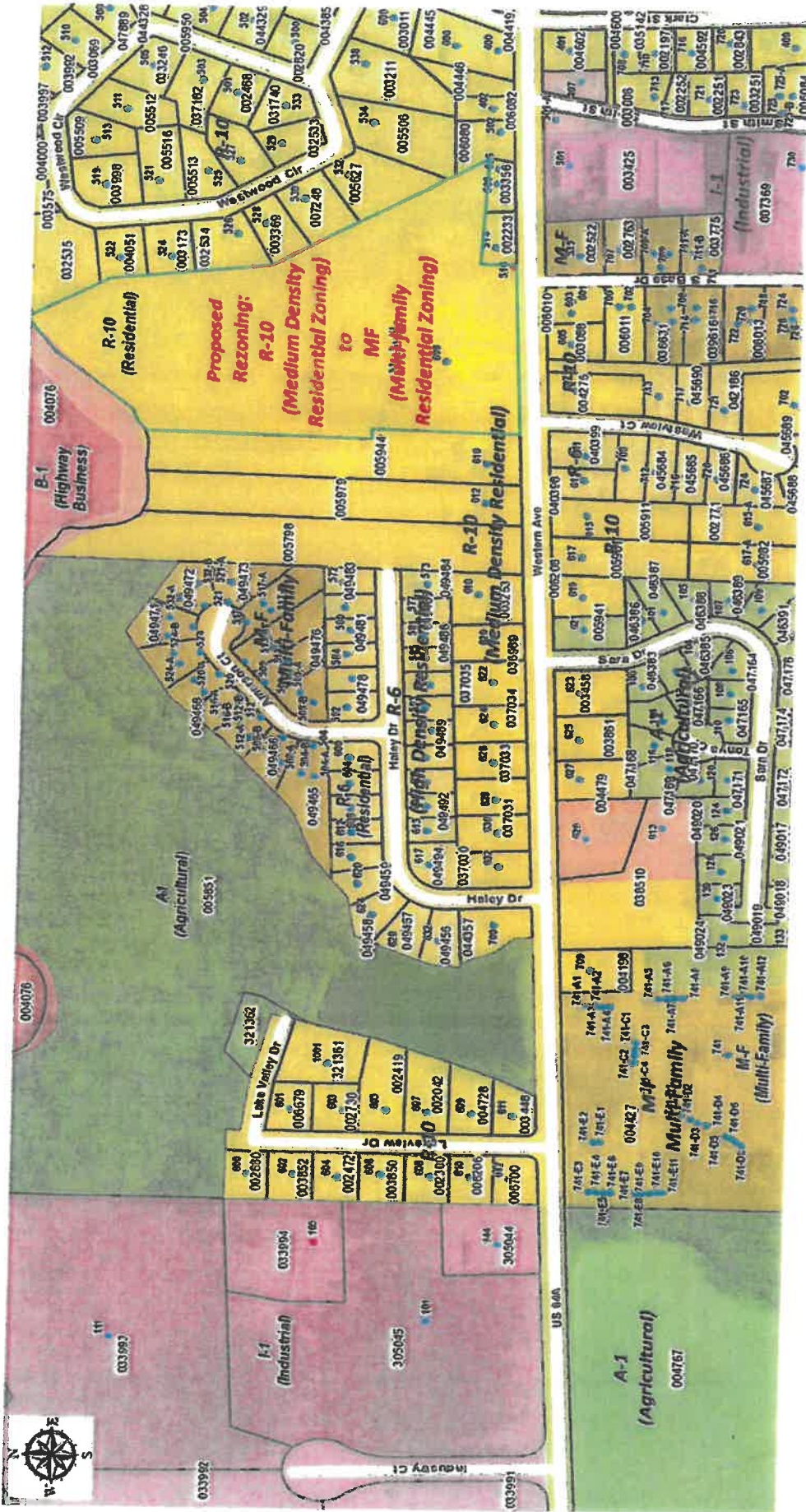
