

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION**

AGENDA

**August 6, 2020
7:00 pm**

**Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133**

During Jackson County's Recovery Plan, the City of Raytown has chosen to continue to follow the County's social distancing guidelines and other recommendations. The public may attend under the following guidelines:

- *All attendees (Commission/Staff/Public) will use the main entrance door.*
- *Masks are required, per the modified Phase 2 guidelines of the Jackson County Recovery Plan. Masks will be provided to those without a personal mask to wear.*
- *Seating limited. Approximately six (6) seats will be available for the public to attend.*
- *Limited access to dais/table for Commission and Staff.*

We are urging citizens to view the meeting online at www.raytown.mo.us

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Wilson:	Thurman:	Emerson:
Robinson:	Frazier:	Stock:
Dwight:		

3. Approval of March 5, 2020, Regular Meeting Minutes

- a) Revisions
- b) Motion
- c) Second
- d) Additional Board Discussion
- e) Vote

4. Old Business: None.

5. New Business

A. Case No.: PZ-2020-07

Applicants: City of Raytown

Reason: Text Amendment to Municipal Code Chapter 50, Section 50-38, Regarding Modification of Planning Commission Size

1. Introduction of Application by Chair
2. Explanation of any exparte' communication from Commission members regarding the application
3. Enter Additional Relevant City Exhibits into the Record:
 - a. Staff report
 - b. Application Supporting Documents
4. Introduction of Application by Staff
5. Request for Public Comment by Chairman
6. Additional Staff Comments and Recommendation
7. Commission Discussion
8. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

B. Case No.: PZ-2020-08

Applicants: City of Raytown

Reason: Text Amendments to Municipal Code Chapter 50, Sections 50-560.01, Regarding Courtesy Noticing Procedures and 50-107, Regarding A Use Table Note Requiring Architectural Analysis for Assembly Uses

1. Introduction of Application by Chair
2. Explanation of any exparte' communication from Commission members regarding the application
3. Enter Additional Relevant City Exhibits into the Record:
 - a. Staff report
 - b. Application Supporting Documents
4. Introduction of Application by Staff
5. Request for Public Comment by Chairman
6. Additional Staff Comments and Recommendation
7. Commission Discussion
8. Commission Decision to Approve, Conditionally Approve or Deny the Application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

6. Other Business- Update on Status of Recent Planning Commission Cases

7. Set Future Meeting Date – Next Regular Meeting, Thursday, September 3, 2020, at 7:00 PM.

9. Adjourn

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES**

**March 5, 2020
7:00 pm**

**Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133**

1. Welcome by Chairman Wilson

2. Call meeting to order and Roll Call

Wilson:	Present	Thurman:	Absent	Emerson:	Present
Bettis:	Absent	Robinson:	Present	Frazier:	Present
Stock:	Present	Dwight:	Absent		

3. Approval of Minutes: Minutes of February 6, 2020, approved 5-0 upon motion by Emerson and second by Ms. Stock.

4. New Business

A. Case No.: PZ 2029-04: Conditional Use Permit for Vehicle Repair/General with Accessory Sales of Less than 3 Vehicles at a Time to be Located at 9100 E. 350 Highway in a Highway Commercial (HC) zone.

1. Introduction of Application by Chairman.

Chairman Wilson opened the public hearing and introduced the application. All persons providing testimony were sworn in by Jennifer Baird, City Attorney.

2. Explanation of any Ex Parte Communications Regarding the Application.

No commissioners reported Ex Parte communications with the applicant regarding this application.

3. Enter Relevant Exhibits into the Record.

Chairman Wilson entered the staff report into the record as an exhibit.

4. Staff Presentation of proposed Text Amendments.

Chris Gilbert, Planning & Zoning Coordinator informed the Planning Commission that the owners of the property had recently rescinded permission for the applicants to move forward with use of the subject property and no action can be taken at the present time on the application as a result.

5. Request for Public Comment by Chairman.

Chairman Wilson asked if anyone was present to speak on this application. No one presented themselves.

6. Commission Discussion.

None.

7. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Chris Gilbert provided the staff recommendation to continue the case to the May 7, 2020, meeting.

Mr. Frazier moved and Ms. Stock seconded to recommend continuing the application to May 7, 2020. Motion passed 5-0.

