August 23, 2017

Delia Alvarado
261 Alvarado Lane
Mocksville, NC 27028

Re: Zoning Petition W-3337

Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary’s Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning and Development Services

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
DATE: August 23, 2017
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning and Development Services

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning petition of Delia Alvarado

SUMMARY OF INFORMATION:

A. Public hearing on zoning petition of Delia Alvarado from GI to LI-L (Fish Hatchery; Urban Agriculture; Arts and Crafts Studio; Building Materials Supply; Fuel Dealer; Micro-Brewery or Micro-Distillery; Wholesale Trade A; Wholesale Trade B; Banking and Financial Services; Building Contractors, General; Building Contractors, Heavy; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Signs, Off-Premises; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Facility, Public; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Dirt Storage; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Police or Fire Station; Postal Processing Facility; Recycling Center; School, Vocational or Professional; Solid Waste Transfer Station; Special Events Center; Manufacturing A; Manufacturing B; Borrow Site; Access Easement, Private Off-Site’ Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities): property is located on the west side of Old Lexington Road across from East Devonshire Street (Zoning Docket W-3337).

B. Ordinance amending the Unified Development Ordinances of Winston-Salem/Forsyth County and the Official Zoning Map.

C. Approval of Special Use Limited District Permit.

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED
CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Delia Alvarado, Docket W-3337

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from GI to LI-L (Fish Hatchery; Urban Agriculture; Arts and Crafts Studio; Building Materials Supply; Fuel Dealer; Micro-Brewery or Micro-Distillery; Wholesale Trade A; Wholesale Trade B; Banking and Financial Services; Building Contractors, General; Building Contractors, Heavy; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Signs, Off-Premises; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Facility, Public; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Dirt Storage; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Police or Fire Station; Postal Processing Facility; Recycling Center; School, Vocational or Professional; Solid Waste Transfer Station; Special Events Center; Manufacturing A; Manufacturing B; Borrow Site; Access Easement, Private Off-Site Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities) the zoning classification of the following described property:

PIN # 6834-75-2720
Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the ______ day of __________________, 20___ to Delia Alvarado.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be located on the property described in Section One above. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
CITY - SPECIAL USE LIMITED DISTRICT PERMIT

SPECIAL USE LIMITED DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Delia Alvarado, (Zoning Docket W-3337). The site shall be developed in accordance with the conditions approved by the Council and the following uses: Fish Hatchery; Urban Agriculture; Arts and Crafts Studio; Building Materials Supply; Fuel Dealer; Micro-Brewery or Micro-Distillery; Wholesale Trade A; Wholesale Trade B; Banking and Financial Services; Building Contractors, General; Building Contractors, Heavy; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Signs, Off-Premises; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Facility, Public; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Dirt Storage; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Police or Fire Station; Postal Processing Facility; Recycling Center; School, Vocational or Professional; Solid Waste Transfer Station; Special Events Center; Manufacturing A; Manufacturing B; Borrow Site; Access Easement, Private Off-Site Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities approved by the Winston-Salem City Council the _____ day of _____________________, 20____ and signed, provided the property is developed in accordance with requirements of the LI-L zoning district of the Zoning Ordinance of the Unified
Development Ordinances, the Erosion Control Ordinance, and other applicable laws. There are no additional conditions.
# CITY-COUNTY PLANNING BOARD
## STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3337</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Delia Alvarado</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN# 6834-75-2720</td>
</tr>
<tr>
<td>Address</td>
<td>2400 Old Lexington Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use limited rezoning from GI to LI-L</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property <strong>from</strong> GI (General Industrial) <strong>to</strong> LI-L (Limited Industrial – special use limited). The petitioner is requesting the following uses: Fish Hatchery; Urban Agriculture; Arts and Crafts Studio; Building Materials Supply; Fuel Dealer; Micro-Brewery or Micro-Distillery; Wholesale Trade A; Wholesale Trade B; Banking and Financial Services; Building Contractors, General; Building Contractors, Heavy; Kennel, Indoor; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Motor Vehicle, Storage Yard; Offices; Services A; Services B; Signs, Off-Premises; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Facility, Public; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Animal Shelter, Public; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Dirt Storage; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Landfill, Construction and Demolition; Landfill, Land Clearing/Inert Debris; Police or Fire Station; Postal Processing Facility; Recycling Center; School, Vocational or Professional; Solid Waste Transfer Station; Special Events Center; Manufacturing A; Manufacturing B; Borrow Site; Access Easement, Private Off-Site; Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities</td>
</tr>
<tr>
<td>NOTE:</td>
<td>General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented.</td>
</tr>
<tr>
<td>Continuance History</td>
<td>This item was automatically continued from the July 13, 2017 Planning Board meeting to the August 10 meeting because the UDO requirements pertaining to neighborhood meeting/outreach had not been met. During this time, the petitioner also converted the proposed zoning from LI to LI-L in order to remove the use of Shelter for Homeless.</td>
</tr>
</tbody>
</table>
### Neighborhood Contact/Meeting
The petitioner’s representative has provided Attachment B as a summary of their neighborhood outreach efforts.

