



CITY OF HENDERSONVILLE
PLANNING BOARD - REGULARLY SCHEDULED
Operations Center - Assembly Room | 305 Williams St. | Hendersonville NC 28792
Thursday, December 14, 2023 – 4:00 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
 - A. Minutes of November 9, 2023
4. **OTHER BUSINESS**
 - A. Approval of Annual Schedule Of Regular Meetings
5. **NEW BUSINESS**
 - A. Zoning Text Amendment: Addition of Definitions (P23-080-ZTA) –*Alexandra Hunt, Planner I*
6. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the Community Development Department no later than 24 hours prior to the meeting at 828-697-3010.

**Minutes of the Planning Board
Regular Meeting - Electronic
November 9, 2023**

Members Present: Jim Robertson (Chair), Neil Brown, Yolanda Robinson, Andrea Martin, Peter Hanley, Tamara Peacock (Vice-Chair), Beth Robertson, Laura Flores, Barbara Cromar, Donna Waters

Members Absent:

Staff Present: Tyler Morrow, Planner II, Alexandra Hunt, Planner I, Matthew Manley, Strategic Project Manager, Lew Holloway, Community Development Director (Zoom)

- I Call to Order. *The Chair called the meeting to order at 4:00 pm. A quorum was established.***
- II Approval of Agenda. *Mr. Hanley moved to approve the agenda. The motion was seconded by Ms. Robinson and passed unanimously.***
- III Approval of Minutes for the meeting of October 12, 2023. *Ms. Waters moved to approve the Planning Board minutes of the meeting of October 12, 2023. The motion was seconded by Ms. Cromar and passed unanimously.***
- IV Old Business**
- IV(A) Zoning Text Amendment – Additions of Definitions (P23-080-ZTA).** Ms. Hunt gave the following background:

This a staff initiated zoning text amendment aimed to add definitions to existing, permitted uses in the current zoning ordinance. This text amendment addresses 22 missing definitions of existing uses and is part of a larger zoning ordinance audit or “clean-up” project to address things such as missing definitions for existing uses, removing text that is no longer applicable such as uses that were taken out of the ordinance by a text amendment; and adding new uses that have come up or have been regularly discussed by staff, applicants, property owners etc. All 22 missing definitions were addressed at the October 12th Planning Board meeting and it was during that meeting that the Board asked to continue two of the 22 definitions, Camps and Parks, to the following meeting in order for staff to take re-visit those definitions using the feedback that was given during the October meeting.

The staff recommended changes for “Camps” is: Establishments consisting of one or more permanent buildings (not including recreational vehicles or mobile homes) used for temporary, seasonal accommodation of individuals, typically providing programmed activities including outdoor recreational or educational opportunities.

The staff recommend changes for “Parks: is: Land that is publicly owned or controlled for the purpose of providing recreation or open space for public use.

Staff also recommended removing “Garage Apartments” from the list of permitted uses in both Sections 5-9-1 and 5-19-1 of the City’s Zoning Ordinance. Section 5-9-1: C-4 Neighborhood Commercial Zoning District list of Permitted Uses. Section 5-19-1: CMU Central Mixed Use Zoning District list of Permitted Uses.

Some discussion was made on accessory dwelling units.

The changes to these two sections did not make it into the motion during October's meeting and they have been added into the motion today.

Comprehensive Plan Consistency was discussed and is included in the presentation and staff report.

General amendment standards were discussed and are included in the staff report.

A draft consistency statement is included in the staff report.

Rationale for approval and denial were included in the staff report.

Chair asked if there were any questions for staff.

Chair stated at the last meeting a recommendation was made for the definitions but further discussion was needed for "parks" and "camps". Today the discussion should center around those two terms because they have already made a recommendation.

Mr. Brown asked about permitted uses and deleting private clubs from that list. Chair stated it was part of the removal. Discussion was made on the permitted use of a private club. Chair explained the term "private club" was discussed and was removed from the Zoning Ordinance. The Board felt the state could determine if it was a private club or not. Mr. Manley talked about creating nonconforming uses such as the Elks Lodge by erasing the term "private clubs" from the permitted uses.

Chair stated private clubs were popular back when and then there was an amendment made to private clubs about the distance they could be apart because there was a shooting. And so they said they have to be a certain distance apart. Mr. Manley stated that was also required by state law when they didn't serve a certain amount of food. He thinks some of laws have changed for the state and he thinks that was some of the background on this conservation.

