

# MONROE COUNTY PLAN REVIEW COMMITTEE



**Thursday, March 10, 2022  
5:30 pm**

## **Hybrid Meeting**

### **In-person**

Monroe County Government Center  
Planning Department  
501 N. Morton Street, Suite 224  
Bloomington, IN 47404

### **Virtual**

**Zoom Link:** <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTtNsakREUFBxdUNpYXNlQT09>

If calling into the Zoom meeting, dial: 312-626-6799

Meeting ID #: 819 4721 8756

Password: 977192

**A G E N D A**  
**MONROE COUNTY PLAN REVIEW COMMITTEE**

Thursday, March 10, 2022  
5:30 p.m.

**HYBRID MEETING INFO**

**IN-PERSON:** Monroe Government Center 501 N Morton ST Suite 224 Bloomington IN 47404

**VIRTUAL LINK:** <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTTNsakREUFBxdUNpYXNlQT09>

**ADMINISTRATIVE:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**1. REZ-22-2**                    **Don Grubb Business Center Rezone from RS3.5/PRO6 to GB**                    **PAGE 3**  
One (1) 2.75 +/- acre parcel in Perry Township, Section 21 at  
4701 S Old State Road 37, parcel no. 53-08-21-200-023.000-008  
Owner: Grubb, Donald E & Waneta J Revocable Trust  
**Zoned RS3.5/PRO6.** Contact: [dmyers@co.monroe.in.us](mailto:dmyers@co.monroe.in.us)

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Monroe County, should contact Monroe County Title VI Coordinator Angie Purdie, (812)-349-2553, [apurdie@co.monroe.in.us](mailto:apurdie@co.monroe.in.us), as soon as possible but no later than forty-eight (48) hours before the scheduled event.

Individuals requiring special language services should, if possible, contact the Monroe County Government Title VI Coordinator at least seventy-two (72) hours prior to the date on which the services will be needed.

The meeting will be open to the public.

**MONROE COUNTY PLAN REVIEW COMMITTEE****March 10, 2022**

<b>PLANNER</b>	Drew Myers
<b>CASE NUMBER</b>	REZ-22-2
<b>PETITIONER</b>	Daniel Butler, Bynum Fanyo & Associates
<b>ADDRESS</b>	4701 S Old State Road 37, parcel no. 53-08-21-200-023.000-008
<b>REQUEST</b>	Rezone Request from RS3.5/PRO6 to GB Waiver of Final Hearing Requested
<b>ACRES</b>	2.75 +/- acres
<b>ZONE</b>	Estate Residential 3.5 (RS3.5/PRO6)
<b>TOWNSHIP</b>	Perry Township
<b>SECTION</b>	21
<b>PLATS</b>	Unplatted
<b>COMP PLAN DESIGNATION</b>	<b>MCUA Mixed Residential</b>

**EXHIBITS**

1. Petitioner Letter
2. Petitioner Site Plan
3. GB Use Table

**RECOMMENDATION TO THE PLAN REVIEW COMMITTEE**

Recommendation to the Plan Review Committee:

- Staff recommends forwarding a “negative recommendation” to the Plan Commission based on the petition’s incompatibility with the Monroe County Comprehensive Plan.

**PLAN REVIEW COMMITTEE**

TBD

**MEETING SCHEDULE**

**Plan Review Committee** – March 10, 2022

**Plan Commission Admin Meeting** – April 5, 2022

**Plan Commission Regular Meeting** – April 19, 2022 (Preliminary– Waiver of Final Hearing Requested)

**Plan Commission Admin Meeting** – May 2, 2022

**Plan Commission Regular Meeting** – May 17, 2021 (Final Hearing)

**Board of Commissioners Meeting** – TBD

**SUMMARY**

The petition site is one parcel totaling 2.75 +/- acres located in Perry Township. The petitioner is proposing to amend the Zoning Map from Estate Residential 3.5 (RS3.5/PRO6) to General Business (GB). The property is currently operating as a pre-existing nonconforming use of general contractor. Available aerial imagery indicates the site has been in operation at least since 1998. The Planning Department has no historical permits on file for this property.

If the rezone request is approved by the County Commissioners, the petitioner intends to file a commercial site plan with the Planning Department in order to receive approval for the implementation of a Business/Industrial Center. Typically, commercial site plan review is completed on a staff level. All applicable site plan requirements including but not limited to grading, parking, landscaping, lighting, and signage must be met by the proposed development.

If the rezone is denied, the petitioner may continue to operate the pre-existing nonconforming use of general contractor on the property; however, the petitioner would not be able to enlarge, move, or otherwise change existing structures or add any new structures to the property per Chapter 803.

*Chapter 803-1:*

- (A) *No legal, pre-existing nonconforming use of land and/or structure may be enlarged, moved or otherwise changed, except that such use may be changed to permitted use, unless a variance from the terms of the ordinance is obtained from the Board.*
- (F) *Normal maintenance and repair of a building or other structure containing a nonconforming use may be performed, provided there is no physical change to the building or structure (e.g., design, size, location, etc.) and such maintenance or repair does not extend or intensify the nonconforming use, unless otherwise authorized by this chapter.*
- (H) *Any legal, pre-existing nonconforming use shall continue until or unless modified or terminated as herein provided. Such use may be sold, inherited, or otherwise transferred, provided the use, land and structure (if any) remain the same.*

Planning staff had the petitioner submit a use determination in which the described use fit under the “Business or Industrial Center” use, which is only permitted in the GB, LI, or HI zoning district with the following condition:

*22. Permitted after site plan approval by the Plan Commission or Administrator.*

USE DETERMINATION – USE-22-3: January 19, 2022

**Petitioner – Detailed Description of Land Use:**

The petitioner is proposing to construct three new separate buildings with multiple units within them that measure 168 sq. ft. each. The new structures will provide for general contractor usage with multiple renters.

