



Mount
Vernon
IOWA

**City of Mt. Vernon
Planning and Zoning Commission
March 12, 2025 6:30 PM
City Hall, 213 1st Street NW**

MEETING PACKET

Remote / Zoom Access:

For those who are unable to attend please log onto Zoom 5-10 minutes prior to the meeting. Contact staff member Leigh Bradbury at (319) 929-6541 for a link to be emailed to you, or log on utilizing the meeting ID#: **687 626 2505**

**City of Mount Vernon
Planning and Zoning Commission
City Hall 213 First St NW
March 12, 2025 6:30 PM**



AGENDA

FÈ Call to Order / Roll Call

GÈ Approval of Agenda

HÈ Approval of Minutes: February 26, 2025

I È Public Discussion: Items not on the agenda. Each citizen is limited to 5 minutes

Í È Proposed Ordinance Amendment: ~~White Pines~~ White Pines Planned Unit Development (PUD)

Î È Introduction & Preliminary Discussion of Proposed Ordinance Amendment: USA Highway 30 Master Plan Overlay District

Ï È Adjournment

PLANNING & ZONING COMMISSION

March 12, 2025

Staff Report

Prepared by: Leigh Bradbury, City Planner

AGENDA ITEM #5:

Proposed Repealing of Ordinance Amendment #8-5-2019A, Amending the Site Plan of White Pines Planned Unit Development (PUD)

White Pines PUD - Background Information:

Planned Unit Developments are a zoning mechanism that allows for flexible land use within the defined area. This can serve various purposes, including shared open spaces, mixed-use buildings, land preservation and sustainability.

In November, 2002, City Council approved the White Pines Planned Unit District (PUD) for development in the Third Addition of Wolfe Martin on the northeast side of Mount Vernon. The site plan that was approved provided for two (2) single family residences and six (6) duplexes (12 units) to be built as condominiums with shared common space in the back of the units.¹

In 2019, three of the six duplexes remained undeveloped. The owner approached the City with a proposal to amend the PUD site plan and allow for two of the three remaining structures to be built as single family homes instead of as duplexes. The proposal was recommended by the Planning and Zoning Commission for approval, and Ordinance Amendment # 8-5-2019A was passed by City Council. The amended site plan thereby provided for a reduction in total number of units from fourteen (14) to twelve (12). Those units have not been built, and the right to build on them has been available on the market for some time.

PRK Williams, a Cedar Rapids-based company, has submitted a request to return to the original site plan, constructing three (3) duplex units at this location. The easiest way to address this is to repeal the 2019 amendment.

Staff recommendation:

The request is recommended for approval, as it returns the development to the original plan.

Action Required:

Recommendation to City Council for approval or disapproval of the Proposed Repealing of Ordinance Amendment # 8-5-2019A.

¹ The original site plan was approved with the street surrounding the PUD designated as Lemon Lane. In June, 2003, residents petitioned City Council to change this to Wolfe Lane. This request was approved by Council Resolution # 6-16-2003A-1.

3905 1st Avenue NE
Cedar Rapids, IA 52402



**PRK Williams
Building Group**
Develop • Design • Build • Remodel

March 3, 2025

City Of Mt. Vernon
213 First St. NW
Mt. Vernon, IA 52314
Attn: Leigh Bradbury

Re: White Pines PUD- Ordinance #8-5-2019A

Dear ,

PRK Williams Building Group is under contract to purchase the remaining lots within the subject property, with the intent to develop said lots in the construction of (3) 2-unit condominium homes on lots 19,20 and 21.

Currently, per Exhibit " B ", Ordinance #8-5-2019A allows the construction of Lots 19,20 and 21 to contain (1) additional duplex unit and (2) additional single family dwellings for a total of 12 units within the development.

PRK Williams is requesting this Ordinance be amended and reverted back to the original development plan per Exhibit (C), allowing construction of (3) additional duplex units on lots 19,20 and 21 for a total of 14 units.

I have attached the above referenced Ordinance and Exhibits A,B AND C for consideration of this request.

Please feel free to contact me if there are any questions.

Respectfully Submitted,

Brian Morrill

Director of Operations | PRK Williams Building Group

Voice/SMS (319) 640-7422

bmorrill@prkwilliams.com

www.prkwilliams.com

Resolution 11-18-2002 H

RESOLUTION APPROVING PLANNED UNIT DEVELOPMENT

WHITE PINES

MOUNT VERNON, LINN COUNTY, IOWA

WHEREAS, a PLANNED UNIT DEVELOPMENT of WHITE PINES to the CITY of MOUNT VERNON, LINN COUNTY, IOWA, affecting premises described as:

Lots 18, 19, 20, 21, 22, and 23 of WOLFE-MARTIN THIRD ADDITION to the City of Mount Vernon, Linn County, Iowa

Said parcel contains 1.96 acres, subject to easements and restrictions of record, has been filed with the City Clerk of Mount Vernon, Linn County, Iowa.

WHEREAS, the City Council of the City of Mount Vernon has been provided with said PLANNED UNIT DEVELOPMENT for consideration, and

WHEREAS, the PLANNED UNIT DEVELOPMENT has heretofore been presented to the Mount Vernon Planning and Zoning Commission, pursuant to the Subdivision Ordinance of the City of Mount Vernon, Iowa and

WHEREAS, the said PLANNED UNIT DEVELOPMENT has been approved by the Planning and Zoning Commission of the City of Mount Vernon, Linn County, Iowa on November 6, 2002, and after consideration of the same, it is found to be correct and in accordance with the ordinances of the City of Mount Vernon, Linn County, Iowa.


