



JAMES ISLAND PLANNING COMMISSION
Town Hall
1238-B Camp Road, James Island, SC 29412

MEETING AGENDA

December 11, 2014
6:00PM

NOTICE OF THIS MEETING WAS POSTED IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT

- I. CALL TO ORDER
- II. PRAYER AND PLEDGE
- III. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- IV. INTRODUCTIONS
- V. APPROVAL OF NOVEMBER 13, 2014 MINUTES
- VI. PUBLIC COMMENTS
- VII. STAFF COMMENTS
- VIII. DISCUSSION, PRESENTATION AND VOTE OF PRELIMINARY PLAT FOR THE PRESERVE AT DILLS BLUFF (PD-101), APPLICATION #19549-P
- IX. DISCUSSION OF PROPOSED AMENDMENTS TO CHAPTER 6 (TABLE 6.1-1) OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE
- X. CHAIR'S COMMENTS
- XI. COMMISSIONERS COMMENTS
- XII. NEXT MEETING DATE: JANUARY 8, 2015
- XIII. ADJOURN

PLANNING COMMISSION
NOVEMBER 13, 2014

The Planning Commission met in the Council Chambers of the Town of James Island, 1238-B Camp Road, James Island, SC on Thursday, November 13, 2014 at 6:00 p.m. Members present: Vice Chairman Ed Lohr, who presided, Bill Lyon, Lyndy Palmer, and Ed Steers. Absent: Chairman David Bevon (gave notice). A quorum was present to conduct business.

Also present: Kristen Crane, Senior Planner, Councilman Leonard Blank, Ashley Kellahan, Town Administrator, James Hackett, Charleston County Planning Support Supervisor, and Frances Simmons, Secretary to the Planning Commission and Town Clerk.

Call to Order: Vice Chairman Lohr called the meeting to order at 6:00 p.m.

Prayer and Pledge: Commissioner Lyon led the prayer and followed with the Pledge of Allegiance.

Compliance with the Freedom of Information Act: Vice Chairman Lohr announced that this meeting was noticed in compliance with the South Carolina Freedom of Information Act.

Approval of October 9, 2014 Minutes: Vice Chairman Lohr entertained a motion for approval of the October 9, 2014 Minutes. Commissioner Palmer moved, seconded by Commissioner Lyon and the minutes passed unanimously.

Public Comments: None

Staff Comments: Mrs. Crane reminded the Planning Commission that training with the Board of Zoning Appeals (BZA) will be held on Tuesday, November 18th at 5:30 p.m. at the Town Hall. This will be 1.5 hour training for those needing to meet their training requirements for the year. Mrs. Crane said one of the topics will be about Flood Plain Management. All Commissioners are invited to attend. Information about the topics will be sent to members.

Discussion and Presentation of Comprehensive Plan, Natural Resources Element: Mr. Hackett recapped from last month's meeting that the Cultural Resources Element Goal for a Driving History Tour is an implementation rather than a strategy.

Mr. Hackett provided an overview of the Natural Resources Element and answered questions from the Planning Commission.

The Planning Commission agreed by consensus to the following:

Soils, Geology, Ground Water and Drainage

Paragraph 3: SHF (Shell Fish Harvesting) should be spelled out the first time it is mentioned and abbreviated afterwards.

Under Wetlands; the next to last sentence: If there is any indication that a property is a wetland, all activity should stop until an official determination can be made by a qualified person or agency. Vice Chairman Lohr asked if this should go under the recommendations on the last page. Mr. Hackett said he will merge this with NR7 and develop the language for it.

Endangered Species: Commissioner Lyon shared information that Wood Storks have been declassified as endangered in June. After a brief discussion, Mr. Hackett said he will follow-up and provide that information to the Planning Commission. Under Paragraph 3: Strike the phrase to my knowledge.

3.3.3: Natural Resources Element Needs: Definition of Sustainable Development: Vice Chairman Lohr asked if there is a definition for Sustainable Development. Mr. Hackett said it is development that minimizes the impact on the environment so that other options can be followed in the future. There was discussion regarding defining this term and Mr. Hackett agreed to research a definition that the Planning Commission will agree to before the Comprehensive Plan is finalized. Vice Chairman Lohr mentioned that Sustainable Development is also referenced in NR1.

3.3.5: Natural Resources Element Strategies and Time Frames: NR 5: the term landmark tree is not in the Town's Ordinance; it is the Town's Tree Preservation Ordinance. The Town's protection of grand trees was discussed and Mrs. Crane explained that the Town also protects other varieties of trees. The Planning Commission agreed to strike the word "protect" and replace it with "manage" and to strike "landmark" and replace it with "defined".

NR5: to read- Continue to manage defined trees through the enforcement of the Town's Tree Preservation Ordinance.