“Each unit has 14’ x 12’ roll up, 32” full lite pass door, 100 amp metered service, insulation, and finished walls. Optional HVAC, full bath, ceiling fans, floor coverings, and finish to suit. These units are set up for small business; electricians, carpenters, route sales, plumbers. Anywhere from small contractors for house, yard, closets, or to large trailer, trucks, ladders, shipments, etc.”

**Planning Staff – Use Determination:**

Use as described appears to be Business or Industrial Center.

***Business or Industrial Center.*** *A site developed and operated under single or common ownership to include of a mix of industrial and/or commercial uses where the majority of uses are permitted under the Business and Personal Services, Retail and Wholesale Trade and Manufacturing, Mining, Construction and Industrial use categories, with customer and employee parking provided on-site, provisions for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.*

Business or Industrial Center is a permitted use in the General Business (GB) Zoning District, Light Industrial (LI) Zoning District and Heavy Industrial (LI) Zoning District. (Chapter 802/Page 39)

Subject to the following conditions:

22. Permitted after site plan approval by the Plan Commission or Administrator (Chapter 802/Page 42)

The proposed use as a Business or Industrial Center is not a permitted use in the RS 3.5 Zoning District. Zoning map amendment (rezone) to either General Business (GB) Zoning District, Light Industrial (LI) Zoning District or Heavy Industrial (HI) Zoning District would be required.

**Rezone of single 2.75 acre lot might be considered a “spot zone” if inconsistent with Comprehensive Plan. Planned unit development is possible option.**

## **BACKGROUND**

The Zoning Map amendment would be from RS3.5/PRO6 to GB. Listed below are the definitions of these zones per Chapter 833 and Chapter 802, respectively.

*Single Dwelling Residential (RS2, RS3.5, RS4.5) Districts. These three districts are intended to serve the traditional single family dwelling needs of the City. They are maintained in a single section of the ordinance for easy interpretation; the primary difference among these three district is density. By providing three districts zoning is established which is appropriate to the existing development in each district. These districts provide a flexible density structure whereby developments of varying densities are permitted subject to appropriate review. The intent of these districts is specifically to:*

- A. *Provide for the development of single family neighborhoods.*
- B. *Assure the protection of existing residential environments.*
- C. *Promote compatibility with the existing pattern of development.*

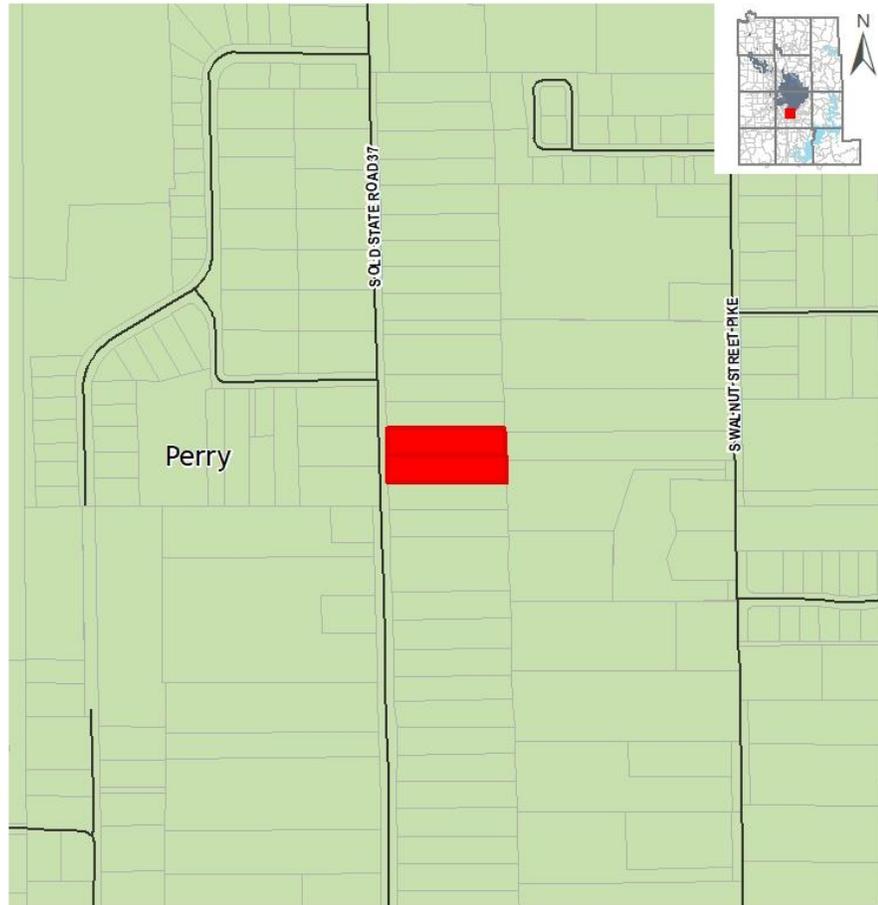
**General Business (GB) District.** *The character of the General Business (GB) District is defined as that which is primarily intended to meet the needs for heavy retail business uses. General business uses should be placed into cohesive groupings rather than on individual properties along highways in order to take advantage of major thoroughfares for traffic dissemination. Access control should be emphasized. The purposes of the GB District are: to encourage the development of groups of nonresidential uses that share common highway access and/or provide interior cross access in order to allow traffic from one business to have access to another without having to enter the highway; to discourage single family residential uses; to protect environmentally sensitive areas, such as floodplain, karst and steep slopes; and to maintain the character of the surrounding neighborhood. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the adjacent residential uses.*