Mr. Holloway stated he thinks we are removing it from the definitions because there is no longer the ABC "private club" which previously, basically was the only way you could have a bar. So now you have bars, some of which may be clubs and some may be not clubs but the underlying use would be a bar or restaurant. He stated Matt is raising a good point but he doesn't think it is a reason to keep "private clubs" in there it just may be a reason to look at how bars align with private clubs. The reality is we may not have bar in there because previously under the ABC law you couldn't have just a bar, it had to be a club or a restaurant. It may be they want to revisit how that aligns. He doesn't think there is a downside to removing private clubs at this point. If anything they will have to add a use back that is more broadly defined anyway. Or define a new use that captures what a private club is along with anything else that definition may entail. The goal for this round was to define what we already have and get rid of anything they didn't have anymore. We have a round where we need to add uses in and that will be round two and they could look at specific uses then. He thinks the Board can proceed.

The Board discussed both definitions.

Chair opened for public comment.

Ken Fitch, 1046 Patton Street (Zoom) stated the definition is basically good but perhaps for camps you need clarification of what is dedicated as a camp. He stated there are a lot of gray areas when it comes to camps and he suggested putting them under “SS” Supplementary Standards. He talked about having licensing for camps. He discussed having different kinds of camping and also glamping that is coming up. He discussed different types of camps and programs. You have to have standards in place to make it work. He also discussed parks and having preserves.

Ms. Robinson stated that North Carolina regulates anything that is non-hospital based that deals with a specific group. They couldn't do that under camps. The Health and Human Services would come swooping right on in and they like to do lots of big fines.

Chair closed public comment.

Chair stated there was a comment about camps being licensed. Ms. Cromar stated this is just the definition. Ms. Hunt stated staff could look into reflecting per state regulations and add that as part of the definition. Mr. Manley stated this is a land use not the organization that is behind it. Ms. Cromar stated the state would enforce certain types of camps regardless. The Board discussed preserves and if that was needed in the definition along with open space. Mr. Hanley stated no if it is a preserve it would already be set up as one. Some of the Board members felt a preserve might not be a park. Park is for a public use and a preserve is not.

Mr. Hanley moved the Planning Board recommend City Council adopt an ordinance amending the official City of Hendersonville Zoning Ordinance, Section 12-2 Definition of Commonly Used Terms and Words; and Section 5-9-1 and Section 5-19-1 Permitted Uses by adding definitions for existing uses and removing unneeded uses, based on the following: 1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because: The petition aligns with the Comprehensive Plan's goals to promote conformance and consistency between the City's Zoning Ordinance and Comprehensive Plan (Strategy LU-3.6). 2. We [find] this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because: 1. The proposed text amendment provides clarification for the uses listed in the zoning ordinance. 2. The proposed text amendment promotes transparency and better customer service for the public. Mr. Brown seconded the motion which passed unanimously.

V New Business

V(A) Zoning Map Amendment– Standard Rezoning – Living Savior Church (P23-085-RZO). Ms. Hunt gave the following background:

The City of Hendersonville received an annexation request from Living Savior Evangelical Lutheran Church (property owners) for a parcel located at 200 Upward Road, that possesses a PIN of 9578-90-1278. City Council voted to annex the subject property during their meeting on October 5, 2023. The applicant has not requested zoning and therefore the city is initiating the zoning for this parcel from Henderson County CC, Community Commercial to City of Hendersonville CHMU, Commercial Highway Mixed Use.

The Future Land Use Designation was discussed and included in the staff report and presentation.

Site photos of the property were shown and included in the staff report and presentation.

The City's Future Land Use Map was shown and deemed the subject property as High Intensity Neighborhood. This is included in the staff report and presentation.

Comprehensive Plan Consistency was discussed and is included in the presentation and staff report.

General amendment standards were discussed and are included in the staff report.

A draft consistency statement is included in the staff report.

Rationale for approval and denial were included in the staff report.

Chair asked if there were any questions for staff.

Mr. Hanley asked if the church paid property taxes. Ms. Hunt stated she does not have any knowledge of that.

Chair asked what the rationale for City Council was to annex this parcel. Mr. Morrow stated they requested annexation for when they do develop the property they will want to connect to sewer and this is a preemptive step they took for that. Their engineer did reach out to Mr. Morrow so he assumes they are in some development phase for the property. It is no secret the church owns the property because they have a rather larger sign out there. One could assume what they are planning to build but all that aside, as far as why they annexed he is assuming for sewer. They did not request a particular zoning district so by state law the city does have to zone it under our jurisdiction and to follow with trends and previous Council policy decisions, staff is recommending CHMU.

Mr. Hanley stated all that infrastructure will be paid for by his tax dollars. Mr. Morrow stated sewer extensions are paid for by the development it serves. If they are extending sewer they would be the ones paying for that extension.

Ms. Waters stated with the multi-family coming to that area it would be good to have a church. Chair stated what they have to consider with a rezoning is all of the uses that could occur on that parcel with any kind of recommendation made to City Council. CHMU was designed for the Upward Road corridor and it seems to be working pretty well out there as far as the development goes.

