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AGENDA
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
REGULAR SESSION – WORK SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, FEBRUARY 22, 2024, at 6:00 P.M.

ZOOM MEETING LINK:

<https://us06web.zoom.us/j/85044215262?pwd=Ylp3ZUFNN0w0RkQ3V0dLVkZiWnFsdz09>

One Tap Mobile: 1-669-900-9128 or 1-253-215-8782

Meeting ID: 850 4421 5262

Passcode: 116183

1. **Call to Order**
2. **Roll Call.** Claudia Hauser, Robert Foreman, Ingrid Osses, Mark Lomeland, William Tippet, Chairman Andrew Faiella, Vice Chairman Todd Scantlebury.
3. **Pledge of Allegiance**
4. **Discussion** – Discussion and review of “Use Table.”
5. **Discussion** – Discussion of upcoming Work Session items.
 - Use Table
 - Standards for Specific Uses
 - Definitions
 - Procedures
6. **Current Events** - Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.
7. **Staff Comments**
8. **Adjournment**



Agenda Item Submission Form – Section I

Meeting Date:

- Consent Agenda
- Decision Agenda
- Executive Session Requested
- Presentation Only
- Action/Presentation
- Work Session

Requesting Department: Community Development

Staff Resource/Contact Person: John Knight, CDD; Cory Mulcaire, Planner; Cliff Bryson, Code Officer

Agenda Title: Discussion and review of “Use Table.”

List Attached Documents: Draft of Use Table

Estimated Presentation Time: 10 minutes

Estimated Discussion Time: One hour

Background Information: The Town Council and Planning Commission have directed staff to update several portions of the Zoning Ordinance. Amendments in process include the sign ordinance, the animal ordinance, and the “comprehensive update” of the Zoning Ordinance. A copy of the latest version of the full ordinance is available on the Town’s website - <https://www.campverde.az.gov/home/showpublisheddocument/12693/638366981896200000>

This comprehensive update is anticipated to extend six (6) or more months and is being processed concurrently with the updates to the animal and sign sections.

The purpose of this work session is to obtain preliminary feedback from the Commission on updates proposed by staff. The first task, for tonight’s meeting, is to sort through the various Permitted, Conditionally Permitted, and Accessory Uses. Staff has attached a draft of the proposed table and anticipates working through the residential uses at this first meeting. At the next work session, staff anticipates working through the other types of uses (primarily accessory, commercial and industrial uses).

Future sessions will include discussions of standards and requirements for certain uses. Uses that need additional standards are noted in the table with an asterisk. Standards can be added to address potential impacts related to things like safety (pools and ponds for example), hours of operation, lighting, dust, and noise.

When reviewing the table, you’ll note that the uses have been identified with a P, C, A, or T. P is for a Permitted Use, C is a Conditionally Permitted Use, A is an Accessory Use, and T is a Temporary Use. These are defined briefly below:

P - Permitted Uses: A use allowed in a Zoning District as a primary use. Permitted Uses may include additional standards but are allowed “by right”.

C - Conditionally Permitted Uses: Conditional Uses are uses that are allowed in a zoning district that are determined to be appropriate provided specific limitations (conditions) are included to ensure compatibility

with the surrounding neighborhood. Limits may include the scope, nature, and duration of use. Use Permits are recommended for approval by the Planning & Zoning Commission and are approved by Town Council.

A – Accessory Use: An Accessory Use is a use that is incidental to a Permitted or Conditionally Permitted Use on the same lot. Accessory Uses are only allowed to be established after a Permitted or Conditionally Permitted Use is approved. For example, a swimming pool (which is designated as an Accessory Use) is only allowed once the house (the Permitted Use) is constructed on the property.

T – Temporary Use: A Temporary Use is a use established for a fixed period of time with the intent to discontinue the use upon expiration of the time period. Temporary Uses require a Temporary Use Permit and are typically for a period of six (6) months to twelve (12) months.

Recommended Action: Discussion and possible direction to staff.