## LOCATION MAP

The parcel is located at 4701 S Old State Road 37, Section 21 in Perry Township. The Parcel No. is 53-08-21-200-023.000-008.

### Location Map

-  Petitioner
-  Roads
-  Civil (Political) Townships
-  Parcels

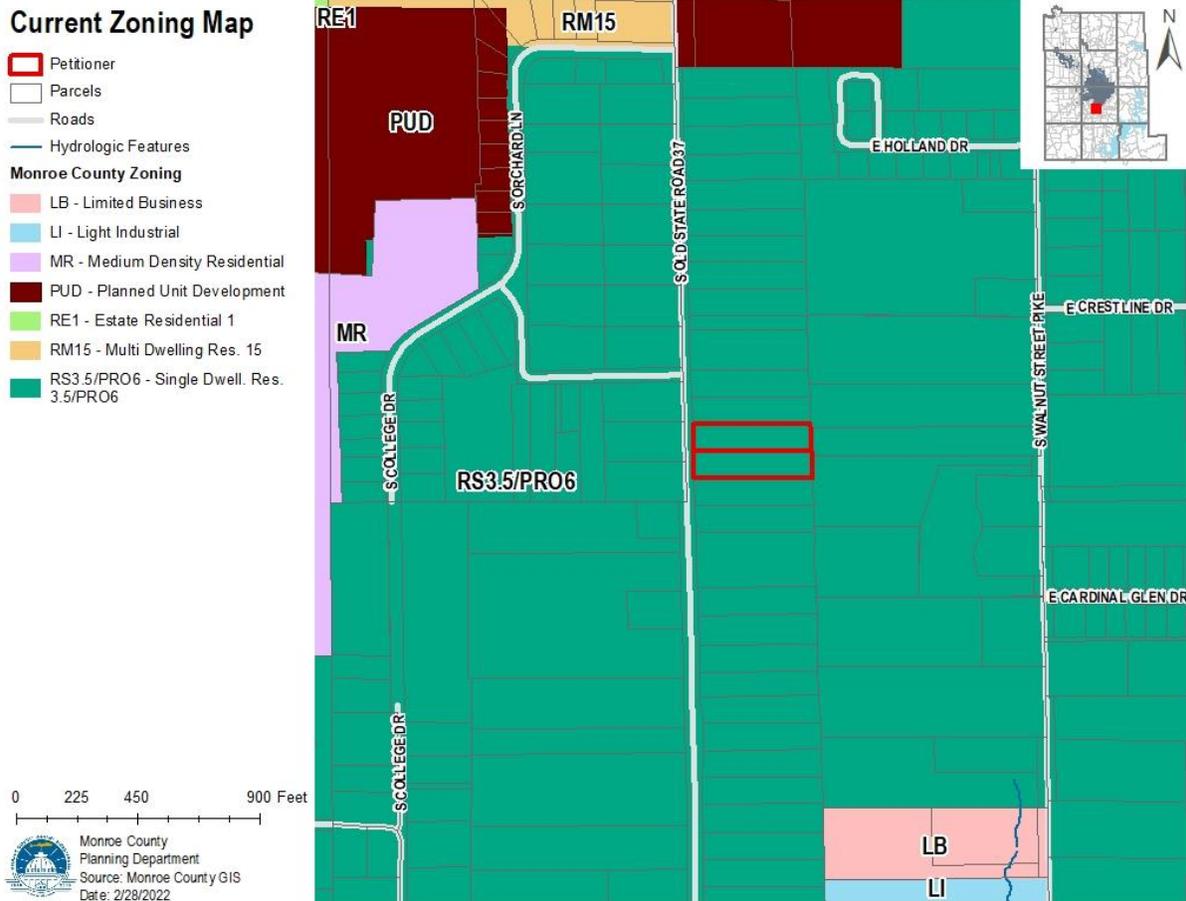


0 0.0425 0.085 0.17 Miles

 Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 2/28/2022

## ZONING

The parcel is zoned Estate Residential 3.5/PRO6 as are the adjoining parcels to the north, east, south, and west. There are no properties within a quarter-mile radius that are zoned General Business (GB). However, there is a property zoned Limited Business (LB) that is located approximately 0.25 miles to the south of the petition site that operates as under convenience storage. There are no commercial uses directly adjacent to the subject property. The surrounding area includes mostly residential uses.



