



**City of Danville**  
427 Patton Street, Suite 208  
Danville VA, 24541  
Phone: (434) 799-5260

## ***City Planning Commission***

MAY 9, 2022

3:00 P.M.

CITY COUNCIL CHAMBERS – 4<sup>th</sup> FLOOR MUNICIPAL BUILDING

### **AGENDA**

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. NEW BUSINESS
- IV. PUBLIC HEARING ITEMS
  - 1. Special Use Permit Application PZ22-71 (from BZA) requests a Special Use Permit for a commercial recreation facility according to Article 3.M.C.4. of the Danville Zoning Ordinance at 900 S Main Street (Parcel ID#22494). The applicant proposes up to six (6) skill game machines at the existing convenience store.
  - 2. Rezoning PZ22-90, Initiated by the Planning Director, adds minimum dwelling unit standards for single family dwelling units, single family dwelling units converted to two (2) family dwelling units, and accessory dwelling units.
  - 3. Rezoning PZ22-91, Initiated by the Planning Director, moves “urban agriculture” standards from Article 15 Definitions to Article 2 Section CC. Urban Agriculture.
  - 4. Rezoning PZ22-92, Initiated by the Planning Director, Consolidates the Permitted Uses and Uses Permitted by Special Use Permit into a table that shrinks the 700+ lines of code in the zoning ordinance and makes the uses available in each district more straightforward and easier to reference.
- V. PLANNING DIRECTOR’S REPORT
- VI. APPROVAL OF MINUTES FROM APRIL 11, 2022
- VII. ADJOURNMENT



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## ***City Planning Commission***

# STAFF REPORT

DATE: May 6, 2022  
TO: Planning Commission  
FROM: Doug Plachcinski, AICP Planning Division Director + Zoning Administrator  
**RE: SPECIAL USE PERMIT APPLICATION – 900 S Main**

Special Use Permit Application PZ22-71 (from BZA) requests a Special Use Permit for a commercial recreation facility according to Article 3.M.C.4. of the Danville Zoning Ordinance at 900 S Main Street (Parcel ID#22494). The applicant proposes up to six (6) skill game machines at the existing convenience store.

### BACKGROUND

The applicant proposes a “skill game arcade”.

### STAFF ANALYSIS AND RECOMMENDATION

The City may allow a commercial recreation facility in the HR-C zoning district with a Special Use Permit. However, skill games remain illegal under Virginia law and the Planning Commission should consider whether it may recommend approval under zoning code Article 1. Section D:

“Whenever any provision of any State or Federal statute or other City ordinance or regulation imposes a greater requirement or a higher standard than is required by this ordinance, the provision of such State or Federal statute or other City ordinance or regulation shall govern.”

I recommend that the Commission recommend denying PZ22-71 to City Council.

### CITY PLANNING COMMISSION ALTERNATIVE ACTIONS

1. Recommend approval of Special Use Permit Application as submitted;
2. Recommend approval of Special Use Permit Application with conditions per Planning Commission; or
3. Recommend denial of Special Use Permit Application.

### ATTACHMENTS

- ✓ Application
- ✓ Data Sheet
- ✓ Property Ownership/Zoning Map
- ✓ Existing Land Use Map
- ✓ Future Land Use Map



**City of Danville**  
Community Development  
Planning Division

**PLANNING COMMISSION  
SPECIAL USE PERMIT APPLICATION**

**PLANNING DIVISION PROVIDED INFORMATION**

Application #: PZ-22-00094 PC Meeting Date: \_\_\_\_\_  
Date Received: 4/22/22 Received By: Williss  
Parcel ID: 22494 Address: 900 S Main  
Existing Zoning: HR-C Future Land Use: \_\_\_\_\_

**APPLICANT PROVIDED INFORMATION**

Property Location (address/ID#): 900 S. Main St  
Applicant: Usman Enterprises % Ganazari ALI  
Applicant's Address: 900 S. Main St  
Applicant's Phone Number: 276-340-5520  
Applicant's E-mail: tlcart.001@gmail.com  
Describe Proposed Development: Special use permit for  
skilled gaming

**Article 6 Section B. General Standards and Criteria for Special Use Permit Review. Please explain how the Special Use Permit request meets the following review standards and criteria:**

1. The proposed use shall be: a. in harmony with the adopted Comprehensive Plan; b. in harmony with the intent and purpose of the zoning district in which the use is proposed to be located; and c. in harmony with the character of adjacent properties and the surrounding neighborhoods and also with existing and proposed development.

The skilled games will not disrupt any businesses or any residential

2. The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities:

The games are inside of the location  
I will not cause any extra usage on the above facilities

3. The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance:

*Skill games will not damage any of the above functions.*

4. The proposed use shall be designed, sited and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods:

*Skill games will not disrupt any development or use of any property or development.*



Applicant Signature

Property Owner Signature  
(if not applicant)

**Article 6. Section D. Application Requirements for Special Use Permit.**

1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator, and shall be accompanied by the filing fee as established by the City Council.
2. If the request for a special use permit has been denied by City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.
3. The application shall include the following information:
  - a. A preliminary site plan in accordance with the Site Plan Regulations.
  - b. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
  - c. A written statement of proposed project compatibility with the following:
    - (1.) The Comprehensive Plan.
    - (2.) The applicable zoning district.
    - (3.) The surrounding properties.
    - (4.) Current and future neighborhood conditions.
    - (5.) Pedestrian and vehicular traffic patterns, on-site and off-site.
    - (6.) Adequate public facilities.
  - d. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
    - (1.) The architectural elevations and floor plans of proposed building(s).
    - (2.) Traffic impact analysis.
    - (3.) Fiscal impact analysis.
    - (4.) Parking and site circulation analysis.
    - (5.) Photographs of property and surrounding area.
    - (6.) Environmental impact statement.



