PROPOSED ZONING:
LI-S

EXISTING ZONING:
RS40

PETITIONER:
David and Betty Lawson for property owned by Same

SCALE: 1" represents 600'
STAFF: Roberts
GMA: 5
ACRES: 6.41
NEAREST BLDG: 23' south
MAP(S): 684882
February 22, 2012

David L. Lawson
2081 Piney Grove Road
Kernersville, NC 27284

Re: Zoning Map Amendment F-1529

Dear Mr. Lawson:

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners. You will be notified by the Board of Commissioners’ Office of the date on which the Commissioners will hear this petition.

Sincerely,

[Signature]

A. Paul Norby, FAICP
Director of Planning

pc: Clerk to the Board of Commissioners, Forsyth County Government Center - 5th Floor, 201 N. Chestnut Street, Winston-Salem, NC 27101
Brad Coe, P. O. Box 36, Wallburg, NC 27373
MEETING DATE: __________________________ AGENDA ITEM NUMBER: ______

SUBJECT:-

A. Public Hearing on Zoning map amendment of David and Betty Lawson from RS40 to LI-S (Landfill, land clearing/inert debris, greater than 2 acres; Dirt Storage; Agricultural Production, Crops; and Agricultural Production, Livestock): property is located on the east side of Piney Grove Road, across from Ridge Hill Drive (Zoning Docket F-1529).

B. Ordinance amending the Forsyth County Zoning Ordinance and Official Zoning Map of the County of Forsyth, North Carolina.

C. Approval of Special Use District Permit

D. Approval of Site Plan

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the rezoning petition.

ATTACHMENTS:-  X  YES  ____ NO

SIGNATURE: _______________________________ DATE: ________________

County Manager
COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of David and Betty Lawson, Docket F-1529

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the Unified Development Ordinances of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from RS40 to LI-S (Landfill, land clearing/inert debris, greater than 2 acres; Dirt Storage; Agricultural Production, Crops; and Agricultural Production, Livestock) the zoning classification of the following described property:

Parcel One
Beginning at an existing iron, the SW corner of Adam Lewis (PIN # 6888-74-4722) in the eastern R/W of Piney Grove Road, running thence with the lines of Lewis the following five calls: S 88 deg 49 min 24 sec E 192.71' to an existing iron, N 82 deg 23 min 47 sec E 138.58' to an existing iron, S 59 deg 21 min 46 sec E 24.41' to an existing iron, S 86 deg 00 min 03 sec W 21.76' to an existing iron, and S 9 deg 47 min 46 sec E 30.02' to an existing iron in the northern line of David Lawson (PIN 6888-74-4320), running thence with his northern line S 80 deg 11 min 05 sec W 343.45' to an existing iron in the western margin of Piney Grove Road, running thence with the western margin thereof N 2 deg 38 min 56 sec E 30.72' to a point and N 2 deg 35 min 24 sec E 57.08' to the point and place of beginning, containing 0.459 acres, more or less, and being all of FC Tax PIN # 6888-74-1734.

Parcel Two
Beginning at an existing iron pipe in the eastern margin of Piney Grove Road, the NW corner of FC Pin # 6888-83-0674 (David Lawson, DB 2514 PG 811), running thence with the northern line of said parcel N 57 deg 37 min 57 sec E 199.99' to an existing iron pipe and N 57 deg 14 min 04 sec E 142.58' to an existing iron pipe, running thence with five "new" lines as follows; N 38 deg 06 min 41 sec W 53.61' to a point, N 36 deg 00 min 30 sec E 213.26' to a point, N 51 deg 11 min 47 sec E 221.56' to a point, N 53 deg 41 min 00 sec E 241.15' to a point, and N
27 deg 13 min 35 sec W 446.69' to an existing iron pipe, the easternmost point of FC Pin # 6888-74-4320, running thence with the southern lines thereof S 6 deg 44 min 25 sec W 293.59' to an existing iron, S 35 deg 11 min 35 sec W 312.61' to an existing iron, S 78 deg 46 min 34 sec W 166.14' to an existing iron, S 69 deg 42 min 16 sec W 71.41' to an existing iron, S 46 deg 41 min 56 sec W 134.27' to an existing iron, S 41 deg 33 min 49 sec W 182.88' to an existing iron, and S 41 deg 44 min 05 sec W 50.23' to an existing iron in the eastern R/W of Piney Grove Road, running thence with the eastern margin thereof on a curve to the right having a radius of 1532.79' a chord bearing and distance of S 36 deg 29 min 57 sec E 257.80' to the point and place of beginning, containing 5.95 acres, more or less, and being a portion of FC Pin # 6888-84-2202.

