

**MONDAY, FEBRUARY 17, 2020**

**MILLINGTON PLANNING COMMISSION – REGULAR MEETING**

**6:00 PM**

1. CALL TO ORDER
2. ESTABLISHMENT OF A QUORUM
3. SIGN DESIGN APPLICATIONS
  - Your CBD Store – 8570 US Highway 51 N, Suite 107

Documents:

[YOUR CBD STORE SIGN.PDF](#)

4. REZONINGS
  - Mixed Use Planned Development (MUPD) and Rezoning
    1. Action on the Proposed MUPD
    2. Rezoning 39.36 Acres of Land from B-2 Commercial to R-4, Multiple Family Residential

Documents:

[REVISED MUPD COMMENTS.PDF](#)

5. AMENDMENT TO ZONING ORDINANCE
  - Proposed Amendment to Allow Day Care Use in Churches in Certain Zones

Documents:

[ORDINANCE 2020, DAY CARE IN CHURCHES.PDF](#)  
[CHART 1 2320.PDF](#)

6. SET BOND AMOUNT FOR WILLIAM STUART HOWARD SUBDIVISION
7. OTHER BUSINESS (As Necessary)
8. ADJOURN

**ADA NOTICE**

**The City of Millington seeks to meet the needs of all individuals with disabilities  
Should you need accommodations for the above meeting, please call City Hall at  
(901)873-5701, at least 8 hours in advance of the meeting.**



Painted Channel Letters  
 White Faces  
 Internal White LEDs  
 Full color LOGO  
 Black Cans/ Black trim  
  
 Mounted to raceway  
 match fascia of bldg



February 5, 2020  
 Landlord: GMR Millington  
 Farms, LLC  
 By: *[Signature]*



# **Comments on Millington Farms MUPD and Rezoning Applications**

**There are two applications involved on this 103 acre property.**

- I. An application for a Mixed Use Planned Development**
- II. An application for rezoning of 39.36 acres of land from B-2 Commercial to R-4, Multiple Family Residential.**

## **I. Mixed Use Planned Development (MUPD)**

**The purpose of a MUPD is outlined in Chapter 22 of the Zoning Ordinance.**

The purpose of the mixed use planned development district is to provide the means and guidelines by which tracts of land may be developed using a unified approach rather than traditional lot-by-lot treatment, and to allow for the creation of planned developments that may contain a variety of residential uses, together with certain approved commercial, office and/or light industrial uses.

### **The MUPD is an Overlay Zone**

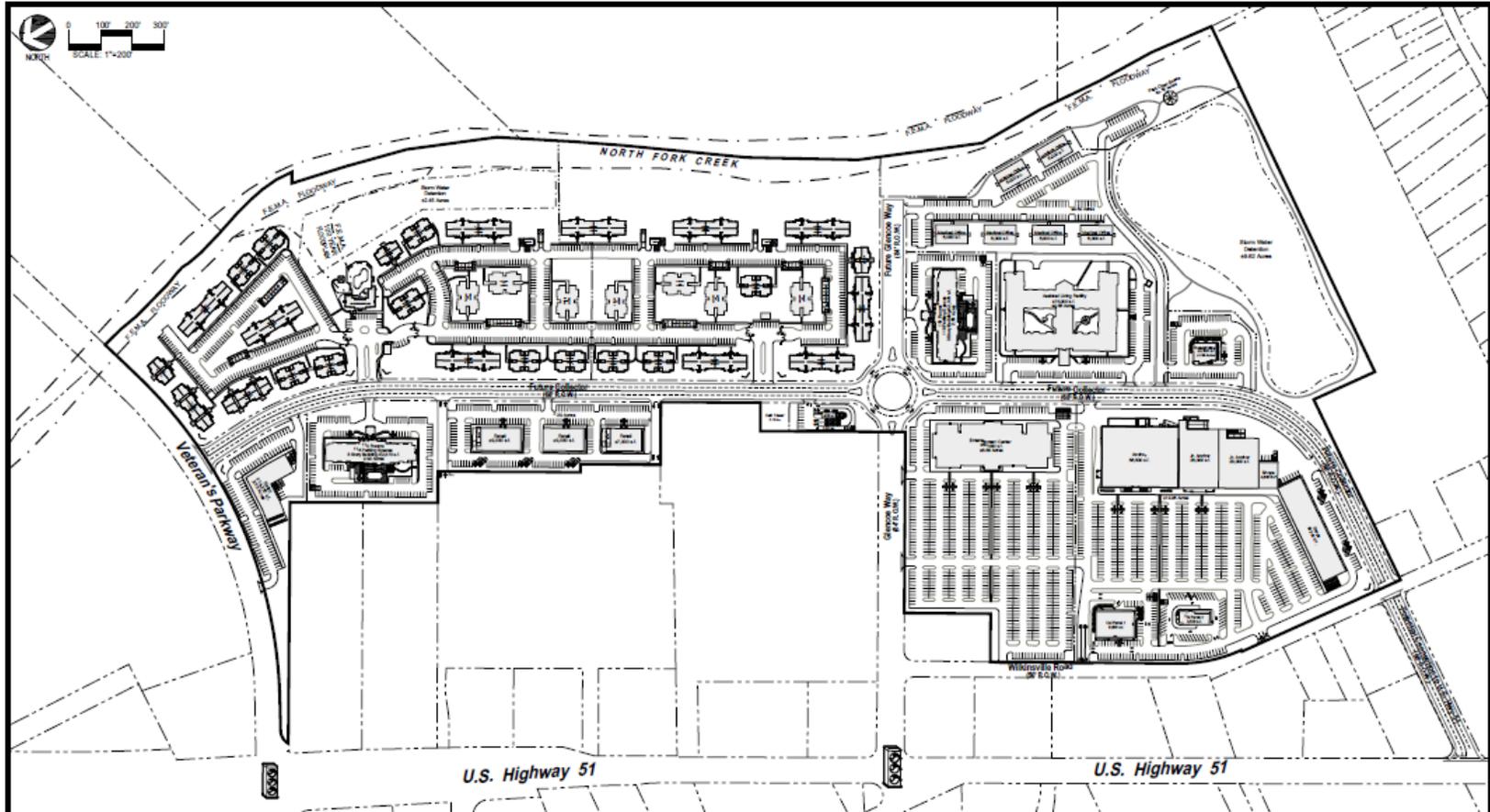
Only the uses permitted in the underlying zoning districts are permitted in a MUPD. If uses are requested that are not permitted, the underlying zoning must be changed to a district that allows the requested uses. The Commission may prohibit certain uses a MUPD that would normally be

permitted in the underlying zoning. The Commission may also place other limitations on development in a MUPD.