WHEREAS, the City Council of Mount Vernon, Iowa, has satisfied that the accompanying materials are in compliance with the Zoning and Subdivision Ordinances of Mount Vernon, Linn County, Iowa.

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Mount Vernon, Linn County, Iowa: That said PLANNED UNIT DEVELOPMENT of WHITE PINES in WOLFE-MARTIN THIRD ADDITION to the CITY of MOUNT VERNON, LINN COUNTY, IOWA, be and the same is hereby accepted and approved by the City of Mount Vernon, Linn County, Iowa. The Mayor and City Clerk are hereby directed to certify this approval and affix same to said PLANNED UNIT DEVELOPMENT as by law provided.

PASSED AND APPROVED THIS 18th day of November, 2002.

Rick Elliott, Mayor

ATTEST:



Michael Beimer, City Clerk

STATE OF IOWA :
: ss.
LINN COUNTY :

I, Rick Elliott, Mayor of the City of Mount Vernon, Iowa do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the City of Mount Vernon, Iowa, on this ____ day of _____, A.D., 2002.

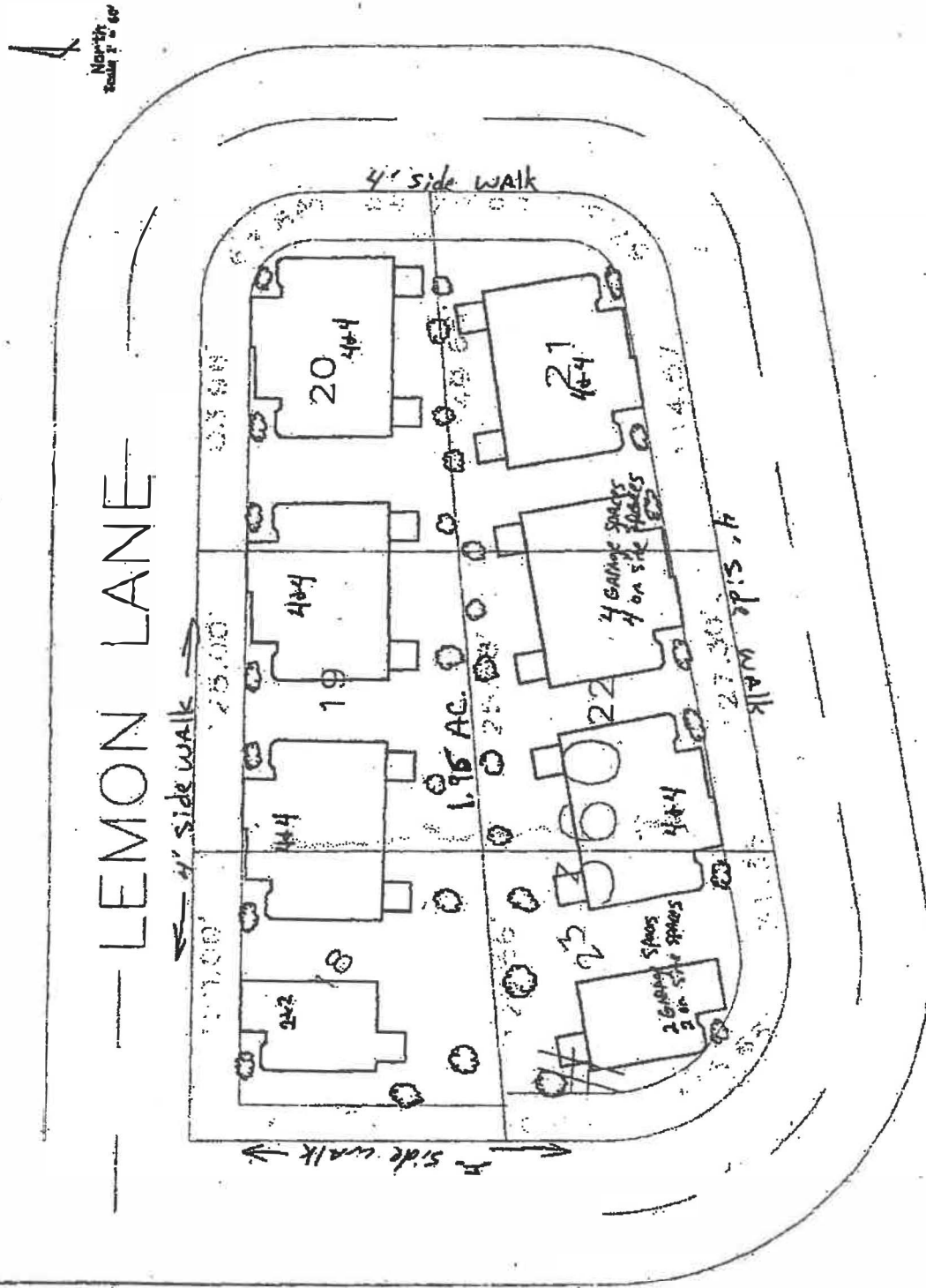
Rick Elliott, Mayor

STATE OF IOWA :
: ss.
LINN COUNTY :

On this ____ day of _____, 2002, before me, the undersigned, a Notary Public, personally appeared Rick Elliott, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

NOTARY PUBLIC in and for the State of Iowa

White Pines Planned Unit Development



RESOLUTION #6-16-2003A-1

A Resolution changing the name of a street.

Pursuant to Mount Vernon Code of Ordinances, Chapter 139, Section 132.02, and after receiving petition of families living on Lemon Lane and all asking that the name be changed henceforth to Wolfe Lane, the Council hereby changes the name of a street formerly known as Lemon Lane to Wolfe Lane in Wolfe-Martin 1st, 2nd and 3rd Subdivisions, subdivisions of Mount Vernon, Linn County, Iowa, and further directing that the Clerk file a copy thereof of this resolution with the County Recorder, County Auditor and County Assessor.