Use Table – Updated: February 15, 2024

Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF	
Residential Uses	Mobile Homes in an existing Manufactured Home Park* (must be refurbished w/AZDOH certified)	--	P	P	P	P	P	P	P	--	--	--	--	--	--	
	Manufactured Homes (add definition)	--	P	P	P	P	P	P	--	--	--	--	P	--	--	
	Modular Homes (add definition)	P	P	P	P	P	P	P	--	--	--	--	P	--	--	
	Single-Family Dwelling Units (Site-Built)* (3 allowed in AG zone)	P	P	P	P	P	P	P	--	--	--	--	P	--	--	
	Multiple Dwelling Units	--	--	P	--	P	P	P	--	--	--	--	P	--	--	
	Single-Family Dwelling Units (Site-Built)	P	P	P	P	P	P	P	--	--	--	--	P	--	--	
	Temporary Housing Travel Trailers, etc.	€	€	€	€	€	€	€	€	€	€	€	€	€	--	€
	Manufactured Home Park/RV Park*	--	C	C	C	C	C	C	--	--	--	--	--	--	--	--
	Live/Work* – (need definition & standards)	--	--	C	C	P	P	P	P	--	--	--	--	--	--	--
	Mixed Use*	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--
	Tiny Homes* (stick built/modular in R1L, or MF elsewhere)	P*	P	P	P	P	P	P	--	--	--	--	P	--	--	
Park Models?																
Accessory Uses	Home Occupations*	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Swimming Pools and Ponds*	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Private Tennis Court, Volleyball Court, Basketball Court, Skate Ramps, Pickle Ball and similar court sports*	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Private Equestrian Arena*	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Private Stables* (within animal count)	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Private Driving Range, Archery Range, Baseball Field, Batting Cage, Putting Green*	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Private Motocross Track (includes ATVs), Off-road Bicycle (BMX) Track*	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Camping* (in tents or travel trailers/RVs limited to 10 day stay And 2 RVs)	A	A	A	A	A	A	A	--	--	--	--	A	--	--	
	Shipping Containers*	A	A	A	A	A	A	A	A	--	A	A	A	--	--	
	Accessory Dwelling Unit (increase to 1,500 sf & min. lot size?)* pull up county standards	A	A	A	A	A	A	A	--	--	--	--	--	--	--	
	Security/Caretaker Dwelling Unit (min 1,500 attached/detached?)*	--	--	--	--	--	--	--	A	A	A	A	P	--	--	
Other Accessory Uses Commonly with	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>--</u>	<u>P</u>	

P – Permitted, C – Conditional, - - Prohibited, * Supplemental Use Regulation, A – Accessory Use, T – Temporary Use

Use Table – Updated: February 15, 2024

Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF
	Primary Permitted Use (as determined by the CDD – change to Accessory Use)														
	On Site Day Care* (primarily serving the on-site facility)	--	--	A	--	A	A	A	A	A	A	A	--	--	A
	Home Based Day Care* (1-6 Children)	A	A	A	A	A	A	A	A	A	A	A	A	--	A
	Limited Day Care* (7-12 Children)	A	A	A	A	A	A	A	A	A	A	A	A	--	A
	Adult Day Care*														
	Dog Breeding *	A	A	A	A	A	A	A	--	--	--	--	A	--	--
	Greenhouse/Nurseries for private or non-public access*	A	A	A	P	A	A	A	--	--	--	--	P	--	--
	<i>Other Accessory Uses Commonly with Primary Permitted Use (as determined by the CDD)</i>	A	A	A	A	A	A	A	A	A	A	A	A	--	A
Group Living	Group Home* (need to check ARS – 10 or fewer)	P	P	P	P	P	P	P	--	--	--	--	--	--	--
	Treatment Facility*	--	--	--	--	C	--	--	C	--	--	--	--	--	--
Lodging	Short-term Rental* – (consistent w/state law)	P	P	P	P	P	P	P	--	--	--	--	P	--	--
	Boarding House/Rooming House (5 or less rooms Rented out combine w/STR?)* Boutique Hotel? Larger in RS & C zones?	P	P	P	P	P	P	P	--	--	--	--	--	--	--
	Bed and Breakfast (two to five bedrooms) *(changed to permitted in R zones)	CP	CP	P	P	P	P	P	P	--	--	--	--	--	--
	Hotels and Motels (56 or more guest rooms)	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	RV Park (separated from MF Home Parks – combine w/Camping?)	--	C-	C	C	C	C	C	C	--	--	--	--	--	--
	Campground* (3 or more RVs)	--	--	C	--	C	C	C	C	--	--	--	--	--	--
Temporary Uses	Temporary Events*	T	T	T	T	T	T	T	T	--	T	T	T	--	--
	Amusement Enterprises (temp carnivals/events)*	--	--	--	--	T	T	T	T	--	T	T	T	--	--
	Promotional Activities (other short-term promotional activities)*	T	T	T	T	T	T	T	T	--	T	T	T	--	--
	Special Events on Public Property*	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Display of Fireworks	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Temporary Uses not Specified* (as determined similar by CDD)	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Temporary Housing during construction	T	T	T	T	T	T	T	T	T	T	T	T	T	T