NR6: The Planning Commission discussed whether the character of the Town of James Island, is rural, urban, or suburban in light of annexations, developments, and James Island in general. Comments were made that the Town of James Island is no longer rural, while others commented if areas such as Sol Legare is annexed to the Town, a rural character would exist.

NR6: to read - Continue to encourage retention of native vegetation in developments to reduce the amount of polluted run-off, reduce the need for water, and maintain the suburban character of the Town.

NR7: in addition, the information under Wetlands will be merged with NR7. Mr. Hackett will develop the language to be approved by the Planning Commission.

Mr. Hackett asked the Planning Commission to forward changes, or comments to him.

Councilman Blank spoke about the discussion under NR6 by sharing information about a development on Woodland Shores Road that went to the Circuit Court. He asked the Planning Commission to use caution when they take words out of the Comprehensive Plan because the intent is not there. He explained why rural character is stated in the Comprehensive Plan; and

that the lot size in the Town is 1/3 of an acre. He noted that challenges can occur when words are taken out of the Comprehensive Plan and replaced with other words, i.e., suburban vs. rural.

Vice Chairman Lohr and Commissioner Steers asked that whatever word is used (rural or suburban), that it is consistent throughout the document.

Chair's Comment: Vice Chairman Lohr thanked Mr. Hackett for the presentation.

Commissioners' Comments: The Planning Commission wished everyone a Happy Thanksgiving.

Next Meeting Date: The next Planning Commission meeting will be held on Thursday, December 11, 2014 at 6:00 p.m.

Adjourn: There being no further business to come before the body, the meeting adjourned at 6:45 p.m.

Respectfully submitted:

Frances Simmons
Secretary to the Planning Commission

#19549-P – Lands of Pulte Homes

The Preserve at Dills Bluff

Town of James Island

Lots: 30

Applicant: Pulte Homes/HLA, Inc.

Acres: 11.078

TMS #428-03-00-060

The purpose of this Preliminary Plat is for future conveyance of new lots.

This application was reviewed by the Planning and Engineering Departments and the following was determined:

Planning and Engineering:

- The applicant is requesting PRELIMINARY approval of this proposed subdivision to be known as The Preserve at Dills Bluff.
- This preliminary plat meets the zoning requirements of The Preserve at Dills Bluff, Planned Development (PD-101).
- The proposed subdivision is to be served with public water (Charleston Water System) and public sewer (James Island Public Service District).

- **This proposed preliminary plat is conceptual and the developer has no guarantee concerning the final number of lots and if the ROW will be publicly accepted.**
- **Planning and Engineering recommend PRELIMINARY APPROVAL with the following stipulations, contingencies and conditions:**

Stipulations:

1. Approval of this plan in no way obligates the Town of James Island to maintain any of the proposed right-of-way or drainage system until they have been constructed to Town standards and accepted by Town Council.
2. The private Homeowners Association areas and right-of-way system shall be dedicated to a legally recognized entity. The HOA areas and right-of-way system shall not be dedicated to the public at this time. Further, the Town of James Island is neither obligated nor responsible for the private HOA areas and right-of-ways system maintenance. The dedication to the entity will be reviewed and approved by the Town's Legal Department prior to recording of a Final Plat. The plat and HOA decree will be recorded together.

Prior to Final Approval, the following *contingencies* must be met:

1. Submission of a Certificate of Title or sworn Affidavit of Ownership of each person or persons dedicating streets and easements to the public.
2. Lots must comply the provisions of the Town of James Island's Subdivision Regulations pertaining to final plats and final approval.
3. Lots must comply with the Town of James Island's Zoning and Land Development Regulations.
4. This approval in no way constitutes approval for any individual lot in this subdivision.
5. Lots must be able to connect to public water and sewer.
6. Development of each lot must comply with the ordinances in effect at the time application is made.

NOTES

- TMS NO. 428-03-00-060.
- AREA DETERMINED BY COORDINATE METHOD.
- PROPERTY IS LOCATED IN FLOOD ZONE X AND AE (EL. 12), AS PER FEMA MAP NUMBER 45019C0677J, COMMUNITY PLAN 455412 0677 J. EFFECTIVE DATE NOVEMBER 17, 2004. FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. FLOOD ZONE AE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.
- NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
- WATER TO BE PROVIDED BY CHARLESTON WATER SYSTEM.
- SEWER TO BE PROVIDED BY JAMES ISLAND PSD.
- PROPERTY IS ZONED PD #101
- OCRM CRITICAL LINE APPROVED JANUARY 9, 2014 BY D. J. THOMPSON.
- ELEVATIONS BASED ON USGS DISK 10 069 LOCATED AT THE JAMES ISLAND PUBLIC LIBRARY ON CAMP ROAD. LOCATED NEAR A FLAG POLE ON THE EAST SIDE OF THE BUILDING. ELEVATION = 13.54' (NGVD 29)
- ALL NEW PROPERTY CORNERS ARE TO BE 5/8" REBAR.
- PER THE ARMY CORPS OF ENGINEERS (SAC-2013-01217-2JG) THERE ARE NO FEDERALLY DEFINED WETLANDS ON THE SUBJECT PROPERTY. LETTER DATED MARCH 28, 2014.
- APPROVAL OF THE PRELIMINARY PLAT DOES NOT GIVE APPROVAL TO ANY PROPOSED DESIGN ELEMENT SHOWN.

