



TO: Zoning Board
FROM: Planning staff
DATE: August 11, 2016
RE: Case RZ-01-16 (Strader Road) - Request to rezone approximately 30.24 acres from AG Agricultural to CU-OSRD Conditional Use Open Space Residential District

A. Actions Requested by Zoning Board

- 1. Hold Public Hearing
- 2. Motion to approve (deny) request to rezone
- 3. Motion to approve (deny) preliminary major subdivision sketch plan

B. Required Votes to Pass Requested Action

A majority vote is needed to recommend approval (or denial) of the requested action. The Zoning Board's recommendation will be forwarded to the Town Council for a final decision on the rezoning request.

C. Background

The applicant, Bill Yearns, is requesting to rezone property from **AG Agricultural to CU-OSRD Conditional Use Open Space Residential District**. The property is presently owned by Cynthia L. Pegram. The applicant has an option to purchase the property. The subject site is located on the east side of Strader Road, just south of the intersection with Scalesville Road. The parcel is located at 7508 Strader Road and is further identified as tax parcel number 0218651.

The surrounding zoning and uses are as follows:

Direction	Zoning	Land Use
North	AG	Residential
East	AG	Residential
South	AG	Vacant
West (across Strader Road)	AG	Residential and Vacant

The preliminary major subdivision sketch plan is included for review and consideration. This plan may change through the review and approval process. The proposed major subdivision sketch plan is designed to produce 21 building lots clustered primarily internally and along the north edge of the site, with the required open space provided.

**Only proposed permitted uses – Subdivision, Major – Residential
Single Family Detached Residence**

The addition of the Conditional Use District designation provides the opportunity for conditions that are mutually agreed upon. The one condition requested would limit the development to one use, detached single family residential homes. The following conditions are being voluntarily offered by the developer:

1. All dwellings shall have a minimum heated area square footage of 2,200 square feet.
2. All dwellings shall have at least two side-loaded garages.
3. All exterior covering shall be of cementous siding, brick, stone, or decorative vinyl such as shake or board and batten. There shall be no lap vinyl.
4. No modular or manufactured dwellings shall be allowed.
5. All new dwellings shall have a brick foundation on a crawl space.
6. Driveways shall be paved in concrete.
7. No above ground pools shall be allowed.
8. All mailboxes shall be of a uniform design.
9. All shingles shall be architectural in design.
10. The exterior of all outbuildings shall be constructed aesthetically as is the main dwelling.
11. No chain-link fences shall be allowed.

There is open space proposed along Strader Road, except for the entrance area lots. Open space is also proposed internally and on the western edge of the project. There are existing mature trees located on this site.

D. Policy Issues

This request is supported by policies listed in the Town of Summerfield Comprehensive Plan and Development Ordinance.

The Open Space Residential District is primarily intended to accommodate rural developments designed to preserve rural character, significant man-made features, and environmentally sensitive areas. The district permits open space, recreational, agricultural and residential uses that are part of a unified design. The district encourages compact residential growth while maintaining average house densities similar to those in other residential districts. The overall gross density in OSRD areas will typically be 0.73 units per acre or less, using the following formula.

E. Legal Issues

None

G. Finding of Compliance with Adopted Plans and Reasonableness

Staff finds this rezoning consistent with the Town's Comprehensive Plan and Development Ordinance, adopted by the Town Council.

H. Attachments

1. Zoning/Vicinity/Aerial Map
2. Rezoning application
3. Table of Use chart
4. Proposed preliminary major subdivision sketch plan
5. Environmental Inventory
6. Stream Identification report

I. Staff Recommendation and Alternative Courses of Action

- The proposed layout of the lots in the sketch plan will be dependent on approval of septic tanks systems for each lot.
- The rezoning of this property will provide a significant increase in the property value.
- Community Character: Key areas of the Community Character section are met with this change in zoning, Rural Character Preservation and Protection, and to promote and protect Farmland Preservation.

A Community Meeting was held for this rezoning case on August 3, 2016 and the applicant and the Town Manager were the only attendees.

Following review of the proposed map amendment (rezoning), the Zoning Board is requested to take action using one of the following motions:

- **Recommend Approval as presented or with additional conditions:** The Zoning Board finds that the proposed rezoning is consistent with the Town of Summerfield's Comprehensive Plan and Development Ordinance and considers the action to be reasonable and in the public interest.
- **Recommend Denial:** The Zoning Board finds that the amendment is not consistent with the Town of Summerfield's Comprehensive Plan and Development Ordinance and does not consider the action to be reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.

Possible Motions for Consideration

North Carolina General Statute 160A-383 requires that "prior to adopting or rejecting any zoning amendment" each local governing board "shall adopt a statement describing whether its action



is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest." For the purposes of this statute, this document is "The Town of Summerfield Comprehensive Plan."

CONDITIONAL APPROVAL:

I move that a recommendation for conditional approval of the request for rezoning from from AG Agricultural to CU-OSRD - Open Space Residential District by Conditional Use be forwarded to the Town Council be forwarded to the Town Council. Conditions that must be met prior to a full approval are ____ (Suggestions: conditions as proposed by the applicant, approval of the preliminary subdivision plat). Conditional approval is consistent with the town's adopted comprehensive plan because

(List): _____, and this approach is reasonable and in the public interest because _____.

APPROVAL:

I move that a recommendation for approval of the request for rezoning from AG Agricultural to CU-OSRD - Open Space Residential District by Conditional Use be forwarded to the Town Council.be forward to the Town Council. The uses listed in this request include only one permitted use, single family detached housing. The request is consistent with the town's adopted comprehensive plan because :

(List): _____, and this approval is reasonable and in the public interest because _____.

DENIAL

I move that a recommendation for denial of the request for rezoning from AG Agricultural to CU-OSRD - Open Space Residential District by Conditional Use be forwarded to the Town Council. The uses listed in this request include only one permitted use, single family detached housing. The request is not consistent with the town's adopted comprehensive plan because

(List): _____, and is/is not in the public interest because _____.

Based on the request being consistent with the Town's Comprehensive Plan, staff recommends approval of Case RZ-01-16 with the proposed conditions as presented.

J. Issue Reviewed By:

- Town Manager
- Town Attorney
- Planning Advisor

RZ-01-2016 (Strader Rd.)

