



P L A N N I N G   B O A R D   A G E N D A

(CONTINUATION OF SEPTEMBER 27 MEETING)

OCTOBER 4, 2021, 6:00PM (VIRTUAL)

1. Call to order
2. Introductions
3. Continuation re: rezoning case RZ-03-21 (*requested change: RS-30 to CZ-IND; location: 6212 Lake Brandt Rd.; parcel: 138071*)
4. Other business (*as needed*)
5. Adjournment

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*Note: The meeting will be virtual using the Zoom application. See the calendar on the Town's website for a link and details to join the meeting.*

**TABLE 4.D.2(a) PERMITTED USE TABLE**

USE CATEGORY	USE TYPE	SPECIAL		ZONING DISTRICTS													
				AGRICULTURE	RESIDENTIAL			COMMERCIAL					INSTITUTIONAL	OPEN SPACE DEVELOPMENT		TOWN CORE	
					WCA	LUC	AG	RR	RS	OI	NB	BN	SC	IND	OI	OSR	OSM

Agriculture	Agricultural Production (crops)		1	P	P	P	P	P	P	P	P	P	P	M P	M P	P	P
	Agricultural Production, (Pasture for Livestock)		1	P	D	D					D			M P	M P		
	Plant nursery	X	4	P					P		P			M P	M P		
	Agriculture, all other		4	P										M P	M P		
Agriculture Related Support Services	Agricultural Tourism Facility, minor		2	D										M P	M P		
	Agricultural Tourism Facility, major		2	D											M P		
	Animal Feeder/Breeder	X	1	D													
	Animal Services & Care (livestock)		3	P							P						
	Equestrian facility, w/o spectator events		2	S		S						S	M P	M P			
	Equestrian facility w spectator events		2	S								S	M P	M P			
	Horse Farm		4	D	D	D								M P	M P		
	Winery			D											M P		
	All other agriculturally related services		3	P										M P	M P		
Forestry	Forestry		1	P	P	P	P	P	P	P	P	P	M P	M P	P	P	

"P": uses permitted by right "D": uses requiring special development standards "S": uses requiring a Special Use Permit "Z": uses requiring a Manufactured Housing overlay "MP": uses permitted under a master plan and which may have special development standards.

USE CATEGORY	USE TYPE	WCA	LUC	AG	RR	RS	OI	NB	BN	SC	IND	OI	OSR	OSM	TCR	TCM	
Household Living	Dwelling, Caretaker		1	D	D		D	D	D	D	D	D	MP	MP	D	D	
	Dwelling, Live/work		2				P	P	P	P				MP		P	
	Dwelling, Multi-family		2														
	Dwelling, Single-family attached (e.g. townhouses)		2										MP	MP			
	Dwelling, Single-family detached		1	P	P	P	P	P					MP	MP	P	P	
	Dwelling, Two-family (twin home, duplex)		1	P	P		P	P					MP	MP		P	
	Dwelling, Upper story													MP			
	Manufactured Home, Class AA		1	D	D	Z											
	Manufactured Home, Class A & B		1	D	D	Z											
	Manufactured Home Park		2														
	Residential Compound		1	D	D												
	Subdivision, Major						P	P	P					MP	MP	P	P
	Subdivision, Minor				P	P	P	P	P					MP	MP	P	P
Group Living	Boarding or rooming house, < 9 residents		2	S	S		P									S	
	Boarding or rooming house, >9 residents		2				S								P	P	
	Dormitory		2									P					
	Dwelling, Tenant (for migrant labor)			D													
	Family Care Home		1				P	P	P	P			MP	MP	P	P	
	<b>Fraternity or sorority house</b>		<b>3</b>						<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>					
	Group Care Facility		2				S	S	S			S	MP	MP			
	Therapeutic home		1			P	P	P	P				MP	MP			

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Community Services	Community center		3	P	S	S	P	P	P	P		P	MP	MP		P
	Cultural facility		3				P	P	P	P		P		MP		P
	Library		3				P	P	P	P		P		MP		P
	Museum		3				P	P	P	P		P		MP		P
	Senior center		3				S	S	S	S		P		MP		
	Youth club facility		3				S	S	S	S		P		MP		
Day Care	Day care center Adult, 5 or less		1	D	D	D	D	D	D	D	D	D	MP	MP	D	D
	Day care center Adult, 6 or more		3	S	S		D	D	D	D	D	D		MP		S
	Day care center Child, 5 or less		1	D	D	D	D	D	D	D	D	D	MP	MP	D	D
	Day care center Child, 6 or more		3	S	S		D	D	D	D	D	D		MP		
Educational Facilities	Community College		3						P			P				
	College, 4-year, on-campus housing		3						P			P				
	School, elementary		3	D	D	D	D					P	MP	MP	D	D
	School, middle		3	D	D	D	D					P	MP	MP	D	D
	School, high		3	D	D	D	D					P	MP	MP	D	D
	Vocational, business, or trade school		3						P	P	P					P
Government Facilities	Government maintenance, storage, or distribution facility		3						P		P	P				
	Government office		3				P	P	P	P	P	P				P
	Post office		3					P	P	P	P	P				P
Health Care Facilities	Blood/tissue collection facility		3				P	P	P	P						P
	Drug or alcohol treatment facility		3					S	P			P				
	Hospital		3									P				
	Medical or dental clinic		3				P	P	P	P		P				P
	Medical or dental lab		3				P	P	P	P	P	P				P
	Medical or dental office(s)		3				P	P	P	P		P				P
	Outpatient facility		3				P	P	P	P		P				P