NOTES (cont.)

- INSTALLATION AND MAINTENANCE OF STREET SIGNS ON PRIVATE ROADS OR EASEMENTS ARE THE RESPONSIBILITY OF THE APPLICANT, DEVELOPER OR HOMEOWNERS ASSOCIATION, OR PROPERTY OWNER(S) IN ACCORDANCE WITH THE TOWN OF JAMES ISLAND ROAD CONSTRUCTION STANDARDS IN APPENDIX A OF THIS ORDINANCE, MUTCD STANDARDS AND WITH CHAPTER 4; AND ARTICLE VII OF THE CHARLESTON COUNTY CODE OF ORDINANCES, AS AMENDED.
- STREET NAMES PROPOSED BY THE APPLICANT MUST BE PLACED ON RESERVE WITH THE PLANNING DEPARTMENT PRIOR TO SUBMITTING A PLAT. SEE ARTICLE 3.15, ADDRESSING AND STREET NAMES.
- BRIGHT COURT STREET NAME APPROVED OCTOBER 8, 2014.

LEGEND

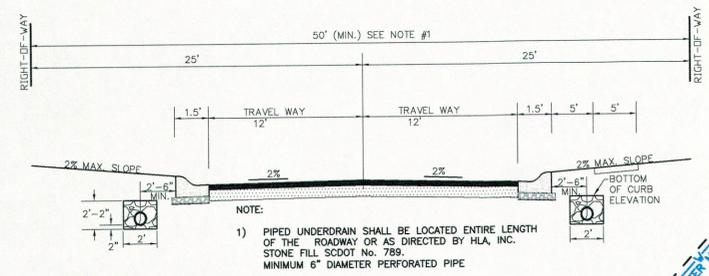
- IPF BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- IPS BOUNDARY LINE & CORNER SET (5/8" REBAR)
- CMF BOUNDARY LINE & CONCRETE MONUMENT FOUND
- CRITICAL LINE
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
- OVERHEAD POWER LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED DRAINAGE LINE
- POWER POLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE ARROW

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	CHORD
C1	5696.58	104°59'	53.84	107.68	S24°09'13"W	107.68
C2	5762.58	0°54'39"	45.80	91.61	N24°18'14"E	91.60
C3	125.00	301°41'5"	33.77	65.97	S20°25'25"E	65.21
C4	100.00	18°56'06"	16.68	33.05	N86°04'30"W	32.90
C5	25.00	204°40'33"	114.30	89.31	N64°16'10"W	48.85
C6	100.00	24°40'33"	21.87	43.07	N64°16'10"W	42.74
C7	100.00	33°04'39"	28.69	57.73	N35°23'34"E	56.93
C8	37.00	90°00'00"	37.00	58.12	N26°08'45"E	52.33
C9	15.00	90°00'00"	15.00	23.56	S20°18'17"E	21.21
C10	100.00	301°41'5"	27.02	52.77	S80°25'25"E	52.16
C11	15.00	52°01'12"	7.32	13.62	N58°26'51"E	13.16
C12	50.00	14°56'01"	6.55	13.03	S39°54'15"W	13.00
C13	50.00	56°13'11"	26.71	49.06	S75°28'51"W	47.12
C14	50.00	45°47'01"	21.11	39.95	N53°31'03"W	38.90
C15	50.00	49°59'29"	23.31	43.63	N05°53'48"W	42.25
C16	15.00	28°22'44"	3.79	7.43	S05°10'35"W	7.35
C17	15.00	27°46'39"	3.71	7.27	S27°54'06"E	7.20
C18	125.00	17°56'11"	19.73	39.13	N27°49'20"W	38.97
C19	24.50	43°15'44"	0.97	1.94	S11°07'12"E	1.94
C20	44.00	15°39'22"	6.05	12.02	N15°33'28"W	11.99
C21	44.00	46°01'47"	18.69	35.35	N15°16'48"E	34.41
C22	44.00	32°51'04"	12.97	25.23	N54°43'13"E	24.88
C23	50.00	36°56'58"	16.71	32.24	N89°37'14"E	31.69
C24	50.00	46°13'32"	21.34	40.34	S48°47'31"E	31.69
C25	50.00	62°55'46"	30.60	54.92	S05°47'08"W	52.20
C26	15.00	05°32'44"	0.73	1.45	S34°58'09"W	1.45
C27	50.00	64°09'33"	31.34	55.99	S69°19'48"W	53.11
C28	50.00	41°05'57"	18.74	35.87	N58°02'27"W	35.10
C29	50.00	51°7'42"	2.31	4.62	N34°50'39"W	4.62
C30	15.00	71°08'44"	10.72	18.62	S21°17'53"E	17.44
C31	15.00	90°00'00"	15.00	23.56	N26°08'45"E	21.21
C32	75.00	76°41'18"	59.33	100.38	N57°11'54"W	93.06
C33	150.00	107°02'	1.46	2.93	S85°00'59"W	2.92
C34	150.00	19°11'17"	25.35	50.00	S84°49'52"E	50.00
C35	150.00	9°55'56"	13.03	26.00	S70°16'15"E	25.97
C36	15.00	90°00'00"	15.00	23.56	S69°41'43"W	21.21