AG

SUBJECT PROPERTY

AG

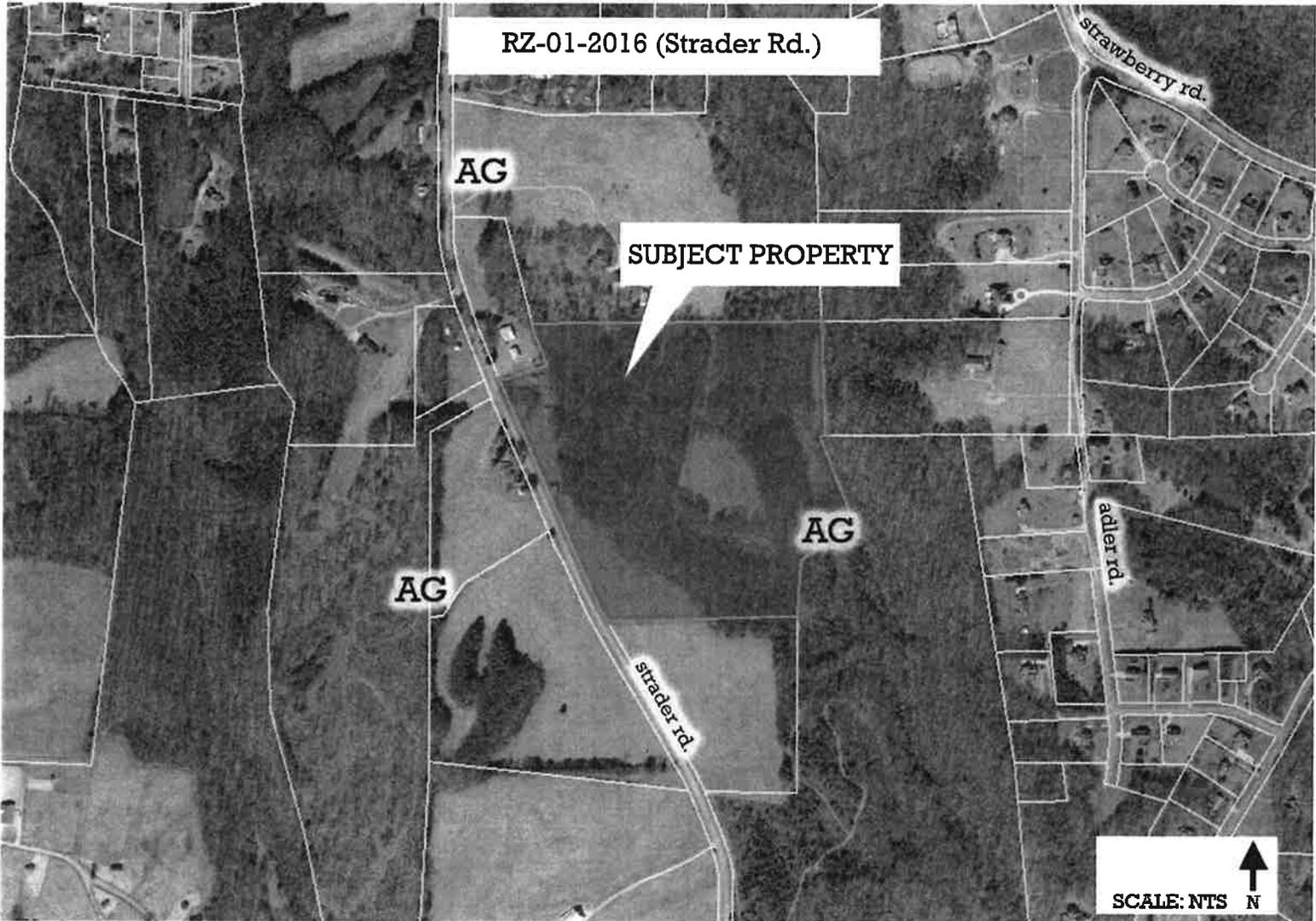
AG

strawberry rd.

adler rd.

strader rd.

SCALE: NTS  N



*Yearnis
Strader Rd*



Town Hall: POB 970, 4117 Oak Ridge Road, Summerfield, NC 27358
ph: 336-643-8655 / fax: 336-643-8654 / www.summerfieldgov.com

PUBLIC INFORMATION SESSION FOR REZONING
CASE # 01 - 16 AUGUST 3, 2016 6:00PM, SFD TOWN HALL

Sign-in Sheet

Name

Address

<i>(no citizens in attendance except applicant; mgr. and applicant stayed until 7:20 p.m.)</i>	
	<i>K. Scott Whitaker</i>
	<i>8/3/16</i>

Council: Mayor Mark Brown, Mayor Pro-tem Dena Barnes, Mike Adams, Dianne Laughlin, John O'Day, Reece Walker **Manager:** Scott Whitaker

Staff: Jeff Goard (P&R Mgr.), Cheryl Gore (Mgr. Asst./Events Coord.), Dee Hall (Finance Officer), Valarie Halvorsen (Clerk), (Planner position vacant)

Application No. 3

Town of Summerfield

Development Bulletin Effective January 7, 2005 www.summerfieldgov.com

Date Submitted: 7/29/16 Fee/Receipt #: CK2673 Case Number:
R2-01-16

Provide the required information as indicated below. Pursuant to the Town of Summerfield Development Ordinance, this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Enforcement Officer. Additional sheets for tax references, signature blocks and conditions are available upon request.

Pursuant to Section 3-12 of the Town of Summerfield Development Ordinance, the undersigned hereby request Town of Summerfield to rezone the property described below from the AG zoning district to the CU-OSRD zoning district. Said property is located at 7508 STRADER RD in SUMMERFIELD, BRUCE Township, being a total of 30.24 acres.

Further referenced on the Guilford County Tax Maps as (additional tax reference sheets available upon request):

Parcel Number 0218651

Check One

- The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map
- The property requested for rezoning is a portion of a parcel or parcels as shown on the Guilford County

Tax Map; a written legal description of the property and a map are attached.

Check One:

- The applicant is the property owner(s)
- The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
- The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease is attached

(financial figures may be deleted).

- The applicant has no connection to the property owner and is requesting a third party rezoning.

