

Overview

The following is a summary of the discussion held during the third and fourth Board of Supervisors and Planning Commission Joint Worksessions for the Page County Zoning & Subdivision Ordinance Update held on January 26 and February 23, 2021. The Berkley Group (BG) staff combined the notes from both meetings into one document to streamline comments and assist with a comprehensive review.

Joint Worksession #3 – January 26, 2021

1. Schedule & Key Progress

BG staff reviewed the project overview and key progress to date with an emphasis on the joint worksession in November 2020 and on-going ordinance drafting by BG staff. The group reviewed the proposed project schedule, which includes monthly joint worksessions. The Planning Commission has decided to meet separately to review the documents in preparation for their input at the joint worksessions. The group agreed to set the fourth Tuesday of February-May for joint worksessions beginning at 6:00 p.m., acknowledging that the schedule may be adjusted if necessary.

2. Zoning Districts and Intent Statements

BG staff reviewed proposed zoning districts highlighting proposed new districts. After some discussion relative to permitted uses and setback standards for the A-I and A-F Districts, the group accepted the proposed Zoning Districts as follows:

District Abbreviation	Proposed District Title
P-R	Parks-Recreation
W-C	Woodland-Conservation
A-I	Agriculture
A-R	Agriculture-Residential
R	Residential
R-I	Medium-High Density Residential
PUD	Planned Unit Development
C-1	Neighborhood Commercial
C-2	General Commercial
I-1	Light Industrial
I-2	General Industrial
MHP-I	Manufactured Home Parks
A-F	Agricultural and Forestal District Overlay

BG staff also reviewed the Zoning District Intent Statements and, responding to questions, explained that the new districts are intended to address new growth opportunities and allow for better direction of uses. The district intent statements provide a general description, purpose, and location for each district. Differences in lot areas and other standards, such as setbacks, will be provided in the District Standards section at a later worksession. The proposed District Intent Statements were accepted with revisions, as noted with strikethrough/underline on the following page, to the A-I District to clarify protection of agricultural lands and right to farm as a priority:

A-1 Agricultural District. The purpose of the A-1 District is to preserve agricultural and forest uses and the rural character of the County where agricultural, forestry and other low-intensity uses predominate and the right to farm has been established as a priority. It is the intent of this district to protect the agricultural industry from sprawling residential development that denudes large areas of agricultural land, as soils in these areas are well suited for farming. To ensure the success of the above goal, it is necessary to maintain a low density of development with permitted uses including mainly agricultural uses, accessory uses that boost the farming economy, and sparse residential development for those who own or manage farm and forestry lands or choose to live in a rural environment. To protect against premature subdivision of land, by-right land divisions are limited in a manner intended to maintain and protect the land base necessary to support the County's agricultural economy, a primary resource and economic asset of the County. This district shall not be confused with, but may include, properties designated as an Agriculture and Forestal (A-F) Overlay District through the Agricultural and Forestal Act, as described in the Code of Virginia.

3. Use Matrix – Review and Finalize

A. Uses and Definitions

The group reviewed the use matrix chart that offered a crosswalk between existing and proposed uses and definitions. In response to questions, BG staff clarified that larger industrial-type uses would be considered as intensive agricultural uses and that no changes are proposed to the current Confined Animal Feeding Operation standards for farms. Commission and Board members offered comments relative to certain proposed definitions and specific uses. BG staff noted that most of those comments will be addressed in the Design Standards for Specific Uses, Community Design, and Non-conforming Use ordinance sections. These comments, generally identified by topic below, are documented in the Comment Tracking Matrix (Attachment A):

- Keeping of animals (residential farm) and private kennels; numbers of animals by acreage
- Wayside stands and farmers markets
- Home occupations/virtual businesses
- Gambling/gaming uses
- Junkyards and storage yard, including screening and inoperable vehicles

B. Uses and District Designations

The group reviewed the proposed Use Matrix. Commission and Board members offered suggestions for modifications to specific uses captured in the Comment Tracking Matrix (Attachment A) and incorporated into the revised Use Matrix (Attachment B).