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Institutions	Assisted Living Facility		2		S	S	P	P	P			P		MP		P	
	Auditorium, Assembly Hall		3						P	P	P	P				P	
	Club or lodge		3	S	S	S	P	S	P	P			MP	MP	S	S	
	Congregate Care / Nursing Home		3						P	P		S		MP		P	
	Halfway house		3						D			D				D	
	<del>Homeless Shelter</del>		<del>3</del>							<del>D</del>		<del>D</del>					
	Place of worship, religious institution		3	P	D	D	P	P	P	P	P	P	MP	MP	D	D	
	Psychiatric treatment facility		3						P			P					
	Retirement Community, Continuing Care		2										P		MP		
Parks and Open Areas	Arboretum or botanical garden		2	D	D	D	D	D	D	D	D	D	MP	MP			
	Athletic Field		3	D	D	D	D	D					MP	MP	S	S	
	<del>Cemetery/ Mausoleum</del>		<del>2</del>	<del>D</del>	<del>D</del>	<del>D</del>	<del>D</del>	<del>D</del>	<del>D</del>	<del>D</del>	<del>D</del>	<del>D</del>	<del>MP</del>	<del>MP</del>	<del>D</del>	<del>D</del>	
	Golf course, public		1	D	D	D			D			D	MP	MP			
	Greenway		P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Park, public		1	D	D	D	D	D	D	D	D	D	MP	MP	D	D	
	Public square or plaza					P	P	P	P	P		P	MP	MP			
Public Safety/ Emergency Services	<del>Ambulance Service</del>		<del>3</del>	<del>P</del>	<del>P</del>		<del>P</del>		<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>		<del>MP</del>	<del>P</del>	<del>P</del>	
	<del>Fire or EMS facility</del>		<del>3</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>D</del>	<del>D</del>	<del>D</del>	<del>D</del>	<del>P</del>	<del>P</del>	<del>MP</del>	<del>MP</del>		<del>P</del>	
	<del>Police substation</del>		<del>2</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>MP</del>	<del>MP</del>	<del>P</del>	<del>P</del>	
	<del>Police station</del>		<del>3</del>	<del>P</del>	<del>S</del>	<del>S</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>MP</del>	<del>MP</del>	<del>P</del>	<del>P</del>	
Transportation	<del>Airport</del>	<del>X</del>	<del>5</del>								<del>S</del>	<del>S</del>					
	<del>Transportation/Taxi/Bus Terminal</del>	<del>X</del>	<del>4</del>						<del>P</del>		<del>P</del>						
	<del>Helicopter landing facility</del>	<del>X</del>	<del>5</del>						<del>S</del>		<del>P</del>	<del>S</del>					
	<del>Landing field, private</del>	<del>X</del>		<del>S</del>							<del>D</del>	<del>D</del>	<del>MP</del>	<del>MP</del>			

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USE CATEGORY	USE TYPE	WCA	LUC	AG	RR	RS	OI	NB	BN	SC	IND	OI	OSR	OSM	TCR	TCM
Utilities	Solar farms		5	D							D					
	Utility, major		5	S	S	S	S	S	S	S	S	S	MP	MP		
	Utility, minor		4	D	D	D	D	D	D	D	D	D	MP	MP	D	D
	Wireless Communication Facility, collocation on existing tower			P	P	P	P	P	P	P	P	P	MP	MP	D	D
	Wireless Communication Facility, placement on existing building			D	D	D	D	D	D	D	D	D	MP	MP	D	D
	Wireless Communication Facility, new freestanding		3	S					S		S	S		MP	D	D
Adult Oriented Businesses	Adult Oriented Business		3								D					
Animal Care	Animal shelter		3	S				D	D	D	P	S				
	Kennel, indoor		3	D					D	D	P					
	<del>Kennel, outdoor</del>		<del>3</del>	<del>S</del>							<del>P</del>					
	Pet grooming		3	P					D	D	P					P
	Veterinary services, large animal		3	S							P					
	Veterinary services, domestic animals, outdoor kennel			S							P					
	Veterinary services, domestic animals, indoor kennel		3	P					D	D	P					P
Conference and Training Centers	Conference, retreat or training center		3						P	P	D	P				P
Eating Establishments	Dinner theater		3						P	P						P
	Restaurant, indoor seating only		3					P	P	P	P			MP		P
	Restaurant with outdoor seating		3					D	D	D	D			MP		D
	Restaurant, take out, no drive thru		3					P	P	P						P
	Restaurant, with drive-thru		3						P	P						