Summerfield Application for Conditional Use Rezoning

Case # RZ-01-16 Application No. 3

Conditional Use Rezoning Requirements:

- Zoning Development Plan. A development plan illustrating proposed conditions and other pertinent information is required for all residential conditional use rezoning requests. Development Plan elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Town of Summerfield Development Ordinance.
- Zoning Conditions. Use and/or development conditions must be provided. Complete Part Two of this application. Refer to uses as listed in Table 4-3-1 of the Town of Summerfield Development Ordinance.

Application materials checklist:

Filing for a rezoning or conditional use rezoning requires:

- A completed and signed Application Form;
- Application fee;
- A Development Plan for residential rezonings;
- legal description of the property;
- Environmental Inventory for residential rezoning and non-residential rezoning over 5 acres (check with Planning Staff for specific requirements)

Use Conditions

Conditional Use Rezoning Application, Part II

Uses of the property shall be limited to the following uses as listed in Article IV, Table 4-3-1 of the Town of Summerfield Development Ordinance:

- 1) SUBDIVISION, MAJOR – RESIDENTIAL
- 2) SINGLE-FAMILY, DETACHED DWELLINGS

Development Conditions

Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Town of Summerfield Development Ordinance:

- 1) ALL DWELLINGS SHALL HAVE A MINIMUM HEATED AREA SQUARE FOOTAGE 2,200SQFT
- 2) ALL DWELLINGS SHALL HAVE AT LEAST TWO SIDE-LOADED GARAGES.
- 3) ALL EXTERIOR COVERING SHALL BE OF CEMENTOUS SIDING, BRICK, STONE, OR DECORATIVE VINYL SUCH AS SHAKE OR BOARD & BATTEN. THERE SHALL BE NO LAP VINYL.

- 4) NO MODULAR OR MANUFACTURED DWELINGS SHALL BE ALLOWED.
- 5) ALL NEW DWELLINGS SHALL HAVE A BRICK FOUNDATION ON A CRAWL
- 6) DRIVEWAYS SHALL BE PAVED IN CONCRETE.
- 7) NO ABOVE-GROUND POOLS SHALL BE ALLOWED.
- 8) ALL MAILBOXES SHALL BE OF A UNIFORM DESIGN.
- 9) ALL SHIGLES SHALL BE ARCHITECTURAL IN DESIGN.
- 10) THE EXTERIOR OF ALL OUT BUILDINGS SHALL BE CONSTRUCTED AESTHETICALLY AS IS THE MAIN DWELLING.
- 11) NO CHAIN-LINK FENCES SHALL BE ALLOWED.

Conditional Use Rezoning Application Page 2 of 6 9/1/2010

Case # RZ-01-16 Application No. 3 A Conditional Use Rezoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of Summerfield and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Town of Summerfield Planning Department may enter the subject property for the purpose of investigation and analysis of this request. Additional signature pages are available upon request.

Respectfully Submitted,

 Applicant Signature
Wilfred B. Years, ID Name
17 Granville Oaks Ct Mailing Address
Greensboro, NC 27408 City, State and Zip Code
336-442-1021 Phone Number
bill@years.com Email

Additional Tax Map References

Further referenced on the Guilford County Tax Maps as:

Parcel Number _____	Parcel Number _____
Parcel Number _____	Parcel Number _____
Parcel Number _____	Parcel Number _____
Parcel Number _____	Parcel Number _____

 Representative/Agent Signature

 Name

 Mailing Address

 City, State and Zip Code

RZ-01-16

Additional Signatures

I hereby agree to conform to all applicable laws of Summerfield and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Town of Summerfield Planning Department may enter the subject property for the purpose of investigation and analysis of this request.

*

DocuSigned by:
Cynthia Leann Pegram Owner Signature
BCE9D5F389B043E...
Cynthia Leann Pegram Name

2365 Fairway Drive Mailing Address

Winston Salem, NC 27103 City, State and Zip Code

(336) 391-7215 Phone Number

spaqueenlva@gmail.com Email

Owner Signature

Name

Mailing Address

City, State and Zip Code

Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

Owner Signature

Name

Mailing Address

City, State and Zip Code

Phone Number

Name

Mailing Address

City, State and Zip Code

Phone Number

Email

Phone Number

Email

Conditional Use Rezoning Application

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Case # RZ-01-16 Application No. 3

Additional Use and Development Conditions

Uses of the property shall be limited to the following uses as listed in Article IV, Table 4-3-1 of the Town of Summerfield Development Ordinance. Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Town of Summerfield Development Ordinance:

- 5. 5) _____

- 6. 6) _____

- 7. 7) _____

- 8. 8) _____

- 9. 9) _____

- 10. 10) _____

- 11. 11) _____

- 12. 12) _____

- 13. 13) _____

- 14. 14) _____

- 15. 15) _____

Conditional Use Rezoning Application Page 5 of 6 9/1/2010

Case #: R2-01-16

Case # _____ Application No. 3

Additional rezoning questions:

1. Type of use and improvement proposed:
 SINGLE-FAMILY DETACHED RESIDENTIAL SUBDIVISION.
2. Do substantial reasons exist which prevent the subject property from being used in accord with the current Zoning classification?
 NO, THE PROPOSED USE IS NOT PERMITTED BY THE CURRENT ZONING CLASSIFICATION.
3. State the way in which the proposed change will be appropriate and desirable to the Town of Summerfield and what effect the proposed change will have upon the immediate neighborhood.
 PER POLICY 6.1 OF THE SUMMERFIELD COMPREHENSIVE PLAN, LOW-DENSITY, SINGLE-FAMILY, DETACHED HOUSING IS DESIRED; AND PER POLICY 6.4, OPEN SPACE RESIDENTIAL DEVELOPMENT (AKA GREENSPACE

DEVELOPMENT) SHALL BE PREFERRED AS ENVIRONMENTALLY SOUND AND ECONOMICALLY COST-EFFECTIVE. THE PROPOSED REZONING WOULD ACCOMPLISH THESE GOALS.