Motion made by Tunkin seconded by Bans to Approve
Resolution #6-16-2003A on June 16, 2003.

Resolution #6-16-2003A Approved on June 16, 2003, by the following roll call vote:

YES: All

NO: None

ABSTAIN: None

ABSENT: None

MOUNT VERNON CITY COUNCIL
MOUNT VERNON, IOWA

Rick Elliott
Rick Elliott, Mayor

ATTEST:

Michael R. Beimer
Michael R. Beimer
City Administrator/Clerk

This resolution reviewed by City Attorney.

[Signature]

Tom Wieseler <twieseler@cityofmtvernon-ia.gov>; Scott Rose <srose@cityofmtvernon-ia.gov>; Mark Andresen <MAndresen@cityofmtvernon-ia.gov>; Stephanie West <swest@cityofmtvernon-ia.gov>; Paul Tuerler <PTuerler@cityofmtvernon-ia.gov>; Craig Engel <CEngel@cityofmtvernon-ia.gov>

Prepared by: City of Mt. Vernon, City Hall, Chris Nosbisch, City Administrator	213 First St. NW, Mt. Vernon, IA 52314 (319) 895-8742
---	--

ORDINANCE #8-5-2019A

AN ORDINANCE AMENDING ORDINANCE #1-27-2003C ESTABLISHING THE WHITE PINES PLANNED UNIT OVERLAY DISTRICT OF THE CITY OF MT. VERNON, LINN COUNTY, IOWA

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MT. VERNON, IOWA:

SECTION 1. AMENDMENT. Ordinance #1-27-2003C, is hereby amended as follows:

SECTION 3: DESIGN AND SITE PLAN APPROVED. The original White Pines site plan and building orientation map as show in Exhibit "A," attached hereto and made a part thereof is hereby repealed and replaced with the 2019 proposal. The 2019 proposal as shown in Exhibit "B," attached hereto and made a part thereof, reduces the number of units allowed from 14 to 12, and allows for similar single family oriented development on the east end of the property.

2 single units - west end #18 + #23

SECTION 34: SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not judged invalid or unconstitutional.

SECTION 45: WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

SECTION 2. SAVINGS CLAUSE. If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Approved and adopted this 3rd day of September, 2019.

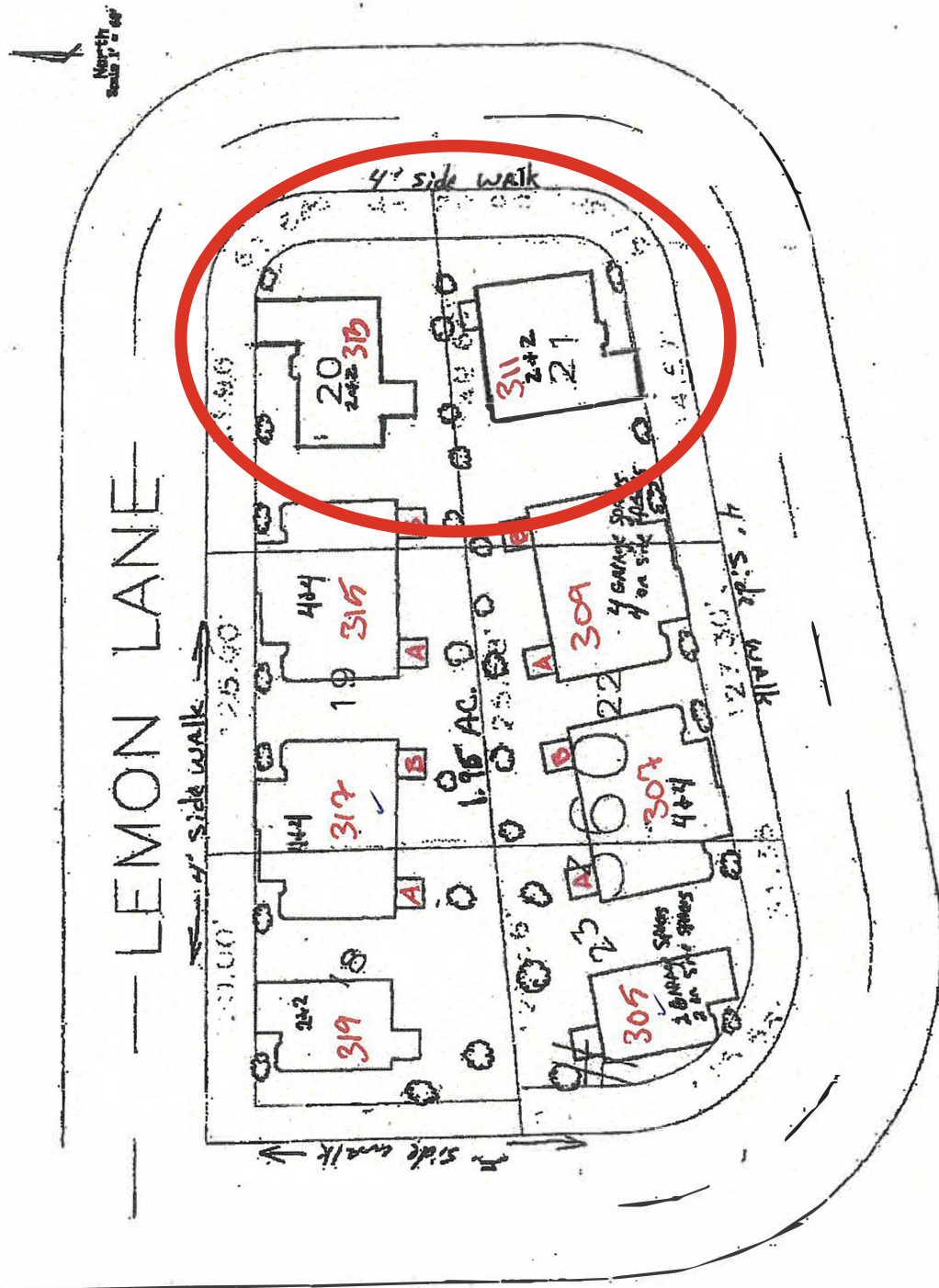
ATTEST:

Jamie Hampton - Mayor

Sue Ripke - City Clerk

I certify that the foregoing was published as
Ordinance #8-5-2019A on the 12th day of September, 2019.

EXHIBIT "B"



PLANNING & ZONING COMMISSION

March 12, 2025

Staff Report

Prepared by: Leigh Bradbury, City Planner

AGENDA ITEM #6:

Introduction & Preliminary Discussion of Proposed Ordinance Amendment: Extension of the US Highway 30 Master Plan Overlay District

Background Information:

In 2016, City Council adopted a Comprehensive Plan to guide future growth and development of the City. Pages 85-86 of that document identify the city's primary growth area as the Highway 30 Bypass Corridor, noting that land uses "may have to be redefined" and specific design standards created for the area.

In 2017, the City put out a Request for Proposal for urban planning and design services, with a goal of developing a master plan specific to this area south of Business 30. A contract was awarded by Council resolution in September of 2017 to Confluence, a nationwide urban planning and design firm with offices in Cedar Rapids and Des Moines.

Following several work sessions and public meetings, the US Highway 30 Master Plan was adopted by City Council on November 2, 2020.

In 2021, City Council passed Ordinance # 8-16-2021A, establishing the US Highway 30 Overlay District "to promote growth while protecting the general welfare and values of the community through established architectural standards, site design guidelines, and permitted uses." (See Ch165, Section 509 following this report.)

The Master Plan is available on the City's website and in paper form at City Hall. It is 93 pages long. Following is a summary of the plan document:

Page #

6	Purpose of the Master Plan
7-12	Public Process – who participated in developing the plan, and how
13-19	Land Use Categories
20-24	Planning for Infrastructure – Transportation & Utilities
25-80	Design Guidelines
81-90	Land Use Types & Zoning Compatibility
91-93	Post-adoption Implementation & Next Steps

On page 93, under “Next Steps”, it is noted that on an annual basis, the City should evaluate the progress of the US Highway 30 Master Plan, stating that both the land use plan and design guidelines may need to be adjusted over time to ensure they are meeting the needs of the community and achieving the desired results. Items identified for consideration include the following:

- Rate of new growth
- Anticipated Infrastructure Demands
- Appearance and Function of newly approved development

Recommendation from Staff:

As redevelopment has occurred along Business 30, it has become apparent that the design guidelines and standards established by the plan would benefit the corridor if extended to the north side of Highway 30. Currently, the plan only applies to the south side.

Numerous parcels on the north side have been on the market in the past few years. Proposed redevelopment is, at this time, in line with the design guidelines and would provide assurance to property owners that their investment will be protected.

For these reasons, staff recommends that the commission consider extension of the Master Plan to parcels on the north side.

Action Required:

If the commission deems this worthy of further consideration, the following decisions will need to be made:

- Which parcels should be included
- What land use category should be designated for the area(s) to be added to the plan

The process for amending the plan would be as follows:

- Notices sent to the affected parcels
- Commission meeting for further discussion and public input
- Commission recommendation to City Council
- Council Resolution to Amend the US Hwy 30 Master Plan by City Council

If the plan is amended, formal amendment of the Zoning Overlay Map would be required to extend the US30 Zoning Overlay district borders to the affected parcels. This process requires posting a Notice of Rezoning on all affected parcels, certified notice to all properties within 300', and a public hearing by both the Commission and City Council.

Land Use

Future Land Use

Specific land uses in the future growth areas are established on the future land use map (page 91) and will primarily consist of the following:

1. Growth Area #1: Business park, general commercial (gas stations, hotels, restaurants, etc.), light industrial and suburban residential, as shown on the map.
2. Growth Area #2: Traditional residential
3. Growth Area #3: Traditional residential and city park
4. Growth Area #4: Traditional residential, green corridor and light industrial, as shown on the map.

Growth Area #1

This area along the Highway 30 Bypass Corridor will be the new gateway into Mount Vernon. This corridor must be inviting to the traveling public. As such, well-placed, attractive signage and lighting must invite the highway traffic into the community. In addition, future development in the bypass corridor must adhere to special design and lighting standards by incorporating traditional design elements which enhances and reinforces the existing character of Mount Vernon. Land uses in this area may have to be redefined in the city's zoning ordinance (i.e. retail commercial) and specific design standards should be created which may include requirements for parking in the back for commercial and industrial uses, appropriate lighting, as well as specific building style and architectural appearance standards.

Land Use

Future growth in Area #1 should focus on four general land use types, as shown on the map: General Commercial, Business Park, Light Industrial and Suburban Residential. Specific land uses that the city would like to attract in the highway commercial area would include restaurants, gas stations, hotels, second floor housing and other suitable highway commercial retail options, including an anchor tenant that could become a regional draw. In the business park area, the city should focus on health care offices, research and other businesses which would require a campus-like location.