### Zoning District Purpose Statement
The LI District is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial and service activities which, in their normal operations, have little or no adverse effect upon adjoining properties. The district is established to provide locations for industrial development in GMAs 1, 2, 3 and 4 and Metro Activity Centers.

### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)

<table>
<thead>
<tr>
<th>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, the site is currently zoned GI which is a more intensive industrial district than the LI district. The site is also adjacent to other GI zoned properties on three sides. Because the site is across Old Lexington Road from a residential area, the LI-L zoning is more appropriate from a neighborhood compatibility perspective.</td>
</tr>
</tbody>
</table>

### General Site Information

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Old Lexington Road across from East Devonshire Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southeast</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± .91 acre</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Currently located on the subject property is a one story, warehouse building that appears to be unoccupied.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North</td>
<td>GI</td>
<td>Automotive repair</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>RS9</td>
<td>Single family homes</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>GI</td>
<td>Industrial building</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>GI</td>
<td>Railroad and US 52</td>
</tr>
</tbody>
</table>

### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)

<table>
<thead>
<tr>
<th>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed uses are compatible with the uses permitted on the adjacent GI zoned properties and less compatible with the uses permitted on the residentially zoned properties located across Old Lexington Road.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>The developed site has a gentle slope downward toward the southeast. There are some mature trees located along the western edge of the site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proximity to Water and Sewer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public water and sewer are available to the site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Stormwater/Drainage</th>
</tr>
</thead>
<tbody>
<tr>
<td>No known issues.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Watershed and Overlay Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is not located within a water supply watershed.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Analysis of General Site Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>The subject property is 0.91 acre in size and is zoned GI. It contains an 8,317 square foot industrial building that was constructed in 1946 and a gravel parking area located along the southern portion of the site. The western side of the site abuts a railroad.</td>
</tr>
<tr>
<td>Street Name</td>
</tr>
<tr>
<td>----------------------</td>
</tr>
<tr>
<td>Old Lexington Road</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)** Because this is a special use limited request with no site plan, the exact location of access points is unknown. The site currently has one access point onto Old Lexington Road.

**Trip Generation - Existing/Proposed** No trip generation is available for the existing or proposed zonings as neither includes a site plan.

**Sidewalks** Sidewalks are located along both sides of Old Lexington Road.

**Transit** Route 104 runs along Old Lexington Road.

**Analysis of Site Access and Transportation Information** The subject property is located along Old Lexington Road which is a major thoroughfare with ample capacity. The site also has access to transit and sidewalk accommodations. Staff does not foresee any transportation related issues associated with the subject request.

**CONFORMITY TO PLANS AND PLANNING ISSUES**

**Legacy 2030 Growth Management Area** Growth Management Area 2 - Urban Neighborhoods

**Relevant Legacy 2030 Recommendations**
- Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.
- Increase infill development within the Municipal Services Area.
- Promote quality design so that infill does not negatively impact surrounding development.