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Offices	Business services		3					D	P	P	P					P
	Financial services, drive-through		3				D		P	P	P					
	Financial services, no drive-through		3				P		P	P	P					P
	Insurance Agency, No On-Site Claims Inspections		3				P	P	P	P	P					P
	Insurance Agency, On-Site Claims Inspections		3						P	P	P					
	Professional services		3				P	P	P	P	P					P
	Radio and television broadcasting studio		3						P	P	P					P
	Sales (including real estate)		3				P	P	P	P	P					P
Parking, Commercial	Parking lot		3						P	P	P	S		MP	P	P
Recreation Facility, Indoor, Privately Owned	Bowling Centers		3						P	P	P					P
	Fitness Centers		3						P	P	P			MP		
	Shooting range, indoor		3	S					D		D					
	Skating rink		3						P	P	P					
	Theater		3						P	P						P
Recreation Facility, Outdoor, Privately Owned	Amusement park, Fairgrounds		4						S		S					S
	Arena, amphitheater, or stadium, privately owned		4								P	P				
	Athletic field, privately owned		1	S	S	S	S	P	P	P	P	P	MP	MP	S	S
	Batting Cages		3						D		D					
	Go-cart track		4						P		P					
	Golf course, w small clubhouse, private		4	S	S	S			D			D	MP	MP		
	Golf course with country club, private		4	D	D	S			D			D	MP	MP		
	Golf driving range		3	S					D		D					

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	Miniature Golf		3						P	P						
	Paint ball facility		3	S					S		S	S				
	Recreational vehicle park or campsite		4													P
	Shooting range, outdoor		5	S								S				
	Swimming pool, private with outside members		3	D	S	S			D		D	D	MP	MP		S
	Swimming pool, private only		3	D	S	S		D	D		D	D	MP	MP		S
	Tennis court, private		3	D	S	S			D		D	D	MP	MP		S
	Tennis court, private w/ outside members		3	D	S	S			D		D	D	MP	MP		S
	Tennis court, public		3	D					D			D		MP		D
Retail Sales & Services	Bars, Nightclubs and Similar															
	Bar, nightclub, cocktail lounge, bottle shop, or microbrewery		3						D	D	D					
	Hookah lounge															
	Wine Bar		3						D	D	D					
	Entertainment Establishments															
	Bingo games		3						P	P						
	Coin operated amusements		3						P	P						
	Electronic gaming establishment, Internet sweepstakes		3													
	Pool halls		3						P	P						
	Convenience															
	Convenience store, without gas sales	X	3							P	P	P		MP		P
	Convenience store, with gas sales	X	4							P	P	P		MP		
	Service station, gasoline sales	X	4							P	P	P				

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Retail Sales & Services (continued)	<b>Personal Services Establishments</b>																
	<b>Crematorium</b>		3						S		P						
	Dance studio		3						P	P						P	
	Dry cleaner, drop off/ pick up		3				P	P	P	P				MP		P	
	Dry cleaner, on-site cleaning, but not a plant	X	3				D	D	P	D	P						
	Financial services, with drive-through or walk up service		3				D		P	P						P	
	Fortune tellers, astrologers		3						P	P						P	
	Funeral home		3						P		P					P	
	Martial arts instruction schools		3						P	P						P	
	Personal services (e.g. barber, beauty shop, manicurist, spas, massage)		3	D	D	D	P	P	P	P	P		MP	MP		P	
	Tattoo parlor/body piercing		3						P	P							
	<b>Repair Establishments</b>																
	Clothing alterations		3						P	P	D						P
	Equipment repair, light	X	3							D		P					P
	Furniture repair shop	X	3							P		P					
	Gunsmith		3							P		P					
	Lawnmower Repair		3							P		P					
	Repair & service shop (large & small appliances, washing machines, TV's, microwaves, etc.)		3							D		P					
	<b>Retail Establishments</b>																
	Antique Store		3						P	P	P						P
	Art and picture framing		3						P	P	P						P
	Art gallery, with works for sale		3						P	P	P						P