There were no further questions for staff.

Chair opened the meeting for public comment. No one spoke.

Chair closed public comment.

Ms. Peacock moved Planning Board recommend City Council adopt an ordinance amending the official zoning map of the City of Hendersonville changing the zoning designation of the subject property (PIN: 9578-90-1278) from Henderson County CC, Community Commercial zoning district to City of Hendersonville CHMU (Commercial Highway Mixed Use) based on the following:

1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because: The proposed zoning provides design standards which align with most of the design and development guidelines outlined under Strategy LU-7.4 of the City's 2030 Comprehensive Plan. 2. We [find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because: 1. The Commercial Highway Mixed Use is the zoning district established for the Upward Road Planning Area. 2. The Commercial Highway Mixed Use zoning district is well suited to achieve the goals of the Comprehensive Plan for this area. 3. The property is located in an area designated as a "Priority Infill Area" according to the City's Comprehensive Plan. Ms. Martin seconded the motion which passed unanimously.

Planning Board
11.09.2023

VI Other Business.

VII Adjournment – *The meeting was adjourned at 4:44 pm.*

Jim Robertson, Chair

DRAFT

NOTICE

City of Hendersonville Planning Board

305 Williams St. Operations Center, NC 28792

PLANNING BOARD ANNUAL SCHEDULE OF REGULAR MEETINGS

Regular Meetings of the City of Hendersonville Planning Board are held **on the Second Thursday** beginning at **4:00 p.m.** in the City Operations Assembly Room located at 305 Williams St., Hendersonville NC. The following regular meetings have been scheduled for 2024:

January 11, 2024
February 8, 2024
March 14, 2024
April 11, 2024
May 9, 2024
June 13, 2024

July 11, 2024
August 8, 2024
September 12, 2024
October 10, 2024
November 14, 2024
December 12, 2024

Jim Robertson
Chair

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Adopted: _____ Posted 12/14/2023

<https://www.hendersonvillenc.gov>





CITY OF HENDERSONVILLE AMENDED AGENDA ITEM SUMMARY PLANNING DIVISION

SUBMITTER: Alexandra Hunt **MEETING DATE:** December 14, 2023

AGENDA SECTION: New Business **DEPARTMENT:** Community Development

TITLE OF ITEM: Zoning Text Amendment: Addition of Definitions (P23-080-ZTA) –*Alexandra Hunt, Planner I*

SUGGESTED MOTION(S):

For Recommending Approval:

I move Planning Board **recommend** City Council adopt an ordinance amending the official City of Hendersonville Zoning Ordinance, Section 12-2 Definition of Commonly Used Terms and Words; Section 4-5 Table of Uses; Section 5-7-1, Section 5-8-1, Section 5-15-1, Section 5-11-1, Section 5-12-1 and Section 5-27-1 Permitted Uses by adding definitions for existing uses, based on the following:

1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition aligns with the Comprehensive Plan’s goals to Promote conformance and consistency between the City’s Zoning Ordinance and Comprehensive Plan (Strategy LU-3.6)

2. We [find] this petition, in conjunction with the recommendations presented by staff, to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. The proposed text amendment provides clarification for the uses listed in the zoning ordinance.
2. The proposed text amendment promotes transparency and better customer service for the public.

[DISCUSS & VOTE]

For Recommending Denial:

I move Planning Board **deny** City Council adopt an ordinance amending the official City of Hendersonville Zoning Ordinance, Section 12-2 Definition of Commonly Used Terms and Words; Section 4-5 Table of Uses; Section 5-7-1, Section 5-8-1, Section 5-15-1, Section 5-11-1, Section 5-12-1 and Section 5-27-1 Permitted Uses by adding definitions for existing uses, based on the following:

1. The petition is found to be consistent with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition aligns with the Comprehensive Plan’s goals to Promote conformance and consistency between the City’s Zoning Ordinance and Comprehensive Plan (Strategy LU-3.6)

2. We [do not find] this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

1. The proposed text amendment does not provide clarification for the uses listed in the zoning ordinance.
2. The proposed text amendment does not promote transparency and better customer service for the public.

[DISCUSS & VOTE]

SUMMARY:

City staff is proposing to add missing definitions for uses found in the City’s Zoning Ordinance. This proposed amendment is part of a larger, ongoing effort by City staff to audit the existing zoning ordinance and identify inconsistencies between ordinance sections, alongside spelling and grammatical errors. Through this effort, staff identified and developed a list of existing permitted uses that did not have a corresponding definition.

The overall goal of this zoning ordinance audit or “clean up” is to provide property owners, businesses, and the community continued transparency and better customer service via accurate and complete information.