4. Design Standards for Specific Uses

BG staff noted that design standards for specific uses were being drafted for review at the next joint worksession. These standards include recommended best practices to improve quality of development and to mitigate potential negative impacts of certain uses.

5. Next Steps

The next worksession is scheduled for February 23, 2021. BG staff will incorporate comments and continue drafting ordinance sections for review.

Joint Worksession #4 – February 23, 2021

1. Schedule & Key Progress

BG staff reviewed the project schedule and key progress to-date. The group scheduled the next joint worksession for April 27, 2021, beginning at 6:00 p.m.

2. Zoning Districts Standards

The group reviewed the proposed District Dimensional Standards. Discussion was held relative to the enforcement of the by-right lot allocation and the number of lots permitted by size of parent parcel within the P-R, W-C, and A-I Districts. BG staff noted that processes for tracking and enforcing the lot divisions would be addressed in the Subdivision section. The group indicated interest in increasing the by-right lot allocation per parent parcel and requested benchmarking comparisons for consideration. Other discussion included height for accessory structures like farm silos; private verses public roads and pavement widths in townhouse and multi-family residential developments; maximum lot sizes for effectiveness of cluster design and agricultural land preservation.

3. Community Design Standards

The group reviewed the proposed Community Design Standards. Commission and Board members offered comments on specific requirements, including revisions to language for clarity, such as: discouraging verses not permitting use of mercury vapor lights; vagueness of 'any annoyance' relative to light reflection; landscaping professional verses person; chain link fencing and fencing within easements; parking for rental cabins; removal of temporary signs; and, off-premise directional signs (see also Comment Tracking Matrix, Attachment A). BG staff will incorporate recommendations where possible and make corrections to typographical errors noted.

4. Design Standards for Specific Uses

The group reviewed the Design Standards for Specific Uses. Commission and Board members offered comments on specific requirements such as: allowable square footage for an accessory dwelling; portable and commercial sawmills; storage facility standards; commercial shooting ranges; colocation of antenna on communications towers; and, ensuring utility service standards do not conflict with solar facility standards. Members advised that a Board committee has been developed to look at standards for the keeping of animals in residential districts.

The group agreed to change the name of the Agricultural-Residential (A-R) District to Rural Residential (RR) District to avoid potential conflict with state code requirements for agricultural uses. BG staff will incorporate recommendations where possible and make corrections to typographical errors noted.

5. Next Steps

BG staff will incorporate comments and continue drafting ordinance sections for review.

The group agreed that additional comments from members will be provided to BG staff on the Comment Tracker form within two weeks of the meeting. Board committee members who are discussing animal keeping in residential districts expressed an intent to meet within the two weeks following the worksession as well.