4. What changing conditions make the passage of this proposed amendment necessary?

SUMMERFIELD HAS TRADITIONALLY BEEN A RURAL AND AGRICULTURAL COMMUNITY. IN RECENT YEARS, SUMMERFIELD HAS BEEN TRENDING TOWARDS BEING MORE RESIDENTIAL, THUS POTENTIALLY ADVERSELY AFFECTING THE AESTHETICS OF ITS RURAL / AGRICULTURAL HISTORY. IN AN EFFORT TO MINIMIZE THESE ADVERSE REPERCUSSIONS OF GROWTH, GROWTH BEING BOTH NECESSARY AND INEVITABLE, THE OSRD ZONING, WHICH MAXIMIZES GREENSPACE, IS THE PREFERRED PATH. THIS IS FURTHER EXPLAINED IN THE ATTACHED ENVIRONMENTAL INVENTORY.

5. Are there circumstances that justify the proposed change? If so, state them.

THIS PARCEL HAS SEVERAL DRAINAGE FEATURES AND SEVERAL 15% OR GREATER SLOPES. THE USE OF OSRD ZONING ALLOWS FOR BETTER PROTECTION OF THESE FEATURES.

6. How does the proposed zoning change affirm the policy(ies) of the Town of Summerfield Comprehensive Plan?

PLEASE SEE ABOVE COMMENTS, AND THE ENVIRONMENTAL INVENTORY, WHICH ADDRESS THIS QUESTION.

Table 4-3-1 Permitted Use Schedule Rezoning Case #01-16.

Yellow highlighted uses would be allowed in *current* zoning district. Green highlighted uses are allowed in *requested* zoning district.

Use Type	SIC Ref.	ZONING DISTRICTS																			
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	Cp*	LI*	HI	Pl	TCD-P*	TCD-M*	TCD-TCD-	
AGRICULTURAL USES																					
Agricultural Production (crops)	0100	1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural Production (livestock)	0200	1	P	P	D	D										D					
Animal Feeder/Breeder	WCA 0210	1	D																		
Animal Services (livestock)	0751	3	P										P	P	P						
Animal Services (other)	0752	3	P							D	D	D	D	P	P	P					
Fish Hatchery	0920	4	P											P	P	P					
Forestry	0810	1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Horticultural Specialties	0180	2	P	P								P		P	P	P					
Veterinary Services (livestock)	0741	3	S											P	P	P					
Veterinary Services (other)	0742	3	S							D	D	D	D	P	P	P					
MINING USES																					
Mining & Quarrying	WCA 1000	5																			
RESIDENTIAL USES																					
Boarding & Rooming House, less than 9 residents	7021	2	S	S				P													S
Boarding & Rooming House, 9 or more residents	7021	2						S													
Common Recreation & Service Facilities	0000	1	P	P	P	P	P	P	P										P	P	
Congregate Care Facility	0000	2															D				
Family Care Facility	0000	1	P	P	P	P	P	P	P								P	P	P		
Group Care Facility	0000	2															D				
Maternal Care Home, 6 or less residents	0000	1	P	P	P	P	P	P	P								P	P	P		
Maternal Care Home, more than 6 residents	0000	2						P	P								P				P
Manufactured Dwelling, Class AA	0000	1	P	P	Z	Z															
Manufactured Dwelling, Class A & B	0000	1	P	P	Z	Z															
Manufactured Dwelling Park	0000	2																			
Multi-Family Dwelling (including condominiums)	0000	2																			
Private Dormitory	0000	2															P				
Shelter for the Homeless	0000	2									D	D		D	D	D	D				D
Single Family Detached Dwelling	0000	1	P	P	P	P	P	P	P										P	P	
Single Room Occupancy (SRO) Residence	0000	2															D				
Subdivision, Major - Residential	0000				P	P	P	P	P										P	P	
Subdivision, Minor - Residential	0000		P	P	P	P		P	P										P	P	
Temporary Shelter	0000	2															P				
Townhouse Dwelling	0000	2																			
Two Family Dwelling (twin home or duplex)	0000	1	P	P			P	P	P												P
ACCESSORY USES & STRUCTURES																					
Accessory Dwelling Unit	0000		D	D	D	D		D												D	D
Accessory Uses & Structures, Customary (See Section 4-5)	0000		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Caretaker Dwelling	0000		D	D				D	D	D	D	D	D	D	D	D	D	D	D	D	D
Emergency Shelter	0000		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation, including renting of rooms	0000		D	D	D	D	D		D											D	D
Flying Field, Private	0000		S					S									D	D			
Junked Motor Vehicle	0000		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Migrant Labor Housing	0000		D																		
Recycling Collection Point	0000		P		D	D		P	P	P	P	P	P	P	P	P	P				
Rural Family Occupation	0000		S																		
Satellite Dish/Communication Tower	0000		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Swimming Pool	0000		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Yard Sale (no more than 3 per year)	0000		P	P	P	P	D	P	P											D	D
RECREATIONAL USES																					
Amusement or Water Parks, Fairgrounds	7996	4										D			D						
Athletic Fields	0000	1	S	S	S	S	S	D	D	P	P	P	P	P	P	P	P	P	S	S	
Auditorium, Coliseum or Stadium	0000	3										P	P		P		P				
Batting Cages	7999	3								P		D			D	D					
Billiard Parlors	7999	3								P	P	P	P								
Bingo Games	7999	3								P	P	P	P								

NOTES: WCA= Prohibited in the WCA, See Section 7-3.5(A) WS-III New Landfills which require a NPDS Permit for disposing of treated leachate are prohibited in the WS-III (GWA) Watersheds. P=Use by Right D= Development Standards Apply, See Section 6-4 Z=Overlay Zoning Required *= Indicates Additional District Requirements, See Section 4-4.3 (B) or Section 4-11.5 (Town Core Overlay District Standards).

