


STAFF REPORT

May 19, 2020

TO: Mr. Ernest Curry, Chair of Trotwood Planning Commission
Members of Trotwood Planning Commission

FROM: Jung-Han Chen, 
Planning and Development Director

CASE #: **PC Case #20-03:** Amend Chapter 1169 Titled L-I (Light Industrial) District to L-I-1 (Light Industrial 1) District and its related development standards, City of Trotwood, Applicant

ZONING TEXT AMENDMENT

DESCRIPTION:

This application is to amend the L-I (Industrial District) to L-I-1 (Light Industrial 1) District, and its related development standards.

DISCUSSION:

The fundamentals of municipal zoning is that the City is divided into different zoning districts from, low density to high intensity, from residential, commercial to industrial uses, in a gradual scale to build a hierarchy of uses in an inclusive fashion as low-density development would be permissible in a high-intensity district. For instance, a single family would be permitted in a two-family, as well as in a multi-family residential districts. Similarly, a retail type of business that would be permitted in a neighborhood business district, and would also be permitted in the general business district.

The City is generally divided into three major categories: residential, commercial, and industrial districts, and there are several subcategories within each major categories. In Trotwood, there are 8 (eight) residential districts, ranging from single family to multi-family district. On the commercial sides, Trotwood has 6 (six) commercial districts, including C-R district. On the contrary, there is only 1 (one) industrial district in Trotwood.

Having one industrial district for the entire City would seem to shortchange the map amendment process, since that would be the only option for any industrial type project to apply for, regardless of the type of industrial uses and which might not be flexibility for the City, or the project initiator, to apply for. The common critique of municipal zoning code is that it is one size fits all, regardless of the size of the lot or the location of the lot. Having one district of choice would certainly give the critiques more reason to discredit the legitimacy of municipal zoning code. Additionally, certain industrial uses may need to be reviewed thoroughly to ensure the adjoining properties would not be adversely impacted by the use, which indicates that the proposed uses may not be compatible in a certain area, or neighborhoods of the City.

It is the City's police power to delineate individual districts for certain uses, and it is legally permissible to create zoning districts to address potential impacts of different uses to safeguard the residential properties.

Based on this thought process, staff reworked the Light Industrial to recommend it to become light industrial district 1, and with under the PC-20-04 that a new chapter is created as light industrial district 2. Certain uses are allowed in L-I-1 and whereas certain uses are only allowed in L-I-2 as conditional uses.

STAFF RECOMMENDATION

Staff is recommending the Commission to consider removing Chapter 1167, C-R (Commercial Recreation) District from the Trotwood Zoning Code, as well as from the Official Trotwood Zoning Map.

PLANNING COMMISSION REVIEW AND APPROVAL ALTERNATIVES:

The Commission's action could be:

1. Move to make the specified findings under Chapter 1125 and **APPROVE** the request to remove Commercial Recreation District from Trotwood Zoning Code and Trotwood Zoning Map.
2. Move to **DENY** requested amendment.

Attachments: Trotwood Zoning Code Chapter 1125 Administration and Enforcement
Proposed schedule of Permitted and Conditional Uses by District

1125.08 ZONING TEXT AND MAP AMENDMENTS.

(a) Amendment may be initiated by Council, the Planning Commission, Zoning Administrator, or by an application by one or more owners of property affected by the proposed amendment. The term "owner" shall mean the property owner or a person or other party holding a written option to purchase that property.

(b) An application for an amendment shall be accompanied by maps, drawings and data necessary to demonstrate the proposed amendment is in conformance with the Comprehensive Land Use Plan of the City, and that public necessity, convenience and general welfare require or permit the adoption of the proposed amendment.

(c) The Zoning Administrator shall make a thorough investigation and analysis of an application for a zoning amendment, and shall afterwards prepare a written report, along with recommendations for submission to the Planning Commission.

(d) Within forty-five days of the receipt of an application for a zoning amendment, the Planning Commission shall hold a public hearing. In addition, the Commission shall publish a notice of public hearing in a newspaper of general circulation in Trotwood not less than ten (10) days prior to the date of such hearing, and shall be responsible for notifying, by mail, at least ten days in advance of such hearing, all property owners within 300 feet of the property in question. Additionally, at least 10 days before Public Hearing, an information sign shall be posted on any property being considered for rezoning. Said sign shall be posted by the application and shall state: "An application has been filed for rezoning of this property. For Information, call 854-7221." The signs may be borrowed from the Planning Department at Trotwood Government Center. Said sign must remain in place until the application has been approved or disapproved by City Council.