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Retail Sales & Services (continued)	Drug store or pharmacy, without drive thru service		3					P	P	P				MP		P	
	Drug store or pharmacy, with drive thru service		4						P	P				MP			
	Equipment & Tool Rental/Leasing, no outside storage	X	3						P	P	P					P	
	Equipment & Tool Rental/Leasing with outside storage	X	4								P						
	Farmers Market		3	D				D	D	D	D	D		D		D	
	Flea Markets, Swap Meets and Open-Air Markets		3						D	D	D	D					
	Florist		3					P	P	P							P
	Garden Center or Retail Nursery		3						P	D	P						P
	Grocery store		3					D	P	P				MP			P
	Home Improvement Stores, no outdoor storage		3						P	P							P
	Home Improvement Stores, with outdoor storage		4						D	D	P						
	Landscape and horticultural services	X	4	S							P						P
	Laundromat	X	3					P	P	P							P
	Liquor Store (ABC)		3						P	P							P
	<b>Manufactured Home Sales</b>		<b>4</b>							<b>P</b>		<b>P</b>					
	Musical Instrument Sales & Instruction		3						P	P	P						P
	Paint and Wallpaper Sales		3							P	P	P					P
	Pawn Shop		3							P							P
	Pest control	X	3							P		P					
	Photocopying and duplicating		3						P	P	P	P					P
Photography studio		3						P	P	P						P	
Retail sales, bulky items (furniture, white goods)		3							P	P						P	
Retail sales, large establishment		3							P	P							

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Retail Sales & Services (continued)	Warehouse, Self-Service Storage		4						D		P					
	Shopping Center: < 250K ft² GFA		4						P	P						
	Shopping Center: > 250K ft² GFA		4							P						
	Taxidermist	X	3						P							P
Vehicle Sales and Services, Heavy	Automotive painting/body shop	X	4						P		P					
	Automotive towing and storage	X	3						D		D					
	Boat and marine rental, sales and service	X	4						P		P					
	Recreational vehicle rental, sales and service	X	4						P		P					
	Transmission shop	X	4						P		P					
	Truck and utility trailer rental and leasing, heavy	X	5								P					
	Truck stop	X	4						D		P					
	Truck washing	X	5								P					
Vehicle Sales and Services, Light	Automotive supply and parts		3						P	P						
	Automobile repair & servicing (w/out painting/bodywork)	X	3						P	P	P					
	Automobile sales or rentals	X	4						P		P					P
	Car wash, automatic	X	4						D	D	P					
	Car wash, full service	X	4						D	D	P					
	Car wash, self service	X	4						D	D	P					
	Tire/muffler sales and mounting	X	3						P	P	P					
	Truck and utility trailer rental and leasing, light	X	4						P		P					

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Visitor Accommodations	Bed and breakfast inn, tourist home		2	D	S	S	S	D	D					MP	S	S
	Hotels and motels with ≤ 5,000 ft <sup>2</sup> of ancillary space, or a restaurant/lounge with < 3,000 ft <sup>2</sup>		3						P	P						
	Hotels and motels with > 5,000 ft <sup>2</sup> of ancillary space, or a restaurant/lounge with >3,000 ft <sup>2</sup>		3						P	P						
Extractive Industry	All uses															
Industrial Services	Contractor, no outside storage		3						P		P					P
	Contractor, with outside storage		4								P					
	Contractor, heavy construction		5								P					
	Electric motor repair		4						P		P					
	Fuel oil/bottled gas distributor	X	4								P					
	General industrial service		4								P					
	Heavy equipment sales, rental, or storage	X	4							P	P					
	Heavy equipment servicing and repair	X	4								P					
	Laundry, dry cleaning, and carpet cleaning plants	X	3							P	D	P				
	Machine shop		3								P					
	Repair of scientific or professional instruments		3								P					
	Research and development, testing		3								P					
	Tool repair	X														
Welding shop	X	4									P					

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	Waste composting	X	4	S							P					
	Waste transfer stations		4								P					
Wholesale Sales (See Article 5 for Special Development Standards for all Wholesale Sales Uses)	Agricultural Chemicals, Farm Supplies, Plants and Plant Products, Animals and Animal Products	X	5	D							P					
	Chemicals, Pesticides and Fertilizers	X	5								P					
	Minerals		5								P					
	Motor vehicles	X	4								P					
	Paints and varnishes	X	4								P					
	Petroleum and petroleum products	X	5								D					
	Retail Goods		4						P		P					
	Scrap and waste materials	X	5								P					
	All other wholesale sales		4								P					
	Miscellaneous Uses	Beneficial Fill Area			D	D	D	D	D	D	D	D	D	D	D	
Billboards			1	S	E	E		S	I	G	N		S	E	C	
Mixed Development									D	D				MP		D
Special Events Facility				D					D	D						D

"P": uses permitted by right "D": uses requiring special development standards "S": uses requiring a Special Use Permit "Z": uses requiring a Manufactured Housing overlay "MP": uses permitted under a master plan and which may have special development standards.