Use Type	SIC Ref.	L.U.C.	ZONING DISTRICTS																	
			AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*	LI*	HI	PI	TCD-p*	TCD-M*	TCD-
Bowling Centers	7933	3									P	P	P		P					
Club or Lodge	8640	3	S	S	S	S	S	S	S	P	P	P	P	P				S	S	
Coin Operated Amusement	7993	3									P	P	P							
Country Club with Golf Course	7997	1	D		S	S	S				D	D		D	D		D			
Dance School	7911	3							P	P	P	P	P							P
Equestrian Facility	7999	2	S		S		S										S			
Fortune Tellers, Astrologers	7999	3								P	P	P								
Go-Cart Raceway	7999	4										P			P	P				
Golf Course, Miniature	7999	3									P	P	P							
Golf Course	7992	1	S	S	S	S				P		D		D	D		D			
Golf Driving Range	7999	3	S									D		D	D					
Martial Arts Instructional Schools	7999	3								P	P	P	P							P
Paint Ball Gaming Facility, outdoor	0000	3	S								S			S		S				
Physical Fitness Center	7991	3								P	P	P	P	P	P					P
Private Club or Recreational Facility, other	7997	3	S																	
Public Park	7990	1	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Public Recreation Facility	7990	2	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Shooting Range, Indoor	7999	3	S								D	D			D	D				
Shooting Range, Outdoor	7999	5	S														S			
Skating Rink	7999	3									P	P	P		P					
Special Events Facility	0000	4	S						S	S	S	S	S							S
Sport Instructional Schools	7999	3	S							P	P	P	D				P			
Sports & Recreation Clubs, Indoor	7997	3	S							P	P	P	P	P			P	S	P	
Swim & Tennis Club	7997	3	D	S	S	S	S				D	D		D	D		D			S
EDUCATION & INSTITUTIONAL USES																				
Ambulance Service	4119	3	P	P				P		P	P	P	P	P	P	P	P			P
Cemetery or Mausoleum	0000	2	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Church	8661	3	P	P	D	D	D	P	P	P	P	P	P	P	P	P	P	D	D	
College or University	8220	3									P							P		
Correctional Institution	9223	4																		
Day Care Center, Adult (5 or fewer as home occupation)	8322	1	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Day Care Center, Adult (6 or more)	8322	3	S	S				D	D	D	D	D	D	D	D		D			S
Day Care Center, Child (5 or fewer as home occupation)	8351	1	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Day Care Center, Child (6 or more)	8351	3	S	S				D	D	D	D	D	D	D	D		D			S
Elementary or Secondary School	8211	3	D	D	D	D	D	D										P	D	D
Fire Station	9224	3	P	P	P	P		D	D	D	D	D	D	P	P	P	P			P
Fraternity or Sorority (university or college related)	0000	3								P	P	P	P		P		P			
Government Office	9000	3						P	P	P	P	P	P	P	P	P	P			P
Hospital	8062	3																P		
Library	8231	3						P	P	P	P	P	P	P			P			P
Museum or Art Gallery	8412	3						P	P	P	P	P	P	P			P			P
Nursing & Convalescent Home	8050	3									P	P	P				P			P
Orphanage	8361	3																P		S
Police Station, Neighborhood	9221	3	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Post Office	0000	3						P	P	P	P	P	P	P	P	P	P			P
Psychiatric Hospital	8063	3									P	P					P			
Retreat Center	0000	3									P	P	P	P			P			P
School Administration Facility	9411	3						P	P	P	P	P	P	P	P	P	P			P
Specialty Hospital	8069	3									P	P					P			
BUSINESS, PROFESSIONAL & PERSONAL SERVICES																				
Accounting, Auditing or Bookkeeping	8721	3						P	P	P	P	P	P	P	P					P
Administrative or Management Services	8740	3						P	P	P	P	P	P	P	P					P
Advertising Agency or Representative	7310	3							P	P	P	P	P	P	P					P
Advertising, Outdoor Services	7312	4									D	D		P	P	P				
Automobile Rental or Leasing	WCA 7510	4									P	P			P	P				
Automobile Repair Services, Major	WCA 0000	4									P	P			P	P				
Automobile Repair Services, Minor	WCA 0000	3									P	P	P		P	P				
Automobile Parking, Commercial	7521	3									P	P	P	P	P	P	S			
Automotive Towing & Storage Services	WCA 7549	3									D	D			D	D				

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Use Type	SIC Ref.	ZONING DISTRICTS														TCD-M*	TCD-P*	
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*	LI*			HI
Bank, Savings & Loan or Credit Union	6000	3							P	P	P	P	D	P				P
Barber Shop	7241	3							P	P	P	P	D	P				P
Beauty Shop	7431	3							P	P	P	P	D	P				P
Boat Repair	WCA 3730	4								P	P			P	P			
Building Maintenance Services	7349	3								P	P			P	P			P
Car Wash	WCA 7542	4									D	D		P	P			
Clothing Alteration or Repair	0000	3							P	P	P	P	D					P
Computer Maintenance & Repair	7378	3								P	P	P	P	P				P
Computer Services	7370	3							P	P	P	P	P	P	P			P
Economic, Sociological or Educational Research	8732	3						P	P	P	P	P	P	P	P			P
Employment Agency, Personnel Agency	7360	3							P	P	P	P	P	P	P			P
Engineering, Architect or Survey Service	8710	3						P	P	P	P	P	P	P	P			P
Equipment Rental & Leasing, no Outside Storage	WCA 7350	3								P	P	P		P	P			P
Equipment Rental & Leasing, with Outside Storage	WCA 7350	4												P	P			
Equipment Repair, Heavy	WCA 7690	4													P			
Equipment Repair, Light	WCA 7690	3									D	D		P	P			
Finance or Loan Office, with Drive-Through	6100	3								P	P	P	P	P	P			
Finance or Loan Office, without Drive-Through	6100	3						P		P	P	P	P	P	P			P
Funeral Home or Crematorium	7261	3									P	P			S			
Furniture Repair Shop	WCA 7641	3									P	P		P	P			
Hotel or Motel	7011	3									P	P	P	P				
Insurance Agency, No On-Site Claims Inspections	6411	3						P	P	P	P	P	P	P	P			P
Insurance Agency, On-Site Claims Inspections	6300	3								P	P	P	P	P	P			
Kennels or Pet Grooming	0752	3	S								D	D	D	D	P	P		
Landscape & Horticultural Services	WCA 0780	4	S											P	P			
Laundromat, Coin Operated	WCA 7215	3							P	P	P	P	P					P
Laundry or Dry Cleaning Plant	WCA 7211	3							P	D	P	P	D	P	P	P		
Laundry or Dry Cleaning Substation	7212	3							P	P	P	P	P	P	P			
Law Office	8111	3						P	P	P	P	P	P	P	P			P
Massage Parlor, Adult	7299	3									D							
Medical, Dental or Related Office	8000	3						P	P	P	P	P	P	P	P	P		P
Medical or Dental Laboratory	8071	3						P		P	P	P	P	P	P	P		P
Motion Picture Production	7810	3									P	P		P	P			
Noncommercial Research Organization	8733	3						P	P	P	P	P	P	P	P			P
Office Uses Not Otherwise Classified	0000	3							P	P	P	P	P	P	P			S
Pest or Termite Control Services	WCA 7342	3									P	P			P	P		
Photocopying & Duplicating Services	7334	3							P	P	P	P	P	P	P			P
Photofinishing Laboratory	7384	3									P	P	P	P	P			
Photography, Commercial	7335	3									P	P		P	P	P		
Photography Studio	7221	3							P	P	P	P	P	P				P
Real Estate Office	6500	3						P	P	P	P	P	P	P	P			P
Recreational Vehicle Park or Campsite	7033	4																
Refrigerator or Large Appliance Repair	7623	3									D	D			P	P		
Rehabilitation or Counseling Services	8300	3						P	P	P	P	P		P	P	P		P
Research, Development or Testing Services	8730	3												P	P	P		
Septic Tank Services	WCA 7699	4													P			
Shoe Repair or Shoeshine Shop	7251	3							P	P	P	P	P	D				P
Stock, Security or Commodity Broker	6200	3						P	P	P	P	P	P	P	P			P
Taxidermist	WCA 7699	3									P	P						
Television, Radio or Electronics Repair	7620	3									P	P	P		P			
Theater, Adult	0000	3									D							
Theater, Outdoor	7833	4																
Theater, Indoor	7832	3									P	P	P					P
Tire Recapping	7534	4														P		
Tourist Home, Bed & Breakfast	7011	2	S	S	S	S			D	P	P	P					S	S
Travel Agency	4720	3																P
Truck Driving School	4720	3										P			P			