**Relevant Area Plan(s)** *Southeast Winston-Salem Area Plan Update (2013)*

**Area Plan Recommendations**
- The Proposed Land Use Map shows the property for industrial land use.

**Site Located Along Growth Corridor?**
- The site is not located along a growth corridor.

**Site Located within Activity Center?**
- The site is not located within an activity center.

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)**
- *(R)(3) - Have changing conditions substantially affected the area in the petition?*
  - No
- *(R)(4) - Is the requested action in conformance with Legacy 2030?*
  - Yes
The subject request is to rezone a .91 acre developed lot from GI to LI-L. The LI district is less intensive than the existing GI district. While the site is adjacent to a railroad track to the west and GI zoning on three sides, it is also across Old Lexington Road from a single family residential neighborhood. Therefore, from a neighborhood compatibility perspective, the proposed LI-L zoning is a more appropriate zoning than the GI district. The petitioner has also agreed to remove the use of Shelter for Homeless which is allowed in LI but not in GI.

The Southeast Winston-Salem Area Plan Update recommends industrial land use for the subject property. The request is therefore consistent with this recommendation as well as with the LI district purpose statement. Planning staff recommends approval.

The following uses are not allowed in the current GI district but are allowed in the proposed LI-L zoning:

- Child Care, Drop-In
- College or University
- Hospital or Health Center
- Special Events Center
- Adult Day Care Center
- Child Care, Sick Children
- Child Day Care Center

### RELEVANT ZONING HISTORIES
There are no relevant zoning histories in the vicinity of the subject property.

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request is consistent with the industrial land use recommended in the <em>Southeast Winston-Salem Area Plan Update.</em></td>
<td>The site is across the street from single family residentially zoned property.</td>
</tr>
<tr>
<td>The site has historically been used for industrial purposes and is adjacent to GI zoning on three sides.</td>
<td></td>
</tr>
<tr>
<td>The proposed LI-L zoning is less intense than the existing GI zoning.</td>
<td></td>
</tr>
<tr>
<td>The subject property is located along a major thoroughfare which has ample capacity.</td>
<td></td>
</tr>
</tbody>
</table>

**STAFF RECOMMENDATION:** Approval

**NOTE:** These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR**
REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.
This item was continued to the August 10, 2017 meeting because the UDO requirements pertaining to neighborhood meeting/outreach have not been met.
Aaron King presented the staff report.

PUBLIC HEARING

FOR: None
AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning.
SECOND: Brenda Smith
VOTE:
   FOR: George Bryan, Melynda Dunigan, Arnold King, Clarence Lambe, Chris Leak,
        Brenda Smith, Allan Younger
   AGAINST: None
   EXCUSED: None

____________________________
A. Paul Norby, FAICP
Director of Planning and Development Services
DOCKET #: W3337
(Continued from 7/13/2017)
PROPOSED ZONING:
LI-L
EXISTING ZONING:
GI
PETITIONER:
Delia Alvarado

SCALE: 1" represents 300'
STAFF: Roberts
GMA: 2
ACRES: 0.91
NEAREST BLDG: 0' south
MAP(S): 6834.02

Property included in zoning request.
500' mail notification radius. Property not in zoning request.
Proposed Land Use

- Low-Density Residential (0-5 du/ac)
- Residential Infill
- Moderate-Density Residential (5-8 du/ac)
- Intermediate-Density Residential (8-18 du/ac)
- High-Density Residential (18 and over du/ac)
- Office
- Office/Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Open space
- Commercial Recreation
- Utilities
- Right-of-Way; Private Road

Special Land Use Conditions

- Residential Opportunity Areas
- Activity Center

Southeast Winston-Salem Area Plan, 2013

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Plotted: 7/10/2017
USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Adult Establishment
Animal Feeding Operation
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Building Contractors, General
Building Contractors, Heavy
Building Materials Supply
Bulk Storage of Petroleum Products
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Correctional Institution
Fish Hatchery
Fuel Dealer
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Kennel, Indoor
Manufacturing A
Manufacturing B
Manufacturing C
Micro-Brewery or Micro-Distillery
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Offices
Park and Shuttle Lot
Parking, Commercial
Police or Fire Station
Postal Processing Facility
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recycling Center
Recycling Plant
School, Vocational or Professional
Services A
Services B
Signs, Off-Premises
Solid Waste Transfer Station
Storage and Salvage Yard
Storage Services, Retail
Storage Trailer
Terminal, Bus or Taxi
EXISTING GI USES ALLOWED
City of Winston-Salem Jurisdiction Only

Terminal, Freight
Testing and Research Lab
Transmission Tower
Urban Agriculture
Utilities
Veterinary Services
Warehousing
Wholesale Trade A
Wholesale Trade B