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Use Table – Updated: February 15, 2024

Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF
	for 12 months (after building permit issued)* (may be extended if still under construction)														
	Model Homes/Temp Construction Offices For 12 months * (may be extended if under construction)	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	RV - 6 months allowed w/TUP if primary use established* Allow one extension up to 1 year? Max 2 per parcel?)	T	T	T	T	T	T	--	--	--	--	--	--	--	--
	RV up to 10 days * exempt from Temporary Use Permit(need standards and max. # of RVs) 3 or more is an RV park) only two 6 mo. Consecutive periods	T	T	T	T	T	T	--	--	--	--	--	T	--	--
	Enterprise Retail Sales* (add standards)					T	T	T	T	T	T	T	P	--	--
	Temp. Food Vendor/Food Truck?/Mobile Vendors*	T?	T?	T?	T?	T	T	T	T	T	T	T	T?	--	--
Public & Semipublic Institutional - Civic	Government Facilities - including Community Parks, Playgrounds, Community Centers (permit w/standards)* includes town arena	CP	CP	P	P	P	P	P	P	P	P	P	P	CP	P
	Utility Facilities and Utility Service Yards	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Cemeteries	--	--	--	--	--	--	--	C	P	P	P	--	--	--
	Flood Control Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Historical Landmarks	P	P	P	P	P	P	P	P	P	P	P	P	P	UPP
	Museums, Art Galleries, and similar Community Facilities	--	--	--	--	--	--	P	P	P	P	P	--	--	P
	Community Building*	P	P	P	P	P	P	P	P	--	--	--	--	--	--
Hospital/Clinic	Hospitals, Clinics Sanitariums, Nursing Homes, Assisted Living and Care Facilities	--	--	--	--	--	P	P	P	--	--	--	--	--	C
	Hospital	--	--	--	--	--	--	P	P	--	--	--	--	--	C
	Clinic, Dental Care, Counseling, Chiro, Treatment Centers, Physical and Mental Rehabilitation, Eye Care, etc.	--	--	--	--	P	P	P	P	--	--	--	--	--	C
	Nursing Home/Long Term Care Facility (Assisted Living)	--	--	--	--	P	P	P	P	--	--	--	--	--	--
	All other medical facilities	--	--	--	--	P	P	P	P	--	--	--	--	--	--
Tele-communication Facilities	Antennas or Towers on Property owned, or otherwise controlled by Town of Camp Verde*	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Antennas, Towers, other*	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Antennas, Towers, Satellite Dishes for private use* (limit to max height in zoning district)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Educational	Boarding School*	C	C	C	C	P	C	P	P	P	--	--	--	--	--