Separation of land use types in Area #1 should occur through natural means, such as berms and native landscaping. In addition, development in Area #1 should not detract from the city's historic Uptown district. Land uses should complement rather than compete with Uptown.

Growth Area #2

This area is the prime residential growth area of Mount Vernon. Located on the west side of the community and extending west out of the existing city limits, infrastructure already exists in the area for immediate development opportunities. Traditional residential should be the primary land use type in this area, following the recommendations from the Housing Chapter of this plan.

Growth Area #3

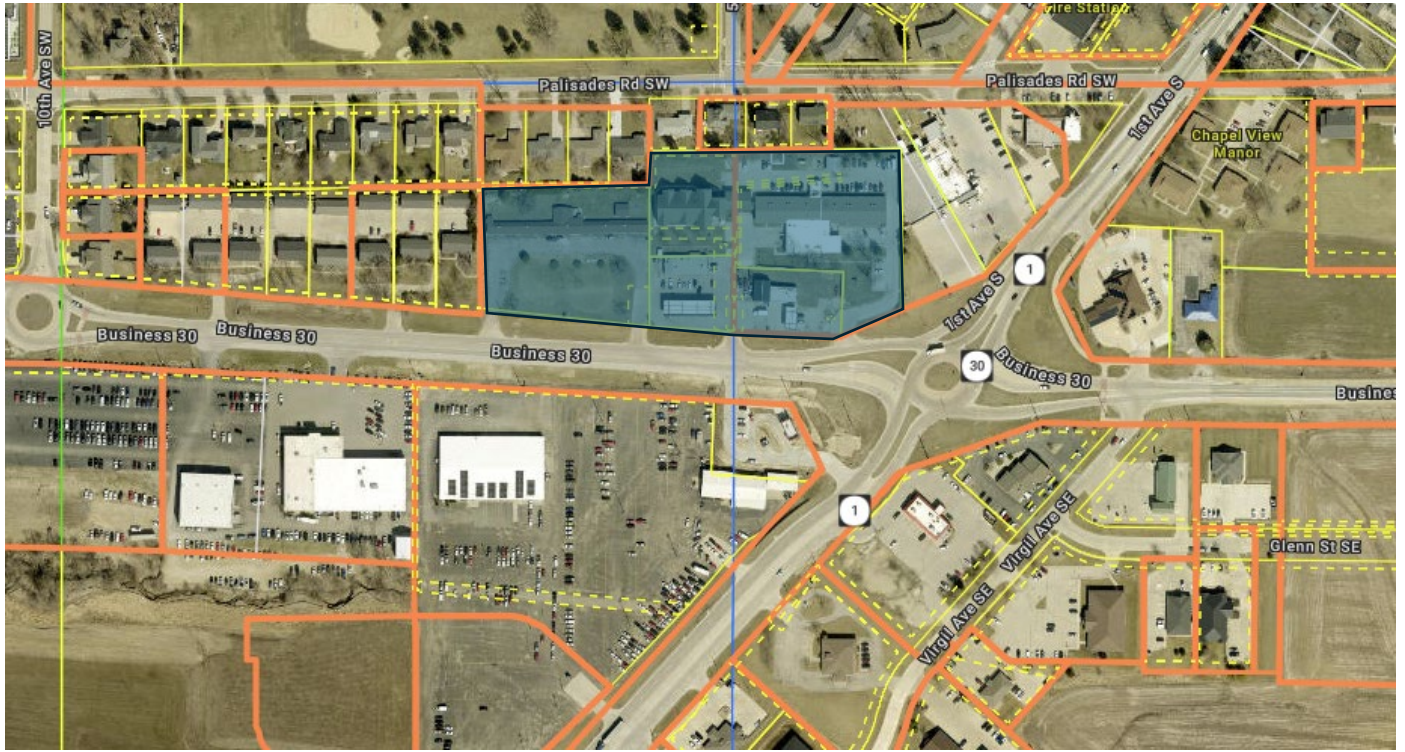
Located on the east side within the current city limits, this growth area is small but has residential uses surrounding its south and west sides. The railroad provides its northern boundary. Traditional residential should be the primary land use type in this area, following the recommendations from the Housing Chapter of this plan. Also located in this area would be a planned community park.

509 US30 – US HIGHWAY 30 OVERLAY DISTRICT.

The US Highway 30 Overlay District (US30 Overlay District) is intended to provide building and site design guidelines within the overlay district boundary. The intent of this overlay district is to promote growth while protecting the general welfare and values of the community through established architectural standards, site design guidelines, and permitted uses. When a standard or code requirement is not addressed within the US Highway 30 Master Plan, the regulations as contained elsewhere within the City's code for the underlying zoning district in which the property is zoned shall apply. Should a conflict arise between the City Code and standards contained within the Master Plan, the more restrictive requirement, as determined by the Zoning Administrator, shall prevail.

Prior to the development or redevelopment of any parcel located within the US30 Overlay District, the property should be zoned or rezoned, as may be necessary, to be consistent with the land use designation as shown in the US Highway 30 Master Plan Future Land Use Plan and per the US Highway 30 Master Plan Zoning and Overlay Land Use Compatibility Table.

1. **Permitted Uses.** Uses permitted or permitted by approval of a Conditional Use Permit are those uses as listed in the US Highway 30 Master Plan Permitted Uses Table for the underlying Overlay Land Use Category identified for the property. Uses not listed in the table as permitted or permitted conditionally within the corresponding Land Use Category are prohibited even if listed as permitted or permitted conditionally within the underlying zoning of the property.
2. **Application for Approval.** An application is required for the development of a property, the construction of a new building or improvement, the redevelopment of an existing property (including a significant change in use), or an amendment or change to a previously approved site plan located within the US30 Overlay District. An application form, site plan (including required site plan details and number of copies), building elevations, and any additional information, details, and studies, as specified and required by the Zoning Administrator as necessary to determine compliance with all applicable codes and requirements shall be submitted to the Zoning Administrator along with the application fee as established by resolution of the City Council.