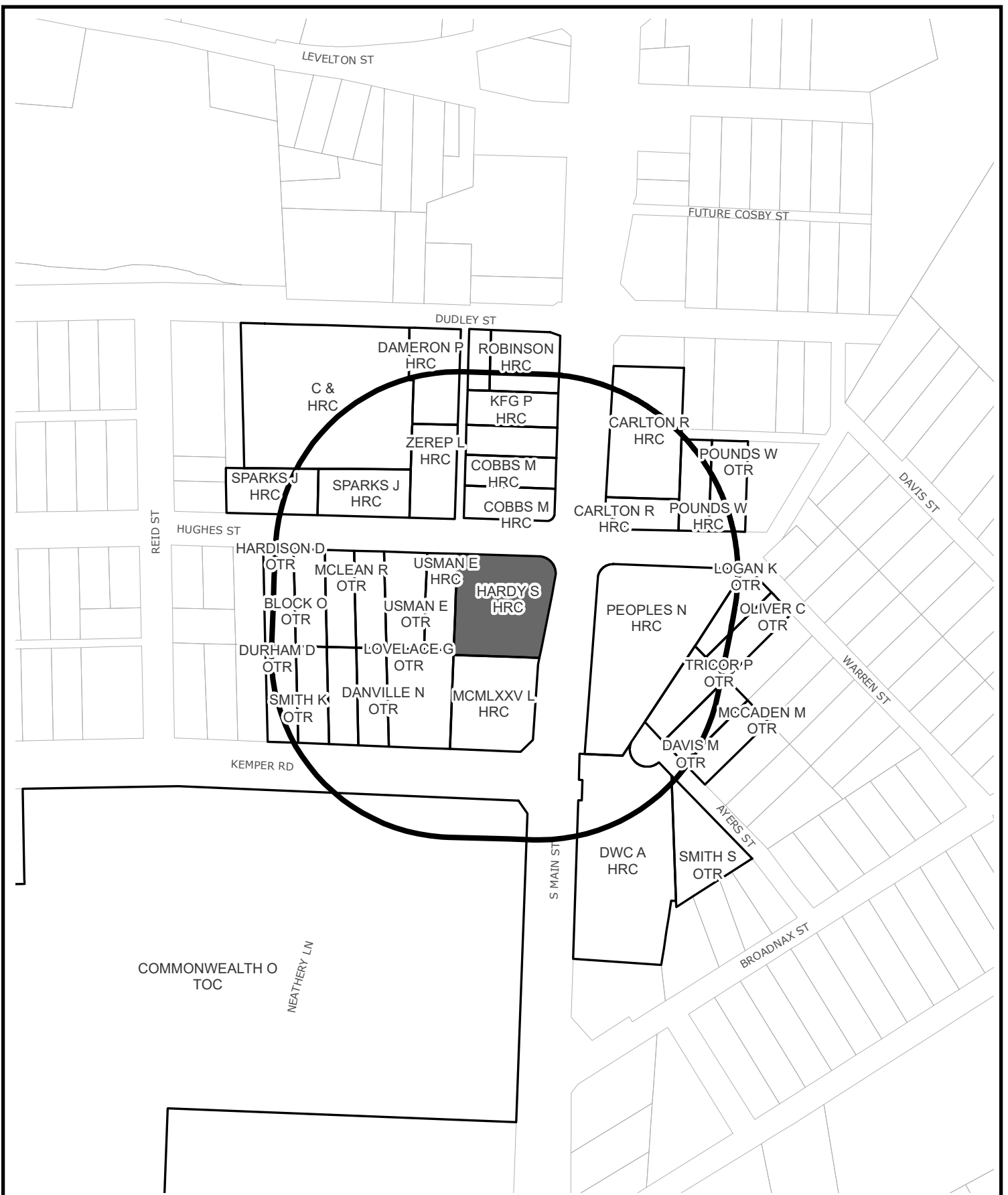


## 2019 AERIAL VIEW OF AREA SURROUNDING SUBJECT PROPERTY



Prepared by:  
Planning Division  
4/1/2022

Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



## SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY



Prepared by:  
Planning Division  
4/1/2022

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## YEAR 2030 LAND USE PLAN FOR AREA SURROUNDING SUBJECT PROPERTY



Prepared by:  
Planning Division  
4/1/2022

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## APPEAL OF ZONING DATA SHEET PL22-71

|                              |                                                                                                   |
|------------------------------|---------------------------------------------------------------------------------------------------|
| PUBLIC HEARING DATE:         | APRIL 21, 2022<br>BOARD OF ZONING APPEALS AT 10:00 AM                                             |
| LOCATION OF PROPERTY:        | 900 SOUTH MAIN STREET (PARCEL ID 22494)                                                           |
| PRESENT ZONE:                | HR-C HIGHWAY RETAIL COMMERCIAL                                                                    |
| PROPOSED ZONE:               | NO CHANGE                                                                                         |
| ACTION REQUESTED:            | REQUEST AN APPEAL OF ADMINISTRATOR INTERPERTATION OF A ZONING VIOLATION FOR OPERATING SKILL GAMES |
| PRESENT USE OF PROPERTY:     | CONVENIENCE MARKET                                                                                |
| PROPOSED USE OF PROPERTY:    | NO CHANGE                                                                                         |
| FUTURE LAND USE DESIGNATION: | COMMERCIAL                                                                                        |
| PROPERTY OWNER (S):          | HARDY SOUTH MAIN LLC                                                                              |
| NAME OF APPLICANT (S):       | USMAN ENTERPRISE C/O GANZAFARI ALI                                                                |
| PROPERTY BORDERED BY:        | COMMERCIAL USES                                                                                   |
| ACREAGE:                     | 0.51 ACRES TOTAL                                                                                  |
| CHARACTER OF VICINITY:       | COMMERCIAL                                                                                        |
| INGRESS AND EGRESS:          | SOUTH MAIN STREET                                                                                 |
| TRAFFIC VOLUME:              | ARTERIAL, AADT 11000 (2019 COUNT)                                                                 |





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## ***City Planning Commission***

# MEMORANDUM

DATE: May 6, 2002  
TO: Danville City Planning Commission  
FROM: Doug Plachcinski, AICP, CFM, Planning Division Director + Zoning Administrator  
**RE: DWELLING UNIT QUALITY STANDARDS**

This proposed zoning ordinance amendment Establishes a new subsection Article 2. Section BB "Zoning District Use Schedule" to read proposed with the attached Exhibit A

## **EXHIBIT “A”**

### **CHAPTER 41. ZONING ORDINANCE**

#### **ARTICLE 2. GENERAL REGULATIONS**

##### **ARTICLE 2.BB. DWELLING UNIT QUALITY STANDARDS**

###### **1. Purpose**

This Article establishes the City's minimum standards for dwelling unit sizes and features. These standards ensure that each dwelling unit in the City has adequate light, air, space, infrastructure and amenities for Danville residents. Each dwelling unit must also support economic growth, energy efficiency, safe neighborhoods, and a clean natural environment.

###### **2. Standards**

- a. Size. Each dwelling unit must meet the following minimum floor area standards:
  - i. Studio/efficiency unit – 400 square feet
  - ii. One (1) bedroom – 650 square feet
  - iii. Two (2) bedroom – 850 square feet
  - iv. Three (3) bedroom – 1050 square feet
  - v. Over three (3) bedrooms, an additional 250 square feet per additional bedroom.
- b. Housing Quality Standards. Each dwelling must meet the same Housing Quality Standards as those required for participation in the US Department of Housing and Urban Affairs' Housing Choice Voucher Program. These standards address living rooms, kitchens, bathrooms, other rooms used for living and halls, secondary rooms, building exterior, heating and plumbing, and general health and safety.
- c. Storage. Each dwelling unit must have at least 100 square feet of unoccupiable storage space either in a basement, attic, garage, and/or detached accessory building.
- d. Perimeter wall and permanent foundation. Each dwelling must be permanently attached to a masonry wall on a permanent foundation. The wall must have the same perimeter dimensions as the dwelling, excluding cantilevers not to exceed 20% of the total dwelling perimeter.
- e. Public Utilities. Each dwelling unit in a building must have separate connections to all available public utilities.
- f. Roof Construction. Roofs must be covered by either asphalt, shale, tile, metal, or composite shingles or other materials
- g. Rain Collection. Each dwelling must have windowsills and roof drainage systems concentrating roof drainage at collection points along the sides of the dwelling. Roof drainage must be directed away from the building's foundation.
- h. Energy Efficiency. Each dwelling must have a Home Energy Rating System (HERS) index score equal to or exceeding Virginia Uniform Statewide Building Code requirements.

###### **3. Additional Standards for One-Family Dwelling to Two-Family Dwelling Conversions**

- a. Energy Efficiency. Each dwelling must have a Home Energy Rating System (HERS) index score that is 15% more efficient than the current Virginia Uniform Statewide Building Code requirement.
- b. Parking. Each dwelling must have one (1) dedicated off-street parking space.

###### **4. Additional Standards for Accessory Dwelling Units (ADUs).**

- a. Accessory. Each ADU must be clearly accessory, subordinate, and incidental to the principal dwelling.

- b. There may only be one ADU for each permitted one (1) family detached dwelling.
- c. Energy Efficiency. Each ADU must have a Home Energy Rating System (HERS) index score that is 15% more efficient than the current Virginia Uniform Statewide Building Code requirement.
- d. Parking. Each ADU must have one (1) dedicated off-street parking space.