**The Millington Farms MUPD Outline Plan will be made up of the following Maps and Documents:**

- A. Outline Plan – Conceptual Site Plan
- B. Outline Plan - Phasing Plan
- C. Outline Plan - Conceptual Landscape Plan
- D. Outline Plan – Conceptual Grading and Drainage Plan
- E. Outline Plan – Conceptual Utility Plan
- F. Outline Plan – Outline Plan Conditions

# CONCEPTUAL SITE PLAN



**NOTES:**

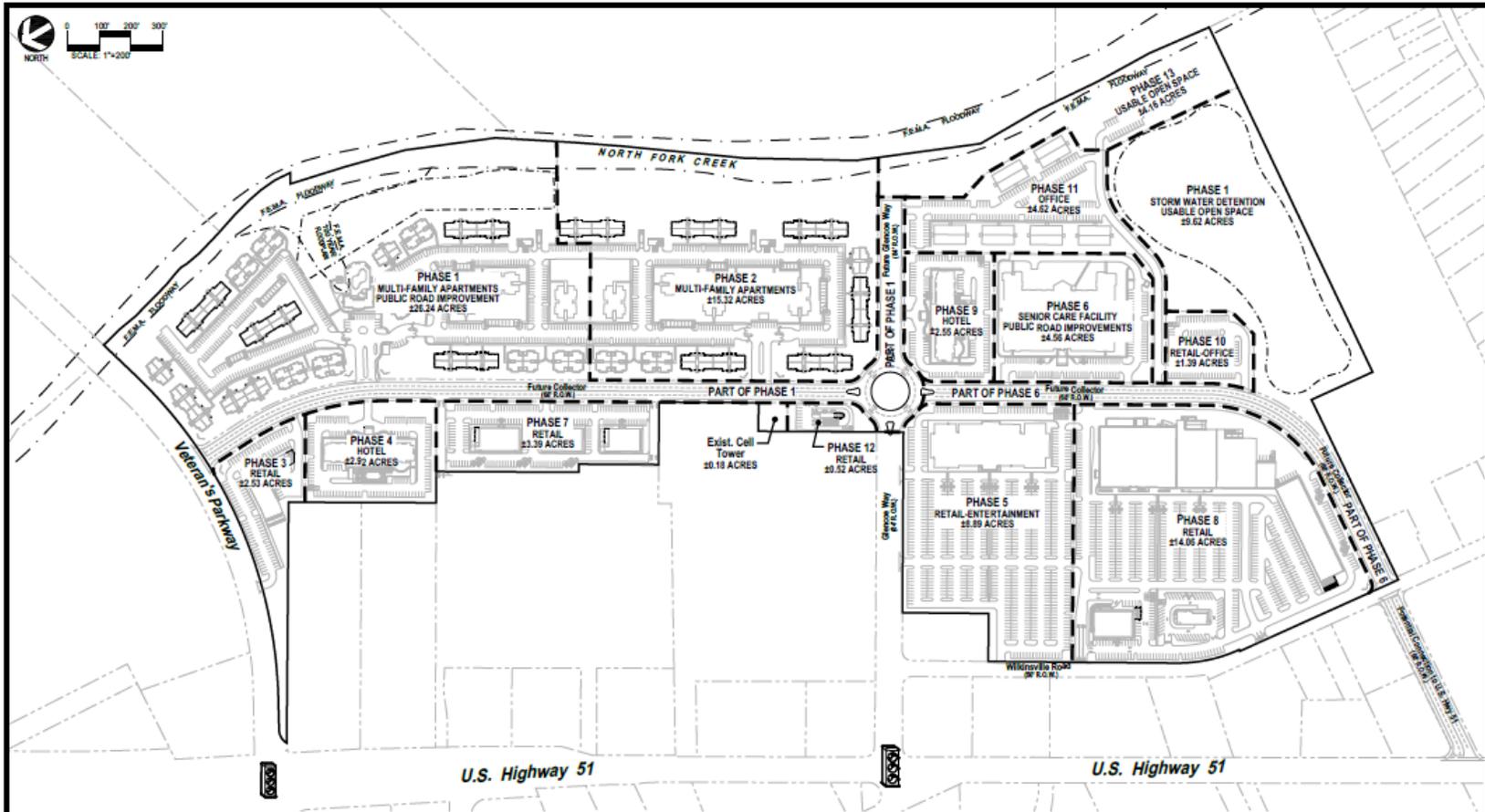
1. FLOODWAY OR FLOODPLAIN  
THIS PROPERTY IS LOCATED WITHIN THE FLOODWAY AND THE 100 YEAR FLOOD ZONE AS DESIGNATED ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM NUMBER) 47157C01800. EFFECTIVE DATE - FEBRUARY 6, 2013. ELEVATION - 425.5-269.0
2. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILESTONE LAND SURVEYING AND DATED MARCH 10, 2013 AND NOVEMBER 27, 2016.



Conceptual Site Plan  
 OUTLINE PLAN  
**MILLINGTON FARMS**  
 Planned Development  
 MILLINGTON, TENNESSEE  
 TOTAL AREA: 103.74 ACRES  
 DISTRICT MD1, BLOCK G15, PARCEL 00924C  
 No. OF LOTS: 1  
 100 YEAR FLOOD ELEV.: ±265.5-269.0  
 OWNER/DEVELOPER:  
**MILLINGTON FARMS HOLDINGS, LLC.**  
 6100 Poplar Avenue, Suite 2802  
 Memphis, TN, 38157

PREPARED BY:  
**SOLOMITO**  
 LAND PLANNING  
 1774 KIRBY PKWY., #1-323 • MEMPHIS • TN • 38138 • 901.755.7496  
 DATE: 1/13/2020 JOB No. 11001 SHEET 2 OF 8

# PHASING PLAN



**NOTES:**

1. FLOODWAY OR FLOODPLAIN  
THE PROPERTY IS LOCATED WITHIN THE FLOODWAY AND THE 100 YEAR FLOOD ZONE AS DESIGNATED ON F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 47157C0180D. EFFECTIVE DATE - FEBRUARY 6, 2013 ELEVATION - ±265.5-269.0

2. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILESTONE LAND SURVEYING AND DATED MARCH 10, 2013 AND NOVEMBER 27, 2016.