PROJECT/PETITIONER NUMBER:	P23-080-ZTA
PETITIONER NAME:	City Staff
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report2. Table of Uses

ZONING ORDINANCE TEXT AMENDMENT: ADDITION OF DEFINITIONS (P23-080-ZTA)

CITY OF HENDERSONVILLE - COMMUNITY DEVELOPMENT STAFF REPORT

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DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 10

DRAFT COMPREHENSIVE PLAN CONSISTENCY AND REZONING REASONABLENESS STATEMENT 10



PROJECT SUMMARY

- Project Name & Case #:
 - Addition of Definitions
 - P23-080-ZTA
- Applicant:
 - City of Hendersonville
- Zoning Ordinance Articles Amended:
 - Section 12-2 Definition of Commonly Used Terms and Words
 - Section 4-5 Table of Uses
 - Section 5-7-1 C-2 Secondary Business
 - Section 5-8-1 C-3 Highway Business
 - Section 5-15-1 PCD Planned Commercial Development CZD
 - Section 5-11-1 PMD Planned Manufacturing Development CZD
 - Section 5-12-1 I-1 Industrial
 - Section 5-27-1 CHMU
- Planning Board - Legislative Committee Meeting
 - October 2nd, 2023
- Summary Basics:
 - City staff is proposing to add definitions to the existing uses in zoning districts that currently do not have corresponding definitions. Additionally, City staff is also proposing to remove definitions for uses that are no longer permitted or that have been replaced with a new use and definition rendering them no longer necessary.

*Amendment Overview:*

City staff is proposing to add missing definitions for uses found in the City's Zoning Ordinance. This proposed amendment is part of a larger, ongoing effort by City staff to audit the existing zoning ordinance and identify inconsistencies between ordinance sections, alongside spelling and grammatical errors. Through this effort, staff identified and developed a list of existing permitted uses that did not have a corresponding definition.

The overall goal of this zoning ordinance audit or "clean up" is to provide property owners, businesses, and the community continued transparency and better customer service via accurate and complete information.

DEFINITIONS UPDATE TEXT AMENDMENT – STREET DESIGN UPDATES

Additions to the Ordinance

Staff Notes on Definitions

Sec. 12-2. Definition of commonly used terms and words.

Automobile sales & service establishments: Storage and display for sale of more than two motor vehicles or any type of trailer provided the trailer is unoccupied, and where repair or body work is incidental to the operation of the new or used vehicle sales. Motor vehicle sales includes motor vehicle retail or wholesale sales.

***Automobile service and repair shop:** An establishment primarily engaged in providing a wide range of mechanical and electrical repair and maintenance services for automotive vehicles, such as passenger cars, trucks, and vans and all trailers or engine repair or replacement.

***Proposed new use to be added in the same districts that Automotive sales & service establishments: C-2, C-3, PCDCZD, I-1, PMDCZD, CHMU**

Exhibition buildings: Facilities whose primary purpose is to provide exhibition space for the temporary display of goods, art, technology, demonstrations, vehicles or other items of interest for viewing by the public or a specific group of people. Sale of the items on display as part of the exhibition shall not disqualify a building from being considered an exhibition building. This term does not include banquet halls, clubs, lodges, or other meeting facilities of private or nonprofit groups that are primarily used by group members.

Fair grounds: An area wherein buildings, structures, and land are used for the exhibition of livestock, farm products, etc. and/or for carnival-like entertainment on more than a sporadic basis.

Feed and grain storage: A retail store selling primarily agricultural products, including but not limited to the bulk storage and sales of feeds, grains, fertilizers and related agrichemicals.

Funeral homes: An establishment used for the cremation and/or preparation of the deceased for burial, including on site viewing of the deceased and services or rituals connected therewith before burial or cremation. A funeral home, as defined for the purposes of this code, includes a funeral chapel.

Golf course and related activities: A facility providing a private or public golf recreation area designed for executive or regulation play along with accessory golf support facilities, including clubhouses, snack bars, pro shops and other amenities, but excluding miniature golf.

Hotel: An establishment consisting of one or more buildings in which more than five rooms or temporary lodging units are provided and offered to the public for a fee, which is open to transient guests and is not a rooming or boarding house or a bed and breakfast facility. Hotels may also offer food and beverage services, conference rooms, convention services and parking facilities or decks primarily for the use of their guests.

Laundries, coin operated: A facility where patrons wash, dry clothing or other fabrics in a machines operated by the patron, for a fee.

Mini warehouses: Establishments consisting of one or more buildings, divided into individual storage units designed for storage by individuals that typically do not contain facilities for utility service unless they are climate controlled, and are not used for sales or service, or for habitation by humans or animals.