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## ***City Planning Commission***

# MEMORANDUM

DATE: May 6, 2002  
TO: Danville City Planning Commission  
FROM: Doug Plachcinski, AICP, CFM, Planning Division Director + Zoning Administrator  
**RE: URBAN AGRICULTURE**

This proposed zoning ordinance amendment Establishes a new subsection Article 2. Section CC. Urban Agriculture, that deletes the urban agriculture definition in Article 15 and allows backyard/container gardening, up to four (4) hen chickens, and up to four (4) beehives – with standards - as permitted uses. All other Urban Agriculture requires a Special Use Permit. The Planning Commission's recommendation should also include updating the City Animal Code to accommodate these proposed changes.



## EXHIBIT “A”

### CHAPTER 41. ZONING ORDINANCE

#### ARTICLE 2. GENERAL REGULATIONS

#### ARTICLE 2.CC. URBAN AGRICULTURE

##### 1. Purpose

This establishes the City's minimum standards for the production, keeping or maintenance, for sale or lease on lots or portions of lots equal to or less than two (2) acres of plants and animals, forage and sod crops, grains, and seed crops; dairy animals and dairy products; poultry; livestock, bees and apiary products; trees and forest products; fruits of all kinds; vegetables; nursery, flora, ornamental and greenhouse products.

##### 2. Standards- Urban Agriculture in compliance with the following standards is a permitted use in districts established in Article 3. Section C. Urban Agriculture that does not meet these standards requires a Special Use Permit.

- a. Crops, vegetables, and fruits must be planted in the rear yard unless they are in containers ten (10) gallons or smaller.
- b. Hen Chickens. Any person residing in a one-family dwelling may keep hen chickens in compliance with the following:
  1. A maximum of four (4) chickens are permitted on a property.
  2. Roosters and Guinea-hens are.
  3. Slaughtering is prohibited.
  4. Hen chickens must be provided, and always remain within, a fully enclosed coop and fenced enclosure, that is no larger than 300 square feet.
  5. The coop and fenced enclosure must be at least 30' feet from any neighboring dwellings.
  6. All feed must be secured in metal containers to prevent vermin access.
- c. Apiculture (Beekeeping)
  1. Up to four (4) hives may be kept per property.
  2. There must be one (1) adequate and accessible water source provided on site and located within 50' feet of the beehive(s)
  3. If the landing platform of a hive faces and is within ten (10') feet of any lot line, there shall be a flight path barrier, consisting of a fence, building or plantings not less than six (6') feet in height, located in front of the hive.
  4. Hives must be protected and secured from disruption by inclement weather, children, pets, and wildlife.
  5. All apiculture equipment not used with an active bee colony must be indoors.
  6. All waste honey and wax must be in containers or disposed of.

#### Article 15 Definitions

##### Delete:

~~Urban agriculture. The production, keeping or maintenance, for sale or lease on lots or portions of lots equal to or less than two (2) acres, of plants and animals useful to man, including, but not limited to: forage and sod crops, grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, goats or any mutations or hybrids thereof, including the breeding and grazing of any or all such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, flora, ornamental and greenhouse products. The raising of livestock shall be no more than one (1) form of livestock animal or five (5) poultry per every three (3) acres. This district does not permit feed lots and confinement operations for swine, veal, poultry and the like.~~



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# MEMORANDUM

DATE: May 6, 2002  
TO: Danville City Planning Commission  
FROM: Doug Plachcinski, AICP, CFM, Planning Division Director + Zoning Administrator  
**RE: ZONING DISTRICT USE SCHEDULE**

This proposed zoning ordinance amendment Establishes a new subsection Article 3. Section C. "Zoning District Use Schedule" to read as follows

1. *General. Permitted land uses and uses permitted by Special Use Permit are established by the zoning district use schedule.*
2. *Multiple Uses. When two (2) or more uses are proposed for the same property, the Zoning Administrator may determine how to apply the provisions of this section unless otherwise directed by the zoning ordinance.*
3. *New Uses. The zoning administrator may categorize land uses not enumerated in this section according to the most comparable land use if there is a comparable land use.*

Additionally, for each article 3.A through 3.Q and 3. U. and 3. V. Section "B" is amended to read:

### B. Permitted Uses

Permitted uses are established by Article 3. Section C. Zoning District Use Schedule

Additionally, for each article 3.A through 3.Q and 3. U. and 3. V. Section "C" is amended to read:

### C. Uses Permitted

Uses Permitted by Special Use Permit are established by Article 3. Section C. Zoning District Use Schedule

| Residential Uses                                                                               |                                                            |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
|------------------------------------------------------------------------------------------------|------------------------------------------------------------|---------|---------|----------|----------|---------|---------|-----------|----------|---------|----------|----------|----------|----------|-----------|-----------|----------|---------|---------|
|                                                                                                | PER = Permitted SUP = Special Use Permit XXX = Not Allowed |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
|                                                                                                | Zoning District + Article                                  |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
| Use                                                                                            | SR-R 3.A                                                   | T-R 3.B | S-R 3.C | NT-R 3.D | OT-R 3.E | A-R 3.F | M-R 3.G | MHP-R 3.H | TO-C 3.I | N-C 3.J | CB-C 3.K | TW-C 3.L | HR-C 3.M | PS-C 3.N | PSC-O 3.U | LED-I 3.O | CP-1 3.P | M-I 3.Q | C-E 3.V |
| Accessory apartments, within a residential dwelling and limited to one rental apartment.       | PER                                                        | PER     | PER     | PER      | PER      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Accessory building or accessory use without a primary building being located on the parcel.    | SUP                                                        | SUP     | SUP     | SUP      | SUP      | SUP     | SUP     | SUP       | SUP      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Accessory Dwelling Units                                                                       | SUP                                                        | SUP     | SUP     | SUP      | SUP      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Townhomes                                                                                      | XXX                                                        | XXX     | XXX     | XXX      | SUP      | PER     | PER     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Bed and breakfast inn, boarding house, or tourist home.                                        | SUP                                                        | SUP     | SUP     | SUP      | SUP      | SUP     | SUP     | XXX       | PER      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Campground                                                                                     | SUP                                                        | SUP     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Cluster residential subdivisions.                                                              | XXX                                                        | XXX     | SUP     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Emergency housing                                                                              | SUP                                                        | SUP     | SUP     | SUP      | SUP      | SUP     | SUP     | SUP       | SUP      | SUP     | PER      | PER      | PER      | PER      | PER       | PER       | XXX      | XXX     | XXX     |
| Home occupations.                                                                              | PER                                                        | PER     | PER     | PER      | PER      | PER     | PER     | PER       | PER      | XXX     | PER      | PER      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Hotels and motels.                                                                             | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | SUP      | SUP     | PER      | PER      | PER      | PER      | PER       | PER       | PER      | PER     | XXX     |
| Multiple family residential dwellings.                                                         | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | PER     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Nursing, congregate, rehabilitation or other elderly housing.                                  | XXX                                                        | XXX     | XXX     | XXX      | XXX      | PER     | PER     | XXX       | PER      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| One-family detached dwellings.                                                                 | PER                                                        | PER     | PER     | PER      | PER      | SUP     | SUP     | PER       | PER      | XXX     | SUP      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Post-release or certified recovery residences.                                                 | SUP                                                        | SUP     | SUP     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Residential dwellings in upper floors of buildings with commercial uses on the first floor.    | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | PER      | PER      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Short-term rentals                                                                             | PER                                                        | PER     | PER     | PER      | PER      | PER     | PER     | PER       | PER      | PER     | PER      | PER      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Two-family residential dwellings (two dwellings, with common wall).                            | SUP                                                        | SUP     | SUP     | SUP      | SUP      | PER     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Yard sale and/or garage sale.                                                                  | PER                                                        | PER     | PER     | PER      | PER      | PER     | PER     | PER       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
|                                                                                                |                                                            |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
| Commercial Uses                                                                                |                                                            |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
|                                                                                                | PER = Permitted SUP = Special Use Permit XXX = Not Allowed |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
|                                                                                                | Zoning District + Article                                  |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
| Use                                                                                            | SR-R 3.A                                                   | T-R 3.B | S-R 3.C | NT-R 3.D | OT-R 3.E | A-R 3.F | M-R 3.G | MHP-R 3.H | TO-C 3.I | N-C 3.J | CB-C 3.K | TW-C 3.L | HR-C 3.M | PS-C 3.N | PSC-O 3.U | LED-I 3.O | CP-1 3.P | M-I 3.Q | C-E 3.V |
| Adult Oriented Uses                                                                            | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | SUP     | XXX     |
| Agriculture, forestry, aquaculture, and horticulture                                           | PER                                                        | SUP     | SUP     | XXX      | SUP      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Animal Boarding and Kennels                                                                    | SUP                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | SUP      | SUP      | SUP      | SUP      | SUP       | SUP       | XXX      | PER     | XXX     |
| Any permitted use with outdoor storage and/or display.                                         | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | SUP      | SUP      | SUP      | SUP      | SUP       | XXX       | XXX      | XXX     | XXX     |
| Artist Studios, Galleries, Artisan Manufacturing                                               | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | PER      | PER     | PER      | PER      | PER      | PER      | PER       | PER       | PER      | PER     | XXX     |
| Assembly uses including places of worship, auditoriums, theaters, clubs, social organizations. | PER                                                        | PER     | PER     | PER      | PER      | PER     | PER     | PER       | PER      | PER     | PER      | PER      | PER      | PER      | PER       | SUP       | XXX      | SUP     | XXX     |