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Use Type	SIC Ref.	ZONING DISTRICTS																				
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	Cp*	L1*	HI	PI	P*	TCD-P*	TCD-M*	TCD-P	
Truck & Utility Trailer Rental & Leasing, Light WCA	0000	4								P	P			P	P							
Truck & Utility Trailer Rental & Leasing, Heavy WCA	0000	5												P	P							
Truck Washing WCA	7542	5													P							
Vocational, Business or Secretarial School	8240	3							P	P	P	P	P	P	P							P
Watch or Jewelry Repair	7631	3							P	P	P	P	P	D								P
Welding Shop WCA	7692	4													P	P						
RETAIL TRADE																						
ABC Store (liquor)	5921	3								P	P	P										P
Antique Store	5932	3							P	P	P	P										P
Appliance Store	5722	3								P	P	P										P
Arts & Crafts	0000	3							P	P	P	P										P
Auto Supply Sales	5531	3								P	P	P										
Bakery	5461	3							P	P	P	P										P
Bar	5813	3									D	D	D			P						
Boat Sales	5551	4								P	P			P	P							
Bookstore	5942	3							P	P	P	P										P
Bookstore, Adult	0000	3									D											
Building Supply Sales, No Storage Yard	5211	3								P	P	P										
Building Supply Sales, With Storage Yard	5211	4									D	D	D		P	P						
Camera Store	5946	3							P	P	P	P										P
Candy Store	5441	3							P	P	P	P										P
Clothing, Shoe & Accessory Store	5600	3							P	P	P	P										P
Computer Sales	5734	3							P	P	P	P		D	P							P
Convenience Store, With Gasoline Pumps WCA	5411	4							P	P	P	P	D	P	P							
Convenience Store, Without Gasoline Pumps WCA	5411	3							P	P	P	P	D	P	P							P
Dairy Products Store	5451	3							P	P	P	P										P
Department, Variety or General Merchandise	5300	3							P	P	P	P										P
Drugstore	5912	3							P	P	P	P	D									P
Fabric or Piece Goods Store	5949	3							P	P	P	P	P									P
Floor Covering, Drapery or Upholstery	5710	3								P	P	P		P								P
Florist	5992	3							P	P	P	P										P
Food Store	5400	3							P	P	P	P										P
Fuel Oil Sales WCA	5980	4												P	P							
Furniture Sales	5712	3							P	P	P	P										P
Garden Center or Retail Nursery	5261	3								P	P	D		P								P
Gift or Card Shop	5947	3							P	P	P	P										P
Hardware Store	5251	3							P	P	P	P										P
Hobby Shop	5945	3							P	P	P	P										P
Home Furnishings, Miscellaneous	5719	3							P	P	P	P										P
Jewelry Store	5944	3							P	P	P	P										P
Live Entertainment Business, Adult	0000										D											
Luggage or Leather Goods Store	5948	3							P	P	P	P										P
Manufactured Home Sales	5271	4									P			P	P							
Miscellaneous Retail Sales	5999	3							P	P	P	P										S
Motor Vehicles Sales, New & Used WCA	5511	4									P	P		P	P							P
Motorcycle Sales WCA	5571	4									P	P		P	P							P
Musical Instrument Sales	5736	3							P	P	P	P										P
Newsstand	5994	3							P	P	P	P	D									P
Office Machine Sales	5999	3							P	P	P	P	P	P								P
Optical Goods Sales	5995	3							P	P	P	P										P
Paint & Wallpaper Sales	5231	3								P	P	P		P								P
Pawnshop or Used Merchandise Store	5932	3								P	P	P										P
Pet Store	5999	3								P	P	P										D
Record & Tape Store	5735	3							P	P	P	P										P
Recreational Vehicle Sales WCA	5561	4									P	P		P	P							
Restaurant, with Drive-Through	5812	3									P	P	P									
Restaurant, without Drive-Through	5812	3							P	D	P	P	P	P	P	P						P
Service Station, Gasoline WCA	5541	4								P	P	P	P		P	P						