Motel: An establishment consisting of one or more buildings in which more than five rooms or lodging units are provided and offered to the public for a fee, which is open to transient guests and is not a rooming or boarding house or a bed and breakfast facility, and in which access to and from each room or unit is through an exterior door.

Parking lots and parking garages:

Parking garage: A building or portion of a building intended to be used for the parking and storage of motor vehicles. As used herein, parking garages include a principal use of a lot. Parking garages that are accessory to another use shall be considered part of that use, for example a parking garage that is accessory to a hotel shall be considered part of the hotel.

Parking lot: An open, hard-surfaced area, other than a street or public way, to be used for the storage, for limited periods of time, of operable motor vehicles and/or commercial vehicles, and available to the public, whether for compensation, free, or as an accommodation to clients, customers, residents, or owners.

Sec. 5-7. C-2 Secondary Business Zoning District Classification.

This zoning district classification is designed primarily to accommodate a) existing developments of mixed commercial and light industrial uses, and b) certain commercial and light industrial uses compatible with one another but inappropriate in certain other zoning district classifications.

5-7-1. Permitted uses.

The following uses are permitted by right in the C-2 Secondary Business Zoning District Classification, provided that they meet all requirements of this section and all other requirements established in this appendix:

Automobile service and repair shop

Sec. 5-8. C-3 Highway Business Zoning District Classification.

This zoning district classification is designed primarily to encourage the development of recognizable, attractive groupings of facilities to serve persons traveling by automobile and local residents. Since these areas are generally located on the major highways, they are subject to the public view. They should provide an appropriate appearance, ample parking, and be designed to minimize traffic congestion.

5-8-1. Permitted uses.

The following uses are permitted by right in the C-3 Highway Business Zoning District Classification, provided that they meet all requirements of this section and all other requirements established in this appendix:

Automobile service and repair shop

Sec. 5-12. I-1 Industrial Zoning District Classification.

This zoning district classification is established for those areas of the city where the principal use of the land is for industrial activities that by their nature may create some nuisance and which are not properly associated with residential, commercial and/or service establishments. This district is also established to preserve areas exhibiting industrial potential. Selected business uses of a convenience character are also permitted in this district. Some of the permitted uses in this district are exempt from the size limitations contained in section 4-5(e)(2) of the Zoning Ordinance, as is indicated specifically below.

5-12-1. Permitted uses.

5-12-1(a) Permitted uses: The following uses are permitted by right in the I-1 Industrial Zoning District Classification and are not exempted from the size limitations contained in section 4-5(e)(2) of this ordinance, provided that they meet all requirements of this section and all other requirements established in this ordinance. SIC references are to the 1987 edition of the Standard Industrial Classification Manual published by the Office of Management and Budget.

Automobile service and repair shop

Sec. 5-15. PCD Planned Commercial Development Conditional Zoning District Classification.

This classification is designed to accommodate the development of shopping centers and retail establishments larger than 50,000 square feet of floor area or which contain commercial uses which are proposed to be developed in conjunction with residential uses. A rezoning of the property to a Planned Commercial Development Conditional Zoning District is required. Such rezoning shall insure that the proposed use or development is consistent with the requirements of this section and may further specify the timing of development, the location and extent of rights-of-way and other areas to be dedicated for public use, and other such matters as the applicant may propose as conditions upon the request. In granting the rezoning for a planned commercial development conditional zoning district, city council may

impose such additional reasonable and appropriate safeguards upon such approval as it may deem necessary in order that the purpose and intent of this chapter are served, public welfare secured and substantial justice done.

5-15-1. Application.

The reclassification of property to PCD Planned Commercial Development Conditional Zoning District shall constitute an amendment of the official zoning map which may be initiated only by all of the owner(s) of a legal interest in the affected property. Such amendment shall be initiated by means of an application for rezoning to a PCD Planned Commercial Development District Conditional Zoning District. No permit shall be issued for any development within a PCD Planned Commercial Development Conditional Zoning District except in accordance with an approved rezoning.

5-15-2. Permissible uses, subject to rezoning to a Planned Commercial Development Conditional Zoning District.

A building or land shall be used only for those purposes specified in the rezoning for the project which may include one or more of the following:

Automobile service and repair shop

Sec. 5-27. CHMU Commercial Highway Mixed Use Zoning District Classification.

The Commercial Highway Mixed Use Zoning District Classification is intended to encourage a mix of high density residential development in conjunction with appropriately scaled and compatible commercial development, consisting of community and regional retail sales and services, professional offices, research facilities, restaurants, accommodations services and similar uses. Development design becomes a critical consideration when establishing regional activity centers that create attractive and functional roadway corridors which also encourage mixed-use and walkable design. In addition to the general dimensional and use provisions, the regulations contained herein, along with those in article XVIII which apply to mixed use zoning district classifications generally, address the design of buildings and development sites.