Attachment A. Comment Tracker

Last Updated: March 8, 2021

Page County Zoning Ordinance Comment Tracker								
#	Reviewer	Date Received	Article/Section	Topic	Page	Comment	BG Recommendation	Committee Decision
1	PC/BOS	1.26.21	Uses	Intent Statements	N/a	Change sprawling residential development to "all development"	Change; removed the word residential to leave sprawling development as phrase.	Accepted recommended change
2	PC/BOS	1.26.21	Uses	Intent Statements	N/a	Add "right to farm has been established as a priority" to the A-1 intent statement	Change as recommended.	Accepted recommended change
3	PC/BOS	1.26.21	Uses	Uses	N/a	What is the difference between automobile major vs. minor? Should only be one automobile repair use permitted in C-1 and C-2 and with SUP in A-1	Definitions between the two uses identify types of repair permitted under each use; Minor repair more appropriate in C-1 District as less intense use; major repair more appropriate in C-2 as more intense use; Use and community standards would offer more use standards.	Modify automobile repair to only one use which includes both major and minor automobile repair and permit in C-1 and C-2 with SUP in A
4	PC/BOS	1.26.21	Uses	Uses	N/a	Need to ensure we are not eliminating the current uses from home occupations A/B/virtual. Also review accessory use and limiting the use of accessory structures.	Proposed home occupation uses would not eliminate current home occupation uses, including a virtual business; additional guidance provided in use standards.	Review with use standards (provided for 2/23/21 meeting)
5	PC/BOS	1.26.21	Uses	Uses	N/a	Concern over the word "bona fide" in the definition of agricultural operation. That term should apply throughout the document to make	No change recommended; Bona fide is part of the State Code definition of agriculture uses. Use of bona fide in agricultural operation definition deals with actual crop or animal production to differentiate between actual farming use and open space; Administration section of ordinance will address certification for applications/permits as true and factual; use of 'bona fide' in each use definition not necessary.	No change at this time
6	PC/BOS	1.26.21	Uses	Uses	N/a	Be clear with difference between wayside stands and farmer's market	No change recommended; Uses are distinct in definition.	No change at this time
7	PC/BOS	1.26.21	Uses	Uses	N/a	Why is age restricted communities deleted?	Recommend regulating based on dwelling unit type. Current ordinance only allows age restricted communities with use standards that limit to single family and duplex style dwellings; best practice would allow a variety of housing types for an age-restricted community.	Accepted BG recommendation
8	PC/BOS	1.26.21	Uses	Uses	N/a	What is an example of intensive agriculture?	Larger animal slaughter or processing facility; larger suppliers such as large feed facility.	Accepted BG recommendation
9	PC/BOS	1.26.21	Uses	Uses	N/a	Need clarification on wedding venues and places of assembly; How do farm brewery/distilleries move forward related to agritourism? What about if a brewery wanted to operate a restaurant?	Certain agri-tourism uses (see definition of that use) are permitted by state law; SUP would be required for a place of assembly (wedding venue) incidental to farm brewery/distillery. Accessory food sales are typically permitted; full-scale restaurant would be subject to underlying zoning district. Manufacturer's licenses for farm breweries, distilleries, and wineries are subject to the regulations found in §4.1-206 of Virginia Code.	Accepted BG recommendation
10	PC/BOS	1.26.21	Uses	Uses	N/a	Proteins need to be included as item for sale in definition of wayside stands/farmers markets.	Change as recommended.	Accepted recommended change