|                                                                                                                                                                                                                                                                                                   | PER = Permitted SUP = Special Use Permit XXX = Not Allowed |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|---------|---------|----------|----------|---------|---------|-----------|----------|---------|----------|----------|----------|----------|-----------|-----------|----------|---------|---------|
|                                                                                                                                                                                                                                                                                                   | Zoning District + Article                                  |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
| Use                                                                                                                                                                                                                                                                                               | SR-R 3.A                                                   | T-R 3.B | S-R 3.C | NT-R 3.D | OT-R 3.E | A-R 3.F | M-R 3.G | MHP-R 3.H | TO-C 3.I | N-C 3.J | CB-C 3.K | TW-C 3.L | HR-C 3.M | PS-C 3.N | PSC-O 3.U | LED-I 3.O | CP-1 3.P | M-I 3.Q | C-E 3.V |
| Auto, light vehicle, and other service establishments with completely enclosed service facilities and screened outdoor repair vehicle storage.                                                                                                                                                    | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | PER      | PER      | PER      | XXX       | SUP       | XXX      | PER     | XXX     |
| Automobile, light vehicle, and mobile home sales with completely enclosed service facilities and screened outdoor repair vehicle storage.                                                                                                                                                         | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | PER      | PER      | XXX       | SUP       | XXX      | XXX     | XXX     |
| Business service and office supply establishments.                                                                                                                                                                                                                                                | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | PER     | PER      | PER      | PER      | PER      | PER       | SUP       | XXX      | XXX     | XXX     |
| Campground                                                                                                                                                                                                                                                                                        | PER                                                        | PER     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Car washes.                                                                                                                                                                                                                                                                                       | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | SUP     | SUP      | XXX      | PER      | PER      | PER       | SUP       | XXX      | XXX     | XXX     |
| Commercial recreation facilities                                                                                                                                                                                                                                                                  | SUP                                                        | SUP     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | SUP     | SUP      | SUP      | SUP      | SUP      | SUP       | SUP       | XXX      | XXX     | XXX     |
| Drive through accessory uses                                                                                                                                                                                                                                                                      | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | SUP      | SUP     | SUP      | SUP      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Entertainment establishment and/or casino gaming establishment including accessory uses, buildings, and structures customarily subordinate, incidental, and on the premises of such entertainment and/or casino gaming establishment, such as, but not limited to, a hotel and conference center. | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | PER     | XXX     |
| Funeral homes.                                                                                                                                                                                                                                                                                    | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | PER      | SUP     | SUP      | XXX      | PER      | SUP      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Health clubs, spas, fitness centers.                                                                                                                                                                                                                                                              | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | PER      | PER      | PER      | PER      | XXX       | PER       | PER      | PER     | XXX     |
| Indoor shooting facilities.                                                                                                                                                                                                                                                                       | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | SUP      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Laundromat facilities.                                                                                                                                                                                                                                                                            | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | SUP       | XXX      | XXX     | SUP      | XXX      | PER      | PER      | XXX       | SUP       | XXX      | XXX     | XXX     |
| Microbrewery, micro-winery, or micro-distillery with tasting and retail                                                                                                                                                                                                                           | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | SUP     | PER      | PER      | SUP      | SUP      | XXX       | SUP       | XXX      | XXX     | XXX     |
| Personal services.                                                                                                                                                                                                                                                                                | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | PER      | PER     | PER      | PER      | PER      | PER      | PER       | SUP       | PER      | XXX     | XXX     |
| Post offices and delivery services                                                                                                                                                                                                                                                                | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | SUP      | SUP     | SUP      | PER      | PER      | SUP      | PER       | PER       | PER      | PER     | XXX     |
| Private clubs and lodges.                                                                                                                                                                                                                                                                         | SUP                                                        | SUP     | SUP     | SUP      | SUP      | SUP     | XXX     | XXX       | SUP      | XXX     | SUP      | SUP      | XXX      | SUP      | XXX       | XXX       | PER      | XXX     | XXX     |
| Restaurant.                                                                                                                                                                                                                                                                                       | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | SUP      | SUP     | PER      | PER      | PER      | PER      | PER       | SUP       | PER      | XXX     | XXX     |
| Retail sales (excluding automobiles, boats, recreational vehicles, mobile homes, farm equipment and the like).                                                                                                                                                                                    | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | SUP      | PER     | PER      | PER      | PER      | PER      | PER       | PER       | PER      | PER     | XXX     |
| Seasonal/Temporary retail sales.                                                                                                                                                                                                                                                                  | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | PER      | PER      | PER      | PER      | PER       | SUP       | XXX      | XXX     | XXX     |
| Vehicle fueling stations with or without carwashes, convenience stores, restaurants, or repair services.                                                                                                                                                                                          | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | SUP     | XXX      | PER      | PER      | SUP      | XXX       | PER       | XXX      | PER     | XXX     |
|                                                                                                                                                                                                                                                                                                   |                                                            |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
| Office Uses                                                                                                                                                                                                                                                                                       |                                                            |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
|                                                                                                                                                                                                                                                                                                   | PER = Permitted SUP = Special Use Permit XXX = Not Allowed |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
|                                                                                                                                                                                                                                                                                                   | Zoning District + Article                                  |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
| Use                                                                                                                                                                                                                                                                                               | SR-R 3.A                                                   | T-R 3.B | S-R 3.C | NT-R 3.D | OT-R 3.E | A-R 3.F | M-R 3.G | MHP-R 3.H | TO-C 3.I | N-C 3.J | CB-C 3.K | TW-C 3.L | HR-C 3.M | PS-C 3.N | PSC-O 3.U | LED-I 3.O | CP-1 3.P | M-I 3.Q | C-E 3.V |
| Call centers                                                                                                                                                                                                                                                                                      | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | PER      | PER      | XXX      | XXX      | XXX       | PER       | XXX      | PER     | XXX     |
| Child and/or adult day care centers.                                                                                                                                                                                                                                                              | SUP                                                        | SUP     | SUP     | SUP      | SUP      | SUP     | SUP     | SUP       | PER      | SUP     | PER      | XXX      | SUP      | SUP      | XXX       | SUP       | PER      | XXX     | XXX     |