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Use Type	SIC Ref.	ZONING DISTRICTS																			
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	Cp*	Lt*	HI	PI	TCD-M*	TCD-P*	TCD-P	
Sporting Goods Store	5941	3							P	P	P	P	P							P	
Stationery Store	5943	3							P	P	P	P	P							P	
Television, Radio or Electronics Sales	5731	3							P	P	P	P	P							P	
Tire Sales	5531	3									P	P	P		P						
Tobacco Store	5993	3							P	P	P	P	P							P	
Truck Stop	WCA 5541	4										D			P	P					
Video Tape Rental & Sales	7841	3							P	P	P	P	P							P	
WHOLESALE TRADE																					
Agricultural Chemicals, Pesticides or Fertilizers	WCA 5191	5	D																	P	
Agricultural Products, Other	5159	4	D												P	P					
Ammunition	5099	4														P					
Animal & Animal Products, Other	5159	5	D													P					
Apparel, Piece Goods & Notions	5130	4									P	P		P	P	P					
Beer, Wine or Distilled Alcoholic Beverages	5180	4												P	P	P					
Books, Periodicals & Newspapers	5192	4									P	P		P	P	P					
Chemicals & Allied Products	WCA 5169	5																		P	
Drugs & Sundries	5122	4									P	P		P	P	P					
Durable Goods, Other	5099	4									P	P		P	P	P					
Electrical Goods	5060	4									P	P		P	P	P					
Farm Supplies, Other	5191	4	D												P	P					
Flowers, Nursery Stock & Florist Supplies	WCA 5193	4	D								P	P		P	P	P					
Forest Products	5099	5	D												P	P					
Furniture & Home Furnishings	5020	4									P	P		P	P	P					
Grain & Field Beans	5153	5	D																	P	
Groceries & Related Products	5140	4									P	P		P	P	P					
Hardware	5072	4									P	P		P	P	P					
Jewelry, Watches, Precious Stones & Metal	5094	4									P	P		P	P	P					
Livestock	5154	5	D																	P	
Lumber & Other Construction Materials	5030	5																		P	
Lumber, Millwork & Veneer	5031	5												P	P	P					
Machinery, Construction & Mining	5082	5																		P	
Machinery, Equipment & Supplies	5080	5												P	P	P					
Machinery, Farm & Garden	5083	5																		P	
Market Showroom (Furniture, Apparel, etc...)	0000	3									D	D									
Metals	5051	5												P	P	P					
Minerals	5052	5																		P	
Motor Vehicles	WCA 5012	4														P	P				
Motor Vehicles, Parts & Supplies	5010	4												P	P	P					
Motor Vehicles, Tires & Tubes	5014	4												P	P	P					
Paints & Varnishes	WCA 5198	4														P	P				
Paper & Paper Products	5110	4									P	P		P	P	P					
Petroleum & Petroleum Products	WCA 5170	5																		D	
Plastics Materials	5162	4												P	P	P					
Plumbing & Heating Equipment	5070	4												P	P	P					
Professional, Commercial Equipment & Supplies	5040	4									P	P		P	P	P					
Resins	5162	5																		P	
Scrap & Waste Materials	WCA 5093	5																		P	
Sporting & Recreational Goods & Supplies	5091	4									P	P		P	P	P					
Tobacco & Tobacco Products	5194	4									P	P		P	P	P					
Toys & Hobby Goods & Supplies	5092	4									P	P		P	P	P					
Wallpaper & Paint Brushes	5198	4									P	P		P	P	P					
TRANSPORTATION, WAREHOUSING & UTILITIES																					
Airport & Flying Field, Commercial	WCA 4500	5																		D	
Beneficial Fill Area	0000		D	D	D	D		D	D	D	D	D	D	D	D	D				D	
Bulk Mail & Packaging	4212	4													P	P					
Bus Terminal	WCA 4100	4									P	P			P	P					
Communication or Broadcasting Facility	4800	3									P	P	P	P	P	P					
Construction or Demolition Debris (C-D) Landfill, Major	0000	5																		S	

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		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	Cp*	LI*	HI	PI	TCD-P*	TCD-M*	TCD-	
Construction or Demotion Debris (C-D) Landfill, Minor	0000		D	D	D	D		D	D	D	D	D	D	D	D	D	D				
Courier Service, Central Facility	4215	4													P	P					
Courier Service Substation	4215	3									P	P	P	P	P	P					
Land Clearing & Inert Debris (LCID) Landfill, Major WCA	0000	5	S													S					
Land Clearing & Inert Debris (LCID) Landfill, Minor	0000		D	D	D	D		D	D	D	D	D	D	D	D	D	D				
Hazardous & Radioactive Waste, Transportation, Storage & Disposal WCA	4953	5																			
Heliport WCA	4522	5										S		S	S	P	S				
Moving & Storage Service	4214	4													P	P					
Radio, Television or Communication Tower	0000	3	D								D	D		D	D	D	D				
Railroad Terminal or Yard WCA	4010	4										P			P	P					
Recycling Processing Center	0000	4													D	P					
Refuse & Raw Material Hauling WCA	4212	4														P					
Sewage Treatment Plant WCA	4952	5														P					
Solid Waste Disposal, Non-Hazardous WS-III, WCA	4953	5																			
Taxi Terminal WCA	4121	4									P	P			P	P					
Trucking or Freight Terminal WCA	4213	5													P	P					
Utility Company Office	0000	3									P	P	P	P	P	P					
Utility Equipment & Storage Yard	0000	5													P	P					
Utility Lines & Related Appurtenances	0000		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Utility Service Station, No Outside Storage	0000	4									P	P		S	P	P					
Utility Substation	0000	4	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Warehouse, General Storage, Enclosed	4220	4									D	D		P	P	P					
Warehouse, Self-Storage	4225	4									D	D			P	P					
Water Treatment Plant	0000	4													P	P	P				
MANUFACTURING & INDUSTRIAL USES																					
Aircraft & Parts	3720	5															P				
Ammunition, Small Arms WCA	3482	5															D				
Animal Feeds, Including Dog & Cat	2048	5															S				
Animal Slaughter or Rendering WCA	0000	5															S				
Apparel & Finished Fabric Products	2300	4												P	P	P					
Arms & Weapons WCA	3480	4														P	P				
Asbestos, Abrasive & Related Products WCA	3290	5															S				
Asphalt Plant WCA	2951	5																			
Audio, Video & Communication Equipment	3600	4												P	P	P					
Bakery Products	2050	4												P	P	P					
Batteries WCA	3691	5															P				
Beverage Products, Alcoholic	2080	5															P				
Beverage Products, Non-Alcoholic	2086	4												P	P	P					
Bicycle Assembly	3751	4												P	P	P					
Bicycle Parts & Accessories	3751	4												P	P	P					
Boat & Ship Building	3730	4														P	P				
Brooms & Brushes	3991	4												P	P	P					
Burial Caskets	3995	4														P	P				
Chemicals, Paints & Allied Products WCA	2800	5															P				
Coffee	2095	4												P	P	P					
Computer & Office Equipment	3570	4												P	P	P					
Concrete, Cut Stone & Clay Products WCA	3200	5															P				
Contractors, No Outside Storage	0000	3									P	P		P	P	P					
Contractors, General Building	1500	4														P	P				
Contractors, Heavy Construction WCA	1600	5															P				
Contractors, Special Trade WCA	1700	4														P	P				
Costume Jewelry & Notions	3960	4														P	P	P			
Dairy Products WCA	2020	4												P	P	P					
Drugs WCA	2830	5												P	P	P					
Electrical Industrial Apparatus, Assembly	3620	4												P	P	P					
Electrical Industrial Apparatus, Manufacturing	3620	5														P	P				