B. Case No.: PZ 2029-05: Conditional Use Permit for Contractor's Shop to be located at 6905 Blue Ridge Blvd. in a Highway Commercial (HC) zone.

1. Introduction of Application by Chairman.

Chairman Wilson opened the public hearing and introduced the application. All persons providing testimony were sworn in by Jennifer Baird, City Attorney.

2. Explanation of any Ex Parte Communications Regarding the Application.

No Commissioners reported any Ex Parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Chairman Wilson entered the staff report into the record as an exhibit.

4. Staff Presentation of proposed Text Amendments.

Chris Gilbert, Planning & Zoning Coordinator provided the staff report, reviewing the location of the application, surrounding zoning and uses of property and addressed all the criteria required for a Conditional Use Permit to be issued.

Planning Commission discussion with questions for staff.

5. Request for Public Comment by Chairman.

Chairman Wilson asked for comments from the public on the application.

Julie Prudden, E. 62nd Terr., Kansas City, Missouri, the real estate representative for the applicant, Tom Winsor, who was out of town and not available for the meeting, spoke in support of the application.

Richard Sargent, Manchester Ave., Kansas City, Missouri, representing the property owners, the Elevator Constructors Union, spoke in support of the application.

6. Commission Discussion.

Planning Commission discussion with questions for staff.

7. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Chris Gilbert provided the staff recommendation to recommend approval of the Conditional Use Permit to the Board of Aldermen with the conditions as specified in the staff report.

Ms. Stock moved and Mr. Robinson seconded to recommend approval as recommended in the staff report. Motion passed 5-0.

C. Case No.: PZ 2029-06: Conditional Use Permit for an Assembly Use to be Located at 6614-A Blue Ridge Blvd. in a Highway Commercial (HC) zone.

1. Introduction of Application by Chairman.

Chairman Wilson opened the public hearing and introduced the application. All persons providing testimony were sworn in by Jennifer Baird, City Attorney.

2. Explanation of any Ex Parte Communications Regarding the Application.

Ms. Emerson reported Ex Parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Chairman Wilson entered the staff report into the record as an exhibit.

4. Staff Presentation of proposed Text Amendments.

Chris Gilbert, Planning & Zoning Coordinator provided the staff report, reviewing the location of the application, surrounding zoning and uses of property and addressed all the criteria required for a Conditional Use Permit to be issued. Mr. Gilbert discussed the parking availability and distribution on the site.

Planning Commission discussion with questions for staff.

5. Request for Public Comment by Chairman.

Chairman Wilson asked for comments from the public on the application.

Ronnie White, Agnes Ave., Kansas City, Missouri, spoke as the applicant on behalf of the application.

Andrew McDowell, operator of the smoke shop in the same shopping center where the application is located, spoke in support of the application.

6. Commission Discussion.

Planning Commission discussion with questions for staff and the applicant.

7. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Chris Gilbert provided the staff recommendation to recommend approval of the Conditional Use Permit to the Board of Aldermen with the conditions as specified in the staff report.

The following amending motions to the conditions of approval were made by the Planning Commission:

- a. Mr. Frazier moved and Ms. Stock seconded to add a condition requiring that third party security be provided for all events held by the applicant at the subject location. Motion passed 5-0.
- b. Ms. Stock moved and Mr. Frazier seconded to amend Condition 4 to “recommend” that patrons be directed to rear parking area only during “large events”. Motion passed 5-0.

Ms. Stock moved and Mr. Robinson seconded to recommend approval as recommended in the staff report with the two changes as motioned and approved by the Planning Commission. Motion passed 5-0.

5. **Other Business-** Chris Gilbert provided a status update on several recent cases reviewed by the Planning Commission.
6. **Set Future Meeting Date – Next regular meeting on May 7, 2020. The April meeting will be cancelled due to lack of business.**
7. **Adjourn at 8:28 PM upon motion by Ms. Emerson and second by Mr. Frazier.**



Staff Report

Community Development
Planning and Development Services

PZ 2020-07

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: August 6, 2020

Re: Zoning Text Amendment, Section 50-38, Entitled "Establishment and Membership"

TEXT AMENDMENT SUMMARY

With the membership of the Planning Commission dwindling since the summer of 2019 when Tina Cochran resigned, followed by Tommy Bettis in early 2020, and Mary Phil Dwight considering stepping down in 2020 as well, it became necessary to look at the available options to keep the Raytown Planning Commission operational. At present, the Planning Commission should consist of 9 members, with 5 being a quorum. The Commission is presently down to 7 members but 5 is still a quorum so just making quorum is going to be harder in the future without additional volunteers stepping forward (the Mayor is reporting great difficulty recruiting volunteers for open board or commission seats of any type). If Commissioner Dwight does step down then it gets even more difficult to ensure quorums for any given meeting, which causes delays for applicants and projects.