Proposed extension of US Highway 30 Master Plan

LEGEND

Study Area

Agricultural + Open Space

Agricultural Residential + Tourism

Business Park

Mixed-Use Development

Highway-Oriented Commercial

Low Density Residential

Future Park

Parcel

US Highway 30

Existing Major Arterial

Existing Minor Arterial

Proposed Minor Arterial

Existing Collector

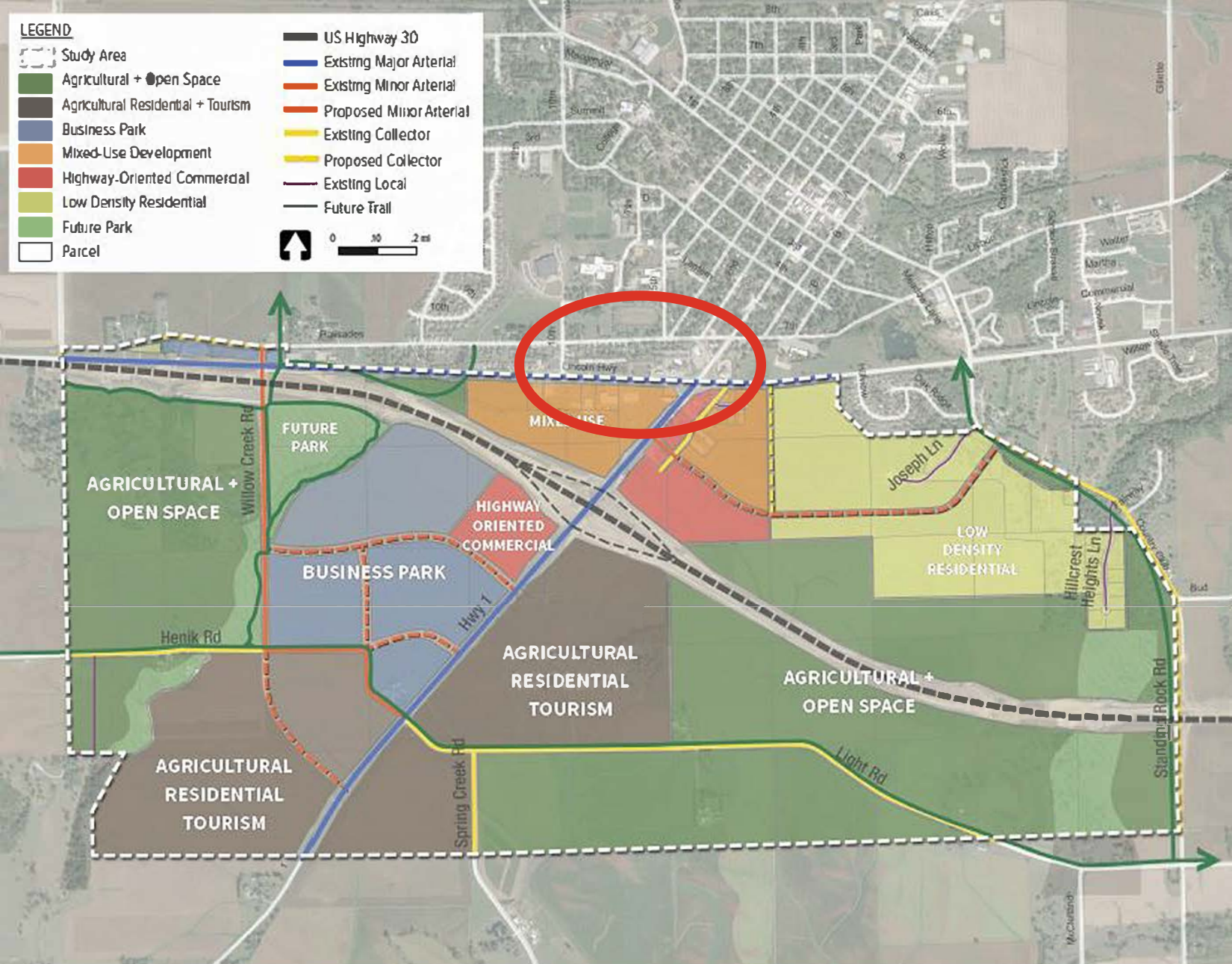
Proposed Collector

Existing Local

Future Trail



0 30 2 mi



DESIGN GUIDELINES

INTENT + APPLICATION

Land Use Compatibility

Prior to the development or redevelopment of any parcel located within the overlay district, the property should be zoned or rezoned consistent with the land use designation provided in the US Highway 30 Master Plan. The following Zoning/Land Use Compatibility Table identifies the zoning district or districts compatible ("C") within each land use designation.