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 12°43'50" E	16.84
L2	N 65°18'17" W	41.09
L3	S 13°23'33" E	14.30
L4	N 38°04'06" E	14.30
L5	S 18°51'15" E	25.00
L6	N 65°18'17" W	5.00
L7	N 65°18'17" W	21.09
L8	N 23°23'09" W	29.28
L9	N 23°23'09" W	8.06
L10	S 64°19'15" W	24.44
L11	NOT USED	
L12	NOT USED	
L13	S 65°18'17" E	21.09
L14	S 65°18'17" E	5.00
L15	N 62°13'02" E	70.83
L16	N 86°54'09" E	71.54
L17	N 86°54'09" E	10.77
L18	N 71°08'45" E	51.00
L19	N 71°08'45" E	14.47
L20	N 61°49'03" E	5.41
L21	N 61°49'03" E	31.60
L22	N 52°44'58" W	49.82
L23	NOT USED	
L24	NOT USED	
L25	N 18°51'15" W	26.74

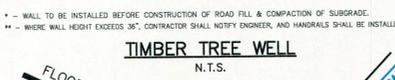
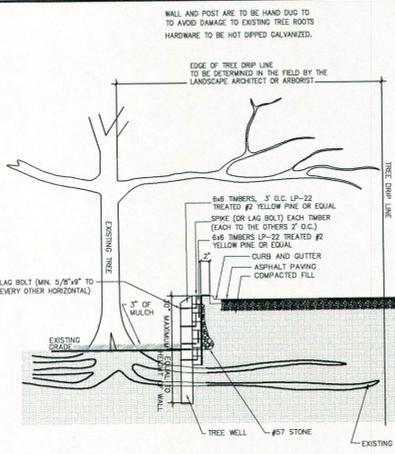
REFERENCES

- PLAT BY SIGMA ENGINEERS, INC. DATED APRIL 25, 1966 AND RECORDED IN PLAT BOOK S, PAGE 27. CHARLESTON COUNTY RMC.
- PLAT BY ROBERT S. HILLS DATED AUGUST 22, 1966 AND RECORDED IN PLAT BOOK V, PAGE 66. CHARLESTON COUNTY RMC.
- PLAT BY RANDOLPH J. GRICE DATED JUNE 27, 1996 AND RECORDED IN PLAT BOOK EC, PAGE 267. CHARLESTON COUNTY RMC.
- WETLAND DELINEATION DRAWING BY TIM ELMER DATED SEPTEMBER 7, 2007.
- DEED RECORDED IN BOOK C24, PAGE 25. CHARLESTON COUNTY RMC.
- DEED RECORDED IN BOOK U54, PAGE 559. CHARLESTON COUNTY RMC.
- PLAT BY HLA, INC DATED MARCH 24, 2014. RECORDED IN PLAT BOOK L14, PAGE 0114. CHARLESTON COUNTY RMC.
- DEED RECORDED IN DEED BOOK 0436, PAGE 041, CHARLESTON COUNTY RMC.