(e) Within forty-five days of holding the public hearing, the Planning Commission may recommend that the application be granted as requested, or it may recommend a modification of the zoning amendment request, or it may recommend that the application not be approved.

(f) The recommendation of the Planning Commission shall be submitted to the Council and shall be accompanied by a report of findings, summary of hearings, and all data submitted with the application.

(g) Within forty-five days following receipt of a recommendation from the Planning Commission, Council shall schedule a public hearing. In doing so, Council shall publish a notice of public hearing in a newspaper of general circulation in Trotwood not less than ten days prior to the date of such hearing, and shall be responsible for notifying, by mail, at least ten days in advance of such hearing, all property owners within 300 feet of the property in question.

CHAPTER 1169
L-I-1 Light Industrial 1

1169.01 Purpose.	1169.09 Minimum side yard setback.
1169.02 Principally permitted uses.	1169.10 Minimum rear yard setback.
1169.03 Permitted accessory uses.	1169.11 Maximum height regulations.
1169.04 Conditionally permitted uses.	1169.12 Off-street parking and loading.
1169.05 Minimum lot area and width.	1169.13 Open Space.
1169.06 Minimum lot frontage.	1169.14 Underground utilities.
1169.07 Minimum lot depth.	1169.15 Access control requirements
1169.08 Minimum front yard setback.	

CROSS REFERENCES

Bufferyards and Landscaping- see P. & Z. Ch. 1175
Off-street parking and loading – see P. & Z. Ch. 1181
Signs, see P. & Z. Ch. 1185
Supplemental regulations – see P. & Z. Ch. 1189
Wireless communication facilities – see P. & Z. Ch. 1191

1169.01 PURPOSE.

It is the purpose of the “L-I-1” District to encourage the development of areas within the City that will not adversely affect adjacent businesses or residential neighborhoods by permitting industrial and manufacturing establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare; and whose potentially objectionable features will be eliminated by design, complete enclosure or other appropriate measures.

1169.02 PRINCIPALLY PERMITTED USES.

Principally permitted uses shall be as follows:

- (a) Uses similar to those indicated in this district: pursuant to Chapter 1135.
- (b) [See Appendix B, Schedule of Permitted and Conditional Uses by District]

1169.03 PERMITTED ACCESSORY USES.

Permitted accessory uses shall be as follows:

- (a) Uses, buildings or structures customarily incidental to a principal permitted use or conditionally permitted use located on the same lot therewith.

1169.04 CONDITIONALLY PERMITTED USES.

Conditionally permitted uses shall be as follows:

- (a) Uses similar to those indicated in this district: pursuant to Chapter 1133.
- (b) [Pursuant to Chapter 1133, see Appendix B, Schedule of Permitted and Conditional Use by District]

1169.05 MINIMUM LOT AREA AND WIDTH.

The minimum lot area and width for properties in the L-I-1 District shall be one acre and a width of not less than 200 feet.

1169.06 MINIMUM LOT FRONTAGE.

The minimum lot frontage for properties in the L-I-1 District shall be 200 feet.

1169.07 MINIMUM LOT DEPTH.

The minimum lot depth for properties in the L-I-1 District shall be 200 feet.

1169.08 MINIMUM FRONT YARD SETBACK.

The minimum front yard setback for properties in the L-I-1 District shall be 50 feet.

1169.09 MINIMUM SIDE YARD SETBACK.

The minimum side yard setback for properties in the L-I-1 District shall be a total of 35 feet with a minimum side yard setback of 15 feet each side.

1169.10 MINIMUM REAR YARD SETBACK.

The minimum rear yard setback for properties in the L-I-1 District shall be 25 feet.

1169.11 MAXIMUM HEIGHT REGULATIONS.

The maximum height for building and structures in the L-I-1 District shall be as follows:

- (a) No principal structure shall exceed 35 feet in height unless otherwise specified in this Code.
- (b) No accessory structure shall exceed 25 feet in height.

1169.12 OFF-STREET PARKING AND LOADING.

Off-street parking and loading shall be required as specified in Chapter 1181, Off-street Parking and Loading.