5-27-1 Permitted uses.

The following uses are permitted by right in the CHMU Commercial Highway Mixed Use Zoning District Classification, provided they meet all requirements of this section and all other requirements established in this ordinance:

Automobile service and repair shop

AMENDMENT ANALYSIS – COMPREHENSIVE PLAN CONSISTENCY (ARTICLE 11-4)

COMPREHENSIVE PLAN CONSISTENCY	
Land Use & Development	<i>Strategy LU-3.6. Update the Zoning Code to ensure conformance with the Comprehensive Plan.</i>
Population & Housing	<i>There are no Goals, Strategies, or Actions that are directly applicable to this petition.</i>
Natural & Environmental Resources	<i>There are no Goals, Strategies, or Actions that are directly applicable to this petition.</i>
Cultural & Historic Resources	<i>There are no Goals, Strategies, or Actions that are directly applicable to this petition.</i>
Community Facilities	<i>There are no Goals, Strategies, or Actions that are directly applicable to this petition.</i>
Water Resources	<i>There are no Goals, Strategies, or Actions that are directly applicable to this petition.</i>

GENERAL REZONING STANDARDS	
Compatibility	Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject property –
	<i>This zoning text amendment clarifies the meaning of existing uses.</i>
Changed Conditions	Whether and the extent to which there are changed conditions, trends or facts that require an amendment -
	<i>This zoning text amendment addresses the lack of clarification of the meaning of existing uses.</i>
Public Interest	Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern that benefits the surrounding neighborhood, is in the public interest and promotes public health, safety and general welfare -
	<i>This zoning text amendment is in the public interest in that it provides additional clarification and transparency of existing uses within the City’s Zoning Ordinance.</i>
Public Facilities	Whether and the extent to which adequate public facilities and services such as water supply, wastewater treatment, fire and police protection and transportation are available to support the proposed amendment
	<i>There are not any direct connections between this text amendment and public facilities.</i>
Effect on Natural Environment	Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment including but not limited to water, air, noise, storm water management, streams, vegetation, wetlands and wildlife -

	<p><i>There are not any direct connections between this text amendment and the environment/ natural resources.</i></p>
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DRAFT COMPREHENSIVE PLAN CONSISTENCY AND TEXT AMENDMENT REASONABLENESS STATEMENT

The petition is found to be [consistent] with the City of Hendersonville 2030 Comprehensive Plan based on the information from the staff analysis and the public hearing, and because:

The petition aligns with the Comprehensive Plan’s goals to Promote conformance and consistency between the City’s Zoning Ordinance and Comprehensive Plan.

We [find] this proposed zoning text amendment petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

DRAFT [Rationale for Approval]

- *The proposed text amendment provides clarification for the uses listed in the zoning ordinance.*
- *The proposed text amendment promotes transparency and better customer service for the public.*

Sec. 4-5. Classification of uses.

The range of uses allowed in each district established in this ordinance is summarized in Table 4-5 Table of Permitted Uses, which is a part of this section. In the event of a conflict between Table 4-5 and the text of this appendix, the text shall control.

The Table of Uses orders uses into the following four classifications. All uses must comply with regulations of general application in the zoning ordinance, including, without limitation, those in articles VI, VII, and XV. In addition, uses must comply with specific development standards as noted below:

- a) **Permitted by right (P).** A use which is permitted by right must comply with the development standards for the relevant zoning district. This process requires administrative (i.e. professional city staff) review leading to an administrative decision.
- b) **Permitted by right subject to supplementary standards (SS).** Same as above except that the use must comply with one or more additional standards not required of other permitted uses in the district. These additional standards are either incorporated into the description of the use or, when they are too lengthy, a reference is given to their location in the ordinance. This process requires administrative (i.e. professional city staff) review leading to an administrative decision.
- c) **Special Use (SU).** A use which may be authorized only by means of a special use permit (SUP) issued by the board of adjustment pursuant to article X, below. This process requires initial administrative review (i.e. professional city staff) and a final quasi-judicial decision by the board of adjustment (quasi-judicial process).
- d) **Limited (L).**
- e) **Uses permitted only pursuant to a rezoning to a conditional zoning district.**
 - 1) Any building or structure that exceeds the maximum square footage as stated in a conventional zoning district shall require a rezoning to a conditional zoning district which allows the proposed square footage for the building or structure in order to be permitted.
 - 2) Any of the following development or redevelopment shall require a rezoning to a conditional zoning district which allows it:
 - (a) Any nonresidential development or redevelopment that includes a cumulative total gross floor area for all buildings combined for all phases combined of the development or redevelopment of 50,000 square feet or more;
 - (b) Any mixed-use development or redevelopment that includes a cumulative total gross floor area for all buildings combined (including both residential and nonresidential) for all phases combined of the development or redevelopment of 50,000 square feet or more;
 - (c) Any amendment to an approved nonresidential or mixed-use development or redevelopment that, when added to the approved development or redevelopment for all phases of the development or redevelopment combined, brings the development or redevelopment (including the amendment) within the parameters of (a) or (b) above.
 - (d) Any single, two or multi-family residential development or redevelopment that includes 51 or more residential dwelling units for all phases combined: or