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

RICHARD D. LACEY, S.C.P.E. No. 16120

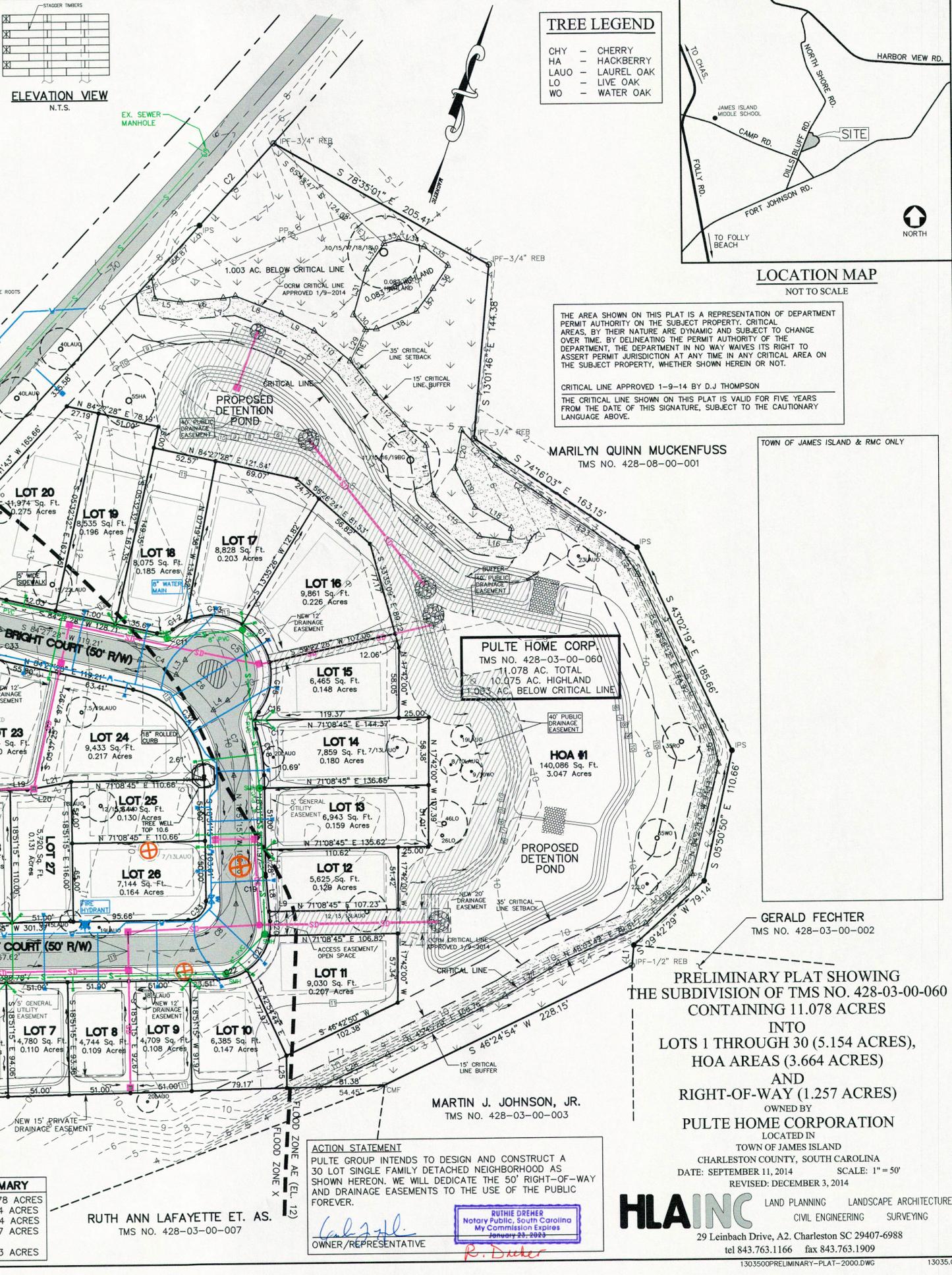


WALL TO BE INSTALLED BEFORE CONSTRUCTION OF ROAD FILL & COMPACTION OF SUBGRADE.
WHERE WALL HEIGHT EXCEEDS 36\"/>

DEVELOPMENT SUMMARY

TOTAL SITE	11.078 ACRES
LOTS 1 - 30	5.154 ACRES
HOA AREAS	3.664 ACRES
RIGHT-OF-WAY	1.257 ACRES
BELOW OCRM CRITICAL LINE	1.003 ACRES