1169.13 OPEN SPACE.

Development in the L-I-1 Light Industrial District shall provide a minimum 15 % open space, **excluding the required setbacks.**

1169.14 UNDERGROUND UTILITIES.

All electric power, lines (not including transformers or enclosure containing electric equipment which may be pad mounted), telephone, gas distribution, and cable television lines shall be placed underground in accordance with the specifications and policies of the respective utility service providers.

1169.15 ACCESS CONTROL REQUIREMENTS.

Traffic studies may be required as recommended by the Director of Public Works. The Planning Commission will require access and other traffic related improvements shown to be necessary by the Director of Public Works.



TROTWOOD
GROWING TOGETHER

City of Trotwood, Ohio
3035 Olive Road, Trotwood, Ohio 45426-2600

Department of Planning & Development
Phone: (937) 854-7227 Fax: (937) 854-0574

ZONING AMENDMENT APPLICATION

Date: 4-16-20 FEE: \$300
Map Amendment ☐ Text Amendment* ☒ Official Filing Date 4-17-20

*Requesting Amendment to Section _____

APPLICANT: Name: Jung-Han Chen Phone #: 937-854-7216
Address: 3035 Olive Road City Trotwood State OH Zip 45426

PROPERTY OWNER: Name: _____ Phone #: _____
Address: _____ City _____ State _____ Zip _____

MAP AMENDMENT;

ZONING: Current _____ District Requested _____
Total Area of Zoning Amendment Request _____ Acres Square Feet

DESCRIPTION OF AMENDMENT (Complete as Applicable):

Address: _____
Subdivision Name: _____ Lot #: _____
Book _____ Page _____ Parcel Number(s) _____
Present Use: _____ Proposed Use: _____

STATEMENT:

Explain the need for Amendment requested:

*Amending Chapter 1169, titled
L-1 (Light Industrial) District
to L-I-1 (Light Industrial
District 1) and its related
development standards*

Applicant's Status: Owner Agent*

*If agent, submit Agent Form signed by Property Owner(s) endorsing application.

Contact Person: _____ Phone #: _____

I certify that all information and attachments to this application are true and correct to the best of my knowledge.

Applicant's Signature

Jung-Han Chen

Applications is _____ approved _____ not approved _____ / _____

Planning & Zoning Administrator

Date

To: PLANNING COMMISSION AND COUNCIL

Case # PC-20-03 / _____

ZONING AMENDMENT APPLICATION ADDITIONAL INFORMATION REQUIRED

MAP AMENDMENT (REZONING)

1. Legal description of property or boundary description of the proposed zoning district.
2. If applicant is not owner of all property included in the application, a notarized letter from each property owner appointing the applicant as the owner's agent and agreeing to be bound by the application, by any agreement made by the agent, and by the decision of the City on this matter.
3. Vicinity map at a scale of 1" = 1,000 feet showing location of area requested for zoning change.
4. A survey of the land proposed for rezoning if the requested zoning district boundaries do not follow existing property lines.

TEXT AMENDMENT

1. Brief discussion of the proposed Zoning Code Text Amendment.
2. A copy of the exact wording of the Section of the Zoning Code as it would read if the Amendment is approved.
3. Statement explaining reason for requesting Zoning Code Text Amendment.

This application will not be considered officially filed until all required information has been submitted. Although the City Staff will attempt to notify the applicant of any missing required information, it is the applicant's responsibility to insure the completeness of the application.

APPENDIX B: SCHEDULE OF PERMITTED AND CONDITIONAL USES BY DISTRICT

SCHEDULE OF USES	Residential Single Family District	Residential Two/Four Family District	Residential Multi-Family District	Rural Estate District	Office-Residential District	Older Town Business District	Neighborhood Business District	General Business District	Regional Business District	Business Park District	Light Industrial District	Light Industrial District 2	Port/Open Space District	Agriculture District	Business Industrial Campus District
ZONING DISTRICT SYMBOL	R-SF	R-1F R-2F	R-MF	R-E	O-R	OT-B	N-B	G-B	R-B	B-P	L-1-1	L-1-2	P/O-S	A	B-1
P - Permitted Use C - Conditional Use	AGRICULTURE USES														
Agricultural implement sales service								P	P					P	
Animal husbandry, except porcine				C									C	P	
Agricultural field crops				P									P	P	
Community Gardens	C	C	C	P									P	P	
Farm Markets				C									C	C	
Farm, ranch or orchard				P									C	P	
Poultry husbandry on tracts of 40+ acres				P										P	
Kennels, boarding of cats, dogs				C										P	
Riding stables & boarding of horses	C* (not in RSF-11)			C* C**										P	