Attachment A. Comment Tracker

Last Updated: March 8, 2021

Page County Zoning Ordinance Comment Tracker								
#	Reviewer	Date Received	Article/Section	Topic	Page	Comment	BG Recommendation	Committee Decision
11	PC/BOS	1.26.21	Uses	Uses	N/a	Residential farm. Need clarifications of animals permitted and where.	Standards for residential farm to be provided with use standards.	Use standards reviewed during 2/23/21 meeting
12	PC/BOS	1.26.21	Uses	Uses	N/a	Regulation of alternative structures (tiny homes, shipping containers, etc.) is an issue; should be Special Use Permit in districts residential districts	Add new use "alternative structures" by SUP in P-R, W-C, A-1, AR, and MHP districts.	Use standards reviewed during 2/23/21 meeting
13	PC/BOS	1.26.21	Uses	Uses	N/a	Remove tourist home from hotel definition?	Change as recommended.	Accepted recommended change
14	PC/BOS	1.26.21	Uses	Uses	N/a	Need to include the word "commercial" in the shooting range definition. Change "or" to "and"	Change as recommended.	Accepted recommended change
15	PC/BOS	1.26.21	Uses	Uses	N/a	Need clear regulation on storage yards and junkyards; define screening and setback requirements for junkyards	Will be addressed with community design standards for screening; Research junkyard standards in similar communities to assist with cleaning up junk on properties.	Community design standards reviewed during 2/23/21 meeting
16	PC/BOS	1.26.21	Uses	Uses	N/a	Will there be provisions for gambling?	With certain exceptions, gambling is subject to Virginia criminal code (Va Code Sec. 18.2), which is outside the scope of zoning regulations (VA Code Sec. 15.2). Under VA Code Sec. 58.1-4107, casinos are limited to eligible host cities (counties are not eligible).	Review in subsequent submissions
17	PC/BOS	1.26.21	Uses	Uses	N/a	Concerns over keeping/raising animals on lots as private stable and residential farm	Will evaluate referencing Virginia Tech recommendations for lot sizes for animals and utilize DEQ animal units definitions.	Use standards reviewed during 2/23/21 meeting; A board subcommittee is currently reviewing animal keeping standards
18	PC/BOS	1.26.21	Uses	Uses	N/a	Change SUP for accessory dwelling units to "R"	Change as recommended.	Accepted recommended change
19	PC/BOS	1.26.21	Uses	Uses	N/a	Remove "tourist home" from short term tourist rental definition.	Change as recommended.	Accepted recommended change
20	PC/BOS	1.26.21	Uses	Uses	N/a	Change kennel, private to "R" in AR	Change as recommended.	Accepted BG recommendation
21	PC/BOS	1.26.21	Uses	Uses	N/a	Allow automotive repair By right in C1 and C2	Change to with restrictions in C1 and C2.	Accepted BG recommendation
22	PC/BOS	1.26.21	Uses	Uses	N/a	Allow automotive repair in A1, AR, WC as an SUP	Change for A-1 and WC to permit automotive repair as SUP.	Accepted BG recommendation
23	PC/BOS	2.23.21	District Standards	Sliding Scale	N/a	The sliding scale for by-right lot allocation is not fair for larger parent parcels.	BG will review potential for amending sliding scale standards to increase lot allocations.	Review in subsequent submissions
24	PC/BOS	2.23.21	District Standards	Clustering	N/a	Desire to encourage clustering of residential development to preserve Ag land. There is nothing in the ordinance to encourage that currently	BG will add provisions to encourage clustering with maximum lot size. Standards currently permit subdivision development on private roads for cluster developments.	Review in subsequent submissions
25	PC/BOS	2.23.21	District Standards	Design	N/a	How will height restrictions impact farm silos and other accessory structures that are larger than the 35ft. height requirement?	Height restrictions will include exceptions for structures such as farm silos and other typically taller structures.	Review in subsequent submissions