Use Table – Updated: February 15, 2024

Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF
	Charter, Private and Parochial School	C	C	C	C	P	P	P	P	P	P	P	--	--	P
	Vocational and Trade Schools	--	--	--	--	--	P	P	P	P	P	P	--	--	P
	Dance, Art, Music Schools	--	--	--	--	--	P	P	P	P	P	P	--	--	P
	Elementary and Secondary Schools	P	P	P	P	P	P	P	P	P	P	P	--	--	P
	Riding Academies* (includes boarding)	--	--	--	C	--	P	P	P	P	P	P	P	--	P
	All other Schools	--	--	--	--	--	C	C	C	C	--	--	--	--	--
Detention Facilities	Jails, Reformatories, Honor Camps	--	--	--	--	--	--	--	--	--	C	C	--	--	--
Agricultural and Open Space	Agricultural Museums (add to commercial)														
	Agriculture and Cultivation (allow everywhere) & include farm stand in definition	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Agritourism* (update definition)	--	--	--	C	--	--	--	--	--	--	--	P	--	--
	Fabrication, storage, and repair of Agricultural Equipment	--	--	--	P	P	P	P	P	--	--	--	P	--	--
	Farm Animals/Livestock* (see animal ord. update)	P	P	P	P	P	P	P	P	P	P	P	P	--	P
	Public Facilities for sale of agricultural products	--	--	--	C	P	P	P	P	--	--	--	P	--	--
	Public Stables, Livestock Breeding, Boarding , and Sales (definition needed – public oriented)	--	--	--	C	--	P	P	P	--	--	--	P	--	--
	Temporary Housing for Agricultural Workers*	--	--	--	C	--	C	C	C	--	--	--	C	--	--
	Feed Lot*	--	--	--	--	--	--	--	--	--	--	--	C	--	--
	Dairy*	--	--	--	--	--	--	--	--	--	--	--	C	--	--
	Greenhouses/Nurseries* (for public)	--	--	--	C	--	P	P	P	--	--	--	P	--	--
	Agribusiness (add to comm, industrial and Ag)	--	--	--	--	--	P	P	P	P	P	P	P	--	--
	Christmas Tree Sales (move to TUP)														
	Livestock Boarding	P	P	P	P	P	P	P	--	--	--	--	P	--	--
	Grain storage (when not an accessory use Ag & comm & industrial)	--	--	--	--	--	P	P	P	P	P	P	P	--	--
	Winery/Vineyard (with Wine Tasting)	--	--	--	C	C	C	C	C	--	--	--	P	--	--
All other agriculture, including farms and community gardens	C	C	C	P	P	P	--	--	--	--	--	P	--	--	
Apiary* (beehive) allow as permitted	P	P	P	P	P	P	P	--	--	--	--	P	--	--	
Commercial Uses	Antique Sales	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Automobile and Machinery Sales	--	--	--	--	--	--	P	P	P	P	P	--	--	--
	Automobile Repair (Light) (add heavy separately)	--	--	--	--	--	--	P	P	P	P	P	--	--	--