In the absence of volunteers wanting to serve, reducing the Planning Commission size from 9 members to 7 members is one method of maintaining a high level of customer service by reducing the possibility of no quorum meetings. By reducing the commission to 7 members, the two current vacancies would not need to be replaced and a quorum would drop to 4 members present. This would make a no-quorum situation far less likely to occur, particularly if Commissioner Dwight does step down as well. In this event, the Mayor would need to replace just one position instead of 3.

Municipal Code Section 50-38, Ordinance 5551-16, and the Planning Commission By-Laws all establish the commission as needing a minimum of 5 citizen members, plus the Mayor (if he/she decides to serve) and a Board of Aldermen representative (if the Board appoints one, which it has, Alderwoman Emerson). The Ordinance does state 7 is the minimum size which is consistent with the current makeup of the commission anyways (6 citizen members, 1 Board of Aldermen member).

What the Zoning Ordinance does not presently state, and the purpose for this Community Development Department initiated amendment, is to establish Board of Aldermen Resolutions as the method for either increasing or decreasing the size of the Planning Commission, as necessary, within the already codified range of 7 to 15 members. At present the Ordinance does not state how a size change is to be accomplished so this amendment will be a process clarification.



Staff Report

Community Development
Planning and Development Services

Attachments:

- Notice of Public Hearing
- Proposed Zoning Ordinance Text Amendment to Sec 50-38

NOTICE OF PUBLIC HEARING

The City of Raytown is in the process of amending Chapter 50 of the Raytown Municipal Code, entitled "Zoning," to consider changes to the following Sections within the aforementioned Chapter 50, to be applicable city-wide:

Section 50-560.01, regarding requiring courtesy notices to nearby property owners to be mailed via US Postal Service Certified Letter;

Section 50-38, regarding establishing Board of Aldermen Resolutions as the method for either increasing or decreasing the size of the Planning Commission as necessary within the already codified range of 7 to 15 members;

Section 50-107, regarding adding a use table note and explanation requiring a life safety architectural analysis be provided to the City with any application for either a use permit or Planning Commission action applicable to all uses that commonly involve assemblies of people.

Section 50-107, regarding changing the use table note for home occupations to reduce the distance separation requirement between licensed home day care businesses.

Section 50-127, regarding changing the Low Density Residential District Use Regulations to reduce the distance separation requirement between licensed home day care businesses.

A public hearing to consider these proposed new regulations will be held by the Raytown Planning & Zoning Commission at 7:00 p.m. on Thursday, August 6, 2020. A copy of the agenda and packet including a staff report with the proposed changes will be available for viewing on the City of Raytown's website, www.raytown.mo.us, on Friday, July 31, 2020.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described new regulations, tentatively scheduled for 7:00 p.m. on Tuesday, September 1, 2020.

All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St., Raytown, MO 64133.

The public is invited to attend the public hearings to ask questions and provide comment regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6059 or by e-mail at chrisg@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.

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Sec. 50-38. - Establishment and membership.

- (a) *Created.* There shall be a planning commission, also known as "the planning and zoning commission," and as "the commission" shall consist of not more than 15 nor less than seven members, including:
1. The mayor, if the mayor chooses to be a member;
 2. A member of the council selected by the council, if the council chooses to have a member serve on the commission; and
 3. Not more than 15 nor less than five citizens appointed by the mayor and approved by the council. All citizen members of the commission shall serve without compensation. The term of each of the citizen members shall be for four years, except that the terms of the citizen members first appointed shall be for varying periods so that succeeding terms will be staggered. Any vacancy in a membership shall be filled for the unexpired term by appointment as aforesaid. The council may remove any citizen member for cause stated in writing and after public hearing. **At any time, the Mayor may present to the Board of Aldermen a Resolution, which, upon approval by the Board of Aldermen, shall alter the size of the planning Commission, within the range and makeup of membership as set forth in this Section.**
- (b) *Term.* The term of each of the citizen members shall be for four years, except that the terms of the citizen members first appointed shall be for varying periods so that succeeding terms will be staggered. Any vacancy in a membership shall be filled for the unexpired term by appointment as aforesaid.
- (c) *Compensation.* All members of the planning commission shall serve without compensation.
- (d) *Dismissal.* The board of aldermen may remove any citizen member for cause stated in writing and after public hearing.