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		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	CP*	LI*	HI	PI	TCD-P*	TCD-M*
Electrical Components	3670	5													P	P			
Electrical Equipment	3600	5													P	P			
Explosives	WCA 2892	5																	
Fabricated Metal Products	3400	5														P			
Fabricated Valve & Wire Products	3490	4													P	P			
Fats & Oils, Animal	WCA 2077	5														P			
Fats & Oils, Plant	WCA 2070	4													P	P			
Fish, Canned, Cured or Frozen	WCA 2091	5														S			
Floor Coverings, Excluding Carpet	3996	5														P			
Food & Related Products, Miscellaneous	2090	4												P	P	P			
Furniture Framing	2426	4												P	P	P			
Furniture & Fixtures Assembly	0000	4												P	P	P			
Furniture & Fixtures	2500	4												P	P	P			
Glass	3200	5														P			
Glass Products from Purchased Glass	3231	4												P	P	P			
Grain Mill Products	2040	4													P	P			
Heating Equipment & Plumbing Fixtures	3430	4													P	P			
Household Appliances	3630	4													P	P			
Ice	2097	4									P	P		P	P	P			
Industrial & Commercial Machinery	3500	4													S	P			
Jewelry & Silverware, No Plating	3910	4												P	P	P			
Leather & Leather Products, No Tanning	WCA 3100	4												P	P	P			
Leather & Leather Products, Tanning	WCA 3100	5														S			
Lighting & Wiring Equipment	3640	4													P	P			
Logging & Wood, Raw Materials	2411	1	S	S															
Manufactured Housing & Wood Buildings	2450	4													P	P			
Measurement, Analysis & Control Instruments	3800	4												P	P	P			
Meat, Poultry, Packing & Processing, No Rendering	WCA 2010	5														P			
Medical, Dental & Surgical Equipment														P	P	P			
Metal Coating & Engraving	WCA 3470	5														S			
Metal Fasteners (i.e. screws, bolts, etc..)	3450	4													P	P			
Metal Processing	WCA 3350	4													P	P			
Millwork, Plywood & Veneer	2430	4												P	P	P			
Motor Vehicle Assembly	3710	5														P			
Motor Vehicle Parts and Accessories	3714	4													P	P			
Motorcycle Assembly	3751	4													P	P			
Musical Instruments	3930	4												P	P	P			
Paper Products, No Coating or Laminating	WCA 2670	4													P	P			
Paper Products, Coating & Laminating	WCA 2670	4														P			
Paperboard Containers & Boxes	2650	4												P	P	P			
Pens & Art Supplies	3950	4												P	P	P			
Petroleum & Related Products	WCA 2900	5														S			
Pharmaceutical Preparations	WCA 2834	4												P	P	P			
Photographic Equipment	3861	4												P	P	P			
Photographic Supplies	3861	5												P	P	P			
Pottery & Related Products	3260	4													P	P			
Preserved Fruits & Vegetables, No Can Manufacturing	2030	4												P	P	P			
Primary Metal Products & Foundries	WCA 3300	5														P			
Printing & Publishing	2700	4												P	P	P			
Pulp & Paper Mills	WCA 2610	5								P	P					S			
Rubber & Plastics, Miscellaneous	WCA 3000	4													P	P			
Rubber & Plastics, Raw	WCA 3000	5														S			
Salvage Yards, Auto Parts	WCA 5015	5																	
Salvage Yards, Scrap Processing	WCA 5903	5																	
Sawmill or Planing Mills	2420	5	S													P			
Signs	3993	4												P	P	P			
Soaps & Cosmetics	WCA 2840	4												P	P	P			
Sporting Goods & Toys	3940	4												P	P	P			
Stone Cutting, Shaping & Finishing, Interior Use	3281	4													P	P			

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Use Type	SIC Ref.	ZONING DISTRICTS																			
		L.U.C.	AG	RR	RS-40	RS-30	OSRD	LO	NB*	LB*	GB*	HB*	SC	Cp*	Lj*	HI	PI	P*	TCD-M*	TCD-	
Sugar & Confectionery Products	2060	4												P	P	P					
Surface Active Agents	WCA 2843	5														P					
Textile Products, No Dying or Finishing	WCA 2200	4												P	P	P					
Textile Products, Dying or Finishing	WCA 2260	5														P					
Tires and Inner Tubes	WCA 3011	5														S					
Tobacco Products	2110	5														P					
Wood Containers	2440	4												P	P	P					
Wood Products, Miscellaneous	2490	5														P					
OTHER USES																					
Agricultural Tourism Facility (minor)	0000	2	D																		
Agricultural Tourism Facility (major)	0000	2	D																		
Automotive Parking, (See Sect. 6-2; Off Street Parking, Stacking and Loading Areas)		3	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Billboards	0000	1										D			D	D					
Mixed Development	0000	3									D	D	D	D							
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary Events, including but not limited to... (See Sect. 3-3.3; Event Permit)	0000																				
Arts & Crafts Shows								P	P	P	P	P	P	P	P	P	P	P			P
Carnivals & Fairs	0000		P							P	P	P	P	P	P	P	P	P			
Christmas Tree Sales	7999		P						P	P	P	P	P	P	P	P	P	P			P
Concerts, Stage Shows	0000		P									P	P	P	P	P	P	P			
Conventions, Trade Shows	7920											P	P	P	P	P	P	P			
Outdoor Retail Sales	0000									P	P	P									
Outdoor Religious Events	5000		P								P	P	P	P	P	P	P				
Turkey Shoots	0000		S	S																	

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