**SITE DATA**

	PHASE	USE	AREA	ACTUAL DWELLING UNITS	DENSITY	RETAIL S.F.	F.A.R.	GREENSPACE	ESTIMATED COMPLETION
YEAR 1	1	MULTI-FAMILY	21.12 Acres	216	10.23	-	-	61.69%	2020
		RIGHT-OF-WAY	5.12 Acres	-	-	-	-	-	2020
		DETENTION	8.73 Acres	-	-	-	-	100%	2020
YEAR 2	NO ACTIVITY								
YEAR 3	2	MULTI-FAMILY	15.32 Acres	192	12.54	-	-	63.15%	2022
	3	RETAIL	2.53 Acres	-	-	14,250	10.76%	40.68%	2022
YEAR 4	4	HOTEL	2.92 Acres	-	-	-	41.17%	37.82%	2022
	5	RETAIL	8.89 Acres	-	-	50,000	12.92%	14.66%	2023
YEAR 5	6	SENIOR CARE	4.56 Acres	-	-	-	37.27%	39.67%	2024
		RIGHT-OF-WAY	2.79 Acres	-	-	-	-	-	2024
YEAR 6	7	RETAIL	3.39 Acres	-	-	25,000	18.29%	23.60%	2024
	8	RETAIL	14.06 Acres	-	-	144,400	23.58%	17.49%	2025
	9	HOTEL	2.55 Acres	-	-	-	47.15%	31.13%	2025
	10	RETAIL-OFFICE	1.39 Acres	-	-	4,500	7.43%	30.12%	2025
	11	OFFICE	4.62 Acres	-	-	-	17.88%	43.91%	2025
	12	RETAIL	0.52 Acres	-	-	745	5.00%	40.14%	2025
	13	OPEN SPACE	4.16 Acres	-	-	-	-	100%	2025
	14	EXIST. CELL TOWER	0.18 Acres	-	-	-	-	-	-

TOTAL: 103.74 ACRES

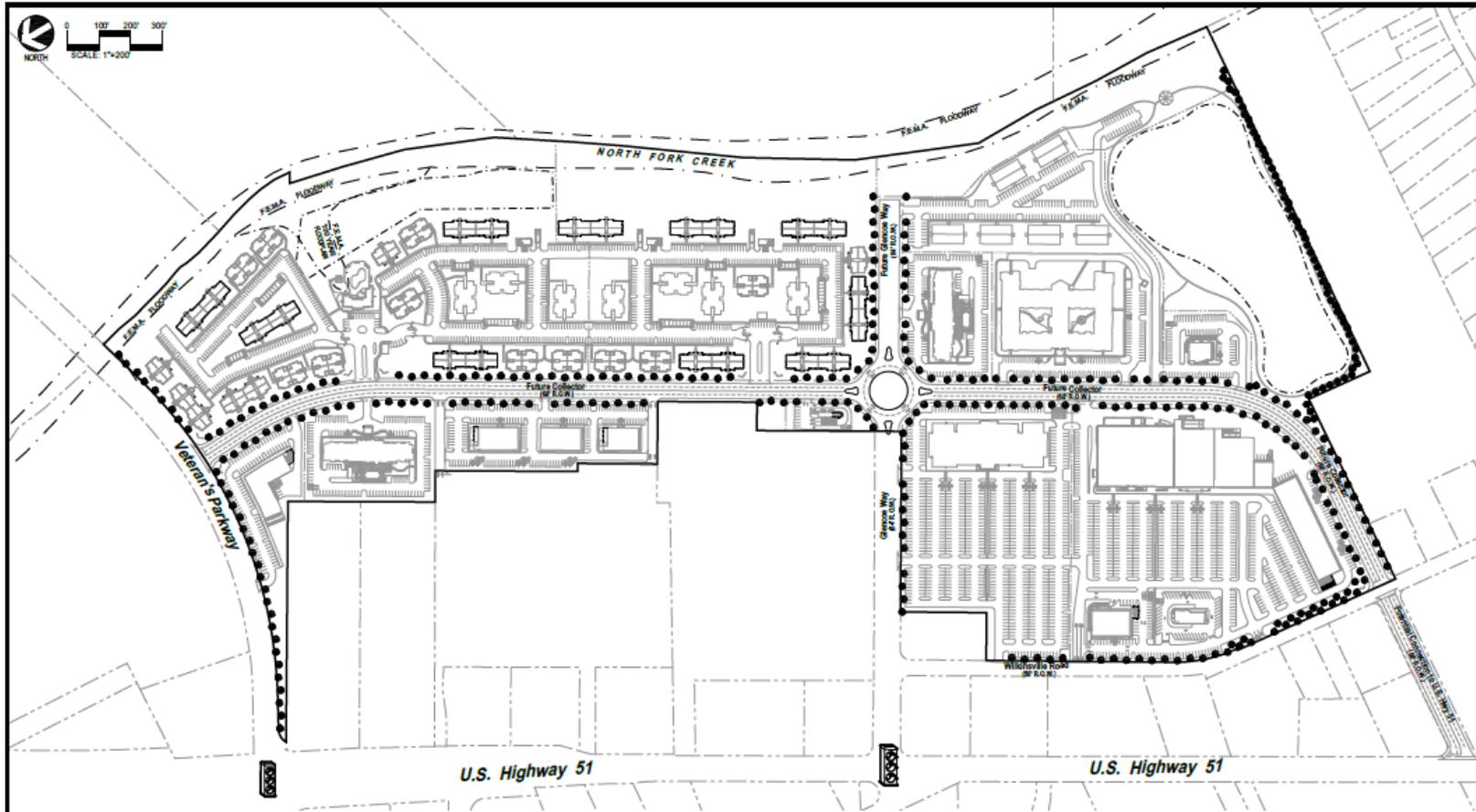
**Phasing Plan  
OUTLINE PLAN  
MILLINGTON FARMS  
Planned Development**