Section 2. This Ordinance is adopted after approval of the site plan entitled David Lee Lawson, LLC, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of __________________, 20____ to David and Betty Lawson.

Section 3. The Board of Commissioners hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be known as David Lee Lawson, LLC. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

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

Issued by the Forsyth County
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of David and Betty Lawson (Zoning Docket F-1529). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for LI-S (Landfill, land clearing/inert debris, greater than 2 acres; Dirt Storage; Agricultural Production, Crops; and Agricultural Production, Livestock), approved by the Forsyth County Board of Commissioners the _____ day of ________________, 20____" and signed, provided the property is developed in accordance with requirements of the LI-S zoning district of the Zoning Ordinance of the Unified Development Ordinances of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

• PRIOR TO THE ISSUANCE OF ANY PERMITS:
  a. Any bufferyard variance must be applied for and approved by the Forsyth County Board of Adjustment.

• PRIOR TO THE ISSUANCE OF GRADING PERMITS:
  a. Developer shall submit a Land Clearing and Inert Debris Landfill and Treatment and Processing Facility Permit from NCDENR to the Erosion Control Section of the Winston-Salem Stormwater Division.
  b. Developer shall record an off-site bufferyard easement.

• OTHER REQUIREMENTS:
  a. Should the use of Landfill, Land Clearing and Inert Debris, greater than two acres cease to operate for a period of one calendar year, the zoning of PIN #6888-74-1734 and the subject portion of 6888-84-2202 shall revert back to RS-40 without further public notice, proceedings, hearings, or Board action as per Chapter B, Article VI, Section 6-2.2(H) of the UDO.
CITY-COUNTY PLANNING BOARD  
STAFF REPORT  

PETITION INFORMATION  

<table>
<thead>
<tr>
<th>Docket #</th>
<th>F-1529</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>David and Betty Lawson</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN #6888-74-1734 and a portion of 6888-84-2202</td>
</tr>
<tr>
<td>Address</td>
<td>2020 Piney Grove Road</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use rezoning from RS40 to LI-S</td>
</tr>
</tbody>
</table>
| Proposal       | The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS40 (Residential, Single Family District; 40,000 sf minimum lot size) to LI-S (Limited Industrial District). The petitioner is requesting the following uses:  
  • Landfill, land clearing/inert debris, greater than 2 acres; Dirt Storage; Agricultural Production, Crops; and Agricultural Production, Livestock |
| Neighborhood Contact/Meeting | The petitioner did not indicate on the application if a neighborhood meeting has been held. |
| Zoning District | 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 Growth Management Areas 1 (City/Town Centers), 2 (Urban Neighborhoods), 3 (Suburban Neighborhoods), 4 (Future Growth Area) and Metro Activity Centers. |
| Purpose Statement | (R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)? The site is located within the Rural GMA 5 rather than within either GMA’s 1, 2, 3 or 4. However, it is adjacent to existing LI-S zoning. |

GENERAL SITE INFORMATION  

<table>
<thead>
<tr>
<th>Location</th>
<th>East side of Piney Grove Road, across from Ridge Hill Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>Forsyth County</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 6.41 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The subject property is divided into two separate parcels. Both parcels are currently undeveloped with the exception of two utility buildings.</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td>The subject properties are situated on opposite sides of a 17.77 acre tract which is zoned LI-S and used as a land clearing/inert debris landfill (LCID). All of the other adjacent properties are zoned either RS30 or RS40 and are either undeveloped or developed with single family homes.</td>
</tr>
</tbody>
</table>
### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)

- **(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?**
  - The proposed rezoning is compatible with the existing adjacent LCID. However, expansion of the land filling activities (which involves the use of heavy equipment) could be incompatible with the adjacent single family homes and zoning.