Attachment A. Comment Tracker

Last Updated: March 8, 2021

Page County Zoning Ordinance Comment Tracker								
#	Reviewer	Date Received	Article/ Section	Topic	Page	Comment	BG Recommendation	Committee Decision
26	PC/BOS	2.23.21	District Standards	Districts/ Design	N/a	Width standards for roads in the R-1 District conflict with state road standards	Private roads are best practice in townhouse and multi-family residential developments; preferred by group; some past issues with private road maintenance; BG will provide standards for private road construction in subdivision standards; BG will review road standards to ensure no conflicts.	Accepted BG recommendation
27	PC/BOS	2.23.21	Districts	District	N/a	The AR district should be renamed Rural Residential (RR) to prevent Right to Farm Act conflicts. Fauquier County's rural residential standards may include requirements useful to Page	BG will change AR back to RR.	Accepted BG recommendation
28	PC/BOS	2.23.21	Community Design	All Standards	N/a	Several locations can use clarifying language to improve user experience such as use of terms/phrases - discourage vs. not permitting mercury vapor lighting; any annoyance to surrounding properties or residents; landscape nursery person vs. professional; add 'and' to clarify person must meet all of Section 2.10 for compliance; opaque language for chain link fencing;	BG will review and amend language for clarity.	Review in subsequent submissions
29	PC/BOS	2.23.21	Community Design	Parking	N/a	Parking for cabin rentals needs to be clarified; currently parking issues	BG propose parking for cabins same as for bed & breakfast use.	Accepted BG recommendation
30	PC/BOS	2.23.21	Community Design	Signs	N/a	Timing for temporary signs needs to be extended from 30 to 60 days and timing for removal clarified	BG will review and amend language for clarity.	Review in subsequent submissions
31	PC/BOS	2.23.21	Community Design	Signs	N/a	Off-site directional signs should be permitted; many uses, such as automobile repair, off of the main road need identification	BG will review and amend language for clarity.	Review in subsequent submissions
32	PC/BOS	2.23.21	Community Design	All Standards	N/a	Typo in header of Attachment B, page 31	BG will correct typographical errors in Community Design standards.	Accepted BG recommendation
33	PC/BOS	2.23.21	Use Standards	All Uses	N/a	Typo in Windmill, small system.	BG will correct typographical errors in Use Standards.	Accepted BG recommendation
34	PC/BOS	2.23.21	Use Standards	Agricultural, intensive	N/a	Need clarity on uses that would be categorized as agricultural, intensive. Setbacks may be too large.	BG will review and amend language for clarity. Look at how other localities treat intensive agricultural uses.	Review in subsequent submissions
35	PC/BOS	2.23.21	Use Standards	Accessory Dwelling	N/a	Size of accessory dwelling unit may be too small; should be percentage of primary structure. Planning reports the typical size of accessory dwelling with current permits is 50% and suggests 50% be used.	BG will modify as suggested.	Accepted BG recommendation
36	PC/BOS	2.23.21	Use Standards	Storage Facilities	N/a	Standards provided under heading of sawmill, commercial	BG to correct.	Accepted BG recommendation
37	PC/BOS	2.23.21	Use Standards	Portable & commercial sawmills	N/a	Clarity needed for portable and commercial sawmill standards. Portable sawmills used on a farm or for personal use should not have same timing regulations as commercial sawmills	BG to review and amend language for clarity.	Review in subsequent submissions
38	PC/BOS	2.23.21	Use Standards	Shooting Range	N/a	Do not want standards for private shooting ranges; need to clarify that use standards provided are for commercial shooting ranges.	BG to review and amend language.	Accepted BG recommendation
39	PC/BOS	2.23.21	Use Standards	Utility service, major/minor	N/a	Ensure standards provided will not conflict with standards for solar facilities	BG to review and ensure no conflicts.	Accepted BG recommendation

**Attachment B. Revised Use Matrix
Last Updated: March 8, 2021**

Page County Zoning Use Matrix - Districts & Uses

Uses	Districts												
Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	RR Rural Residential	R Residential	R-1 Medium/High Density Residential	PUD Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 Light Industrial	I-2 General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Permitted Use Types : B - By-right A - Accessory Use R - With Restrictions SUP - Special Use Permit Strikethrus & underlines indicate a change													
Agriculture and Environment													
Agricultural operations	B	B	B	B									B
Agriculture, intensive			SUP										SUP
Agritourism	B	B	B	B									B
Aquaculture	B	B	B	B									B
Brewery or distillery, farm	B	B	B	B									B
Confined Animal Feeding Operation		R	R										R
Conservation	B	B	B	B	B	B	B	B	B	B	B	B	B
Farmers market			B				B	B	B				
Livestock market			SUP							SUP			
Residential farm	R	R	R	R	R	SUP	SUP						
Wayside stand	B	B	B	B									B
Winery, farm	B	B	B	B									B