MILLINGTON, TENNESSEE

TOTAL AREA: 103.74 Acres  
DISTRICT M01, BLOCK D15, PARCEL C0924C  
No. OF LOTS: 1  
100 YEAR FLOOD ELEV.: ±265.5-269.0  
OWNER/DEVELOPER:  
MILLINGTON FARMS HOLDINGS, LLC.  
6100 Poplar Avenue, Suite 2002  
Memphis, TN, 38197

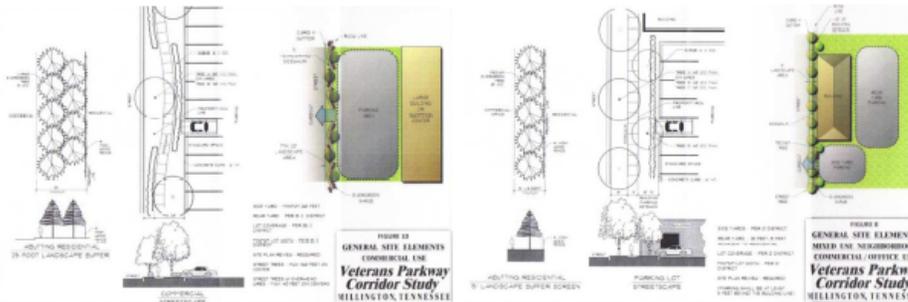
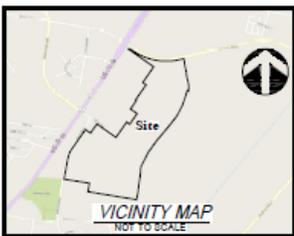
PREPARED BY:  
**SOLOMITO**  
LAND PLANNING  
1779 KIRBY PKWY., #1-323 • MEMPHIS • TN • 38138 • 901.755.7495  
DATE: 1/13/2020 JOB No: 11091 SHEET 3 OF 6

# CONCEPTUAL LANDSCAPE PLAN



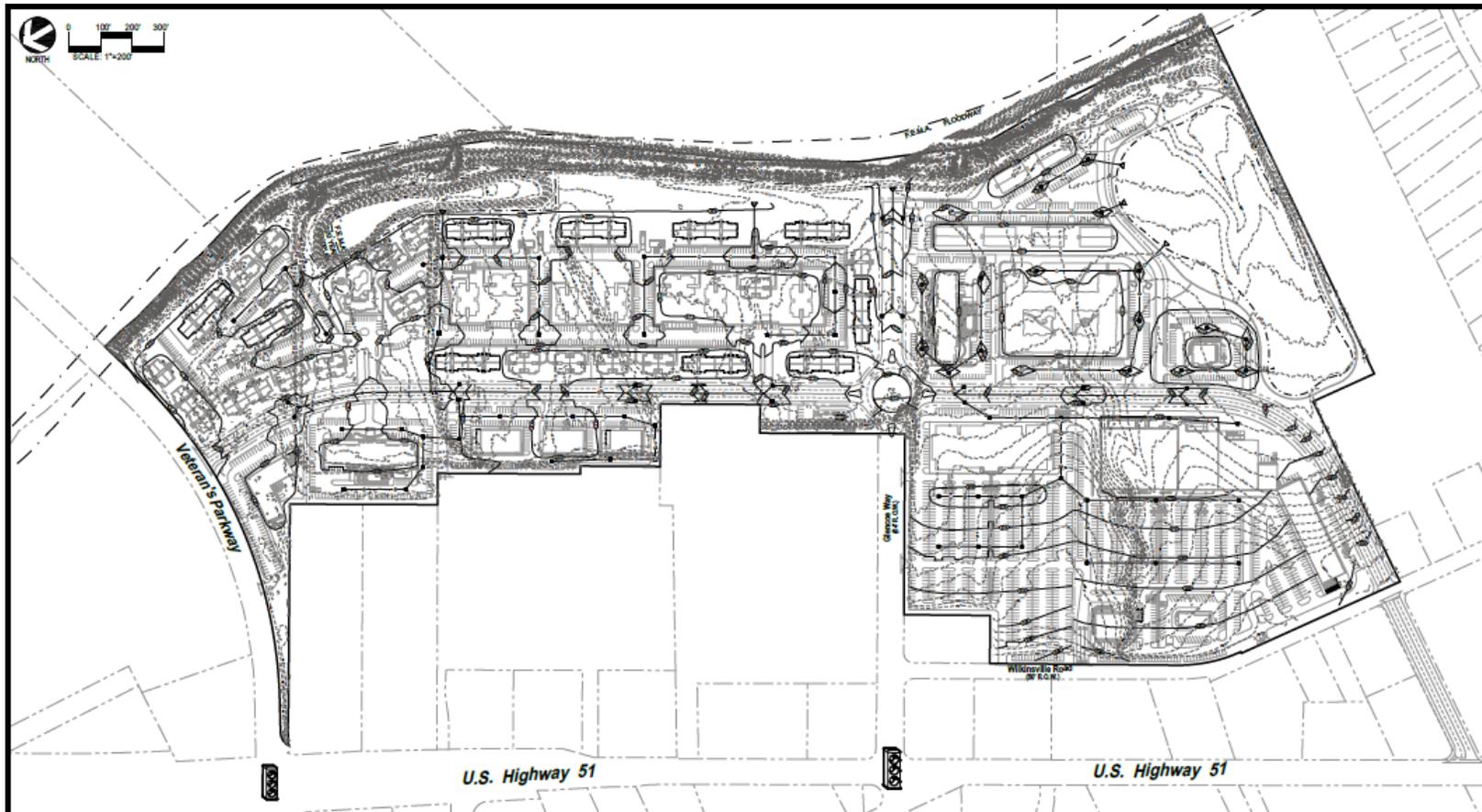
**NOTES:**

1. FLOODWAY OR FLOODPLAIN  
THIS PROPERTY IS LOCATED WITHIN THE FLOODWAY AND THE 100 YEAR FLOOD ZONE AS DESIGNATED ON F.E.M.A. FLOOD INSURANCE RATE MAP (MAP NUMBER: 4715JCO 1800 - EFFECTIVE DATE - FEBRUARY 6, 2013 ELEVATION - 4265.5-269.0
2. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WILKSTONE LAND SURVEYING AND DATED MARCH 10, 2013 AND NOVEMBER 27, 2016.