(Code 1969, § 16-2; Ord. No. 139, § 2, 7-19-1966; Ord. No. 5551-16, § 1, 8-16-2016)



Staff Report

Community Development
Planning and Development Services

PZ 2020-08

To: City of Raytown Planning and Zoning Commission

From: Chris Gilbert, Planning & Zoning Coordinator

Date: August 6, 2020

Re: Zoning Text Amendments, Section 50-560.01, Entitled, "Neighborhood Information Meeting", and 50-107, Entitled, "Land Use Table"

TEXT AMENDMENTS SUMMARY

From time to time, changes to the existing Zoning Ordinance become necessary. The Ordinance was last amended in March, 2020, to adequately regulate uses that the Board of Aldermen had placed under Moratorium in 2019. This set of changes addresses issues that have come up in 2020 since the last set of amendments that need to be addressed adequately as follows:

Changes to Municipal Code Chapter 50 contained in this staff report:

1. **Section 50 Section 50-560.01.** Alderman Walters requested this amendment and action on it was directed by the Board of Aldermen to the Planning Commission for review and recommendation at its next meeting with regular business due to the COVID-19 pandemic. This amendment will require courtesy notices to nearby property owners to be mailed via US Postal Service Certified Letter instead of the current method of mailing regular letters to provide a better chance of nearby property owners being aware of public meetings in their vicinity.

Applicant(s) for Planning Commission action will be responsible for sending out the mailings by Certified Letter and providing 'proof of mailing' receipts from the US Postal service. Staff will continue to provide the mailing lists to the applicant(s) of all owners within 185 feet of a subject property in addition to any other individuals that requested notice and known Homes Association Presidents.

2. **Section 50-107.** Community Development Department initiated amendment that will add a use table note for commercial uses that commonly involve significant assemblies of people in enclosed spaces, requiring that an architectural analysis shall be provided to the City with any application for either a commercial use permit or Planning Commission action, upon request by the Director of Community Development or designated representative. This will help with ensuring that commercial buildings and lease spaces that are used or reused for activities involving assemblies of people are safe for patrons and employees to occupy. Additionally, the applicants will benefit by a greater level of awareness of such issues earlier in the process so they can decide whether to move forward with a particular building or space before the investment gets too significant.



Staff Report

Community Development
Planning and Development Services

The primary driver behind this amendment involves situations that have come up recently where buildings in Raytown were acquired and intended to be repurposed for churches or event spaces without any changes to the buildings. Each of these situations involved large enough spaces that they crossed Building Code and Fire Code thresholds adopted by both the City and the Raytown Fire District that would require potentially extremely costly improvements to the spaces to address life safety and emergency exiting standards. This amendment will provide a tool for an architectural analysis to be provided at the beginning of the process if it appears likely that such an analysis is necessary. It won't be required in every situation but gives staff an extra tool for managing the reutilization of Raytown's commercial and industrial buildings. This provision will not apply to any residential structures.

The uses on the attached use table that have the note proposed to be added to them display as red text for Note (29). These are all uses that can commonly (but not always) find themselves in a situation where a large number of people are in an enclosed space. Other uses listed on the table that are not labeled with the proposed new Note (29) could potentially also have this situation occur but it is far less likely and thus staff believes it is not necessary to place this requirement beyond the uses so noted with it.

3. **Section 50-107 and 50-127.** These two amendments regarding a use table note and change to Low Density Residential District use regulations for home day cares to reduce the distance separation requirement between licensed home day care businesses has been postponed as staff studies additional amendments beyond this one issue. These proposed amendments will be presented at a later meeting.