Attachment B. Revised Use Matrix
Last Updated: March 8, 2021

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	RR Rural Residential	R Residential	R-1 Medium/High Density Residential	PUD Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 Light Industrial	I-2 General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Residential													
Accessory dwelling unit	SUP R	SUP R	SUP R	SUP R	SUP R	SUP	SUP						R
Alternative dwelling unit	SUP	SUP	SUP	SUP								SUP	
Dwelling, multifamily						B	B						
Dwelling, single-family	B	B	B	B	B	B	B	R	R			R	B
Dwelling, townhouse						B	B						
Dwelling, two-family					B	B	B						
Family day home (5-12 children)	SUP	SUP	SUP	SUP	SUP	SUP	SUP						
Family day home (1-4 children)	B	B	B	B	B	B	B					B	B
Family health care structure, temporary	B	B	B	B	B	R	R						
Home occupation, type A	R	R	R	R	R	R	R						
Home occupation, type B	SUP	SUP	SUP	SUP	SUP								SUP
Home occupation, virtual business	R	R	R	R	R	R	R					R	
Manufactured home	B	B	B	B	SUP							B	B
Manufactured home park												B	
Residential care home	B	B	B	B	B	B						B	
Shelter, residential						SUP							
Short-term tourist rental	R	R	R	R	R								

Attachment B. Revised Use Matrix
Last Updated: March 8, 2021

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	RR Rural Residential	R Residential	R-1 Medium/High Density Residential	PUD Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 Light Industrial	I-2 General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Public, Civic, Recreational and Institutional													
Camps and campground, recreational	SUP	SUP	SUP										
Cemetery	SUP	SUP	SUP		SUP				B				
Cultural facility			SUP	SUP			SUP	B	B				
Educational facility, college or university							SUP	SUP	B	SUP			
Educational facility, primary or secondary		SUP	SUP	SUP	B	SUP	B	B	B				
Emergency management services	SUP	SUP	SUP	SUP	SUP	SUP	SUP	<u>B</u>	B	B	B		
Neighborhood recreational facility				B	B	B	B					B	
Public park/recreational area	R	R	R	R	R	R	R	B	B	B	B	R	
Public use	SUP	SUP	SUP		SUP	SUP	SUP	B	B	B		SUP	
Religious assembly	SUP	B	B		B	B	B	B	B	SUP	SUP	<u>B</u>	

**Attachment B. Revised Use Matrix
Last Updated: March 8, 2021**

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	RR Rural Residential	R Residential	R-1 Medium/High Density Residential	PUD Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 Light Industrial	I-2 General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Commercial													
Assembly, place of	SUP	SUP	SUP	SUP	SUP	SUP	SUP	B	B	SUP			
Automobile repair service, major		<u>SUP</u>	<u>SUP</u>				<u>SUP</u>	<u>R</u>	<u>R</u>	<u>R</u>			
Automobile repair service, minor		SUP	SUP					R	B	B			
Automobile sale, rental/leasing									B <u>R</u>				
Aviation facility, private			SUP						SUP	SUP	SUP		
Aviation facility, public			B					B					
Bed and breakfast establishment	R	R	R	R	SUP		SUP	R					
Brewery, craft (Micro)							R <u>B</u>	R <u>B</u>	B				
Business, adult									SUP				
Business support service							B	B	B	B	B		
Car wash									B <u>R</u>				
Catering facility							B	B	B	B			
Commercial indoor entertainment								B	B				
Commercial indoor recreation / amusement								B	B				
Commercial outdoor recreation / amusement	SUP	SUP	SUP					SUP	B <u>R</u>	SUP	SUP		
Construction material sales									B		B		
Consumer repair service							B	B	B	B			
Crematory									SUP	B <u>R</u>			
Day care center		SUP	SUP	SUP	SUP	SUP	SUP	B <u>R</u>	B <u>R</u>	SUP		B <u>R</u>	
Distillery, craft (Micro)							R <u>B</u>	R <u>B</u>	B	B			