### Physical Characteristics

- **Proximity to Water and Sewer**
  - Public water is available; however, public sewer is not available.

### Watershed and Overlay Districts

- **Watershed and Overlay Districts**
  - The site is not located within a water supply watershed.

### Analysis of General Site Information

- **Analysis of General Site Information**
  - The site appears to possess no development constraints for the proposed uses.

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Piney Grove Road</td>
<td>Major Thoroughfare</td>
<td>343'</td>
<td>5,000</td>
<td>11,100</td>
</tr>
</tbody>
</table>

#### Proposed Access Point(s)

- The sites would be accessed from Piney Grove Road through adjacent properties in same ownership.

#### Trip Generation - Existing/Proposed

- **Existing Zoning: RS40**
  - 6.41 acres x 43,560 / 40,000 = 6 units x 9.57 (SFR Trip Rate) = 57 Trips per Day

- **Proposed Zoning: LI-S**
  - There is no comparable trip rate available for the use of Landfill, Land Clearing and Inert Debris.

#### Sidewalks

- There are no sidewalks located in the general area.

#### Analysis of Site Access and Transportation Information

- There is no driveway onto Piney Grove Road.

### CONFORMITY TO PLANS AND PLANNING ISSUES

#### Legacy GMA

- **Growth Management Area 5 - Rural Growth Area**

#### Relevant Legacy Recommendations

- **Legacy** recommends managing growth and development to reduce sprawl, create a more compact and balanced urban development pattern and preserve open space and rural character. It recommends the Rural Area remains in very low density residential and agricultural uses for the Plan’s 15-year time horizon. **Legacy** also specifically discourages rezoning to more intense districts in the Rural Area.

- Protect residential areas from inappropriate commercial and industrial encroachment.
The site is not within the boundaries of an area plan or development guide.

The northern portion of the subject property is located across from a site in the Voluntary Agriculture District (VAD) program. The VAD program was established by the Forsyth County Commissioners in January 2008 to provide protection and incentives to keep land in agricultural use.

There are no address number or street naming concerns.

(R)(3) - Have changing conditions substantially affected the area in the petition?
No

(R)(4) - Is the requested action in conformance with Legacy?
See comments below

The subject request would allow for a 6.41 acre expansion of a previously approved 17.77 acre LCID. Land clearing and inert debris landfills serve an important role in the community in that they provide disposal locations for construction related activities. Such sites are typically characterized by large ravines which naturally lend themselves to this type of activity. Because LCID’s are a relatively intense operation using heavy equipment, it can be difficult to find a suitable site that will have minimal impact to adjacent residential uses. LCID’s larger than 2 acres are not permitted in most zoning districts.

Access to the site will be provided by said adjacent LCID site which has a driveway onto Piney Grove Road. Planning staff supports the current request because it is an expansion of an existing facility. This facility does have a reversion clause condition whereby the site would revert back to the original RS40 zoning should the operation cease to operate for one year.