|                                                                                                                                                                                                                                                  | PER = Permitted SUP = Special Use Permit XXX = Not Allowed |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|---------|---------|----------|----------|---------|---------|-----------|----------|---------|----------|----------|----------|----------|-----------|-----------|----------|---------|---------|
|                                                                                                                                                                                                                                                  | Zoning District + Article                                  |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
| Use                                                                                                                                                                                                                                              | SR-R 3.A                                                   | T-R 3.B | S-R 3.C | NT-R 3.D | OT-R 3.E | A-R 3.F | M-R 3.G | MHP-R 3.H | TO-C 3.I | N-C 3.J | CB-C 3.K | TW-C 3.L | HR-C 3.M | PS-C 3.N | PSC-O 3.U | LED-I 3.O | CP-1 3.P | M-I 3.Q | C-E 3.V |
| Family day care home (four or less children).                                                                                                                                                                                                    | PER                                                        | PER     | PER     | PER      | PER      | PER     | PER     | PER       | PER      | PER     | PER      | PER      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Family day care home (more than four children).                                                                                                                                                                                                  | SUP                                                        | SUP     | SUP     | SUP      | SUP      | SUP     | SUP     | SUP       | SUP      | SUP     | SUP      | SUP      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Hospitals.                                                                                                                                                                                                                                       | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | SUP     | XXX       | PER      | XXX     | PER      | PER      | PER      | SUP      | XXX       | SUP       | XXX      | XXX     | XXX     |
| Professional and Medical Offices                                                                                                                                                                                                                 | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | PER      | PER     | PER      | PER      | PER      | PER      | PER       | PER       | PER      | PER     | XXX     |
| Veterinary clinics.                                                                                                                                                                                                                              | SUP                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | SUP      | PER      | SUP      | SUP      | PER       | PER       | XXX      | PER     | XXX     |
|                                                                                                                                                                                                                                                  |                                                            |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
| Industry Uses                                                                                                                                                                                                                                    |                                                            |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
|                                                                                                                                                                                                                                                  | PER = Permitted SUP = Special Use Permit XXX = Not Allowed |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
|                                                                                                                                                                                                                                                  | Zoning District + Article                                  |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
| Use                                                                                                                                                                                                                                              | SR-R 3.A                                                   | T-R 3.B | S-R 3.C | NT-R 3.D | OT-R 3.E | A-R 3.F | M-R 3.G | MHP-R 3.H | TO-C 3.I | N-C 3.J | CB-C 3.K | TW-C 3.L | HR-C 3.M | PS-C 3.N | PSC-O 3.U | LED-I 3.O | CP-1 3.P | M-I 3.Q | C-E 3.V |
| Adult Use establishments.                                                                                                                                                                                                                        | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | SUP     | XXX     |
| Agricultural and horticultural uses including crop production fields, pastures, orchards, vineyards, forests, farm stands, nurseries, and the raising of livestock. This does not include swine, livestock feed lots, or confinement operations. | PER                                                        | SUP     | SUP     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Airport.                                                                                                                                                                                                                                         | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | PER       | XXX      | PER     | XXX     |
| Asphalt mixing plant.                                                                                                                                                                                                                            | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | SUP     | XXX     |
| Assembly plant (for pre-manufactured components).                                                                                                                                                                                                | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | PER      | XXX     | XXX     |
| Automobile salvage or other salvage yards.                                                                                                                                                                                                       | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | SUP       | XXX      | PER     | XXX     |
| Blast furnaces.                                                                                                                                                                                                                                  | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | SUP     | XXX     |
| Bulk storage of flammable materials.                                                                                                                                                                                                             | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | SUP     | XXX     |
| Coal, wood or wood distillation facilities.                                                                                                                                                                                                      | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | SUP     | XXX     |
| Concrete mixing and batching production.                                                                                                                                                                                                         | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | SUP     | XXX     |
| Contractor's offices and shops (no outdoor storage)                                                                                                                                                                                              | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | PER      | XXX      | XXX       | PER       | PER      | PER     | XXX     |
| Contractor's offices and shops (with outdoor storage)                                                                                                                                                                                            | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | SUP      | XXX      | XXX       | SUP       | SUP      | PER     | XXX     |
| Data storage and data processing center.                                                                                                                                                                                                         | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | PER      | PER      | XXX      | XXX      | XXX       | PER       | PER      | PER     | XXX     |
| Exterminator.                                                                                                                                                                                                                                    | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | PER      | XXX      | XXX       | PER       | XXX      | PER     | XXX     |
| Fertilizer, lime or cement manufacturing.                                                                                                                                                                                                        | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | SUP     | XXX     |
| Heavy equipment sale, rental and service establishments.                                                                                                                                                                                         | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | SUP       | XXX      | PER     | XXX     |
| Industrial assembly, fabrication, packaging, treatment, testing, wholesaling, warehousing or processing goods if there is no danger to the health or safety of surrounding areas.                                                                | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | PER       | PER      | PER     | XXX     |
| Light warehousing and wholesaling (with screened outdoor storage).                                                                                                                                                                               | XXX                                                        | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | PER      | PER      | XXX      | XXX       | PER       | XXX      | PER     | XXX     |



[illegible]