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Airport, Private
Heliport
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris
Meat Packing Plant
Motor Vehicle Dismantling and Wrecking Yard

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Airport, Public
Borrow Site
Dirt Storage
Helistop

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Asphalt and Concrete Plant
Hazardous Waste Management Facility
Landfill, Sanitary
Mining, Quarry, or Extractive Industry
SUMMARY OF NEIGHBORHOOD MEETING
ZONING DOCKETS W-3336 AND W-3337
Monday 6:00 p.m., July 24, 2017
Sprague Street Recreation Center

A neighborhood meeting was scheduled by Councilman James Taylor's office. A copy of the meeting notice is attached. Meeting invitations were mailed by the City. A summary of the meeting follows:

The meeting began at 6:00 p.m. In attendance representing the City of Winston-Salem were: Council Member James Taylor; Community Assistance Liaison Vanessa; and Land Use Coordinator Aaron King. Representing the petitioner was Delia Alvarado, Owner and Steve Causey with Allied Design. There were no neighborhood residents in attendance.

Those in attendance discussed the petitioner’s requests. It was suggested that the rezoning petition for the property located at 2400 Old Lexington Road (W-3337) be revised to a Limited Use Rezoning request and the use “Shelter for the Homeless” be excluded. The petitioner agreed.

The list of uses for Docket W-3336 was discussed. The Planning Department had suggested some of the uses be eliminated. These were discussed with the petitioner. Ms. Alvarado agreed to the revised list.

The meeting was adjourned at 6:45 p.m.
USES ALLOWED UNDER PROPOSED “SERVICES, A”

SERVICES, A. An establishment primarily engaged in providing a service(s) to business and individuals. All merchandise and rental equipment is stored inside enclosed buildings. Services A includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

- 7212 Garment Pressing and Agents for Laundries and Drycleaners
- 7215 Coin-Operated Laundries and Cleaning
- 7216 Drycleaning Plants, Except Rug
- 7217 Carpet and Upholstery Cleaning
- 722 Photographic Studios, Portrait
- 723 Beauty Shops
- 724 Barber Shops
- 725 Shoe Repair and Shoeshine Parlors
- 729 Miscellaneous Personal Services
- 733 Mailing, Reproduction, Commercial Art and Photography
- 735 Equipment Rental and Leasing (only with inside storage of equipment)
- 737 Computer Programming, Data Processing and other Computer Related Services (Except Computer Programming, 7371; Prepackaged Software, 7372; and, Computer System Design, 7373)
- 738 Miscellaneous Business Services
- 762 Electrical Repair Shops
- 763 Watch, Clock, and Jewelry Repair
- 764 Reupholstery and Furniture Repair
- 7699 Uses from SIC 7699 primarily engaged in providing repair and other services to business and individuals, that by the nature of their operation have little impact on adjoining property due to noise, odor, vibration, and/or air or water pollution. All repair items and supplies are stored in enclosed buildings. These uses include repair of small or precision equipment, such as medical, dental laboratory or drafting equipment, and the repair of personal use property such as cameras, musical instruments, and bicycles, and other services, including locksmiths and custom picture framing.
SERVICES, B. An establishment primarily engaged in providing services to commercial and business establishments. Operations may include large scale facilities and storage of merchandise and equipment outside enclosed buildings. Services B includes the following list of uses (including SIC groups and all subcategories not elsewhere listed):

- 721 Laundry, Cleaning, and Garment Services Except those listed under Services A
- 7312 Outdoor Advertising Services
- 734 Services to Dwellings and Other Buildings
- 735 Equipment Rental and Leasing (with outside storage of equipment)
- 7623 Refrigeration Service and Repair
- 7692 Welding Repair
- 7694 Armature Rewinding Shops
- 7699 Establishments from SIC 7699 primarily engaged in providing repair and other services to businesses and to a lesser extent, individuals, that by the nature of their operation could impact adjoining property due to noise, odor, vibration, and/or air or water pollution. Uses include repair or servicing of large or heavy machinery, such as engines and appliances, and welding, blacksmith or gunsmith shops, and septic tank or sewer cleaning services, but not to include agriculture and farm equipment, industrial truck repair, and motorcycle repair.