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Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF
	Automotive Service Stations (gas station)	--	--	--	--	--	--	P	P	P	--	--	--	--	--
	Baking and Confection Cooking (on-site only) (Bakery)	--	--	--	--	--	P	P	P	P	--	--	--	--	--
	Bars, Tap Rooms , Night Clubs	--	--	--	--	--	P	P	P	P	--	--	--	--	--
	Bed & Breakfast (moved to lodging)	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Bowling Alleys, Poolrooms	--	--	--	--	--	--	P	P	P	--	--	--	--	--
	Business Offices, banks, similar including drive-through (separate offices?)	--	--	--	--	P	P	P	P	--	--	--	--	--	--
	Commercial Art Galleries (combine with retail)	--	--	--	--	P	P	P	P	--	--	--	--	--	--
	Commercial ballrooms and arenas	--	--	--	--	--	--	--	P	--	--	--	--	--	--
	Commercial bath and massage (move to personal services)	--	--	--	--	--	P	P	--	--	--	--	--	--	--
	Commercial Parking Facilities	--	--	--	--	--	--	P	P	P	P	P	--	--	--
	Custom Service and Craft Shop	--	--	--	--	P	P	P	P	--	--	--	--	--	--
	Dancing, art, music, business and trade schools (moved to educational)	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Frozen Food Lockers	--	--	--	--	--	--	P	P	P	P	P	P	--	--
	Hotels & motels (5 or more guest rooms) moved to Lodging	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	In-plant restaurants including roof or landscape patio	--	--	--	--	--	--	--	P	P	P	P	--	--	--
	Launderettes	--	--	--	--	--	P	P	P	P	--	--	--	--	--
	Miniature Golf	--	--	--	--	--	--	P	P	--	--	--	--	--	--
	Mortuaries	--	--	--	--	--	--	C	C	P	P	P	--	--	--
	Offices (professional)	--	--	--	--	P	P	P	P	P	--	--	--	--	--
	Personal Services* (salons, massage)	C	C	C	C	P	P	P	P	--	--	--	C	--	--
	Pet Shops	--	--	--	--	--	--	P	P	--	--	--	--	--	--
	Public Auction within a closed building	--	--	--	--	--	--	--	--	P	P	P	C	--	--
	Restaurants and cafes	--	--	--	--	C	P	P	P	--	--	--	--	--	--
	Retail Sales	--	--	--	--	P	P	P	P	--	--	--	--	--	--
	Sales (retail and wholesale) rentals	--	--	--	--	--	--	P	P	P	P	P	--	--	--
	Theaters, auditoriums, banquet & dance halls	--	--	--	--	--	--	P	P	--	--	--	--	--	--
	Veterinary Services, Kennels	--	--	--	C	--	--	P	P	P	P	P	C	--	--
	Alcohol Sales, Retail	--	--	--	--	--	--	P	P	P	--	--	--	--	--
	Alcohol Sales, in restaurant	--	--	--	--	--	--	P	P	P	P	--	--	--	--

Use Table – Updated: February 15, 2024

Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF
	Animal Sales and Care Indoor – Small	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Animal Sales and Care Outdoor - Large	--	--	--	C	--	--	--	--	--	--	--	P	--	--
	Outdoor Sales and Operation*	--	--	--	--	--	--	P	P	P	P	P	--	--	--
	Arts, crafts, boutiques	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Bakeries – (small scale not factory or distribution warehousing)	--	--	--	--	P	P	P	P	--	P	--	--	--	--
	Bakeries – (large scale, including distributors or warehousing)	--	--	--	--	--	--	--	--	--	P	P			
	Sexually Oriented Business	--	--	--	--	--	--	--	--	--	--	P	--	--	--
	Large Format Retail/Department Stores	--	--	--	--	--	--	P	P	--	--	--	--	--	--
	Book Stores	--	--	--	--	P	P	P	P	--	--	--	--	--	--
	Contractor and Trade Shops, Indoor Operation and Storage	--	--	--	--	--	--	C	C	--	P	P	--	--	--
	Supermarkets or Convenience Stores	--	--	--	--	P	P	P	P	--	--	--	--	--	--
	Delivery and Dispatch Services	--	--	--	--	--	P	P	P	P	P	P	--	--	--
	In-vehicle Service (cleaners, tellers, liquor stores, drive-through)	--	--	--	--	--	--	P	P	--	--	--	--	--	--
	Farm related (feed stores, etc.)	--	--	--	C	C	P	P	P	--	--	--	P	--	--
	Fertilizer and Seed Sales	--	--	--	--	--	--	--	C	--	P	P	C	--	--
	Food Service (carry-out food)	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Catering	--	--	--	--	C	P	P	P	--	--	--	--	--	--
	Hardware Store move to retail	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Landscaping Materials	--	--	--	--	--	--	P	P	P	P	P	--	--	--
	Manufactured Building Sales	--	--	--	--	--	--	P	P	P	P	P	--	--	--
	Motor Vehicle Dealer	--	--	--	--	--	--	P	P	--	--	--	--	--	--
	Nurseries (also under greenhouse – duplicated)	--	--	--	--	--	P	P	P	--	--	--	C	--	--
	Pawn Shops (move to retail)	--	--	--	--	--	--	C	C	--	--	--	--	--	--
	Rental Services (duplicate? Wholesale/rental)	--	--	--	--	--	--	--	C	P	P	P	--	--	--
	Repair Services (appliances, computers, small engine repair inside building*) add to Home Occ standards	--	--	--	--	--	P	P	P	P	P	P	--	--	--
	Marijuana Dispensary (medical)	--	--	--	--	--	--	--	--	P	P	P	--	--	--
	Swap Meet/Farmers Market	--	--	--	--	C	C	C	C	--	--	--	C	--	--
	Theater (duplicate – see auditorium)	--	--	--	--	--	--	P	P	--	--	--	--	--	--
	All other Retail Sales and Service	--	--	--	--	--	P	P	P	--	--	--	--	--	--