|                                                                                                          | PER = Permitted    SUP = Special Use Permit    XXX = Not Allowed |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|---------|---------|----------|----------|---------|---------|-----------|----------|---------|----------|----------|----------|----------|-----------|-----------|----------|---------|---------|
|                                                                                                          | Zoning District + Article                                        |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
| Use                                                                                                      | SR-R 3.A                                                         | T-R 3.B | S-R 3.C | NT-R 3.D | OT-R 3.E | A-R 3.F | M-R 3.G | MHP-R 3.H | TO-C 3.I | N-C 3.J | CB-C 3.K | TW-C 3.L | HR-C 3.M | PS-C 3.N | PSC-O 3.I | LED-I 3.O | CP-1 3.P | M-I 3.Q | C-E 3.V |
| Waiver of maximum dwelling unit density.                                                                 | XXX                                                              | XXX     | XXX     | XXX      | XXX      | XXX     | SUP     | XXX       | XXX      | XXX     | SUP      | SUP      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Waiver of maximum floor area ratio.                                                                      | XXX                                                              | XXX     | XXX     | SUP      | XXX      | XXX     | XXX     | XXX       | SUP      | XXX     | SUP      | SUP      | XXX      | XXX      | XXX       | SUP       | XXX      | SUP     | XXX     |
| Waiver of minimum district size.                                                                         | SUP                                                              | XXX     | XXX     | SUP      | XXX      | SUP     | SUP     | XXX       | XXX      | XXX     | XXX      | XXX      | SUP      | XXX      | XXX       | SUP       | XXX      | SUP     | SUP     |
| Waiver of minimum lot size.                                                                              | XXX                                                              | XXX     | XXX     | SUP      | SUP      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | SUP       | XXX      | SUP     | XXX     |
| Waiver of minimum yard requirements. Non-residential uses must not have parking in required front yards. | XXX                                                              | XXX     | SUP     | SUP      | SUP      | XXX     | XXX     | XXX       | SUP      | SUP     | SUP      | XXX      | SUP      | SUP      | XXX       | SUP       | XXX      | SUP     | SUP     |
| Waiver of requirements for public water and sewer service.                                               | SUP                                                              | SUP     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Waiver to maximum sign area.                                                                             | XXX                                                              | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | SUP      | SUP     | SUP      | SUP      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Wavier of building height.                                                                               | XXX                                                              | XXX     | XXX     | XXX      | XXX      | SUP     | SUP     | XXX       | SUP      | XXX     | XXX      | XXX      | SUP      | SUP      | XXX       | SUP       | XXX      | SUP     | SUP     |
| Wildlife rehabilitation centers.                                                                         | SUP                                                              | SUP     | SUP     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
|                                                                                                          |                                                                  |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
| Public, Instructional, and Utility Uses                                                                  |                                                                  |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
|                                                                                                          | Zoning District + Article                                        |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
|                                                                                                          | PER = Permitted    SUP = Special Use Permit    XXX = Not Allowed |         |         |          |          |         |         |           |          |         |          |          |          |          |           |           |          |         |         |
| Use                                                                                                      | SR-R 3.A                                                         | T-R 3.B | S-R 3.C | NT-R 3.D | OT-R 3.E | A-R 3.F | M-R 3.G | MHP-R 3.H | TO-C 3.I | N-C 3.J | CB-C 3.K | TW-C 3.L | HR-C 3.M | PS-C 3.N | PSC-O 3.I | LED-I 3.O | CP-1 3.P | M-I 3.Q | C-E 3.V |
| Airport.                                                                                                 | XXX                                                              | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | PER       | XXX      | PER     | XXX     |
| Asphalt mixing plant.                                                                                    | XXX                                                              | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | SUP     | XXX     |
| Assembly uses including places of worship, auditoriums, theaters, clubs, social organizations.           | PER                                                              | PER     | PER     | PER      | PER      | PER     | PER     | PER       | PER      | PER     | PER      | PER      | PER      | PER      | PER       | SUP       | PER      | XXX     | XXX     |
| Bus and railroad terminals.                                                                              | XXX                                                              | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | SUP      | SUP      | XXX      | XXX      | XXX       | SUP       | XXX      | SUP     | XXX     |
| Cemeteries.                                                                                              | XXX                                                              | SUP     | SUP     | SUP      | SUP      | SUP     | SUP     | SUP       | SUP      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | SUP     | XXX     |
| Communication towers and antennae.                                                                       | SUP                                                              | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | SUP      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | SUP       | SUP      | SUP     | XXX     |
| Heliports and helipads                                                                                   | XXX                                                              | XXX     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | SUP       | XXX      | SUP     | XXX     |
| Irrigation wells, water reservoirs, and water control structures.                                        | PER                                                              | PER     | XXX     | XXX      | XXX      | XXX     | XXX     | XXX       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Museums and Libraries.                                                                                   | SUP                                                              | SUP     | SUP     | SUP      | SUP      | SUP     | SUP     | SUP       | SUP      | XXX     | PER      | PER      | PER      | XXX      | XXX       | SUP       | PER      | PER     | XXX     |
| Parking garages and parking lots (private or public, as a principal use).                                | XXX                                                              | XXX     | XXX     | XXX      | XXX      | XXX     | SUP     | XXX       | SUP      | XXX     | PER      | PER      | SUP      | SUP      | PER       | SUP       | PER      | XXX     | XXX     |
| Private community facilities, recreation uses and other neighborhood common area improvements            | XXX                                                              | PER     | PER     | PER      | PER      | PER     | PER     | PER       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Private swimming pools and tennis courts.                                                                | PER                                                              | PER     | PER     | XXX      | SUP      | XXX     | XXX     | PER       | XXX      | XXX     | XXX      | XXX      | XXX      | XXX      | XXX       | XXX       | XXX      | XXX     | XXX     |
| Public and private outdoor parks, golf courses, and playgrounds.                                         | PER                                                              | PER     | PER     | XXX      | PER      | XXX     | XXX     | XXX       | SUP      | SUP     | SUP      | SUP      | SUP      | SUP      | SUP       | SUP       | XXX      | XXX     | XXX     |
| Public uses and facilities.                                                                              | XXX                                                              | SUP     | SUP     | SUP      | SUP      | SUP     | SUP     | SUP       | SUP      | PER     | PER      | PER      | PER      | PER      | XXX       | PER       | XXX      | SUP     | XXX     |
| Public utilities.                                                                                        | PER                                                              | XXX     | XXX     | SUP      | XXX      | XXX     | XXX     | XXX       | XXX      | SUP     | SUP      | XXX      | SUP      | XXX      | XXX       | SUP       | XXX      | SUP     | XXX     |
| Recycling centers and waste transfer stations.                                                           | XXX                                                              | XXX     | XXX     | XXX      | XXX      | SUP     | SUP     | SUP       | XXX      | XXX     | XXX      | XXX      | SUP      | SUP      | SUP       | XXX       | XXX      | PER     | XXX     |

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## PLANNING COMMISSION MINUTES

APRIL 11, 2022

### MEMBERS PRESENT

Mr. Bolton  
Mr. Dodson  
Ms. Evans  
Mr. Garrison  
Mr. Khan  
Mr. Petrick

### MEMBERS ABSENT

### STAFF

Doug Plachcinski  
Lisa Jones  
Clarke Whitfield

The meeting was called to order by Chairman Garrison at 3:00 p.m.

### ITEMS FOR PUBLIC HEARING

- a. *Special Use Permit Application PZ22-16, filed by Brad Skidmore and Bill Powell on behalf of RCCM Properties LLC, requests a Special Use Permit for a commercial recreation facility according to Article 3.M.C.4. of the Danville Zoning Ordinance at 4764 Riverside Drive (Parcel ID#78406). The applicant proposes a "skill game arcade". This item was remanded from the City Council.*

Mr. Bill Powell appeared on behalf of this application, and stated, I live at 7 Country Club Drive, Danville, Virginia. I've had the pleasure of seeing everyone a couple of months ago and I thank you guys and ladies for the approval, it went to council. I've just heard a little bit here and was not aware of the exact situation that was going on. However, I had thought that at the time of the council meeting in our last conversation that it was a big issue with what we called multiplayer games that we had on our application, slang for those in the city are called fish tables. However, what I just wanted to say today is that once again, thank you for your consideration, but I also wanted to mention that if the multiplayer games were an issue with the permit, that we were willing to remove those games from our proposal. So, that was all I'd like to say today. Thank you.

Mr. Garrison opened the Public Hearing.

Mr. Garrison closed the Public Hearing.

*After much discussion Mr. Powell asked, if possible, to postpone a decision until the June 13<sup>th</sup> meeting.*

Mr. Garrison stated yes, if you're asking us to postpone it, we will.

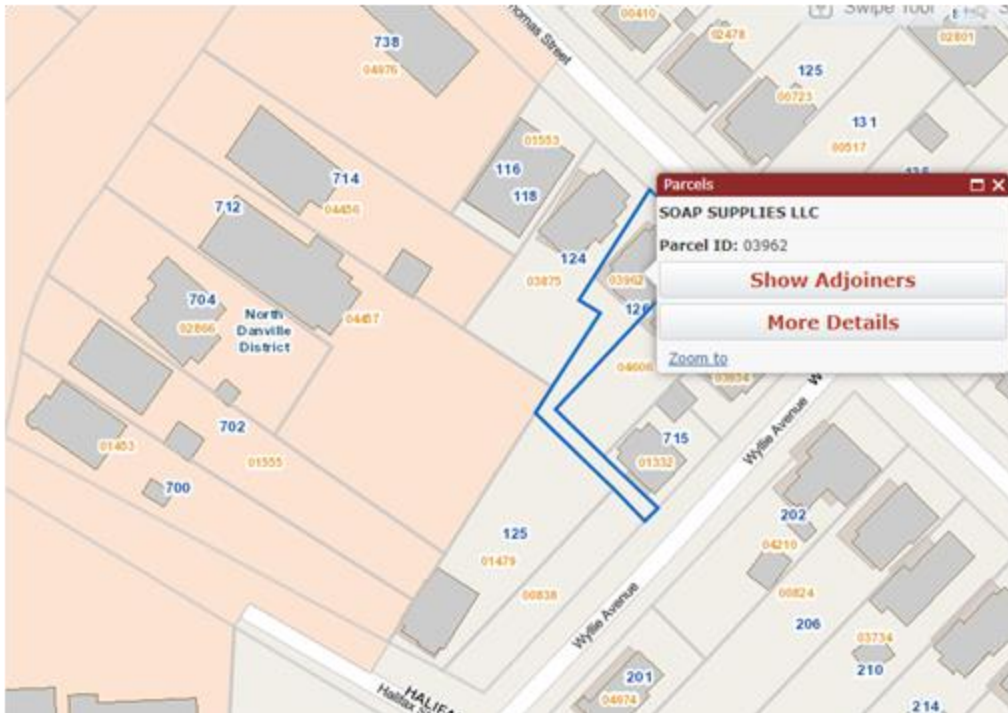
Mr. Powell stated yes.