**SITE CONDITIONS & INFRASTRUCTURE**

The petition site is made up of one 2.75 acre +/- parcel. The site contains an approximate 3,776 sf warehouse/pole barn structure. The petition site is currently operated as a pre-existing nonconforming general contractor site where a variety of heavy equipment and vehicles are parked. Access to the site is from S Old State Road 37, which is designated as a Minor Arterial roadway. There is no floodplain on the petition site. There is no evidence of karst features. The petition site drains east and southeast. Planning Staff is unsure whether or not property is serviced by sanitary sewer or a septic system.

**Slope Map**

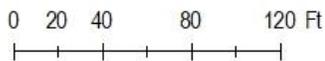
-  Minor Arterial [100']
-  Local Roads [50']
-  Petitioner
-  Parcels
-  2-Foot Contours

**15% Slope (2010)**

-  0 - 15
-  > 15

PARCEL #:  
53-08-21-200-023.000-008

NOTE:  
Areas > 15% slope are classified as nonbuildable area per Chapter 804.



Monroe County  
Planning Department  
Source: Monroe County GIS  
Date: 2/28/2022



## Site Conditions

-  Minor Arterial [100']
-  Local Roads [50']
-  Petitioner
-  Sanitary Pipe
-  Water Pipe
-  Parcels
-  10-Foot Contours

PARCEL #:  
53-08-21-200-023.000-008



### Stormwater Comments:

No comments on the rezone petition. Future development of the site will require stormwater review, including detention, water quality treatment, and stormwater permit coverage.

### Highway Comments:

Use single driveway 30 ft. wide with 25 ft. radiuses and constructed to County Standards. Reduce width of driveway on the north side of the property to meet County design requirements. Improve ditch drainage along the frontage. Check need for culverts at driveways.