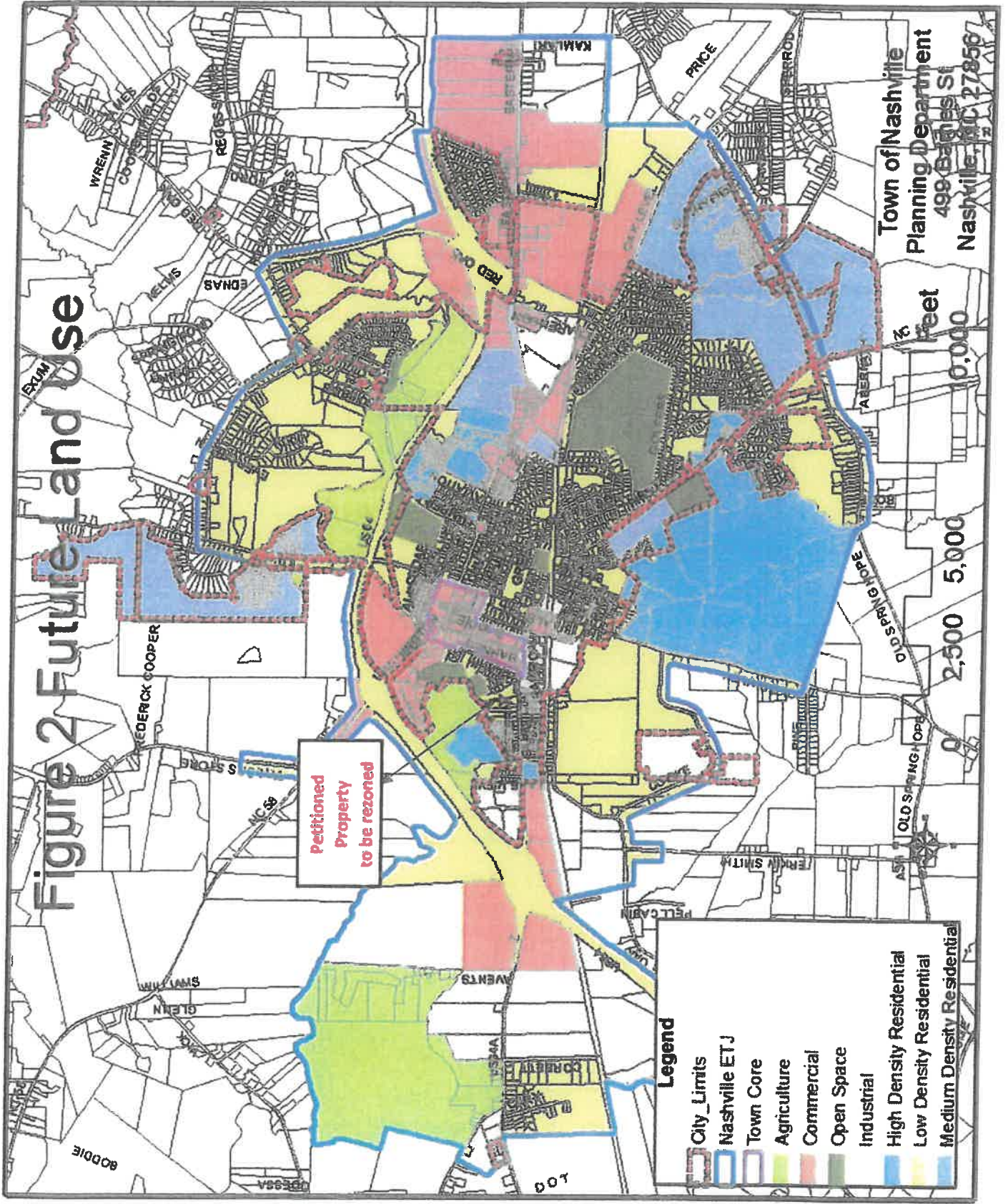