Conceptual Landscape Plan  
 OUTLINE PLAN  
**MILLINGTON FARMS**  
**Planned Development**  
 MILLINGTON, TENNESSEE  
 TOTAL AREA: 103.74 Acres  
 DISTRICT MD1, BLOCK 015, PARCEL 00934C  
 No. OF LOTS: 1  
 100 YEAR FLOOD ELEV.: +265.5-269.0  
 OWNER/DEVELOPER:  
**MILLINGTON FARMS HOLDINGS, LLC.**  
 6100 Poplar Avenue, Suite 2002  
 Memphis, TN, 38157  
 PREPARED BY:  
**SOLOMITO**  
 LAND PLANNING  
 1779 KIRBY FRY, #1-323 • MEMPHIS • TN • 38158 • 901.755.7406  
 DATE: 1/13/2020 JOB No. 11091 SHEET 4 OF 8

# CONCEPTUAL GRADING AND DRAINAGE PLAN



**NOTES:**

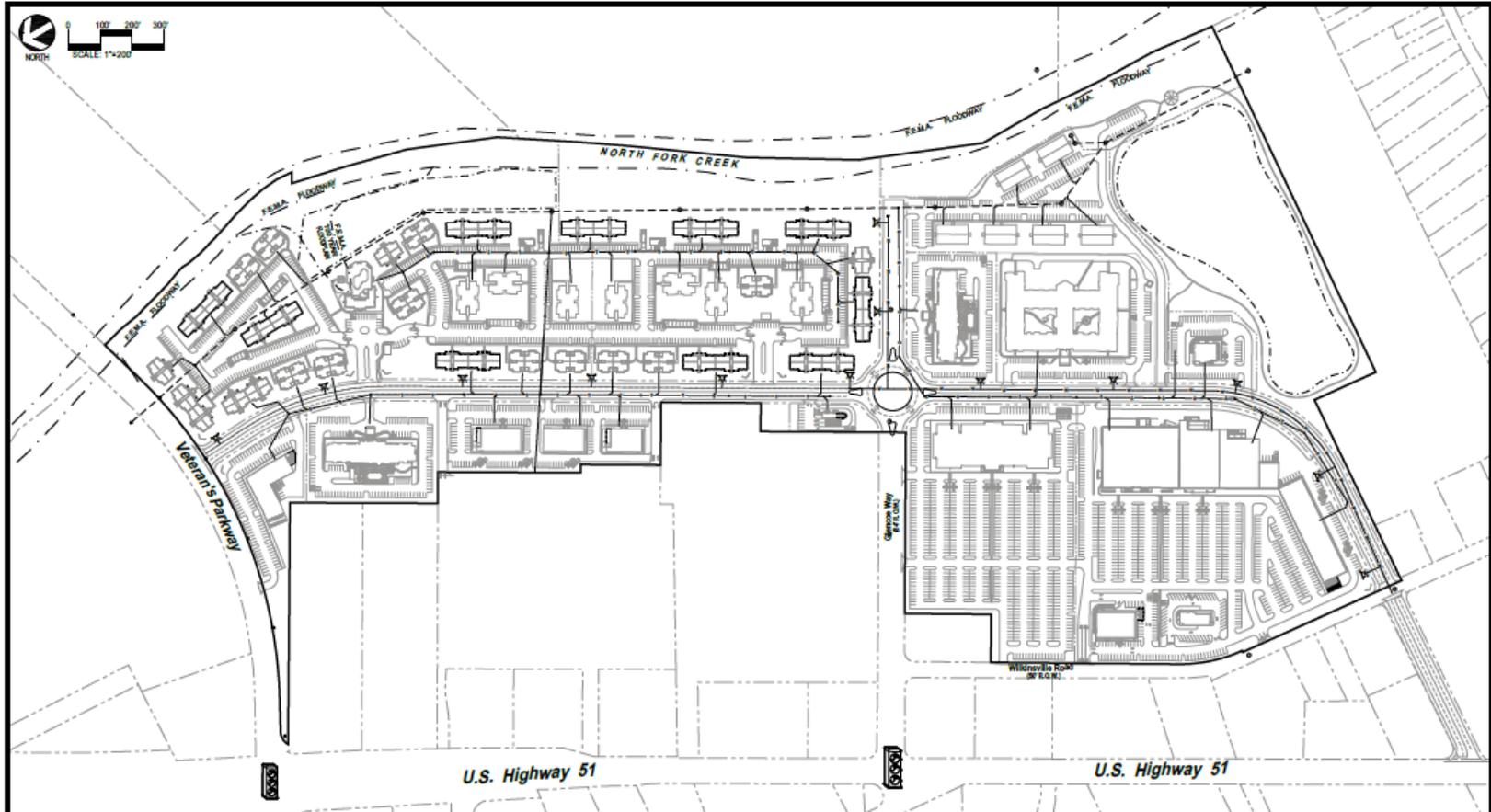
1. FLOODWAY OR FLOODPLAIN  
THIS PROPERTY IS LOCATED WITHIN THE FLOODWAY AND THE 100 YEAR FLOOD ZONE AS DESIGNATED ON F.E.M.A. FLOOD INSURANCE RATE MAP MAP NUMBER: 47157C01800. EFFECTIVE DATE - FEBRUARY 6, 2013. ELEVATION - 4255.5-269.0
2. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILESTONE LAND SURVEYING AND DATED MARCH 10, 2013 AND NOVEMBER 27, 2016.