GRAPHIC SCALE



TREE LEGEND

- CHY - CHERRY
- HA - HACKBERRY
- LAUO - LAUREL OAK
- LO - LIVE OAK
- WO - WATER OAK

LOCATION MAP

NOT TO SCALE

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

CRITICAL LINE APPROVED 1-9-14 BY D.J THOMPSON

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

MARILYN QUINN MUCKENFUSS
TMS NO. 428-08-00-001

GERALD FECHTER
TMS NO. 428-03-00-002

MARTIN J. JOHNSON, JR.
TMS NO. 428-03-00-003

RUTH ANN LAFAYETTE ET. AS.
TMS NO. 428-03-00-007

PULTE HOME CORP.
TMS NO. 428-03-00-060
11.078 AC. TOTAL
10.075 AC. HIGHLAND
1.003 AC. BELOW CRITICAL LINE

HOA #1
140,086 Sq. Ft.
3.047 Acres

HOA #2
6,488 Sq. Ft.
0.149 Acres

HOA #3
6,488 Sq. Ft.
0.149 Acres

LOT 1
12,217 Sq. Ft.
0.281 Acres

LOT 2
8,367 Sq. Ft.
0.192 Acres

LOT 3
9,861 Sq. Ft.
0.226 Acres

LOT 4
14,900 Sq. Ft.
0.341 Acres

LOT 5
6,730 Sq. Ft.
0.155 Acres

LOT 6
4,815 Sq. Ft.
0.111 Acres

LOT 7
4,780 Sq. Ft.
0.110 Acres

LOT 8
4,744 Sq. Ft.
0.109 Acres

LOT 9
4,709 Sq. Ft.
0.108 Acres

LOT 10
6,385 Sq. Ft.
0.147 Acres

LOT 11
9,030 Sq. Ft.
0.207 Acres

LOT 12
5,625 Sq. Ft.
0.129 Acres

LOT 13
6,943 Sq. Ft.
0.159 Acres

LOT 14
7,859 Sq. Ft.
0.180 Acres

LOT 15
6,465 Sq. Ft.
0.148 Acres

LOT 16
9,861 Sq. Ft.
0.226 Acres

LOT 17
8,828 Sq. Ft.
0.203 Acres

LOT 18
8,075 Sq. Ft.
0.185 Acres

LOT 19
8,535 Sq. Ft.
0.196 Acres

LOT 20
11,974 Sq. Ft.
0.275 Acres

LOT 21
7,197 Sq. Ft.
0.165 Acres

LOT 22
7,227 Sq. Ft.
0.166 Acres

LOT 23
7,394 Sq. Ft.
0.170 Acres

LOT 24
9,433 Sq. Ft.
0.217 Acres

LOT 25
3,544 Sq. Ft.
0.081 Acres

LOT 26
7,144 Sq. Ft.
0.164 Acres

LOT 27
5,790 Sq. Ft.
0.131 Acres

LOT 28
5,610 Sq. Ft.
0.129 Acres

LOT 29
8,314 Sq. Ft.
0.191 Acres

LOT 30
10,112 Sq. Ft.
0.232 Acres

LOT 31
10,112 Sq. Ft.
0.232 Acres

LOT 32
10,112 Sq. Ft.
0.232 Acres

PRELIMINARY PLAT SHOWING THE SUBDIVISION OF TMS NO. 428-03-00-060 CONTAINING 11.078 ACRES INTO LOTS 1 THROUGH 30 (5.154 ACRES), HOA AREAS (3.664 ACRES) AND RIGHT-OF-WAY (1.257 ACRES) OWNED BY PULTE HOME CORPORATION LOCATED IN TOWN OF JAMES ISLAND CHARLESTON COUNTY, SOUTH CAROLINA

DATE: SEPTEMBER 11, 2014 SCALE: 1" = 50'
REVISED: DECEMBER 3, 2014

HLA INC LAND PLANNING LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING SURVEYING

29 Leinbach Drive, A2, Charleston SC 29407-6988
tel 843.763.1166 fax 843.763.1909

130350PRELIMINARY-PLAT-2000.DWG 13035.00

ACTION STATEMENT

PULTE GROUP INTENDS TO DESIGN AND CONSTRUCT A 30 LOT SINGLE FAMILY DETACHED NEIGHBORHOOD AS SHOWN HEREON. WE WILL DEDICATE THE 50' RIGHT-OF-WAY AND DRAINAGE EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

OWNER/REPRESENTATIVE: *R. Ducker*

NOTARY PUBLIC: RUTHIE DREHER, Notary Public, South Carolina, My Commission Expires January 23, 2023

TABLE 6.1-1

ZONING DISTRICTS

NRM 25	AG 5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I	Condition
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AGRICULTURAL USES

ANIMAL PRODUCTION

Animal Aquaculture, including Finnish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)	A	A	C									\$6.4.1
Apiculture (Bee Keeping)	A	A	A	S				<u>S</u>				
Horse or Other Animal Production	S	A	C									\$6.4.1
Concentrated Animal Feeding Operations	S											

CROP PRODUCTION

Greenhouse Production or Food Crops Grown Under Cover	A	A	A	C	C			<u>C</u>		C	C	C	\$6.4.1
Horticultural Production or Commercial Nursery Operations	A	A	A	S				<u>S</u>		A	A		
Hydroponics	S	A	A										
Crop Production	S	A	A	S	S			<u>S</u>					
Wineries	C	C	C										\$6.4.60

FORESTRY AND LOGGING

Bona Fide Forestry Operations	C	C	C										\$6.4.23
Lumber Mills, Planing, or Saw Mills, including Chipping or Mulching	A	A	S										A

STABLE

Stable	S	A	C										\$6.4.20
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SUPPORT ACTIVITIES FOR AGRICULTURE USES

Agricultural Processing	C	C	S										A	\$6.4.1
Agricultural Sales or Services	A	A	C										A	\$6.4.44
Roadside Stands, including the sale of Sweetgrass Baskets	C	C	C	C	C	C	C	C	C	C	C	C	C	\$6.4.44 \$6.4.58