* Keeping of horses requires minimum of two acres of property and at least one acre per each horse. No boarding or riding stables in RSF District

** Only on tracts of five (5) or more acres.

APPENDIX B

SCHEDULE OF PERMITTED AND CONDITIONAL USES BY DISTRICT

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ZONING DISTRICT SYMBOL	R-SF	R-2F R-4F	R-MF	R-E	O-R	OT-B	N-B	G-B	R-B	B-P	L-I-1	L-I-2	P/O-S	A	B-I
P - Permitted Use C- Conditional Use	AGRICULTURE USES														
Agricultural implement sales service								P	P					P	
Animal husbandry, except porcine				C									C	P	
Agricultural field crops				P									P	P	
Community Gardens	C	C	C	P									P	P	
Farm Markets				C									C	C	
Farm, ranch or orchard				P									C	P	
Poultry husbandry on tracts of 40+ acres				P										P	
Kennels, boarding of cats, dogs				C										P	
Riding stables & boarding of horses	C* (not in RSF-H)			C* C**										P	

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P - Permitted Use C- Conditional Use	PRIMARY RESIDENTIAL USES														
Boarding or rooming house		C	C			C									
Motel or hotel, apartment hotel									P	C					
Single family dwelling	P	P (R-TF)		P	C	P								P	PUD*
Two family dwelling		P	P (RMF-L) C (RMF-H)		C										PUD*
Three-Four family dwelling		P (R-FF)													PUD*
Multi-family dwelling			P			C									PUD*
PUD*: As part of Planned Unit Development for commercial															

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P - Permitted Use Conditional Use	C-														
RETAIL AND BUSINESS SERVICES															
Antique furniture shop								P	P						
Art supply store								P	P						
Bakery/ Confectionery shop (retail sales)						P	P	P	P						
Bank or savings and loan office						P	P	P	P						
Barber and beauty shop						P	P	P	P						
Beer and Wine carryout								C	C						
Book and stationery store							C	P	P						
Cafeteria							C	P	P						
Camera shop								P	P						
Catering, banquet facilities								P	P						
Clinic, medical/dental						P	P	P	P						
Clothing sales, used							C	P	P						
Computer sales, service							C	P	P						
Convenience retail						P	C	P	P						
Copy service								P	P						
Department store, discount store								P	P						
Drug store, pharmacy							C	P	P						

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P - Permitted Use C- Conditional Use	RETAIL AND BUSINESS SERVICES (Continued)														
Fast food restaurant							C	P	P	C	C	C			
Florist shop						P		P	P						
Funeral Home						C		P	P						
Furniture/appliance store, new & used						P		P	P						
Garden shop and plant sales								P	P					C	
Grocery store						C	C	P	P						
Handcraft and art object sales								P	P						
Hardware store								P	P						
Hobby shop								P	P	C					
Laboratory, medical or dental						P		P	P						
Laundry/Dry cleaning drop-off and pick-up						P	C	P	P						
Liquor store								C	C						
Medical appliances fitting and sales								P	P						
Medical Marijuana Dispensary															
Mortuary						C		P	P						
Optical shop								P	P						

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P - Permitted Use C- Conditional Use	RETAIL AND BUSINESS SERVICES (Continued)														
Pawn shop								P							
Personal custom services such as tailor, milliner, seamstress, related services						P	P	P	C						
Personal electronics sales/service, such as Cell phone, iPod, PDA						C	C	P	P						
Personal services such as barber, beauty shop, nail salon						P	P	P	P						
Pet shop - small animal, birds/fish								P	P						
Professional offices						P	P	P	C	P			C		P
Professional services					C	P	P	P	C	C					
Restaurant/deli						P	C	P	P	C	C	C			P
Retail shops, apparel accessories, gifts and similar items						P		P	P						
Shoe repair						P	P	P	P						
Studio, decorator and display of art objects								P							
*: RESTURANT ONLY															



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P - Permitted Use Conditional Use	RETAIL AND BUSINESS SERVICES (Continued)														
Studio, photographer, artist, music, drama dance						P		P	C						
Tavern								C	C						
Travel bureau or consultant								P	P	P					
Variety store						P		P	P						

