

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 #20-04:** Add a new Chapter 1170, Titled L-I-2 (Light Industrial 2) District and its related development standards, City of Trotwood, Applicant

ZONING TEXT AMENDMENT

DESCRIPTION:

This application is to add a new chapter titled L-I-2 (light Industrial 2) District to the Trotwood Zoning Code.

DISCUSSION:

This is a companying piece to PC-20-03 to change the Trotwood industrial district by amending the existing L-I to L-I-1 and create a new chapter titled L-I-2, so there are two industrial districts in the Trotwood Zoning Code.

The City is generally divided into three categories: residential, commercial, and industrial districts, and there are several subcategories within each major categories. In Trotwood instances, 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 districts. On the contrary, there is only 1 (one) industrial district in Trotwood.

The idea behind the two districts is that manufacturing activities may be better for one district and other non-manufacturing type of industrial uses may be allowed in another industrial district. Furthermore, having more than one industrial district would provide additional flexibility to the Planning Commission, and/or developer to consider zoning map amendment.

There are different types of industrial uses and all could not fit into one district. For instance, junkyard and/or automobile dismantling wrecking yard is different from a manufacturing operation in the fabricating/assembling process not only in the proceeding but also the whereabouts of the end product. Therefore, it is essential to review the permitted uses and conditional use schedule to revise the table to consider those uses comprehensively.

Staff prepared the attached revised schedule B Permitted and Conditional Use in Districts to illustrate what type of uses are under the L-I-1 and what uses are permissible under L-I-2 for your information.

Any comments and questions are encouraged by the Planning Commission in those uses in each district. The Commission could also determine the certain uses would be better in a different district than the recommended list from staff.

STAFF RECOMMENDATION

Staff is recommending the Commission to consider creating a new Chapter 1170 titled L-I-2 (light Industrial 2) District to Council for legislative action.

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 create a new chapter 1170 titled L-I-2 (light Industrial 2) District.
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 1170
L-I-1 (Light Industrial 2) District

1169.01 Purpose.
1169.02 Principally permitted uses.
1169.03 Permitted accessory uses.
1169.04 Conditionally permitted uses.
1169.05 Minimum lot area and width
1169.06 Minimum lot frontage.
1169.07 Minimum lot depth.
1169.08 Minimum front yard setback.

1169.09 Minimum side yard setback.
1169.10 Minimum rear yard setback.
1169.11 Maximum height regulations.
1169.12 Off-street parking and loading.
1169.13 Open space.
1169.14 Underground utilities.
1169.15 Access control requirements.

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 communications facilities - see P. & Z. Ch. 1191

1169.01 PURPOSE.

It is the purpose of the "L-I-2" (Light Industrial 2) District to encourage the development of areas within the City that may allow industrial and manufacturing activities that would require large outdoor storage area, extract natural resources, or create noise smoke and potentially objectionable features that can be mitigated with the best practice design.

1169.02 PRINCIPALLY PERMITTED USES.

Principally permitted uses shall be as follows:

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

1169.03 PERMITTED ACCESSORY USES.

Permitted accessory uses shall be as follows:

- (a) Uses, buildings or structures customarily incidental to a principal permit.

1169.04 CONDITIONALLY PERMITTED USES

Conditionally permitted uses shall be as follows:

- (1) See Appendix B, Schedule of Permitted and Conditional Uses by District.

1169.05 MINIMUM LOT AREA AND WIDTH.

The minimum lot area and width for properties in the L-I-2 District shall be five (10) acre and a width of not less than 500 feet.

1169.06 MINIMUM LOT FRONTAGE.

The minimum lot frontage for properties in L-I-2 District shall be 500 feet.

1169.07 MINIMUM LOT DEPTH.

The minimum lot depth for properties in the L-I-2 District shall be 500 feet.

1169.08 MAXIMUM FRONT YARD SETBACK.

The **maximum** front yard setback for properties in the L-I-2 District shall be 50 feet.

1169.09 MINIMUM SIDE YARD SETBACK.

The minimum side yard setback for properties in the L-I-2 District shall be a total of 50 feet with a minimum side yard setback of 30 feet each side.

1169.10 MINIMUM REAR YARD SETBACK.

The minimum rear yard setback for properties in the L-I-2 District shall be 50 feet.

1169.11 MAXIMUM HEIGHT REGULATIONS.

The maximum height for buildings and structures in the L-I-2 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.

Developments in the B-I Campus Park District shall provide a minimum 25% open space.

1169.14 UNDERGROUND UTILITIES.

All electric power lines (not including transformers or enclosures 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/City Engineer. 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:

*Add a new chapter 1170 titled L-I-2
(Light Industrial) District and 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 _____

[Signature]

Applications is _____ approved _____ not approved _____ / _____
Planning & Zoning Administrator Date

To: PLANNING COMMISSION AND COUNCIL Case # PC-20-04 / _____

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	Old Town Business District	Neighborhood Business District	General Business District	Regional Business District	Business Park District	Light Industrial District	Light Industrial District 2	Park/Open Space District	Agri-culture District	Business Industrial 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-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-ID)			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-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-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-TF)													PUD*
Multi-family dwelling			P			C									PUD*
PUD*: As part of Planned Unit Development for commercial															

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P - Permitted Use C- Conditional Use															
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						

RETAIL AND BUSINESS SERVICES

SCHEDULE OF USES	Residential Single Family District	Residential Two-Four Family District	Residential Multi-Family District	Rural Estate District	Office-Residential District	Olde 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
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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															
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															

RETAIL AND BUSINESS SERVICES (Continued)

SCHEDULE OF USES	Residential Single Family District	Residential Two/Four Family District	Residential Multi-Family District	Rural Estate District	Office-Residential District	Olde 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
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P - Permitted Use C- 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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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 C- Conditional Use															
Animal clinic or pet hospital (no outside pens)								P	P						
Bakery, wholesale									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						

COMMERCIAL AND RELATED SERVICE USES

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 1	Light Industrial District 2	Park/ Open Space District	Agri-culture District	Business Industrial Campus District
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P - Permitted Use C- Conditional Use	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-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-I
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						

SCHEDULE OF USES	Residential Single Family District	Residential Two/Four Family District	Residential Multi-Family District	Rural Estate District	Office-Residential District	Olde 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
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P - Permitted Use C- Conditional Use															
ENTERTAINMENT AND RECREATIONAL USES															
Commercial off-street parking															
Paint and Body Shops						C*		P	P						
Towing service								C	C			C			
Active recreation	C	C	C	C	C	C		C	C		C	P	C		
Adult entertainment												C			
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-TE R-FF	R-MF	R-E	O-R	OT-B	N-B	G-B	R-B	B-P	L-F-1	L-F-2	P/O-S	A	B-I
P - Permitted Use Conditional Use	C-														
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 (RSPH)	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

INSTITUTIONAL AND SOCIAL SERVICE USES

ZONING DISTRICT SYMBOL	R-SF	R-TR R-TF	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 Conditional Use															
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						
Public offices					C	C	C	C	C	C	P	P			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(f)(5)(N))															

SCHEDULE OF USES	Residential Single Family District	Residential Two/Four Family District	Residential Multi-Family District	Rural Estate District	Office-Residential District	Olde 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-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-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-I
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			