- (e) Any amendment to an approved single, two or multi-family residential development or redevelopment that, when added to the approved number of dwelling units for all phases combined, brings the total number of dwelling units (including the amendment) for all phases of the development or redevelopment combined to 51 or more dwelling units.
- 3) The provisions in this Section 4-5(e) for requiring a rezoning to a conditional zoning district are subject to any exemptions established in article V, zoning district classifications.

USE	R-40	R-20	R-15	R-10	R-6	PRDCZD	PMHCZD	RCT	MIC	C-1	C-2	C-3	C-4	CMU	PCDCZD	I-1	PMDZD	PIDZD	GHMU	HMU	UVCZD	URCZD	CHMU
Accessory dwelling units	SS	SS	SS	SS	SS	-	-	SS	SS	SS	SS	SS	SS	P	-	SS	P	-	P	SS	SS	-	SS
Accessory uses and/or structures	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	L	P
Adaptive reuse						-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Adult care centers	-	-	-	-	-	P	P	SS	SS	SS	SS	SS	SS	SS	P	-	-	P	SU	SS	SS	L	P
Adult care homes	SS	SS	SS	SS	SS	P	P	SS	SS	-	-	-	-	P	-	-	-	-	SU	P	P	-	P
Adult establishments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SU	P	-	-	-	-	-	-
Agriculture	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Agricultural supplies, bulk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
Amphitheaters, outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Animal hospitals & clinics	-	-	-	-	-	-	-	SS	-	-	SS	SS	-	SS	P	SS	P	-	-	SS	SS	-	P
Animal boarding facilities	-	-	-	-	-	-	-	-	-	-	SU	SU	-	-	P	SU	P	-	-	-	-	-	-
Automobile car washes	-	-	-	-	-	-	-	SS	-	-	P	P	SS	P	P	P	P	-	-	P	-	-	P
Automobile sales & service	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	-	-	-	-	P

Automobile service and repair shop	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	-	-	-	-	P
Automotive paint & body work	-	-	-	-	-	-	-	-	-	-	-	SU	P	-	-	P	P	P	-	-	-	-	-	-
Banks & other financial institutions	-	-	-	-	-	-	-	SS	P	P	P	P	P	P	P	-	-	-	P	P	P	L	P	
Bed & breakfast facilities	SU	SU	SU	SU	SU	-	-	SU	SU	P	P	P	SU	P	SS	-	-	-	P	P	P	P	-	
Bottling plants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Breweries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Bus stations	-	-	-	-	-	-	-	-	-	-	SU	SU	-	P	-	P	P	-	-	SU	-	-	SU	
Business services	-	-	-	-	-	-	-	SS	-	P	P	P	P	P	P	P	P	-	P	P	P	L	P	
Camps	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Cemeteries, mausoleums, columbariums, memorial gardens, crematoriums	-	SU	SU	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Child care centers	-	-	-	-	-	P	P	SU	SU	SU	SU	SU	SU	SU	P	-	-	P	SU	SS	SS	L	SS	
Child care home	SS	SS	SS	SS	SS	P	P	SS	SS	-	-	-	-	P	-	-	-	-	SU	P	P	-	P	
Cideries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Cideries, hard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Civic centers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Civic clubs & fraternal organizations	-	-	-	-	-	-	-	SU	SU	SU	SU	SU	SU	SU	P	SU	P	P	-	SS	SU	L	SS	
Concrete plants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Congregate care facilities	-	-	-	-	-	-	-	-	SS	-	SS	SS	-	SS	P	SS	P	P	-	SS	SS	-	SS	
Construction trades facilities	-	-	-	-	-	-	-	-	-	-	SS	SS	-	P	P	P	P	-	-	SS	-	-	P	

Convenience stores with or without gasoline sales	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	P
Convenience stores without gasoline sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P
Copy centers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	-
Cultural arts buildings	-	-	-	-	-	-	-	-	SU	SU	P	P	-	P	-	-	-	P	P	P	P	L	P
Day care facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	P
Day centers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dance & fitness facilities	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	P	P	P	L	P
Distilleries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
Dry cleaning & laundry (≤2,000SF)	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	P	P	P	-	-
Dry cleaning & laundry (≤6,000SF)	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	P	P	-	P
Dry cleaning & laundry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
Dry cleaning & laundry (pickup & drop off only)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	-
Electronic gaming operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SU	-	-	-	-	-	-	-
Equipment rental & sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Exhibition buildings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
Exterminators	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
Fairgrounds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-