**Mr. Bolton made a motion to postpone this case until the June meeting. Mr. Petrick seconded the motion. The motion was approved by an 7-0 vote.**

- b. *Special Use Permit Application PZ22-45, filed by SOAP SUPPLIES LLC, requests a Special Use Permit for a duplex according to Article 3.E.C.2. of the Danville Zoning Ordinance at (Parcel ID#03962). The applicant proposes converting the single-family dwelling into a duplex.*

Mr. Doug Plachcinski read this report.

The building is not in the North Danville Historic District as shown in the City's parcel viewer, although it is adjacent.



*The sizes of the rooms in the building after renovations exceed minimum requirements under the statewide building code. The current property is valued at \$19,800. It is three (3) bedrooms and one (1) bath. The proposed floorplans show single bedrooms with an open floor plan living/dining / kitchen area. Each room in the building will have light and ingress/egress. A split entry vestibule with leave one front door with an increased energy efficiency design.*

*This property suffered a fire about a year ago. Prior to the fire, our systems show the property was in the housing choice voucher program. The owner is working through code enforcement violation notices, and they believe this renovation is the best way to reinvest in the property inside and out. The alternative is likely demolition because a three-bedroom, one bath configuration will not support the income stream necessary to finance repairs.*

*A home on the same side of the street, two properties to the northwest is a duplex.*

Mr. Yadin Israel, appeared on behalf of Soap Supplies, and stated, we just want to move towards the city's goal of providing affordable housing for the district. So, we want to thank you for your consideration.

Ms. Evans stated the applicant is soap supplies. So, do you plan on making soap there and selling it or are you going to have two different families living there?

Mr. Israel stated no, two different families, it's a single family. The object is to have two people, a family, you know, it's a one bedroom. So, we're not looking to have a mass amount of people in living inside the unit. The neighborhood needs a little improvement and I just want to help with the housing shortage.

Ms. Evans stated when you enter the front door, then what?

Mr. Israel stated inside there will be a common vestibule area and there will be a door on the left-hand side and on the right-hand side.

Ms. Evans stated each apartment?

Mr. Israel stated yes, ma'am.

Ms. Evans stated will there be a back door for each apartment going into the backyard?

Mr. Israel stated yes, ma'am and no soap created at times.

Mr. Bolton stated how much do you plan to rent each unit for, or do you know yet?

Mr. Israel stated estimates are about \$400 at this point. I can't really see going higher than \$450, but that is a reasonable estimate at this point.

Ms. Evans stated will you be able to manage the tenants from where you live in case there are any problems?

Mr. Israel stated yes, ma'am.

Mr. Garrison stated if the construction outside is as good as the fence, it's going to be well constructed. That is one beautiful fence that you put around that backyard.

Mr. Israel stated thank you very much.

Mr. Garrison opened the Public Hearing.

Mr. Garrison closed the Public Hearing.

**Mr. Petrick made a motion to recommend approval of Special Use Permit Application PZ 22-45 as submitted. Mr. Kahn seconded the motion. The motion was approved by a 7-0 vote.**

- c. *Special Use Permit Application PZ22-50, filed by Yeon Hee Kim and Hae Choi Kim, requests a Special Use Permit for an accessory building or accessory use without a primary building being located on the parcel according to Article 3.E.C.23. of the Danville Zoning Ordinance at (Parcel IDs #25094 and #25091). The applicant built an outdoor seating area to serve their adjacent restaurant.*

Mr. Frank Park, appeared on behalf of Mr. Kim, and stated, I'm here to speak. Just to give you a little bit background about the structure, this is not a building, it's just a deck. The size is less than 500 square feet and was built not too long ago. There is a Japanese Restaurant next to these two parcels and because of the COVID-19 pandemic, the restaurant was closed for two years. The drive-thru was open. Recently, they decided to, because of the pandemic cases subsiding, to open the seating area and because of the CDC guidelines, you know, indoor air quality and what not, you decide, to build a deck. Right next to the parking lot. It's less than 500 hundred square feet. There is no roof on top of this deck. The deck was stopped because of a violation, and I understand that this is an accessory use without having the primary building on the property and mister Kim owns two parcels and of course he owns the restaurant. He's willing to combine these two parcels with the restaurant using combination, and you have the restaurant as the primary building, and you have this deck being accessory structure to the primary building. I think he is willing to do that, to provide better and good customer service with fresh air. He built this for the customer, and I know there are a lot of city employees that go there and enjoy the food. He started this because of Covid-19, and we ask you to consider that a hardship and he is willing to once you approve the Special Use Permit, he wants to get the permit and get the proper inspection done and then go from there. Also, the structure is not in the major thoroughfare. I mean, it's in a hideaway to the residential road and there is an existing fence already there. So, it's hard to see the deck from the major highway, and he is even willing to put the landscaping to screen the deck as per the ordinance and whatever is necessary to beautify the property. Mr. Kim is a very model citizen and he's been cleaning the property. Somehow people have been dumping debris, tires, on that. So, he's been cleaning all that and trying to make the neighborhood clean and beautified. So, if you would consider that hardship and allow the Special Use Permit, he would be appreciative. Thank you so much.

Mr. Garrison opened the Public Hearing.

Mr. Garrison closed the Public Hearing.



Mr. Bolton stated just to be sure, he mentioned that he would be willing to put the two lots in with the one and make it one whole. He doesn't need to do that or?

Mr. Plachcinski stated he will not need to do that under the Special Use Permit and the reason we didn't advise him or make a recommendation is that would create a split zoning and in Danville, all the property must be under one zoning. So, no and this way let's say something changed and they wanted to remove the deck. They wouldn't have to then re-split the property. So, it'd be completely copasetic.

Mr. Bolton stated he mentioned a buffer but that's not part of the recommendation either.

Mr. Plachcinski stated no, it's well done already.

Mr. Bolton stated yes, that's awesome. I've seen it and the food is good.

**Ms. Evans made a motion to recommend approval of Special Use Permit Application PZ 22-50 as submitted. Mr. Dodson seconded the motion. The motion was approved by a 7-0 vote.**

4. *Rezoning Application PZ22-64, initiated by the Planning Director, requests to rezone parcel 239 Eastwood Drive (Parcel # 76494) from A-R Attached Residential to TO-C Transitional Office and Parcel #'s 76493, 76492, 76307, and 76306 from A-R Attached Residential to M-1 Manufacturing Industrial. The zoning changes make the existing and long-established uses legally conforming.*

Mr. Plachcinski stated I initiated the zoning ordinance because it came to our attention, the asphalt plant was zoned residential. I believe when the area was annexed into the city limits, we basically can't allow them to pull building permits to make improvements on the site the way that it is. So, even if they wanted to improve any of the buildings or do anything else there, it would be limited for that. So, our understanding is that the existing operations will all remain on the site and the office building that is constructed that's on a separate property would continue to be office uses only and it would just be the asphalt staging area in the back that would become industrial.

Mr. Garrison opened the Public Hearing.

Mr. Garrison closed the Public Hearing.