Attachments:

- Notice of Public Hearing
- Proposed Zoning Ordinance Text Amendments
- Section 50-107 Use Table with Proposed Note (29) added

NOTICE OF PUBLIC HEARING

The City of Raytown is in the process of amending Chapter 50 of the Raytown Municipal Code, entitled "Zoning", to consider changes to the following Sections within the aforementioned Chapter 50, to be applicable city-wide:

Section 50-560.01, regarding requiring courtesy notices to nearby property owners to be mailed via US Postal Service Certified Letter;

Section 50-38, regarding establishing Board of Aldermen Resolutions as the method for either increasing or decreasing the size of the Planning Commission as necessary within the already codified range of 7 to 15 members;

Section 50-107, regarding adding a use table note and explanation requiring a life safety architectural analysis be provided to the City with any application for either a use permit or Planning Commission action applicable to all uses that commonly involve assemblies of people.

Section 50-107, regarding changing the use table note for home occupations to reduce the distance separation requirement between licensed home day care businesses.

Section 50-127, regarding changing the Low Density Residential District Use Regulations to reduce the distance separation requirement between licensed home day care businesses.

A public hearing to consider these proposed new regulations will be held by the Raytown Planning & Zoning Commission at 7:00 p.m. on Thursday, August 6, 2020. A copy of the agenda and packet including a staff report with the proposed changes will be available for viewing on the City of Raytown's website, www.raytown.mo.us, on Friday, July 31, 2020.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described new regulations, tentatively scheduled for 7:00 p.m. on Tuesday, September 1, 2020.

All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St., Raytown, MO 64133.

The public is invited to attend the public hearings to ask questions and provide comment regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by telephone at (816) 737-6059 or by e-mail at chrsg@raytown.mo.us.

If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) in order to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816) 737-6014 no later than 48 hours prior to the applicable public hearing date.

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Sec. 50-560.01. - Neighborhood information meeting.

- (a) Purpose. Citizen participation in the planning process is essential to the successful growth of the community.

This citizen participation requirement is designed to inform and involve neighboring residents in the process of community change. It is not intended that complete consensus be achieved on all applications, but neighborhood concerns can be identified early on and addressed to some degree prior to the public hearing. Specifically, the purpose of citizen participation is to:

- (1) Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;
 - (2) Ensure that the citizens and property owners of Raytown have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early state of the process; and
 - (3) Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff and elected officials throughout the application review process.
- (b) This section applies to rezoning, preliminary plat, planned development, conditional use and site plan applications.
- (c) ~~Applicants shall send a courtesy notice to property owners within 185 feet of the applicant property; the president of any home owners association or registered neighborhood within 500 feet of the application; and other interested parties who have requested that they be placed on the interested parties notification list maintained by the city.~~

~~The notice will provide a brief description of the application and will establish a date and location for a meeting to discuss the issues regarding the application. The meeting shall be held at least two weeks prior to the planning commission meeting for which the application is scheduled.~~

Applicants shall send a courtesy notice by Certified Letter through the United States Postal Service to each of the following:

- (1) Property owners within 185 feet of the applicant property;**
- (2) The president of any active homeowners association within 500 feet of the applicant's property for which the contact information is known; and**
- (3) Other interested parties who have requested that they be notified.**

The notice shall provide a brief description of the application and shall establish a date and location for a neighborhood meeting to discuss the issues regarding the application. The meeting shall be held at least two weeks prior to the Planning Commission meeting for which the application is scheduled. Proof that these notices were mailed by Certified Letter to all required parties enumerated above shall be provided to the City prior to the neighborhood meeting time. The City Hall Council Chambers may be reserved for this neighborhood meeting by the applicant, if desired, or held at another location accessible to the public.

(d) The applicant will submit a written summary report identifying the number of persons attending the meeting, the issues raised, and the resolution to any issues solved. The report shall be submitted to the secretary of the planning commission at least ten days prior to the date of the planning commission meeting scheduled to discuss the application.

(Ord. No. 5567-17, § 2, 1-3-2017)

CHAPTER 50, ARTICLE IV. – DISTRICTS AND DISTRICT MAP

Sec. 50-107. – Land Use Table.

(a) *Generally.* The following land use table identifies uses that are either permitted by right, require approval of a conditional use permit or are not allowed in each of the applicable districts. Many of the uses are defined in [section 50-4](#). Any uses that are not defined in [section 50-4](#) shall be given their common meaning.

(1) *Permitted (allowed by right).* Uses identified in a zoning district column of the Use Table with a "P" are "permitted by-right" and shall be permitted in such zoning district, subject to such special use regulations as may be indicated in the "conditions" column and all other requirements of this article.