**SITE PHOTOS**



**Photo 1.** Aerial imagery from south (April 2020)



**Photo 2:** Aerial imagery from north (April 2020)



**Photo 3:** Aerial imagery from the west (April 2020)



**Photo 4:** Google Street View (July 2018)

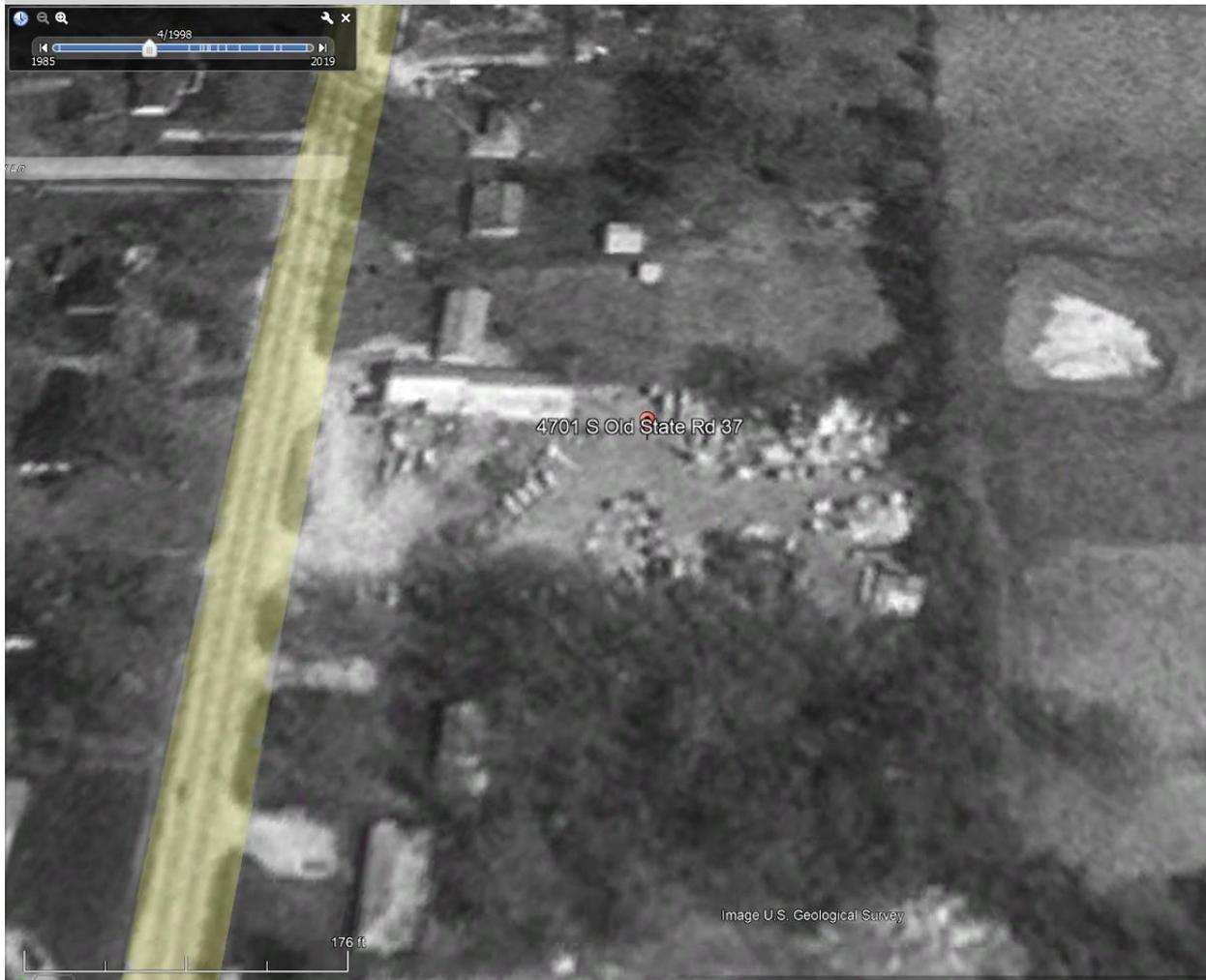


**Photo 5:** Google Street View (May 2019)



**Photo 6:** Google Street View (May 2019)

# HISTORICAL AERIAL IMAGERY



Aerial Imagery from 1998



Aerial Imagery from 2005



Aerial Imagery from 2010



Aerial Imagery from 2014



Aerial Imagery from 2016



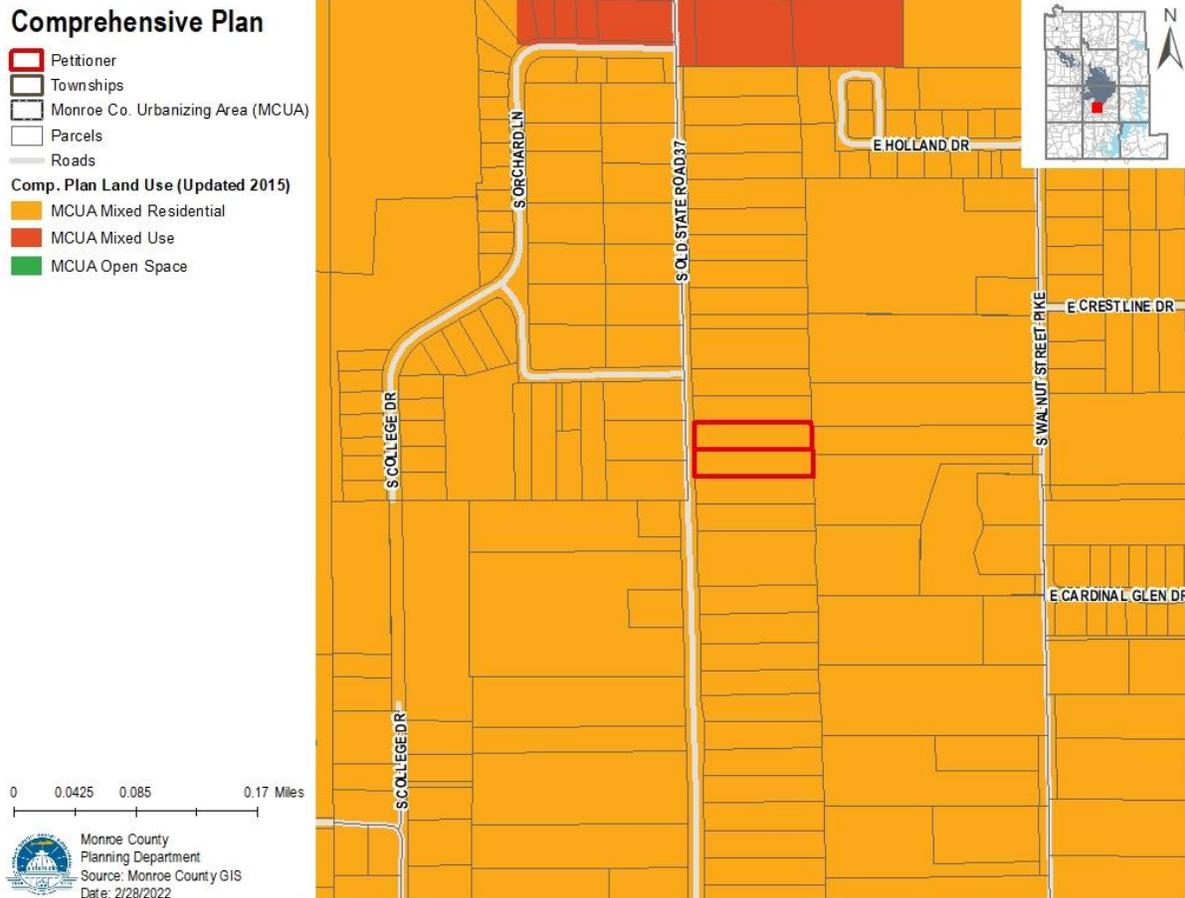
Aerial Imagery from 2019



Aerial Imagery from 2021



## COMPREHENSIVE PLAN DISCUSSION



The petition site is located in the *Mixed Residential* district in Monroe County Urbanizing Area of the Monroe County Comprehensive Plan.

### 5.1.1 Mixed Residential

*Mixed residential neighborhoods accommodate a wide array of both single-family and attached housing types, integrated into a cohesive neighborhood. They may also include neighborhood commercial uses as a local amenity.*

These neighborhoods are intended to serve growing market demand for new housing choices among the full spectrum of demographic groups. Residential buildings should be compatible in height and overall scale, but with varied architectural character. These neighborhoods are often located immediately adjacent to mixed-Use districts, providing a residential base to support nearby commercial activity within a walkable or transit-accessible distance.