**Ms. Evan made a motion to recommend approval of Special Use Permit Application PZ 22-64 as submitted. Mr. Kahn seconded the motion. The motion was approved by a 7-0 vote.**

5. *Rezoning PZ22-63, Initiated by the Planning Director, reduces the required parking stall width to eight (8') feet, six (6') inches and depth to 18' for parking spaces inside buildings or on building roofs in Zoning Ordinance Article 8.D.5.*

Mr. Plachcinski stated as you remember we have revised our zoning ordinance a few months ago and one thing that we did not address was parking spaces inside things like parking decks and buildings are generally narrower, as the parking times are different. There's not as much change over and generally the spaces that will tolerate and be careful of can be more narrow and shorter for the same kinds of vehicles. It's almost psychological. These are standard sizes that a lot of communities use for indoor parking spaces. This comes up you know, there's a growth in indoor potential parking spaces at the White Mill, and other buildings downtown that are going to be redeveloped or built even out of the resort if they should build a parking deck out there. It helps make everything more efficient and just a better use of space.

Mr. Dodson stated what size are the spaces that we have downtown now in those places, you know off Bridge Street and Craighead Street?

Mr. Plachcinski stated I believe they're all at least 9 by 20.

Ms. Evans stated and this eight, six inches, and a depth of eighteen will this accommodate huge vehicles.

Mr. Plachcinski stated it'll accommodate just about everything. You just have to be, and most people are much more careful when they're parking in a building or deck parking because it's closed in already. It's kind of like people drive slower on the street when it's narrower. It's the same principle.

Mr. Garrison opened the Public Hearing.

Mr. Garrison closed the Public Hearing.

**Ms. Evans made a motion to recommend approval of Rezoning Application PZ 22-63 as submitted. Mr. Kahn seconded the motion. The motion was approved by a 7-0 vote.**

6. *Rezoning PZ22-65, Initiated by the Planning Director, removes existing Zoning Ordinance Section 2.C Administration and Enforcement with a new Section 2.C Violations and Enforcement including Purpose, Compliance Required, Violations, Persons Held responsible for Violating the Zoning Ordinance, Enforcement Procedure, and Remedies and Penalties subsections. Existing Zoning Ordinance Section 2.X Violations and Penalties is also deleted. These proposed changes clarify City Zoning Code enforcement, change violations from criminal to civil penalties, and allow the City to begin enforcement activities for short-term, recurring violations in ten (10) days.*

Mr. Plachcinski stated as you can note by the attachment of the existing ordinance, the language was pretty short and didn't really do a complete job of explaining the rights and responsibilities for both the city and the property owners. We feel this update prepared in conjunction with the city attorney's office is really to the point and puts everything concisely and explains the city's process pretty well. Also, a big thing we noticed that as we talked about issues like skill games, signs, temporary signs are always big, parking on streets for commercial vehicles, and those sorts of things. The way the city's zoning ordinance had been structured, we were required to provide at least thirty days to remedy a violation or appeal it. The state code allows us as long as we have done our ordinance for those kinds of violations, we can reduce the timeline to ten days, which gives us a little bit more urgency in our enforcement.

Mr. Garrison opened the Public Hearing.

Mr. Garrison closed the Public Hearing.

Mr. Petrick stated was this inspired by anything in particular?

Mr. Plachcinski stated I think it was inspired by me trying to figure out how to write citations and realizing that the ordinance didn't really explain it and then I figured if I struggled to figure out the process and exactly what I was supposed to do if I was a member of the public, they got a zoning letter. It would be helpful if I could go to something, and read it, and understand it. That is really the impetus.

**Ms. Evans made a motion to recommend approval of Rezoning Application PZ 22-65 as submitted. Mr. Bolton seconded the motion. The motion was approved by a 7-0 vote.**

7. *Rezoning PZ22-66, Initiated by the Planning Director, establishes standards for campgrounds in new Section 2.AA. Campgrounds, adds campgrounds as Uses Permitted by Special Permit in the SR-R Sandy River – Residential zoning district (Article 3.A.C.) and the T-R Threshold-Residential zoning district (Article 3.B.C.), and revises the campground definition in Article 15 to reference Virginia Code.*

Mr. Plachcinski stated although the zoning ordinance previously defined campgrounds and camping units there was no place in the zoning ordinance for them to go. There are some standards that we'd like to make sure that we have in our ordinance that provide a certain level of expectations of campground development. We are a city, we're not necessarily a very rustic place. With the coming resort we have had a lot of questions about things like campgrounds and mobile RV units needing somewhere they can go. So, based on input from both the city attorney's office and the Danville Pittsylvania County Health District we have prepared these recommendations for the zoning code.

They reference state code, so we won't have to change things if state code changes. We require the Special Use Permit. The minimum campground size will be thirty acres. It would be a substantial piece of property and it's in those zoning districts that are the most rural in the community. It requires that if you allow campers or camp units without sanitary facilities in them like tents or have yurts or something at those units that you also provide sanitary facilities with toilets, lavatories, and showers. We are recommending that all campgrounds and camping units must be set back forty feet from property lines, that there are adequate accessories for the campers to use like clubhouses, pools, picnic areas, fields, and playgrounds at a rate of two hundred square feet per camping unit. Also, in order to get to the campgrounds, the city engineer has to analyze the route that vehicles will take to make sure that they do not go down streets that they are going to have difficulty navigating. We are just citing the current street design, green book, or design vehicle guidebook for that analysis. Additionally, we updated the campground and camping unit definitions in article 15 to reference state code.

Mr. Garrison opened the Public Hearing.

Mr. Garrison closed the Public Hearing.

Mr. Bolton stated in your research, when you were looking at this, where might thirty acres in the city be?

Mr. Garrison stated there are a lot of places in the city where there are thirty acres.

Mr. Bolton stated like along the expressway and off of that?

Mr. Plachcinski stated Westover Hills, there's some spots on the expressway, 58, Halifax Road has some large properties out there. Really the thirty acres number came from, it's actually a lot less than the desires of like Jellystone, RV Parks, or KOA. They definitely can get much larger than thirty acres. We are trying to set a size that was fair and make sure that there's enough buffer around it and really be a nice camping experience.

Ms. Evans stated those who want to establish campgrounds need a Special Use Permit?

Mr. Plachcinski stated yes.

Mr. Garrison stated that thirty acres is a minimum, right?

Mr. Plachcinski stated right.

Mr. Garrison stated it has to be at least thirty acres?

Mr. Plachcinski stated right.

**Mr. Bolton made a motion to recommend approval of Rezoning Application PZ 22-66 as submitted. Mr. Kahn seconded the motion. The motion was approved by a 7-0 vote.**

#### IV. PLANNING DIRECTOR'S REPORT

Mr. Plachcinski went over the following below:

#### **ORDINANCES**

There are several recent that I would like the Planning Commission to schedule a work session on for Monday April 25, 2022. At this meeting, we will walk through the following ordinance changes:

- Adding minimum dwelling unit standards for single family dwelling units, single family dwelling units converted to two family dwelling units, and accessory dwelling units.
- Revising the "urban agriculture" and "agriculture" processes in the zoning ordinance to allow certain activities without a special use permit.
- Consolidating the Permitted Uses and Uses Permitted by Special Use Permit into a table that shrinks the 700+ lines of code in the zoning ordinance and makes the uses available in each district more straightforward and easier to reference.

## **COMPREHENSIVE PLAN UPDATE**

- Staff submitted a \$1.4 million dollar grant application to the Virginia Community Flood Prevention fund for capacity building and resiliency planning. The proposal integrates the additional resources into the current comprehensive plan process. If awarded, the proposal will fund a staff position for three years, add dozens of public input opportunities to our outreach, and engage in many innovative programs that are transferrable to other Virginia Communities.

**The motion to schedule a work session on April 25, 2022, at 3:00 pm was approved by unanimous vote.**

V. APPROVE MINUTES FROM MARCH 7, 2022.

The MARCH 7, 2022, minutes were approved by unanimous vote.

VI. ADJOURNMENT

With no further business, the meeting adjourned at 3:48 p.m.

APPROVED \_\_\_\_\_