Attachment B. Revised Use Matrix
Last Updated: March 8, 2021

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	RR Rural Residential	R Residential	R-1 Medium/High Density Residential	PUD Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 Light Industrial	I-2 General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Equipment sales/rental, heavy			SUP						B <u>R</u>	B <u>R</u>			
Equipment repair service, heavy			SUP						SUP	B <u>R</u>	<u>R</u>		
Farm supply and service establishment			SUP					B	B				
Financial institution							B	B	B				
Funeral home								B	B				
Gasoline station	SUP	SUP	SUP				SUP	SUP	B <u>R</u>				
Greenhouse, commercial			SUP						B <u>R</u>				
Hospital									B				
Hotel									B	B			
Janitorial business									B	B			
Life care facility						SUP	B	B	B				
Kennel, commercial		SUP	SUP						B <u>R</u>				
Laundry, commercial									B	B			
Manufactured home sales									SUP	SUP			
Office, general			SUP				B	B	B	B	B		
Office, medical/clinic							B	B	B				
Outdoor sales, seasonal		R	R				R	R	R	R			
Personal services							B	B	B				

Attachment B. Revised Use Matrix
Last Updated: March 8, 2021

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	RR Rural Residential	R Residential	R-1 Medium/High Density Residential	PUD Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 Light Industrial	I-2 General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Restaurant, drive-thru							R		R				
Restaurant, general							B	B	B				
Restaurant, mobile							<u>SUP</u>	R	R				
Sawmill, commercial		SUP	SUP						SUP		R		
School, business or trade							B	B	B	B			
Self-storage facility		SUP	SUP							B R			
Shooting range, commercial		SUP	SUP						R	R			
Sportsman's club	SUP	SUP	SUP										
Stable, commercial	SUP	SUP	SUP	SUP				SUP	SUP				
Storage warehouses		SUP	SUP						B	B	B		
Store, general		SUP	SUP				B	B	B	B			
Store, specialty		SUP	SUP				B	B	B	B			
Veterinary clinic		SUP	SUP				R	R	B R				
Tradesperson Service		SUP	SUP				SUP	B	B	B	B		

Attachment B. Revised Use Matrix
Last Updated: March 8, 2021

Proposed Use	P-R Park-Recreation	W-C Woodland Conservation	A-1 Agriculture	RR Rural Residential	R Residential	R-1 Medium/High Density Residential	PUD Planned Unit Development	C-1 Neighborhood Commercial	C-2 General Commercial	I-1 Light Industrial	I-2 General Industrial	MHP-1 Manufactured Home Parks	A-F Agricultural and Forestal Overlay District
Industrial													
Boat yard									SUP	SUP	B		
Construction material sales or rental									B	B			
Hazardous material storage and distribution											SUP		
Laboratory, research and development										B	B		
Manufacturing, heavy											SUP		
Manufacturing, light										B	B		
Recycling facility											B		
Sanitary landfill			SUP								SUP		
Storage yard									R	R	R		
Truck/freight terminal										SUP	B		
Warehousing and distribution										B	B		
Miscellaneous													
Accessory building or structure	R	R	R	R	R	R	R	R	R	R	R	R	R
Amateur radio antennas	R	R	R	R	R	R	R	R	R	R	R	<u>R</u>	<u>R</u>
Broadcasting or communication tower	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Communication facility, small cell	B	B	B	B	B	B	B	B	B	B	B	B	<u>B</u>
Graveyard	B	B	B	B	B	B	B	B	B	B	B	<u>B</u>	B
Junkyard											R		
Kennel, private	<u>B</u> <u>R</u>	<u>B</u> <u>R</u>	<u>B</u> <u>R</u>	SUP	SUP		<u>SUP</u>						<u>B</u> <u>R</u>
Parking lot, commercial		SUP	SUP						SUP		B		
Parking lot, private	A	A	A	A	A	A	A	A	A	A	A	A	A
Resource extraction			SUP										
Sawmill, portable	R	R	R	R				R	R	R	R		R
Sportsman club, private	R	R	R										
Stable, private	R	R	R	R	SUP							SUP	
Utility service, major	SUP	SUP	SUP						SUP	SUP	B		
Utility service, minor	R	R	R	R	R	R	R	R	R	R	R	R	R
Windmill	SUP	SUP	SUP		SUP			SUP	SUP	SUP	SUP		
Windmill, small system	R	R	R					R	R	R	R		R