#### A. Transportation

##### Streets

Streets in mixed residential neighborhoods should be designed at a pedestrian scale. Like mixed-Use districts, the street system should be interconnected to form a block pattern, although it is not

necessary to be an exact grid. An emphasis on multiple interconnected streets which also includes alley access for services and parking, will minimize the need for collector streets, which are common in more conventional Suburban residential neighborhoods. Cul-de-sacs and dead-ends are not appropriate for this development type. Unlike typical Suburban residential subdivisions, mixed residential development is intended to be designed as walkable neighborhoods. Most residents will likely own cars, but neighborhood design should de-emphasize the automobile.

#### Bike, pedestrian, and Transit modes

Streets should have sidewalks on both sides, with tree lawns of sufficient width to support large shade trees. Arterial streets leading to or through these neighborhoods may be lined with multi-use paths. Neighborhood streets should be designed in a manner that allows for safe and comfortable bicycle travel without the need for separate on-street bicycle facilities such as bike lanes. As with mixed-Use districts, primary streets in mixed residential neighborhoods should be designed to accommodate transit.

### B. Utilities

#### Sewer and water

The majority of mixed residential areas designated in the land Use Plan are located within existing sewer service areas. Preliminary analysis indicates that most of these areas have sufficient capacity for additional development. Detailed capacity analyses will be necessary with individual development proposals to ensure existing infrastructure can accommodate new residential units and that agreements for extension for residential growth are in place.

#### Power

Overhead utility lines should be buried to eliminate visual clutter of public streetscapes and to minimize system disturbance from major storm events.

#### Communications

Communications needs will vary within mixed residential neighborhoods, but upgrades to infrastructure should be considered for future development sites. Creating a standard for development of communications corridors should be considered to maintain uniform and adequate capacity.

### C. Open space

#### Park Types

Pocket parks, greens, squares, commons, neighborhood parks and greenways are all appropriate for mixed residential neighborhoods. Parks should be provided within a walkable distance (one-eighth to one-quarter mile) of all residential units, and should serve as an organizing element around which the neighborhood is designed.

#### Urban Agriculture

Community gardens should be encouraged within mixed residential neighborhoods. These may be designed as significant focal points and gathering spaces within larger neighborhood parks, or as dedicated plots of land solely used for community food production.

## D. Public Realm Enhancements

### Lighting

Lighting needs will vary by street type and width but safety, visibility and security are important. Lighting for neighborhood streets should be of a pedestrian scale (16 to 18 feet in height).

### Street/Site furnishings

Public benches and seating areas are most appropriately located within neighborhood parks and open spaces, but may be also be located along sidewalks. Bicycle parking racks may be provided within the tree lawn/ landscape zone at periodic intervals.

## E. Development Guidelines

### Open Space

Approximately 200 square feet of publicly accessible open space per dwelling unit. Emphasis should be placed on creating well-designed and appropriately proportioned open spaces that encourage regular use and activity by area residents.

### Parking Ratios

Single-family lots will typically provide 1 to 2 spaces in a garage and/or driveway. Parking for multi-family buildings should be provided generally at 1 to 1.75 spaces per unit, depending on unit type/number of beds. On-street parking should be permitted to contribute to required parking minimums as a means to reduce surface parking and calm traffic on residential streets.

### Site design

Front setbacks should range from 10 to 20 feet, with porches, lawns or landscape gardens between the sidewalk and building face. Buildings should frame the street, with modest side setbacks (5 to 8 feet), creating a relatively continuous building edge. Garages and parking areas should be located to the rear of buildings, accessed from a rear lane or alley. If garages are front-loaded, they should be set back from the building face. Neighborhoods should be designed with compatible mixtures of buildings and unit types, rather than individual subareas catering to individual market segments.

### Building form

Neighborhoods should be designed with architectural diversity in terms of building scale, form, and style. Particular architectural themes or vernaculars may be appropriate, but themes should not be overly emphasized to the point of creating monotonous or contrived streetscapes. Well-designed neighborhoods should feel as though they have evolved organically over time.

### Materials

High quality materials, such as brick, stone, wood, and cementitious fiber should be encouraged. Vinyl and exterior insulated finishing Systems (EIFS) may be appropriate as secondary materials, particularly to maintain affordability, but special attention should be paid to material specifications and installation methods to ensure durability and aesthetic quality.

### Private Signs

Mixed residential neighborhoods should not feel like a typical tract subdivision. It may be appropriate for neighborhoods to include gateway features and signs, but these should be used sparingly and in strategic locations, rather than for individually platted subareas.

## **FINDINGS OF FACT - REZONE**

In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

### **(A) The Comprehensive Plan;**

#### **Findings:**

- The Comprehensive Plan designates the petition site as MUA Mixed Residential, which states:  
*Mixed residential neighborhoods accommodate a wide array of both single-family and attached housing types, integrated into a cohesive neighborhood. They may also include neighborhood commercial uses as a local amenity.*  
  
*These neighborhoods are intended to serve growing market demand for new housing choices among the full spectrum of demographic groups. Residential buildings should be compatible in height and overall scale, but with varied architectural character. These neighborhoods are often located immediately adjacent to mixed-use districts, providing a residential base to support nearby commercial activity within a walkable or transit-accessible distance.*
- The rezone request is to change the zone for the petition site from Estate Residential 3.5 (RS3.5/PRO6) to General Business (GB);
- The current use of the petition site is a pre-existing nonconforming use of general contractor;
- If approved the petitioner intends to submit a commercial site plan application to establish a Business/Industrial Center on the site;
- Conclusion: The request to rezone the property to GB is not consistent with the MUA Mixed Residential Comprehensive Plan designation.