RESIDENTIAL

TABLE 6.1-1

	ZONING DISTRICTS											Condition			
	NRM 25	AG 5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I				
Congregate Living for the elderly (up to 15 residents)	S	S	S	S	S	S	S								
Duplex					A	S									
Dwelling Group	C	C	C	C	C	C	C		C						\$6.4.7
Farm Labor Housing (up to 10 residents)	C	C	C												\$6.4.9
Farm Labor Housing (Dormitory) (more than 10 residents)	S	S	S												\$6.4.9
Child Caring Institution (more than 20 children)	S	S	S	S	S	S	S								
Group Care Home, Residential (up to 20 children)	S	S	S	S	S	S	S								
Manufactured Housing Unit	A	A	A	C	C	A	C								\$6.4.24
Manufactured Housing Unit, Replacement	A	A	A	C	C	A	S								\$6.4.24
Manufactured Housing Park															
Multi-Family, including Condominiums or Apartments					A								A		
Retirement Housing	S	S	S	S	S	S	S								
Retirement Housing, Limited (up to 10 residents)	S	S	S	S	S	S	S								\$6.4.8
Single family Attached, also known as Townhouses or Rowhouses					C	S							C		\$6.4.2
Single family Detached	A	A	A	A	A	A	A								\$6.4.25
Affordable Dwelling Units	S	C	C	C	A										\$6.4.19
Single family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)	A	A	A	C											\$6.4.24

TABLE 6.1-1	ZONING DISTRICTS											Condition		
	NRM 25	AG 5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I			
Transitional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses					S		S		S	S	A			
CIVIC / INSTITUTIONAL														
COURTS AND PUBLIC SAFETY														
Correctional Institutions													A	
Parole Offices or Probation Offices													A	
Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	A	A	A	S	S	S	A	A	A	A	A		A	
DAY CARE SERVICES														
Adult Day Care Facilities		C	C	S	S	S	S	S	S	A	A	A	A	\$6.4.29
Child Day Care Facilities, including Group Day Care Home or Child Care Center		S	S	S	S	S	S	A	A	A	A	A	A	\$6.4.29
Family Day Care Home	A	A	A	A	A	A	A	A	A	A	A		S	
DEATH CARE SERVICES														
Cemeteries	A	A	C	C	C	S	A	A	A	A	A	A	A	\$6.4.53
Funeral Services, including Funeral Homes or Mortuaries							A	A	A	A	A		A	
EDUCATIONAL SERVICES														
Pre-school or Educational Nursery		C	C	S	S	S	S	S	S	A	A	A	A	\$6.4.29
School, Primary		S	S	S	S	S	S						S	
School, Secondary		S	S	S	S	S	S					S		
College or University Facility		S	S	S	S	S	S	S	S	S	A	A	A	
Business or Trade School		S	S						S	S	A	A	A	

TABLE 6.1-1

	ZONING DISTRICTS											Condition	
	NRM 25	AG 5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I		
Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools		S	S				S	S	C	A	A		\$6.4.26
HEALTH CARE SERVICES													
Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities			S				A	A	A	A	A		
Community Residential Care Facilities			S		S			S		A			
Convalescent Services, including Nursing Homes			S	S	S	S	S	S	S	S	A		
Counseling Services, including Job Training or Placement Services			S				A	A	A	A	A	A	
Intermediate Care Facility for the Mentally Retarded			S		S			S	S	A	A		
Public or Community Health Care Centers			S				A	A	A	A	A		
Health Care Laboratories, including Medical Diagnostic or Dental Laboratories							A	A	A	A	A	A	
Home Health Agencies			S				A	A	A	A	A	A	
Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices							S	A	S	A	A	S	
Outpatient Facilities for Chemically Dependent or Addicted Persons								S	S	A			
Rehabilitation Facilities							S	A	A	A	A	A	
Residential Treatment Facility for Children or Adolescents (mental health treatment)			S				S	S	S	S	A		

TABLE 6.1-1

	ZONING DISTRICTS											Condition
	NRM 25	AG 5	AGR	RSIL	RSM	MHS	OR	OG	CN	CC	I	

MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS

Historical Sites (Open to the Public)	C	C	C	C	C	A	A	A	A	A	A	A	\$64.27
Libraries or Archives		A	A	A	A	A	A	A	A	A	A		
Museums		S	S	S	S	S	A	A	A	A			
Nature Exhibition	C	C	C						S	A			\$64.10
Botanical Gardens	A	A	A						S	S			
Zoos		S	S						S	S			

POSTAL SERVICE

Postal Service, United States	C	C	C	C	C	C	A	A	A	A	A	A	\$64.28
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RECREATION AND ENTERTAINMENT

Community Recreation, including Recreation Centers	A	A	A	A	A	A	A	A	A	A	A	A	
Fishing or Hunting Guide Service (Commercial)	A	A	A				A	A	A	A	A	A	
Fishing or Hunting Lodge (Commercial)	A	A											
Golf Courses or Country Clubs	C	C	C	C	C	C	C	C	C	C	C	C	\$64.50
Parks and Recreation	C	C	C	C	C	C	C	C	C	C	C	C	\$64.11
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades									C	A			\$64.30
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas		C							C	C			\$64.11
Drive-In Theaters										C		A	\$64.6, \$64.11
Golf Driving Ranges		S	S										\$64.11
Outdoor Shooting Ranges	S	S											\$64.11