Figure 2 Future Land Use



Sec. 18-112. - Description of districts.

- (a) *A-1 agricultural district.* The A-1 district is defined as one to provide land for future development while permitting continued agricultural use until such time that development is appropriate. It is assumed that approved wells and septic tanks will be utilized until such time as municipal water and sewer is available. This district is situated primarily in the town's extraterritorial jurisdiction.
- (b) *R-30 low-density residential district.* The R-30 district is defined as low-density residential areas of single-family dwellings plus open areas where similar residential development will likely occur. The uses in this district are designated to stabilize and protect the essential characteristics of the area and to prohibit all activities of commercial nature except certain home occupations controlled by specific limitations.
- (c) *R-15 medium-density residential district.* The R-15 district is defined as open areas where only single-family development will likely occur. The uses in this district are designed to stabilize and protect all activities of a residential nature except certain home occupations.
- (d) ***R-10 medium-density residential district.* The R-10 district is defined as medium-density residential areas of mostly single-family dwellings and certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect all activities of a residential nature except certain home occupations controlled by specific limitations.**
- (e) *R-6M high-density residential and manufactured home park district.* The R-6M district is defined as high-density residential areas of mostly single-family dwellings, open areas where similar residential development will likely occur, and manufactured home parks. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and to prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.
- (f) *R-6 high-density residential district.* The R-6 district is defined as medium- to high-density residential areas where single-family and multifamily dwellings are commingled and certain open areas where similar residential development will likely occur. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.
- (g) *R-4 high-density residential district.* The R-4 district is defined as high-density residential areas where single-family and two-family dwellings are commingled. The district is primarily established to accommodate existing residential neighborhoods where lot sizes are too small to be appropriate for any other zoning district. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.
- (h) ***MF multifamily residential district.* The MF district is designed to provide high-density areas in which multifamily dwellings are distributed with particular regard to stabilizing and protecting the essential characteristics of the area.**
- (i) *O-1 office and institutional district.* The O-1 district is defined as certain land areas with structures that provide office space for professional services and for certain institutional functions, and residential accommodations, usually medium- or high-density. The district is normally small, and may include older homes undergoing conversion. The district is usually situated between business and residential districts, and the regulations are designed to permit development of the enumerated functions and still protect and be compatible with nearby residential districts.
- (j) *B-1 general business district.* The B-1 district is defined as certain commercial areas which provide a wide selection of convenience and comparison shopping outlets, furniture showrooms, and for personal services, in an orderly arrangement of retail facilities, parking and other amenities. This district is customarily located at the intersection of one or more highways or along thoroughfares. This district may also provide retailing and personal services for the benefit of residents in nearby areas and nonresidents. Included also are certain functions such as warehousing that are compatible with the primary uses.

TABLE OF PERMITTED USES
R10 (Medium Density Residential District) VS. MF (Multifamily Residential District)

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Abattoir operations												X	
Accessory building, including but not limited to fallout shelters, garages, guest houses, tool sheds and swimming pools	X	X	X	X	X	X	X	X	X	X	X	X	See note 1
Addressing services									X	X	X		
Agencies, including but not limited to travel, brokers, insurance, loan and employment									X	X	X		
Agricultural uses, nurseries, truck farms, greenhouses, etc.	X									X		X	
Alcoholic beverage packages for retail sale										X	X		
Animal medical care, including kennel operations									X	X	X	X	See note 8
Animal shelter	X												
Antiques and gift retail									X	X	X		
Any use not otherwise prohibited by law or by this article												X	See note 4
Amusements, commercial, including but not limited to bowling alleys and roller skating rinks; not including drive-in theaters, commercial stables, roller coasters, carrousel, fairgrounds, automobile racetracks, circuses or the										X	X	X	
Apartment, accessory to a primary residence	X	S	S	S	X	X	X	X	X				
Apartment, accessory to a commercial use										X	X	X	
Appliance distributor for wholesale										X	X	X	
Art gallery									X	X	X		
Arts and crafts supply and retail sales										X	X	X	

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Assembling of electrical appliances, electronic instruments and devices, radios and phonographs, including electroplating; and the manufacturing of small parts only such as coils, capacitors, transformers, crystal holders and like												X	
Athletic fields, recreational buildings, playgrounds, no commercial gain, no automobile or motorcycle racing	X	S	S	S	S	S	S		X	X	X	S	
Auction sales (excluding livestock auctioning)	X									X			
Auditoriums, indoor theaters, and assembly halls										X	X	X	
Automobile accessories sales										X	X	X	
Automobile and truck assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, parking more than one truck and trailer and similar uses												X	
Automobile repair shops, including body and fender work, conducted within a completely enclosed building									X	X	X		
Automobile sales, new and used									X	X	X		
Automobile laundry (car wash)									X	X	X		