### **(B) Current conditions and the character of current structures and uses in each district;**

#### **Findings:**

- See Findings under Section A;
- The rezone request is to change the zoning for the entirety of the site to the General Business (GB) District, which is described by the County's Zoning Ordinance, Chapter 802, as follows:

**General Business (GB) District.** The character of the General Business (GB) District is defined as that which is primarily intended to meet the needs for heavy retail business uses. General business uses should be placed into cohesive groupings rather than on individual properties along highways in order to take advantage of major thoroughfares for traffic dissemination. Access control should be emphasized. The purposes of the GB District are: to encourage the development of groups of nonresidential uses that share common highway access and/or provide interior cross access in order to allow traffic from one business to have access to another without having to enter the highway; to discourage single family residential uses; to protect environmentally sensitive areas, such as floodplain, karst and steep slopes; and to maintain the character of the surrounding neighborhood. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the adjacent residential uses.

- The petition site is currently zoned Estate Residential 3.5 (RS3.5/PRO6);
- A commercial driveway permit from County Highway may be required for the purposes of the future site plan proposal;
- The majority of the site is less than 15% slope (see Slope Map);
- The petition site is not located in FEMA or DNR Floodplain;
- There are no known karst areas on the petition site;
- It is unknown whether the petition site is currently operating with a septic system or has a sanitary sewer connection;
- Conclusion: The petition site does have potential access to sewer at this site and therefore could support GB zoning district.

**(C) The most desirable use for which the land in each district is adapted;**

**Findings:**

- See Findings under Section A and Section B;
- The adjacent parcels to the north, east, south, and west are currently zoned RS3.5/PRO6;
- A property approximately 1,200' to the south is zoned LB;
- A property approximately 1,450' to the south is zoned LI;
- Parcels approximately 1,350' to the north are zoned PUD with commercial uses;
- Land uses in the surrounding area are mostly residential with some commercial properties;
- There are no commercial uses directly adjacent to the subject property;
- Conclusion: The request for GB zoning is not consistent with the surrounding zoning.

**(D) The conservation of property values throughout the jurisdiction; and**

**Findings:**

- Property value tends to be subjective;
- The effect of the approval of the rezone on property values is difficult to determine;

**(E) Responsible development and growth.**

**Findings:**

- See Findings under Section A, Section B, and Section C;
- The petition site is one parcel with 2.75 +/- acres;
- The purpose of the rezone is to provide the property owner the opportunity to submit a commercial site plan application for a Business/Industrial Center;
- According to the Monroe County Thoroughfare Plan, S Old State Road 37 is designated as minor arterial roadway;
- Conclusion: There may be accessibility to sewer at this location and therefore GB zoning might be recommended.

**EXHIBIT 1: Petitioner Letter**



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

February 2, 2022

Monroe County Planning Department  
And Monroe County Plan Commission  
501 N. Morton Street, Suite 224  
Bloomington, Indiana 47404

SUBJECT: Don Grubb Business Park  
'GB' Re-zone

Monroe County Plan Commission or To Whom It May Concern:

On behalf of Grubb, Donald E & Waneta J Revocable Trust, Bynum Fanyo & Associates, Inc. would like to request approval of a re-zone. This re-zone would affect the lots addressed as 4701 S Old State Road 37, Bloomington, In 47404, located near the southeast corner of the intersection of South Orchard Lane and South Old State Road 37. These lots contains approx.. 2 acres and is in the NW quarter of section 21, T8N, R1W, Perry township.

The rezone that is being sought at this property is attached with a plan of the proposed 3-building layout. This re-zone is designed to adhere to the rules and regulations of the current zoning standards in the Monroe County, IN zoning ordinance of 'GB' (General Business). The current use on the property is a general contractor. We believe the proposed use of 'Business or Industrial Center' will be a lower intensity than the current use. We are only asking for the re-zone to accomplish the proposed use and to be in conformance with the current use as well.

Also, on behalf of Grubb, Donald E & Waneta J Revocable Trust, Bynum Fanyo & Associates, Inc. would like to request the Plan Commission waive the need for a 2<sup>nd</sup> hearing and make a determination for a recommendation to the Monroe County Commissioners after the 1<sup>st</sup> hearing.

Please let us know if you have any questions or concerns for this proposed Re-zone on these parcels of land.

Sincerely,

Bynum Fanyo & Associates, Inc.  
Daniel Butler, P.E., Project Engineer

Copy: BFA File #402202

528 NORTH WALNUT STREET  
812-332-8030

BLOOMINGTON, INDIANA 47404  
FAX 812-339-2990

**EXHIBIT 2: Petitioner Site Plan**



revisions:

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING  
Bloomington, Indiana  
(812) 339-2990 (fax)

**BEB**  
BYNUM PATTON & ASSOCIATES, INC.  
528 North Walnut Street  
(812) 332-8330

certified by:

**PROPOSED  
DON GRUBB BUSINESS PARK**  
4701 S. OLD STATE ROAD 37  
BLOOMINGTON, IN 47404

title: SITE PLAN

designed by: DJB  
drawn by: T&H  
checked by: JSF  
sheet no: C301  
project no: 402202

**NOTE TO CONTRACTOR**  
CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY CONFLICTS PRIOR TO & AFTER ANY EXCAVATION. NO PAYMENT SHALL BE MADE TO CONTRACTOR FOR UTILITY DESTRUCTION OR UNDERGROUND CHANGES REQUIRED DUE TO CONFLICTING ELEVATIONS.