TABLE 6.1-1	ZONING DISTRICTS											Condition			
	NIRM 25	AG 5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I				
Recreation or Vacation Camps	C	C	C												\$6.4.11
Special Events (Commercial & Industrial)															\$6.7.3
Special Events (Residential & Agricultural)		S	S	S			S								\$6.7.4
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS															
Business, Professional, Labor, or Political Organizations										A	A	A	A	A	
Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities		S	S							S	A	A	A	A	
Religious Assembly	C	C	C	C	C	C	C	C	C	C	C	C	C	C	\$6.4.13
Social Club or Lodge		S	S	S	S	S	S	S	S	S	A	A	A	A	
UTILITIES AND WASTE-RELATED USES															
Utility Service, Major	S	S	S	C	C	C	C	C	C	C	C	C	C	C	\$6.4.21 \$6.4.17
Electric or Gas Power Generation Facilities	S	S	S	C	C	C	C	C	C	C	C	C	C	C	\$6.4.21 \$6.4.17
Utility Substation	S	S	S	S	S	C	C	C	C	C	C	C	C	C	\$6.4.21
Electrical or Telephone Switching Facility	S	S	S	C	C	C	C	C	C	C	C	C	C	C	\$6.4.21
Sewage Collector or Trunk Lines	S	S	S	C	C	C	C	C	C	C	C	C	C	C	\$6.4.21
Sewage Disposal Facilities	S	S	S	C	C	C	C	C	C	C	C	C	C	C	\$6.4.17
Utility Pumping Station	S	S	S	C	C	C	C	C	C	C	C	C	C	C	\$6.4.21
Water Mains	S	S	S	C	C	C	C	C	C	C	C	C	C	C	\$6.4.21
Water or Sewage Treatment Facilities	S	S	S	C	C	C	C	C	C	C	C	C	C	C	\$6.4.21
Water Storage Tank	S	S	S	C	C	C	C	C	C	C	C	C	C	C	\$6.4.21
Utility Service, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	\$6.4.31
Electric or Gas Power Distribution	A	A	A	A	A	A	A	A	A	A	A	A	A	A	\$6.4.31
Sewage Collection Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	\$6.4.31

TABLE 6.1-1	ZONING DISTRICTS											Condition	
	NRM 25	AG-5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I		
Water Service Line	A	A	A	A	A	A	A	A	A	A	A	A	\$64.31
Waste-Related Uses													S
Hazardous Waste Treatment or Disposal													S
Nonhazardous Waste Treatment or Disposal													S
Septic Tank Installation, Cleaning, or Related Services											S	S	
Solid Waste Combustors or Incinerators, Including Cogeneration Plants													S
Solid Waste Disposal Facility													S
Waste Collection Services													S
Waste Transfer Facilities													S
COMMERCIAL													
ACCOMMODATIONS													
Bed and Breakfast Inns	C	C	C	C	S	S	C	C	C	C	C	C	\$64.4
Hotels or Motels								S	A	A	A	A	
Rooming or Boarding Houses								S	A	A	A	A	
RV (Recreational Vehicle) Parks or Campgrounds	S	S	S										\$64.12
ANIMAL SERVICES													
Kennel	A	A	C										\$64.54
Pet Stores or Grooming Salons											A	A	\$64.32
Small Animal Boarding (enclosed building)	A	A	C		C						A	A	\$64.32
Veterinary Services	A	A	S	S			S	C	C	A	A	A	\$64.32
FINANCIAL SERVICES													
Banks								C	C	C	A	A	\$64.33
Financial Services, including Loan or Lending Services, Savings and Loan Institutions, or Stock and Bond Brokers								C	C	C	A	A	\$64.33

TABLE 6.1-1

	ZONING DISTRICTS											Condition	
	NRM 25	AG 5	AGR	RSL	RSM	MHS	OR	OG	CN	CC	I		
FOOD SERVICES AND DRINKING PLACES													
Bar or Lounge (Alcoholic Beverages), including Taverns, Cocktail Lounges, or Member Exclusive Bars or Lounges										S	S	S	
Catering Service	S	S	S	S	S	S	C	C	A	A	A	\$6.4.34	
Restaurant, Fast Food, including Snack or Nonalcoholic Beverage Bars									C	C	C	\$6.4.15	
Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants							€	C	C	C	C	\$6.4.15	
Sexually Oriented Business											C	\$6.4.18	
INFORMATION INDUSTRIES													
Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices								S	S	A	A		
Communications Towers	C	C						C	C	C	C	\$6.4.5	
Data Processing Services								A	A	A	A		
Publishing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers							S	A	A	A	A		
OFFICES													
Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services							C	C	A	A	A	\$6.4.35	
Government Office and Courts							C	C	C	A	A	\$6.4.35	