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Automobile, motorcycle racetracks and demolition derbies	S											S	
Automobile parking lots serving uses permitted in district in which lot is located	X	X	X	X	X	X	X	X	X	X	X	X	
Automobile parking lots, serving nonresidential uses in another district				S		S	S	S	S	X	X	X	
Automobile parking lots, commercial, may be for monetary gain									X	X	X	X	
Automobile service station, not including outside storage of used, wrecked, inoperable or dismantled automobiles and gas sales										X	X	X	See note 9
Bakeries selling at retail products produced on premises										X	X	X	
Bakeries, production and wholesale sales										X		X	
Banks, savings and loan and similar financial institutions									X	X	X	X	
Bicycle and motorbike sales and repair										X	X	X	
Blacksmith	X												
Boat and accessories, retail sales and service										X		X	
Book and stationery stores										X	X		
Bottled gas, distribution, and bulk storage												X	
Broadcasting studios, radio, and T.V.									X	X	X	X	
Boardinghouse, roominghouse, and Bed and Breakfast	S			S		S	S		X	X	X		
Cabinetmaking												X	

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Candy or confectionery making, on the premises and retail only										X	X		
Carpet, rug, and bag cleaning establishments										X	X	X	
Catering establishments										X	X		
Cemetery or mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	
Christmas tree sales									X	X	X		
Churches, synagogues, temples and other places of worship, rectories, and Sunday schools	X	X	X	X	X	X	X	X	X	X	X	X	
Cleaners and dyers										X	X	X	See note 3
Cleaners, self-service										X	X	X	See note 3
Clinic services, medical and dental									X	X	X		
Clothing sales										X	X		
Clubs and lodges, private, non-profit	S	S	S	S	S	S	S	S	S	X	X	X	
Coal, coke, and wood lots												X	See note 5
Colleges, universities including fraternity, and sorority houses, dormitories, and incidental uses when on the same unit of property	S	S	S	S	S	S	S	S	S	X	X		
Community buildings, not for commercial gain	S	S	S	S	S	S	S	X	X	X	X	X	
Compartmentalized storage for individual storage of residential and commercial goods										X		X	
Concrete plants												X	
Condominiums (commercial)									S	S	S	S	

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-1	B-1	B-2	I-1	Requirements
Contractor, general (excluding storage of equipment or supplies)										X	X		
Construction storage yards, and lumberyards												X	See note 5
Convenient store										X	X		
Correctional and penal institutions, and jails	S								S		S	S	
Curio and souvenir sales										X	X		
Day care facility	S	S	S	S	S	S	S	S	S	X	S		
Delicatessen operation										X	X		
Dish antenna (or earth station)	X	X	X	X	X	X	X	X	X	X	X		See note 12
Drive-in restaurants										X	X	X	
Drive-in theaters										S		X	
Dwellings, one-family detached	X	X	X	X	X	X	X	X	X				
Dwellings, two-family	S			S	S	S		X					
Dwellings, three-family				S			X	P					
Dwellings, multifamily (other than townhouses, condominiums, and PUDs), one building per lot								X	X		S		
Dwellings, multifamily (other than townhouses, condominiums, and PUDs) more than one building per lot								S					
Dwellings, planned unit development (PUD)	S	S	S	S	S	S	S	S	S				
Dwelling, single-family semi- detached	X	X	X	X		X	X						
Dwelling, single-family semi- detached omitted	X	X	X	X		X	X						
Dwellings, condominiums				S	S	S		S	S		S		
Dwellings, townhouses				S	S	S		S	S		S		
Dwellings for caretaker or domestic employee on premises where employed	X	S	S	S	X	X	X	X	X	X			

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Electric and electronic machinery, equipment, and supplies										X	X	X	
Electrical shops										X	X	X	
Exhibition buildings, galleries or showrooms										X	X	X	
Exterminating service										X	X	X	
Facilities within a physician's or dentist's office building or within a convalescent home or hospital, not to exceed 50 percent of the ground floor area of such office or building, for the dispensing and sale, on and within the premises, of prescription medicines and medical appliances customarily prescribed by licensed physicians and dentists and dispensed upon such prescription by licensed pharmacists under the laws of the state									X				
Family care home	X	X	X	X	X	X	X	X	S				
Fairgrounds, carrousel, roller coaster, Ferris wheels, super slides, and the like										S		S	See note 7
Fences and walls	X	X		X	X	X		X	X	X	X		
Flammable liquids or gases, bulk storage in quantities less than 100,000 gallons										X		X	See note 6