Conceptual Grading  
& Drainage Plan  
OUTLINE PLAN  
**MILLINGTON FARMS**  
Planned Development  
MILLINGTON, TENNESSEE  
TOTAL AREA: 103.74 ACRES  
DISTRICT MD1, BLOCK G15, PARCEL 00924C  
No. OF LOTS: 1  
100 YEAR FLOOD ELEV.: ±265.5-269.0  
OWNER/DEVELOPER:  
MILLINGTON FARMS HOLDINGS, LLC.  
6100 Poplar Avenue, Suite 2802  
Memphis, TN, 38157  
PREPARED BY:

**SOLOMITO**  
LAND PLANNING  
1779 KIRBY PKWY., #1-303 • MEMPHIS • TN • 38158 • 901.755.7495  
DATE: 1/13/2020 JOB No: 11001 SHEET 5 OF 8

# CONCEPTUAL UTILITY PLAN



**NOTES:**

1. FLOODWAY OR FLOODPLAIN  
THIS PROPERTY IS LOCATED WITHIN THE FLOODWAY AND THE 100 YEAR FLOOD ZONE AS DESIGNATED ON F.E.M.A. FLOOD INSURANCE RATE MAP MAP NUMBER 47157C0150G. EFFECTIVE DATE - FEBRUARY 6, 2013. ELEVATION - 4255.5-269.0
2. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILESTONE LAND SURVEYING AND DATED MARCH 10, 2013 AND NOVEMBER 27, 2016.



Conceptual Utility Plan  
 OUTLINE PLAN  
**MILLINGTON FARMS**  
 Planned Development  
 MILLINGTON, TENNESSEE  
 TOTAL AREA: 103.74 ACRES  
 DISTRICT M01, BLOCK 015, PARCEL 009240  
 No. OF LOTS: 1  
 100 YEAR FLOOD ELEV.: ±265.5-269.0  
 OWNER/DEVELOPER:  
**MILLINGTON FARMS HOLDINGS, LLC.**  
 6100 Poplar Avenue, Suite 2002  
 Memphis, TN, 38157  
 PREPARED BY:

**SOLOMITO**  
 LAND PLANNING  
 179 KURBY PKWY., #1-203 • MEMPHIS • TN • 38138 • 901.755.7496  
 DATE: 1/13/2020 JOB No. 11001 SHEET 6 OF 8

# OUTLINE PLAN CONDITIONS

## I. Uses Permitted:

- A. The uses permitted in each phase are as follows.
  1. Phase 1 – Uses permitted by right and by site plan approval in the R-4 Residential District (Multiple Family ).
  2. Phase 2 - Uses permitted by right and by site plan approval in the R-4 Residential District (Multiple Family ).
  3. Phase 3, 4 and 5 – Uses permitted by right and site plan approval in the B-2 General Commercial District.
  4. Phase 6 – Senior Care Facility or Uses permitted by right and by site plan approval in the B-2 General Commercial District
  5. Phase 7, 8, 9, 10, 11, and 12 - Uses permitted by right and site plan approval in the B-2 General Commercial District.
  6. Phase 13 – Open Space and Stormwater management and Uses permitted by right and site plan approval in the R-2 Residential District.
  7. Phase 14 – Cell Tower

## II. Bulk Regulations:

- A. The bulk regulation in each phase shall conform to the regulations established under Section 14-2505 of the Millington Zoning Ordinance, Veterans Parkway Corridor Overlay zone.

## III. Access, Parking and Circulation:

- A. Access and Circulation shall be required as generally depicted on the Outline Plan. Modifications may be made be granted by the Planning Commission at the time of Site Plan Approval.
- B. Parking and Loading shall be provided for each use as specified in the Zoning Ordinance.

## IV. Landscaping:

- A. Landscaping shall be required in accordance with the Zoning

Ordinance and as approved by the Planning Commission.

- B. Modifications made be granted by the Planning Commission at the time of Site Plan Approval.
- C. Equivalent landscaping may be substituted for that required above, subject to the approval of the Planning Commission.

## V. Signs:

- A. Signs shall conform to the regulations in chapter 24 of the Zoning Ordinance.

## VI. Drainage:

- A. An overall drainage plan for the entire site shall be submitted to the City Engineers.

## VII. Common Open Space, Screening and Lighting:

- A. Common open spaces, including all private drives, shall be maintained by the appropriate Association or Owner Management Company, or if accepted, by the City of Millington.
- B. Refuse containers, compactors and mail boxes shall be completely screened from view from adjacent property.
- C. Light standards shall be directed away from adjacent residential properties.



The area requested for R-4 was shown as commercial area on the Master Plan and no new stand-alone apartment developments were proposed under the plan. However, the Plan did not consider multiple family as an integrated part of a mixed use apartment and commercial development. The area proposed for R-4 is adjacent to the north, west, and south by commercial zoning and the zoning to the east across the ditch is commercial and industrial.

The 39.36 acres of apartments could generate 590 dwelling units under the MUPD, but the developers have limited the apartments to 408 units or 10.36 units per acre under the restrictions of the MUPD.

The approval of multiple family zoning at this location would not create an incompatible use in relation to the surrounding existing or proposed development. To the contrary, these uses are not only compatible, but apartments and commercial development can work in concert with each other. The density of residents provides shoppers for the retail and services and the retail in close proximity is an amenity for the apartment residents. In addition, with the trail system proposed in this area, apartment residents could easily walk or bike to restaurants and stores.

The location on Veterans Parkway and the proposed 68' north-south collector should provide good access to the

traffic signals at Highway 51 and Veterans and at Highway 51 and Glencoe Way. The future extension of the north-south collector to the south to Wilkinsville Road and then on to Highway 51 provide some concern for the entire development in that it could potentially be a detrimental traffic impact to the two lane section of Wilkinsville Road through the residential area and schools to the south.

A traffic study is being prepared to analyze the impact of this development on the surrounding area. The impact of the development of the 39.36 acres as apartments would probably create less, or no more traffic than being developed under the existing commercial zoning.

The staff did not have the traffic study available at the time these comments were prepared. It will be available, and the findings will be presented at the Planning Commission meeting on February 17, 2020.