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P - Permitted Use Conditional Use C-	COMMERCIAL AND RELATED SERVICE USES														
Animal clinic or pet hospital (no outside pens)								P	P						
Bakery, wholesale									P		P	P			
Building material sales								C	P		C	P			
Bus passenger station					C	C	C	P	P	P					
Cabinet or upholstery shop								C	P		C	P			
Cleaning, laundry plant commercial									P						
Corporate or business training facility								P	P	P					P
Dance hall/night club								C	C						
Dental laboratory								P	P		P	P			
Heating, air conditioning, plumbing shop								C	C		P	P			
Hotel															C
Laboratory, manufacturing								P	P	C	P	P			P
Laboratory, scientific or research									P	P	P	P			P
Lawn & garden equipment sales, service								P	P		P	P			
Locksmith								P	P						
Maintenance and repair service								P	P						

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P - Permitted Use Conditional Use C-	COMMERCIAL AND RELATED SERVICE USES (Continued)														
Medical appliances fitting and sales								P	P						
Medical laboratory								P	P	P	P	P			
Medical Marijuana Cultivator															
Medical Marijuana Processor															
Medical Marijuana Dispensary															
Mini warehouse									C			C			
Paint and wallpaper store								P	P						
Personal improvement services								P	P						
Research laboratory									P	C	P	P			P
Sale of furniture and appliances								P	P						
Service clubs, lodges								P	P						
Storage warehouse (mini)									C			C			
Studio, health, reducing or similar service								P	P						
Testing laboratory									P	C	P	P			P

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P - Permitted Use C- Conditional Use	COMMERCIAL AND RELATED SERVICE USES (Continued)														
Trade/commercial schools								C	C	C					
Trailer and mobile home sales or rental only									C						
Veterinarian hospital/kennel (outside pens)								C	C			C			
Veterinarian office (no outside kennels)								P	P						
Wholesale sales								C	P	C					

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P - Permitted Use C- Conditional Use	INDUSTRIAL AND RELATED SERVICES														
Any manufacturing process											P	P			
Asphalt or concrete batching plants												C			
Cleaning, dyeing/laundry plant, industrial											C	P			
Clothing manufacturing similar light manufacturing process											P	P			
Commercial extraction of sand, soil and gravel												C			
Contractors storage/equipment yard											C	P			
Distribution center										C	C	P			C
Heavy machinery sales, storage, repair											C	P			
Job printing, lithographer, printing or blueprint plant									C	C	C	P			
Junk yard												C			
Laundry/Dry Cleaning Plant											C	P			
Light manufacturing process										C	P	P			P
Manufacturing, industrial storage or assembling process											P	P			P

ZONING DISTRICT SYMBOL	R-SF	R-1TF R-2TF	R-MF	R-E	O-R	OT-B	N-B	G-B	R-B	B-P	L-I-1	L-I-2	P/O-S	A	B-1
P - Permitted Use Conditional Use	INDUSTRIAL AND RELATED SERVICES (Continued)														
Medical Marijuana Cultivator															
Medical Marijuana Processor															
Milk depot, dairy/ice cream plant											P	P			
Storage of shell, soil, sand and gravel												C			
Storage, warehouse or freight terminal											C	P			
Truck terminal											C	P			
Welding or machine shops											C	P			
Automobile dismantling & wrecking yard												C			
Automotive filling station							C	C	P						
Automotive parts and accessories sales						P	P	P	P						
Automotive repair						C*			C			C			
Auto & truck sales, rental and lease									C						
Automotive services, such as tire and muffler shop						C*	C	P	P						

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P - Permitted Use Conditional Use C-	ENTERTAINMENT AND RECREATIONAL USES														
Commercial off-street parking															
Paint and Body Shops						C*		P	P						
Towing service								C	C						
Active recreation	C	C	C	C	C	C		C	C		C	P	C		
Adult entertainment															
Bingo hall									C						
Commercial recreation								P	P						
Community Center					C			C	C						
Convention Center								P	P						C
Country club				C											
Race track, drag strip												C			
Legitimate theater								P	P						
Motion picture theater								P	P						
Non-Commercial recreation					C	C	C	P	P				C		
Park, playground, similar recreation use	P	P	P	P	C	C	C	C	C				C		
Passive recreation				C						C			P		
Private tennis/swim club	C	C	C	C		C			C						
Public recreation center	C	C	C	C	C	C	C	C	C				C		