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Flea markets, open-air sales not incidental to the operation of an otherwise permitted use, farmers' markets, antique fairs and crafts fairs, used or new merchandise promotion										X		X	
Florist operations										X	X		
Flower and plant sales, not enclosed										X	X	X	
Food sales										X	X		
Foundry casting, light-weight, nonferrous metal not causing noxious fumes, noise or odors										X		X	
Furniture, retail sales										X	X		
Funeral homes									X	X	X	X	
Frozen food lockers										X		X	
Game farm	X												
Garbage landfills, incinerators												S	
Golf courses, except par-three or miniature courses	X	X	X	X	X	X	X	X				X	
Golf courses, par-three or miniature courses									X		X		
Golf driving range	X								X		X		
Hardware and building materials sales									X	X	X		See note 1
Hatchery operations	X												
Home occupations	X	X		X	X	X		X	X				See note 2
Home furnishings and appliance sales									X	X			
Hospital, sanatoria, homes for aged, and nursing homes	S	S	S	S	S	S	S	S	S	S	S	S	
Hotels and motels									X	X			
Ice manufacturing											X		

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Industrial operations not otherwise listed in this section (except the uses listed in note 5)												X	
Industrial sales and equipment, repair service or other industrial operations not otherwise listed in this section (except those uses listed in note 4)												X	
Internet café										S			
Janitorial service									X	X			
Junkyards or salvage operations												S	See note 10
Laboratories, experimental photo or motion picture, film or testing												X	
Laboratories, medical, research or dental									X	X	X	X	
Laundromat, dry cleaners									X	X	X	X	See note 3
Laundries, self-service									X	X	X	X	See note 3
Livestock breeding operations	X												
Locksmiths and gunsmiths									X	X	X	X	See note 3
Machine shop, excluding punch press over 20 tons' rated capacity, drop hammers and automatic screw machines												X	
Manufactured home, class A	X	X	X	X	X	X	X	X	X				
Manufactured home, class B	X				X	S	S						
Manufactured home, class C													
Manufactured home used as a second primary structure	S												

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
<p>Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stone, shell, textiles, wood (excluding planing mills), tars and paint not employing a boiling process</p>												X	See note 5
<p>Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, food products, perfumes, pharmaceuticals, toilet soap, and toiletries</p>												X	See note 5
<p>Manufacturing and maintenance of electric and neon signs, billboard and commercial advertising structures and light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves and the like</p>												X	
<p>Manufacturing of musical instruments, toys, novelties and rubber and metal stamps</p>												X	

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Manufacturing of pottery and figurines or similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas												X	
Manufactured home parks					S								
Manufactured homes, agricultural implements, heavy machinery sale, repair, rental or storage										X		X	
Manufactured unit used as an office									S	S	S	S	
Manufactured unit used as a temporary office	X		X	X	X	X	X	X	X	X	X	X	See note 13
Manufactured unit used as a classroom	X	X	X	X	X	X	X	X	X	X	X	X	See note 16
Manufactured home sales										X		X	See note 16[sic]
Manufactured home sales office										X		X	See note 11
Medical, dental, paramedical and chiropractor offices									X	X	X		
Metal shops involving fabrication of sheet metal only												X	
Monument works and stone works												X	
Motels and hotels										X	X		
Newsstand sales										X	X		
Nightclubs, bars, lounges, and the like										S	S		
Nursery operations (plants)	X									X		X	
Offices									X	X	X	X	
Office supplies and equipment sales and service									X	X	X		
Orphanages									X				

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Pet sales, excluding kennel activities or outside storage of animals										X	X		
Pharmaceutical sales										X	X		
Philanthropic, charitable institutions									X	X	X		
Photographic developing, processing and finishing										X	X	X	
Planing mills or sawmills												X	
Planned unit developments (commercial)									S	S	S	S	
Plating												X	
Pool halls and game rooms										X	X		
Post office									X	X	X		
Poultry and egg processing												X	
Poultry dressing plants												X	
Primary metal products												X	
Printing and reproduction									X	X	X	X	
Public parks and recreational facilities	X	X	X	X	X	X	X	X	X	X	X	X	
Public buildings, libraries, museums, art galleries, fire stations, ambulance services and the like	S	S	S	S	S	S	S	S	X	X	X	X	
Public utilities, static transformer stations, transmission lines and towers and telephone exchanges, radio and television towers and transmitting or relay stations, not including service and storage yards	S	S	S	S	S	S	S	S	S	S	S	S	
Quarries or other extractive industries												X	