SCALE: 1"=20'  
▲

**EXHIBIT 3: Uses Permitted in the GB Zone**

USES	INTENSITY	ZONE
Agricultural Uses	i	GB
Historic Adaptive Reuse		P
Boarding House	L	P
Historic Adaptive Reuse		P
Public and Semipublic	i	GB
Accessory Use		P
Charitable, Fraternal, or Social	L	P
Community Center	L	P
Daycare Facility	M	P
Funeral Home	M	P
Group Home Class I	L	P
Group Home Class II	L	P
Historic Adaptive Reuse		P
Hospital	H	P
Medical Clinic	L	P
Nursing Home	L	P
Religious Facilities	H	P
Remote Garbage/Rubbish Removal	H	P
Retirement Center	L	P
Telephone and Telegraph Services	L	P
Temporary Care Facility	L	P
Utility Service Facility	M	P
Water Treatment Facility	H	P
<b>Business and Personal Services</b>	<b>i</b>	<b>GB</b>
Accessory Use		P
Air Cargo and Package Service	H	P
Air Craft Charter Service	L	P
Airport Transportation Service	M	P
Appliance Repair	L	P
Barber Service	L	P
Beauty Service	L	P
Caterer	L	P
Coin Operated Cleaning/Laundry	L	P
Convenience Storage	M	P
Copy Service	L	P
Dry Cleaning and Laundry Pickup	L	P
Dry Cleaning and Laundry Service	L	P
Electrical Repair	L	P
Employment Agency	M	P
Equipment Rental	M	P
Estate Services	L	P
Exterminating Service	L	P
Financial Service	M	P
Gunsmith	L	P
Historic Adaptive Reuse		P
Hotel	M	P
Insurance Agency	L	P
Interior Decorating	L	P

USES	INTENSITY	ZONE
Legal Service	L	P
Locksmith	L	P
Massage Studio	M	P
Motel	M	P
Office	L	P
Office Equipment Repair	L	P
Parking Facility	H	P
Pet Services	L	P
Photographic Services	L	P
Real Estate Agency	L	P
Real Estate Sales office Or Model	L	P
Shoe Repair	L	P
Small Engine and Motor Repair	L	P
Tailoring	L	P
Taxidermist	L	P
Temporary Seasonal Activity	M	P
Travel Agency	L	P
Upholstery Service	L	P
Veterinary Service (Indoor)	H	P
<b>Retail and Wholesale Trade</b>	<b>i</b>	<b>GB</b>
Accessory Use		P
Agricultural Supply	H	P
Apparel Shop	L	P
Appliance Sales	L	P
Auction House	H	P
Bakery (Retail)	L	P
Bookstore	L	P
Building Materials	H	P
Cabinet Sales	L	P
Camera and Photographic Supply	L	P
Confectionery	L	P
Convenience Store	H	P
Department Store	M	P
Drapery Sales	L	P
Drugstore	M	P
Fertilizer Sales (Packaged)	M	P
Florist (Retail)	L	P
Florist (Wholesale)	N	P
Fruit Market	L	P
Furniture Sales	L	P
Garden Center	H	P
General Flooring Sales	L	P
Gift Shop	L	P
Grocery Store	M	P
Gunshop	M	CU
Handicrafts	L	P
Hardware	M	P
Historic Adaptive Reuse		P

USES	INTENSITY	ZONE
Home Improvement Center	H	P
Jewelry	L	P
Liquor Store	M	P
Marine Supply	L	P
Manufactured Housing Sales	M	P
Meat Market	L	P
Music Store	L	P
Office Showroom	M	P
Office Supplies	M	P
Optical Goods	L	P
Pet shop	L	P
Restaurant	M	P
Restaurant (Drive-in)	H	P
Sporting Goods	L	P
Tavern	L	P
Used Merchandise (Antiques)	L	P
Used Merchandise (Flea Market)	H	P
Used Merchandise (General)	L	P
<b>Automotive and Transportation</b>	<b>i</b>	<b>GB</b>
Accessory Use		P
Automotive Rentals	M	P
Automotive/Boat Repair Shop	H	P
Automotive Sales	H	P
Automotive Supply	M	P
Automotive Tire Repair	M	P
Bus Terminal	H	P
Car Wash	L	P
Gasoline Services Station	H	P
Historic Adaptive Reuse		P
Motorcycle Sales	L	P
Taxicab Stand	M	P
Wrecker Service	M	P
Accessory Use		P
Club or Lodge	L	P
Historic Adaptive Reuse		P
Indoor Theater	M	P
Outdoor Drive-In Theater	H	P
Park and Recreational Services	H	P
Private Recreational Facility	H	P
Rodeo	H	P
<b>Manufacturing, Mining</b>	<b>i</b>	<b>GB</b>
Accessory Use		P
Commercial Printing	H	P
Construction Trailer	L	P
General Contractor	M	P
Historic Adaptive Reuse		P
Adult Oriented Businesses	L/M	P
<b>Multi-Use</b>	<b>i</b>	<b>GB</b>
Business or Industrial Center	H	P
Commercial/Industrial Adaptive Reuse		P
Shopping Center		P