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>F-1508</td>
<td>RS40 to LI-S</td>
<td>Approved 3-6-09</td>
<td>Directly north and south</td>
<td>17.77</td>
<td>Denial</td>
</tr>
<tr>
<td>PBR 02-14</td>
<td>LCID</td>
<td>Approved 5-9-02</td>
<td>Directly north and south</td>
<td>1.95</td>
<td>NA</td>
</tr>
<tr>
<td>PBR 97-16</td>
<td>LCID</td>
<td>Approved 4-10-97</td>
<td>Directly north and south</td>
<td>1.95</td>
<td>NA</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<p>| Building Square Footage | Two small utility/accessory structures are currently located on the site and are shown as to remain. |
| Parking                | No spaces required or shown for the subject property. |</p>
<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>70’</td>
<td>Two existing one story structures</td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>Maximum</td>
<td>Proposed</td>
</tr>
<tr>
<td></td>
<td>90%</td>
<td>0%</td>
</tr>
<tr>
<td>UDO Sections Relevant to Subject Request</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Chapter B, Article II, Section 2-1.4 (A) Limited Industrial District</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Chapter B, Article II, Section 2-5.27 Dirt Storage use conditions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Chapter B, Article II, Section 2-5.41 Landfill, Land Clearing and Inert Debris (LCID) use conditions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Complies with Chapter B, Article VII, Section 7-5.3</td>
<td>(A) Legacy policies:</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td>(B) Environmental Ord.</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td>(C) Subdivision Regulations</td>
<td></td>
</tr>
<tr>
<td>Analysis of Site Plan Compliance with UDO Requirements</td>
<td>The revised site plan will comply with the requirements of the UDO.</td>
<td></td>
</tr>
</tbody>
</table>

**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 LCID provides a disposal facility for construction related activity.</td>
<td>Request would allow the expansion of a relatively intense operation using heavy equipment, in close proximity to single family homes.</td>
</tr>
<tr>
<td>The request will allow for an expansion of an existing LCID facility as opposed to opening a new one at a different location.</td>
<td></td>
</tr>
<tr>
<td>The site is located along a major thoroughfare.</td>
<td></td>
</tr>
</tbody>
</table>

**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
  a. Any bufferyard variance must be applied for and approved by the Forsyth County Board of Adjustment.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall submit a Land Clearing and Inert Debris Landfill and Treatment and Processing Facility Permit from NCDENR to the Erosion Control Section of the Winston-Salem Stormwater Division.
  b. Developer shall record an off-site bufferyard easement.

- **OTHER REQUIREMENTS:**
  a. Should the use of Landfill, Land Clearing and Inert Debris, greater than two acres cease to operate for a period of one calendar year, the zoning of PIN #6888-74-1734 and the subject portion of 6888-84-2202 shall revert back to RS-40 without further public notice, proceedings, hearings, or Board action as per Chapter B, Article VI, Section 6-2.2(H) of the UDO.
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.
CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1529
FEBRUARY 9, 2012

PUBLIC HEARING
FOR: None
AGAINST: None

WORK SESSION
MOTION: Lynne Mitchell moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Wesley Curtis
VOTE:
    FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Brenda Smith, Allan Younger
    AGAINST: None
    EXCUSED: None

According to information furnished by the Office of the Tax Assessor on February 22, 2012, the subject property was in the name of David Lee and Betty B. Lawson.

A. Paul Norby, FAICP
Director of Planning
# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

## Project Case Number: F-1529

### Preliminary Comments and/or Recommended Conditions

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

### Project Case Number: F-1529  Project Title: David Lee Lawson, LLC

**Date:** January 25, 2012

**Project Description:** East side of Piney Grove Road, across from Ridge Hill Drive

<table>
<thead>
<tr>
<th>Department</th>
<th>Phone #</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>NCDOT</td>
<td>336.703.6600</td>
<td><a href="mailto:jprhyne@ncdot.gov">jprhyne@ncdot.gov</a></td>
</tr>
<tr>
<td>WSDOT</td>
<td>336.747.6872</td>
<td>conniec@cityofwso</td>
</tr>
<tr>
<td>City Engineer</td>
<td>336.747.6846</td>
<td>alberteg@cityofwso</td>
</tr>
<tr>
<td>City Streets Division</td>
<td>336.734.1550</td>
<td>robbys@cityofwso</td>
</tr>
<tr>
<td>Inspections (Zoning)</td>
<td>336.727.2626</td>
<td>jeffv@cityofwso</td>
</tr>
<tr>
<td>Inspections (Erosion Control)</td>
<td>336.727.2388</td>
<td>josephf@cityofwso</td>
</tr>
</tbody>
</table>