ZONING DISTRICT SYMBOL	R-SF	R-TF-R-FF	R-MF	R-E	O-R	OT-B	N-B	G-B	R-B	B-P	L-1-1	L-1-2	P/O-S	A	B-1
P - Permitted Use Conditional Use	INSTITUTIONAL AND SOCIAL SERVICE USES														
Arboretum, botanical garden, greenhouse conservatory													C		
Assisted Living Facility			C	C	C										
Care Facility	P	P	P												
Convent/Monastery	C			C				C							
Day care center	C*	C*	C*		C*	C		C							
Day care group home	C (RSFH)	C	C												
Day care home	C	C	C												
Adult daycare home	C	C	C												
Adult daycare center	C*	C*	C*		C*	C		C							
Dog park	C	C	C		C	C		C					C		
Educational institution (elementary)	C	C	C			C	C								
Educational Institution (secondary)	C	C	C			C	C	C	C						
Family care home	C	C	C		C										
Foster care homes	C	C	C												
Fraternal lodge or civic club								P	P						
Hospital								C	C						C

ZONING DISTRICT SYMBOL	R-SF	R-TF R-FF	R-MF	R-E	O-R	OT-B	N-B	G-B	R-B	B-P	L-1.1	L-1.2	P/O-S	A	B-1
P - Permitted Use Conditional Use C-	INSTITUTIONAL AND SOCIAL SERVICE USES (Continued)														
Independent Group Living			C												
Library, art gallery, museum								P	P						
Nature preserve													P		
Nursing and convalescent home			C		C	C									
Out of home respite care	C	C													
Parks/Open Space Uses	P				C		C						P		
Private schools	C	C	C		C	C		C	C	C					
Public offices					C	C	C	C	C	C					C
Religious places of worship	C	C	C			C									
Residence home for aged	C		C	C	C										
Service club								P	P						

[*] Only in conjunction with a church, school, community center or synagogue. (1133.04(4)(5)(N))

SCHEDULE OF USES	Residential Single Family District	Residential Two/ Four Family District	Residential Multi- Family District	Rural Estate District	Office- Residential District	Old Town Business District	Neighborhood Business District	General Business District	Regional Business District	Business Park District	Light Industrial District 1	Light Industrial District 2	Park/ Open Space District	Agri-culture District	Business Campus District
ZONING DISTRICT SYMBOL	R-SF	R-TF R-FF	R-MF	R-E	O-R	OT-B	N-B	G-B	R-B	B-P	L-I-1	L-I-2	P/O-S	A	B-1
P - Permitted Use Conditional Use C-	ACCESSORY AND INCIDENTAL USES														
Accessory building residential	P	P	P	P	P	P									
Airport, heliport or landing field				C				C	C			C			
Bed and Breakfast	C	C	C	C											
Caretakers quarters															
Cemeteries													C		
Farm accessory building				P									C		
Farm animals (large) *	P			P											
Farm animals (small) **	P			P											
Home occupation	P	P	P	P	P	P									
Off-street parking incidental to main use	P	P	P	P	P	P	P	P	P	P	P	P	P		
Social and recreational building			C					C	C						
Swimming pool (private)	P	P	P	P	P	P		C							
Temporary field or construction office	P	P	P	P	P	P	P	P	P	P	P	P	P		
* On five (5) acres or more															
** On three (3) acres or more															

SCHEDULE OF USES	Residential Single Family District	Residential Two/Four Family District	Residential Multi-Family District	Rural Estate District	Office-Residential District	Old Town Business District	Neighborhood Business District	General Business District	Regional Business District	Business Park District	Light Industrial District 1	Light Industrial District 2	Park/Open Space District	Agri-culture District	Business Industrial Campus District
ZONING DISTRICT SYMBOL	R-SF	R-1F R-FF	R-MF	R-E	O-R	OT-B	N-B	G-B	R-B	B-P	L-1-1	L-1-2	P/O-S	A	B-1
P - Permitted Use C- Conditional Use	UTILITIES AND RELATED USES														
Essential services	P	P	P	P	P	P	P	P	P	P	P	P	P		
Fire Station	P	P	P	P	P	P	P	P	P	P	P	P			
Radio, television or microwave towers	C	C	C	C	C	C	C	C	C	C	C	C			
Telephone exchange switching/relay equipment	P	P	P	P	P	P	P	P	P	P	P	P			