ZONING AND OVERLAY LAND USE COMPATIBILITY TABLE							
		Overlay Land Use Categories					
		Ag & Open Space	Ag Residential & Tourism	Low Density Residential	Mixed-Use Development	Highway-Oriented Commercial	Business Park
Zoning Districts	AG Agricultural	C	C	C			
	SR Suburban Residential			C			
	NR New Residential			C			
	TR Traditional Residential			C			
	HR High-Density Residential				C		
	CB Central Business District				C		
	TC Town Center				C	C	
	UC Mixed-Use Center				C	C	
	LC Limited Commercial					C	
	GC General Commercial					C	C
	BP Business Park						C
	LI Limited Industrial						

[Table 3.1 Zoning and Overlay Land Use Compatibility]

OVERLAY ZONING FRAMEWORK

APPLICATION & PROCEDURES

The US Highway 30 Future Land Use Plan is intended to be adopted and made part of the City's Comprehensive Plan and is the basis for the regulations in this zoning overlay. The design guidelines and permitted uses contained within the US Highway 30 Master Plan shall apply to all property officially zoned within this overlay district's boundaries. When a standard or code requirement is not covered by this overlay, the regulations as contained elsewhere within the City's code for the underlying zoning district in which the property is zoned shall apply. Should a conflict arise between the City Code and these design guidelines, the more restrictive requirement, as determined by the City's Zoning Administrator, shall prevail.

The site plan review and approval process as well as the rezoning or subdivision of land within the overlay district shall follow the procedures as established in the City's Zoning Regulations. Prior to the development or redevelopment of any parcel located within the overlay district, the property should be zoned or rezoned consistent with the land use designation provided in the US Highway 30 Future Land Use Plan. It is recognized that overtime, it may be necessary to modify and amend this Future Land Use Plan. Should it be determined desirable to rezone a property in a manner that is not consistent with the Future Land Use Plan, the Plan should be amended accordingly prior to or as part of the rezoning process.

The following Zoning/Land Use Compatibility Table identified the zoning district or districts compatible within each land use designation. Those columns marked with a "C" are considered compatible with the corresponding land use category. Those columns that are blank are not considered compatible with the corresponding land use category.

ZONING AND OVERLAY LAND USE COMPATIBILITY TABLE							
		Overlay Land Use Categories					
		Ag & Open Space	Ag Residential & Tourism	Low Density Residential	Mixed-Use Development	Highway-Oriented Commercial	Business Park
Zoning Districts	AG Agricultural	C	C	C			
	SR Suburban Residential			C			
	NR New Residential			C			
	TR Traditional Residential			C			
	HR High-Density Residential				C		
	CB Central Business District				C		
	TC Town Center				C	C	
	UC Mixed-Use Center				C	C	
	LC Limited Commercial					C	
	GC General Commercial					C	C
	BP Business Park						C
	LI Limited Industrial						

[Table 3.1 Zoning and Overlay Land Use Compatibility]

OVERLAY ZONING FRAMEWORK

PERMITTED USES

The following are the desired uses within the Overlay District area per each land use category. Rows that include a "P" indicated the use is permitted within the corresponding land use category. Rows that include a "C" indicate the use requires approval of a Conditional Use Permit as prescribed in the City's Zoning Regulations. Uses not listed in the table as permitted or conditional within the corresponding land use category are not compatible and are prohibited even if listed as permitted within the underlying zoning of the property.

PERMITTED USES TABLE						
	Overlay Land Use Categories					
USE	Ag & Open Space	Ag Residential & Tourism	Low Density Residential	Mixed-Use Development	Highway-Oriented Commercial	Business Park
RESIDENTIAL USES						
Household Living						
Single-Family dwelling, detached	P	P	P			
Two-family dwelling		C	P			
Townhouse dwelling (3+ units)		C	P	P		
Multiple family dwelling				P		
Dwelling units located above the ground floor (mixed use building)				P		
Group Living						
Family home / group care facility	P	P	P	P		
Elder group home			P	P		
Assisted living residential facility			P	P		
Nursing or convalescent home			P	P		
Supervised group residence						
PUBLIC AND CIVIC USES						
College, university, or vocational school			P	P	P	P
Cultural exhibit, museum or library			P	P	P	
Membership or religious organization, social club or lodge, and other places of public assembly			C	P	P	P
Public or private elementary, middle or high school		C	P	P	P	P
Public or private golf course, golf driving range, country club, swimming pool, and indoor or outdoor recreational facilities and fields	P	P	P	P	P	P
Public Utilities (not including gas and electrical power distribution stations)	P	P	P	P	P	P

[Table 3.1 Zoning and Overlay Land Use Compatibility]

OVERLAY ZONING FRAMEWORK

PERMITTED USES TABLE

USE	Overlay Land Use Categories					
	Ag & Open Space	Ag Residential & Tourism	Low Density Residential	Mixed-Use Development	Highway-Oriented Commercial	Business Park
PUBLIC AND CIVIC USES (CONT'D)						
Government buildings and properties			P	P	P	P
Hospital				P	P	P
COMMERCIAL USES						
After hours business						
Animal Services						
Kennel (including day kenneling)						
Veterinary Services (without overnight kenneling)				P		
Art Gallery				P	P	
Banks and Financial Services						
Banks, not including delayed deposit service businesses				P	P	
Delayed deposit service business (including cash checking, payday lending, car title loan business)						
Pawnshop						
Freestanding automated teller machine (ATM)					P	
Body Piercing studio or tattoo studio				P		
Child Care Center			C	P	P	
Construction Sales and Service						
No outdoor storage						P
With outdoor storage						
Drive-in or Drive-thru facilities				C	P	
Eating and Drinking Establishment						
Restaurant		C		P	P	
Micro-brewery, micro-distillery, or winery with on-site tasting / sampling and sales		C		P	P	
Tavern / bar				C	C	

[Table 3.1 Zoning and Overlay Land Use Compatibility]