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Railroad station operations										X	X	X	
Rehabilitation homes, such as halfway houses								S	S				
Recreation or amusement enterprise conducted inside or outside a building and for profit, and not otherwise listed in this section										X	X		
Restaurants, including all eating places, except drive-ins, nightclubs, clubs and lodges										X	X	X	
Retail business, but not car sales, otherwise listed										X	X	X	See note 1
Sawmill or planing activities												X	
Schools (academic); kindergarten, elementary, secondary, public or private	S	S	S	S	S	S	S	S	S	S	S	S	
Schools (nonacademic); commercial, vocational, public or private to include music and dance studios									S	X	X	S	
Secondhand and swap shop activities										X	X		
Service establishments, including but not limited to barbershops, small item repair shops, rental shops, custom fabrication, tailor shops, beauty parlors, and tanning beds										X	X	X	
Sheet metal and roofing shops										X		X	
Shoe repair										X	X	X	

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Signs	X	X	X	X	X	X	X	X	X	X	X	X	See division 5
Solar farm												S	
Stables (commercial)												X	
Storage, outdoor, not including junkyards or storage of petroleum products in quantities over 100,000 gallons, not otherwise listed in this section										S		S	See note 6
Storage, petroleum products in quantities greater than 100,000 gallons												X	
Stores or shops, retail, but not automobile sales or repair and not otherwise listed in this section										X	X		
Taxi operation										X	X	X	
Temporary buildings incidental to a construction project	X	X	X	X	X	X	X	X	X	X	X	X	
Tire recapping										X	X	X	
Tobacco processing and storage												X	
Tourist homes				S	S	S	S	S	X	X	X		
Townhouses (commercial)									S	S	S	S	
Training centers, associated with schools, colleges, or public agencies	X								X	X	X		
Transportation terminals, freight										X		X	
Transportation terminals, passengers										X	X	X	
Travel trailer parks												X	
Upholstery, paper hanging, and decorator shops										X	X		

	A-1	R-30	R-15	R-10	R-6M	R-6	R-4	MF	O-I	B-1	B-2	I-1	Requirements
Variety, gift and hobby supply sales										X	X		
Veterinary establishments									X	X	X	X	
Wholesale establishments										X	X	X	
Warehouses, mini (units not to exceed 400 square feet each)										S		X	
Warehouses, sales or service										X		X	
Warehousing												X	
Woodworking shops												X	

District	Minimum Lot Size		Minimum Yard Regulations				Maximum Height of Structure In Feet	
	Area in Square Feet	Lot Width	Front Yard Set Back in Feet	Side Yard Set Back in Feet	Side Street Setback in Feet	Rear Yard Depth in Feet		
A-1 Agricultural	30,000 w/o central water & sewer	100	50	15		40	35	
	20,000 w central water	100	50	15		40	35	
	15,000 w central sewer	100	50	15		40	35	
R-30 Residential	30,000	100	30	15		30	35	
R-15 Residential	15,000	100	35	15		25	35	
R-10 Residential	Single Unit	10,000	75	30	12	30	35	
	Double Unit	12,000	80	30	12	30	35	
	Residential							
R-6M Residential	4,000	40	Refer to Manufactured Home Parks Special Use Section				35	
R-6 Residential	Single Unit	6,000	60	25	8	20	35	
	Double Unit	8,000	80	25	8	20	35	
	Residential							
R-4 Residential	Single Unit	4,000	40	15	6	7.5	10	35
	Double Unit	6,000	40	15	6	7.5	10	35
	Residential							
MF Multi-Family	Single Unit	6,000	60	25	8	20	35	
	Double Unit	7,000	60	25	8	20	35	
	Multi-Units	8,000 for the first 2 units and 2,500 for each additional unit	60	25	8	20	56	
	Residential							
O-1 Office and Institutional	4,000	40	25	10	12.5	10	56	
	Residential	4,000	40	25	10	20	56	
B-1 Highway Business	4,000	40	25	10	12.5	10	35	
B-2 Central Business	4,000	40	10	0 if B-2, B if another zone		10	56	
	Industrial							
I-1 Industrial	4,000	40	25	10	12.5	10	56	