- **NCDOT- Phone # - 336.703.6600** Email: jprhyne@ncdot.gov
  - No comment
  - Signature

- **WSDOT- Phone # - 336.747.6872** Email: conniec@cityofwso
  - No comment
  - Signature

- **City Engineer- Phone # - 336.747.6846** Email: alberteg@cityofwso
  - "No comments" (per email from Al Gaskill)
  - Signature

- **City Streets Division- Phone # - 336.734.1550** Email: robbys@cityofwso
  - No comment
  - Signature

- **Inspections (Zoning)- Phone # - 336.727.2626** Email: jeffv@cityofwso
  - "Any bufferyard variances must be applied for and approved by the FC Zoning Board of Adjustments prior to issuance of any permits. Where is soil driveway that is noted on plan that is in buffer. Buffer must be installed on the outside of soil driveway."
  - (per email from Jeff Vaughn)
  - Signature

- **Inspections (Erosion Control)- Phone # - 336.727.2388** Email: josephf@cityofwso
  - "Prior to issuance of a land disturbing permit a “land clearing and inert debris landfill and treatment and processing facility” permit from NCDENR must be submitted to the Erosion Control section of the Stormwater Division"
  - (per email from Joe Fogarty)
  - Signature
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: F-1529

Stormwater Division - Phone # - 336.747.6961 Email: josephf@cityofws.org
“Land Disturbing Permit Required.”
(per email from Joe Fogarty)

Signature

Fire (County) - Phone # - 336.703-2550 Email: smithbj@forsyth.cc
“20ft. wide, all weather surface, access road, approved turnarounds are required for roads longer than 150ft., County Fire Hydrant within 400ft. of the new building, Depending on type of occupancy built may detail further life safety building requirements.”
(per email from A.J. Stewart)

Signature

Utilities - Phone # - 336.747.7499 Email: courtneyd@cityofws.org
“No comments”
.....(Per email from Courtney Driver)

Signature

Sanitation - Phone # - 336.748.3080 Email: christe@cityofws.org

Signature

Planning - Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
“Update uses on plan to reflect same uses approved in F-1508; a staff change will need to be processed for minor changes to original tract; condition to record off-site bufferyard easement; a heavier lineweight around the subject property would help to delineate it; provide email for property owner; label PIN#6888-84-2202 as a “portion of”; Fax number for Coe Forestry? Label use of small accessory buildings on southern parcel.”
(per email from Aaron King)

Signature

Vegetation Management - 336.748.3020 Email: keithf@cityofws.org

Signature

Street Names/Addresses - 336.747.7048 Email: benfs@cityofws.org
“No address numbering or street naming concerns.”
(per email from Ben Stamey)

Signature
EXISTING RS40 USES ALLOWED
Forsyth County Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Agricultural Production, Crops
Agricultural Production, Livestock
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Kennel, Outdoor
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Cemetery
Church or Religious Institution, Community
Golf Course
Landfill, Land Clearing/Inert Debris, 2 acres or less
Library, Public
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Borrow Site
Child Day Care, Large Home
Dirt Storage
Fishing, Fee Charged
Habilitation Facility A
Manufactured Home, Class A
Manufactured Home, Class B
Manufactured Home, Class C
Nursing Care Institution
Park and Shuttle Lot
Recreational Vehicle Park
Riding Stable
Shooting Range, Outdoor
Transmission Tower

Uses Allowed in RS40

Revised 3/17/2011
USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Landfill, Land Clearing/Inert Debris, greater than 2 acres
Parking, Off-Site, for Multifamily or Institutional Uses