OVERLAY ZONING FRAMEWORK

PERMITTED USES TABLE						
USE	Overlay Land Use Categories					
	Ag & Open Space	Ag Residential & Tourism	Low Density Residential	Mixed-Use Development	Highway-Oriented Commercial	Business Park
COMMERCIAL USES (CONT'D)						
<i>Entertainment</i>						
Movie theater, performance hall, performing arts studio				P	P	
Indoor: waterpark, miniature golf, bowling, video game arcades, go-carts, trampoline park, playground play space or similar use					P	
Outdoor: waterpark, miniature golf, go-carts, trampoline park, playground play space or similar use					P	P
<i>Funeral and Interment Services</i>						
Cemetery, mausoleum, columbarium	P	P	P	P	P	P
Cremation services						
Funeral Home including funeral services and retail sales with no outdoor display or storage					P	P
Retail sales with outdoor displays and storage						P
<i>Lodging</i>						
Bed and breakfast inn		C	C	P	P	
Boarding or roaming house						
Extended stay or apartment hotel						
Hotel or motel				P	P	
Short-term rental		C	C	P	P	
Medical or dental clinic, pediatrician's office, outpatient surgery center, medical testing center, or similar use				P	P	
<i>Mini Warehouse or self-storage facility</i>						
Indoor only						P
Outdoor storage including vehicle, boat, camper, recreational vehicle						
<i>Motor vehicle and motor equipment</i>						
Automobile service center (auto parts sales)					P	
Car wash (auto, manual, or attended)					P	

[Table 3.1 Zoning and Overlay Land Use Compatibility]

OVERLAY ZONING FRAMEWORK

PERMITTED USES TABLE

	Overlay Land Use Categories					
USE	Ag & Open Space	Ag Residential & Tourism	Low Density Residential	Mixed-Use Development	Highway-Oriented Commercial	Business Park
COMMERCIAL USES (CONT'D)						
<i>Motor vehicle and motor equipment (cont'd)</i>						
Gas station or service station with minor repair and services (brakes, batteries, tires, oil changes)					P	
Major motor vehicle repair (painting, body, fender, frame, transmission, engine overhaul)						
Automobile sales, storage lot, and off-site parking						
Recreational vehicle, camper, boat, motorcycle, snowmobile, and similar sales, lease, and rental and ancillary repair and maintenance						
Light equipment sales, rental, or repair service						
Heavy equipment sales, rental or repair service						
Truck stop						
<i>Personal and Consumer Service</i>						
Beauty salon, barbershop				P	P	
Dry cleaner and laundry service				P	P	
Dry cleaner and laundry service (pick-up / drop-off service only)				P	P	
Laundry (self-serve laundromat)					P	
Fitness center, gym, health spa				P	P	
Tailor				P	P	
Print shop, copy center, retail shipping					P	P
Professional Office (corporate, law, engineering, architecture, real estate, insurance, accounting, bookkeeping or similar use)				P	P	P
Retail sales (grocery store, pharmacy/drug store, office supplies store, bakery, clothing or department store, and similar retail use)				P	P	
<i>Retail Sale - Intensive</i>						
Convenience store					P	
Fireworks sales						
Hardware store, lawn and garden store, or similar use with outdoor storage					P	P

[Table 3.1 Zoning and Overlay Land Use Compatibility]

OVERLAY ZONING FRAMEWORK

PERMITTED USES TABLE						
USE	Overlay Land Use Categories					
	Ag & Open Space	Ag Residential & Tourism	Low Density Residential	Mixed-Use Development	Highway-Oriented Commercial	Business Park
COMMERCIAL USES (CONT'D)						
<i>Retail Sale - Intensive (cont'd)</i>					C	
Large retail (over 25,000 sq. ft. gross floor area, single uses or tenant space)					C	
Liquor store						
Lumber yard						
Medical cannabidiol dispensary						
Smoking lounge or hookah lounge						
Tobacco store (including vape shop)						
Sexually oriented business						
<i>Spectator sports</i>						
Indoor						
Outdoor						
INDUSTRIAL USES						
Animal feedlots, processing of animals or animal by-products						
Electrical power generation (utility scale for off-site use, distribution, or sale)						
<i>Manufacturing, Production and Industrial Services</i>						
Limited (no food related processing and manufacturing, all activities wholly contained within a building)						P
General (limited food processing, outdoor storage limited)						
Intensive (may include outdoor storage of materials and activities not contained within a building)						
Medical cannabidiol manufacturer						
<i>Repair Service</i>						
Electronics, appliance, household goods, furniture or similar						
Small engine						

[Table 3.1 Zoning and Overlay Land Use Compatibility]

OVERLAY ZONING FRAMEWORK

PERMITTED USES TABLE

USE	Overlay Land Use Categories					
	Ag & Open Space	Ag Residential & Tourism	Low Density Residential	Mixed-Use Development	Highway-Oriented Commercial	Business Park
INDUSTRIAL USES (CONT'D)						
Research laboratory and testing						P
Storage of equipment, data and records, electronic data center, furniture and similar						
Trucking / freight terminal						
Wholesale fuel storage, sales, or distribution						
Warehousing and wholesaling (outdoor storage limited to licensed and operable trailers, trucks, power equipment, and shipping containers)						
Waste related use						
OTHER USES						
Accessory uses	P	P	P	P	P	P
<i>Agricultural Uses</i>						
Farming (row crop, vegetables, greenhouse, vineyards, orchards)	P	P				
Animal Husbandry (raising of livestock)	C	C				
Truck gardening and nurseries	P	P				
Boarding stables and riding schools	P	P				
Gas and electrical power distribution						
Mining operation, sand and gravel extraction or processing, gas or oil well, or similar mineral or earth resource extraction						
<i>Wireless Facility</i>						
Tower	P	P	P	P	P	P
Collocated	P	P	P	P	P	P

[Table 3.1 Zoning and Overlay Land Use Compatibility]