## ORDINANCE 2020-

### **AN ORDINANCE ADDING THE USE OF A CHURCH WITH A DAY CARE IN CERTAIN DISTRICTS, ADDING AND REVISING DEFINITIONS, AND AMENDING AND REPLACING CHART ONE, PERMITTED USES, OF THE CITY OF MILLINGTON TENNESSEE ZONING ORDINANCE**

**WHEREAS**, The Tennessee Code Annotated Statutes, as amended, Title 13, grants municipalities and counties the authority to provide for the planning, and;

**WHEREAS**, A request has been made to allow the use of Day Care in certain residential zones, and the Planning Commission has reviewed this issue at a work session on January 21, 2020 and has recommended this ordinance for adoption at their meeting on February 19, 2020, and;

**WHEREAS**, a Public Hearing was held at the Board of Mayor and Aldermen meeting on March 9, 2020 and the public was allowed to make comments and suggestions on the proposed change to the Zoning Ordinance.

**NOW THEREFORE, BE IT ORDAINED** by the Board of Mayor and Aldermen of the City of Millington, Tennessee, as follows:

**I. Add the following definitions to Chapter 5 of the City of Millington Zoning Ordinance**

- A. **Church:** A building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purpose; including a synagogue, temple, mosque, or other such place for worship and religious activities.
- B. **Church with a Day Care Center:** A Church as defined in this section that includes a Day Care Center as defined in this section. This use must meet the following requirements:
- i. A fenced play area shall be provided and shall contain a minimum of 50 square feet of usable play space for each child using the area at any one time. This play area shall be at least 20' from any residential property lines and 50' from a street.
  - ii. A minimum of a 4 foot fence shall be provided, and this area shall be screened by either vegetative or masonry from adjacent residential uses.
  - iii. The use shall be connected to a public sewage disposal system where possible, or if not available, the use of a private sewage disposal system shall have the approval of the local Department of Environment and Conservation Division of Ground Water Protection and it shall be operating satisfactorily at all times.

- iv. There shall be adequate drives for queuing space, parking and pick up areas for the drop off and pick up of children as determined by the Millington Planning Commission.
- v. The facility must meet the requirements of the Tennessee Department of Human Service and the Shelby County Health Department as well as City of Millington requirements.
- vi. The Day Care Center is to be operated by the Church or a legal subsidiary of the Church and may not be contracted out to an individual, group of individuals or a business.

C. **Storefront Church:** A religious meeting place in a shopping center or other retail building.

**II. Chart One, Permitted Uses shall be amended as follows:**

The use of Church with a Day Care Center may be permitted as a Special Exception by the Board of Zoning Appeals with Site Plan approval by the Planning Commission in the A, R-O, R-1, R-2, R-3, R-4, R-LL, B-1,B-2 and PC zoning districts.

The use of Storefront Church shall be permitted in the B-1, B-2, and the PC zoning districts with site plan approval of the Planning Commission.

The Use of Day Care Center is permitted in the B-1, B-2, and PC zoning districts with Site Plan approval by the Planning Commission. The Use of Day Care Center may be permitted by the Board of Zoning Appeals with Site Plan approval by the Planning Commission in the R-3 and R-4 zoning districts.

Revised Chart One dated 2/3/2020 is attached to this Ordinance.

**BE IT FURTHER ORDAINED** that this ordinance shall take effect upon its final passage, the public welfare requiring it.

Public Hearing:

First Reading:

Final Reading:

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Terry Jones, Mayor

---

Karen Findley, City Clerk

**CHART ONE, PERMITTED USES**

Permitted Uses	A	R-O	R-1	R-2	R-3	R-4	R-5	R-LL	PRD	MUPD	B-1	B-2	P-C	O	M-1	M-2	M-P	M-3	MT	OT	ER
<b>RESIDENTIAL AND AGRICULTURAL</b>																					
Forestry and Agricultural	P																				
Agricultural and agricultural related activities, excluding stockyards and live animals																P	P				
Single family dwellings	P	P	P	P	P	P		P													
Two-family dwellings					S	S															
Townhouse dwellings						S															
Multi-family Dwellings						S															
Single family mobile homes and mobile home park offices							S														
Recreational vehicles in mobile home parks not to exceed 30 days							S														
Public Uses, Parks and Public Buildings and services	P	P	P	P	P	P		P				P	P			P	P	P		P	P
Roadside stands, offering for sale products produced on the premises	P																				
Public Bulletin board or Temporary Signs	P																				
Public Utilities	P																				
Customary home occupations	P	P	P	P	P	P		P													
Accessory Buildings	P	P	P	P	P	P		P			P	P			P	S	S				p
Public and Private Schools	A	A	A	A	A	A		A			A	A									A
Business and Professional Schools												S			S	S	S				S
Dormitories and other lodging related to a Business or Professional School																	S				
Cemeteries	A																				
Private Clubs excluding firearms	A																				
Riding stables, veterinarian hospitals or clinics, large animals, or the keeping of small animals	A																				
Grain elevators or similar storage facilities	A																				
Hospitals and institutions of an educational, religious, charitable or philanthropic nature	A											S	S								S
Churches and other places of worship	A	A	A	A	A	A		A			A	A	A								A
<b>Church with a Day Care Center</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>		<b>A</b>			<b>A</b>	<b>A</b>	<b>A</b>								<b>A</b>
Golf Courses or Country Clubs		A	A	A	A	A		A													
Day care centers					A	A					<b>S</b>	<b>S</b>	<b>S</b>								S
Assisted living facilities					A	A						S									S
Nursing Homes					A	A						S									S
<b>NON RESIDENTIAL USES</b>																					
<b>Personal Services including:</b>																					
Self-service laundry											S	S	S								S

P Permitted Use  
 S Permitted Use, requires site plan approval  
 A Use permitted on appeal by BZA as a Special Exception and requires a Site Plan approval