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Use Table – Updated: February 15, 2024

Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF
	Restaurants with full bar service (break out beer/wine separate?)	--	--	--	--	--	P	P	P	P	P	P	--	--	--
	Breweries, Meaderies, Cideries, Distilleries* (allow limited food service)	--	--	--	--	--	C	P	P	P	P	P	C	--	--
	Coffee Shops	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Wine Tasting, Tap Room* (stand alone shop)	--	--	--	--	--	P	P	P	--	--	--	--	--	--
	Bars and Nightclubs	--	--	--	--	--	--	P	P	--	--	--	--	--	--
Day Care	General Day Care (13 or more children – check statute) – see also Day Care as an accessory use					C	P	P	P						
	Adult Day Care (13 or more adults – check w/state statute) *					C	P	P	P						
Religious Institutions	Institution (seating capacity up to 1,500)	--	--	C	--	C	P	P	P	P	P	P	P	--	--
	Institution (seating capacity over 1,500)	--	--	C	--	C	P	P	P	P	P	P	P	--	--
Offices	Add as a separate category?														
Parks & Open Space	Neighborhood Park*	P	P	P	P	P	P	--	--	--	--	--	--	--	--
	Cemetery and Mausoleums*	--	--	--	--	--	--	--	C	--	P	P	--	--	--
	Golf Course	--	--	--	--	C	P	P	P	P	P	P	--	--	--
	Golf Driving Range	--	--	--	--	C	P	P	P	P	P	P	--	--	--
	Lakes/reservoirs *	--	--	--	--	C	C	C	C	--	--	--	--	--	--
	All Other Parks and Open Space *	C	C	C	C	C	C	C	C	--	--	--	--	--	--
Safety Services	All (Fire, Marshall, and EMS)	C	C	C	C	C	P	P	P	P	P	P	--	--	--
Rec & Entertainment Outdoor/Indoor															
Vehicle Service															
Mining	Extractive Use	--	--	--	--	--	--	--	C	C	C	C	--	--	--

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Use Category	Specific Use	R1L	R1	R2	R-R	RS	C1	C2	C3	PM	M1	M2	AG	OS	CF
	Quarry	--	--	--	--	--	--	--	C	C	C	C	--	--	--
	Sand or Gravel Extraction	--	--	--	--	--	--	--	C	C	C	C	--	--	--
Aviation or Surface Passenger Terminal	Airports, Heliports, Bus/Commuter Stops/ Helipads	--	--	--	--	--	C	P	P	P	C	C	--	--	--
Wholesale Sales	Wholesale business with highly flammable material or liquids	--	--	--	--	--	--	--	--	--	C	C			
	All other wholesale uses	--	--	--	--	--	--	--	--	--	P	P	--	--	--
Waste -Related Uses	Transfer Station: Non-Hazardous Waste	--	--	--	--	--	--	--	P	P	P	P		--	--
	Junkyards/Automotive Recyclers	--	--	--	--	--	--	--	P	P	P	P	--	--	--