(2) *Conditional uses.* Uses identified in a zoning district column of the Use Table with a "C" are "conditional uses" and shall be permitted in such zoning district if reviewed and approved in accordance with the standards of article V of this chapter. Conditional uses shall be subject to such special regulations as may be specified in article V of this chapter and all other requirements of the city Code.

(3) *Not permitted.* Uses not identified in a zoning district column of the Use Table as permitted by-right or by conditional use are not allowed in such zoning district unless otherwise expressly permitted by other regulations of the city Code.

(4) *Conditions.* A letter in the "conditions" column of the Land Use Table refers to standards applicable to a particular use in one or more of the districts in which such use is allowed. The referenced regulations appear in subsection (b) of this section.

(b) *Land use conditions.* The following standards shall apply to permitted, conditional and accessory uses:

****NOTES (1) to (28) already codified****

(29) Uses that commonly involve assemblies of large numbers of persons in a small area may require additional architectural analysis to ensure compliance with the adopted Building and Fire Codes of the City. The Director of Community Development or designated representative may determine that such documentation is required to be submitted for review prior to consideration of approval of a Commercial Use Permit by staff or consideration of a Conditional Use Permit by the Planning Commission.

(Ord. No. 5498-14, § 2A—C, 7-15-2014; Ord. No. 5579-17, §§ 1, 2(Exh. A), 9-5-2017; Ord. No. 5575-17, § 1, 5-2-2017)

USES	ZONING DISTRICTS																	Conditions
	Residential Districts					Nonresidential Districts							Overlay Districts					
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE			
Accessory uses	P	P	P	P	P	P	P		P								P	(6), (11),(26)
Adult Book Store																	P	(15)
Adult Day Care	C	C	C		P				P								P	(12)
Adult Entertainment Establishment																	P	(15)
Adult Mini-Motion Picture Theater																	P	(15), (29)
Adult Motion Picture Theater																	P	(15)
Agriculture	P	P	P	P	P	P	P	P	P	P							P	
Airports and aviation fields including helicopter pads.											C							(11),(29)
Amusement Parks					C						C							
Animal Care, General											P							(13)
Animal Care, Limited											P						P	(13)
Arenas											C							(29)
Art Galleries											P						P	(5),(29)
Assembly Rooms											C							(29)
Athletic Fields											C							

USES	ZONING DISTRICTS																	Conditions
	Residential Districts					Nonresidential Districts							Overlay Districts					
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE			
Auction Facilities					C		C										(29)	
Auditorium or Stadium							P		P								(13),(29)	
Auditoriums																		
Bakery, Retail					P	P			P								(10), (11)	
Bed and breakfast homes with or without a related tearoom	C	C	C															
Boat Sales						C	C											
Camps									P									
Car Wash												P					(13)	
Cemeteries, crematories and mausoleums	C	C	C	C	C	C	C	C										
Churches, chapels, mosques, synagogues, temples and other places of religious assembly	P	P	P	P	P	P	P		P						P		(3), (10), (11),(29)	
College or University								P							P		(13),(29)	

ZONING DISTRICTS																Conditions (29)
Residential Districts					Nonresidential Districts						Overlay Districts					
R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE		
USES																
Dormitories and fraternity or sorority houses	C	C														
Drive-In Theater					P			P			P				(11)	
Drive-through restaurants				P	P											
Dwelling, Large group living	C	C	P	P				P			P				(9)	
Dwelling, Small group living	P	P	P					P		P	P				(2)	
Equipment Sales						P					P					
Exhibit hall				C											(29)	
Financial institutions				P	P											
Food/Bakery Product Manufacturing						P		P			P					
Fortune Tellers, palm readers, psychics, tarot card readers and similar uses					C											
Foster homes	P	P	P					P			P					

ZONING DISTRICTS																Conditions
USES	Residential Districts					Nonresidential Districts					Overlay Districts					
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	
Schools, private or parochial and non-profit	C	C	C	C	C	C	C	C								(29)
Service stations					C	C										
Single-household dwellings	P	P	P						P		P	P				(1)
Tobacco or Vape/E-cigarette Product Sales					P	P										(24)
Studio, Television or Film							P		P			P				(14)
Swimming pools, public or commercial					C											(29)
Tattoo parlors and body-piercing businesses					C	C										
Temporary Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(22)
Transit Facility							P		P							(14)
Two-household condominium dwellings		P	P						P			P				(9), (15)
Two-household dwellings		P	P						P			P				(9), (15)