**CHART ONE, PERMITTED USES**

Permitted Uses	A	R-O	R-1	R-2	R-3	R-4	R-5	R-LL	PRD	MUPD	B-1	B-2	P-C	O	M-1	M-2	M-P	M-3	MT	OT	ER	
Dry cleaning pickup and delivery services											S	S	S								S	
Beauty and Barber services											S	S	S								S	
Shoe repair											S	S	S								S	
Apparel repair and alterations											S	S	S								S	
Bank											S	S	S	S							S	
Kindergartens and child care homes											S	S	S								S	
<b>Retail trade, including:</b>																						
Building materials, hardware and farm equipment												S			S						S	
General merchandise												S	S								S	
Food and groceries												S	S								S	
Automotive, marine craft, aircraft and accessories, excluding auto junk yards												S	S		S						S	
Automotive, marine craft, aircraft and accessories, limited to tires, batteries and accessories, and Gasoline service stations												S	S		S	S	S				S	
Apparel and accessories												S	S								S	
Furniture, home furnishings and equipment												S	S								S	
Eating and drinking											S	S	S	S	S	S	S				S	
<b>Storefront Church</b>											S	S	S								S	
Other retail trade												S	S								S	
Other retail trade limited to Drug and proprietary, book and stationary											S			S								
<b>Services, including:</b>																						
Offices											S	S	S	S	S	S	S				S	
Finance, insurance and real estate											S	S	S	S							S	
Personal services											S	S	S	S							S	
Business services											S	S	S	S	S						S	
Businesses services limited to: Dwelling and other building services; Research development and testing; Equipment renting and leasing; Automotive and truck renting; and Electronic configuration and/or services																S	S				S	
Funeral Home												S									S	
Personal storage, limited												S									S	
Repair services excluding tire recapping services												S									S	
Automobile repair and wash services												S	S								S	
Electrical and electronic devices																S	S				S	
Professional services											S	S	S	S							S	

P Permitted Use  
 S Permitted Use, requires site plan approval  
 A Use permitted on appeal by BZA as a Special Exception and requires a Site Plan approval

**CHART ONE, PERMITTED USES**

Permitted Uses	A	R-O	R-1	R-2	R-3	R-4	R-5	R-LL	PRD	MUPD	B-1	B-2	P-C	O	M-1	M-2	M-P	M-3	MT	OT	ER
Professional services limited to: medical laboratories; dental laboratory and other medical and health services															S	S	S				
Contract construction services											S	S		S	S	S				S	
Contract construction services office											S			S							
Educational services											S	S		S							S
Veterinary Hospital or Clinic, Small Animal											S	S	S	S							S
Miscellaneous services												S									S
Mini Storage												A	A			P		S		A	
Amusements												S									S
Recreational activities												S	S								S
Transient Lodging: Motels, Hotels and Tourist Courts												S			S	S	S				S
Public Assembly												S									S
Taxicab business, storage and garage												S	S		S	S					S
Sexually oriented businesses																S					
<b>Cultural Entertainments and Recreation</b>																					
Motion picture theatres												S	S								S
Recreational activities limited to sports, recreational centers, gymnasiums and athletic clubs													S								
<b>Manufacturing, including</b>																					
Apparel and other products made from fabrics, leather and similar products, excludes leather tanning and finishing															S	S	S	S			
Food, beverage and kindred products																S	S	S			
Furniture and fixtures															S	S	S	S			
Printing, publishing and allied industries															S	S	S	S			
Paper and allied products, limited to paperboard containers and boxes																S	S	S			
Drug manufacturing															S	S	S	S			
Fabricated metal products, excluding stamping																S	S	S			
Fabricated metal products																S	S	S			
Textile mill products																S	S	S			
Rubber and miscellaneous plastic products																S	S	S			
Professional, scientific and controlling instruments; electronic configuration and repair; Photographic and optical goods; and watches and clocks manufacturing															S	S	S	S			
Lumber and wood products																S	S	S			

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**CHART ONE, PERMITTED USES**

Permitted Uses	A	R-O	R-1	R-2	R-3	R-4	R-5	R-LL	PRD	MUPD	B-1	B-2	P-C	O	M-1	M-2	M-P	M-3	MT	OT	ER
Chemical and allied products limited to Drugs, soap, detergents and cleaning preparations																S	S	S			
Chemical and allied products																		S			
Stone, Clay and glass products																		S			
Petroleum refining and related industries																		S			
Primary metal limited to rolling, drawing and extruding of ferrous and non-ferrous metals																		S			
<b>Transportation Communication and Utilities</b>																					
Airport and Aviation Related Uses																					
Communication															S	S	S				
Communication towers	A											A			A	A	A	A		A	
Utilities																S	S				P
Motor vehicle transportation													A			S	S				
Other communication															S		S				
<b>Wholesale trade limited to:</b>																					
Motor vehicles and automotive equipment, excluding auto salvage and junkyards															S	S	S	S			
Drugs, drug proprietaries and druggists supplies															S	S	S	S			
Drugs, chemicals and allied products																S	S	S			
Dry goods and apparel															S	S	S	S			
Farm products excluding live animals																S		S			
Groceries, beverages and related products															S	S	S	S			
Electrical and electronic goods															S	S	S	S			
Hardware, plumbing, heating equipment and supplies															S	S	S	S			
Machinery, equipment and supplies																S	S	S			
Metals and minerals, excluding petroleum products																S	S	S			
Office, paper and paper products																S	S	S			
Lumber and construction materials																S	S	S			
Other Wholesale not listed, excluding: Metals, plastic and minerals; Petroleum bulk stations and terminals; Scrap and waste metals; and Livestock or live animals															S	S	S	S			
Other Wholesale trade limited to petroleum bulk stations and terminals and wholesale scrap and waste materials																		S			

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**CHART ONE, PERMITTED USES**

Permitted Uses	A	R-O	R-1	R-2	R-3	R-4	R-5	R-LL	PRD	MUPD	B-1	B-2	P-C	O	M-1	M-2	M-P	M-3	MT	OT	ER
Warehousing and Storage services excluding stockyards																S	S	S			
<b>OTHER</b>																					
Signs as permitted in Section 14-202	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
United States Government uses at the sole discretion and pleasure of the military authority in charge																			P		
Planned Residential District			S	S	S	S															
Mixed Use Planned Developments			S	S	S	S	S					S	S							S	
Fireworks Sales Overlay District												S	S								
Water Park, See Chapter 26																					S

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