Farm equipment sales & service	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	-	-	-	-	-	-
Feed & grain stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Freight terminals (SIC groups 40, 41, 42)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Food pantries	-	-	-	-	-	-	-	-	-	-	SS	SS	-	-	-	-	-	-	-	-	-	-	-	-
Food processing establishments	-	-	-	-	-	-	-	-	-	-	-	SS	-	-	P	SS	P	-	-	-	-	-	-	-
Funeral homes	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	P	-	P	P	P	-	P	P
Garage apartments	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-
Golf courses	-	-	-	-	-	P	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-
Golf driving ranges, par 3 golf	SU	-	-	-	-	P	-	-	-	-	P	P	-	-	P	P	P	-	-	-	-	-	-	-
Government facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Greenhouses & nurseries, commercial	-	-	-	-	-	-	-	SS	-	-	P	P	-	-	-	P	P	-	-	P	-	-	-	P
Health clubs & athletic facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P
Heavy equipment, sales, rentals, leases & service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Heavy equipment storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Home occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	P	P	L	P
Hospitals	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-
Hotels	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	P	-	P	P	P	P	P	-
Hotels & motels	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P

Laboratories, with or without outdoor storage or operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-
Laundries, coin-operated	-	-	-	-	-	-	-	SS	P	P	P	P	P	P	P	-	-	-	P	P	P	-	P	
Laundries, coin-operated, for the sole use of the occupants of the building within they are located	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lawn & garden centers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SU	P	P	-	P	
Manufactured homes	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufacturing (select industries)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-
Manufacturing, light	-	-	-	-	-	-	-	-	-	-	SU	-	-	-	-	P	P	-	-	-	-	-	-	-
Merchandise gaming operation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
Microbreweries	-	-	-	-	-	-	-	-	-	SS	SS	SS	-	SS	P	P	P	-	SS	SS	-	-	-	-
Mini-warehouses	-	-	-	-	-	-	-	-	-	-	-	SU	-	-	P	P	P	-	-	-	-	-	-	-
Mobile food vendors	-	-	-	-	-	-	-	-	-	-	SS	SS	-	SS	-	SS	-	-	-	SS	-	-	-	-
Mobile homes	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile home sales	-	-	-	-	-	-	-	-	-	-	-	SS	-	-	-	-	-	-	-	-	-	-	-	-
Motels	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	P	-	P	P	P	P	P	-
Motor freight terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-

Movie theaters, indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	-
Music & art studios	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	P	P	P	P	L	P	
Neighborhood community centers	-	-	-	-	P	-	-	P	P	-	P	-	-	-	-	-	-	P	P	P	P	-	P		
Newspaper office & printing establishments	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	-	-	-	P	P	P	-	P		
Nursing homes	-	-	-	-	-	P	-	-	SS	-	SS	SS	-	SS	P	SS	P	P	-	SS	-	-	SS		
Offices	-	-	-	-	-	SS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Offices, business, professional & public	-	-	-	-	-	-	-	SS	P	P	P	P	P	P	P	P	-	-	P	P	P	P	P		
Parking lots & parking garages	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	-	P	-	P	P	-	P		
Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Passenger transportation terminals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-		
Personal services	-	-	-	-	-	-	-	SS	SS	P	P	P	P	P	P	P	-	-	P	P	P	L	P		
Pet-sitting	-	-	-	-	-	-	-	SU	-	-	-	-	SU	-	-	-	-	-	-	-	-	-	-		
Planned residential development (minor)	SS	SS	SS	SS	SS	-	-	SS	SS	-	SS	SS	-	SS	-	SS	SS	-	-	-	SS	-	-		
Planned residential development (major)	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Private clubs	-	-	-	-	-	-	-	-	-	SU	SU	SU	-	SU	-	SU	P	-	-	-	-	L	-		
Progressive care facilities	-	-	-	-	-	SS	-	-	SS	-	SS	SS	-	SS	SS	SS	SS	SS	-	SS	-	-	SS		

Public & private recreational facilities, indoor & outdoor, including uses accessory to the recreational facility such as snack bars, cabanas, etc.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	CV
Public & semi-public buildings	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P
Public utility facilities	SU	SU	SU	SU	SU	P	P	SU	SU	SU	SU	SU	SU	SU	P	SU	P	-	SU	SU	SU	P	SU		
Publishing & printing establishments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
Radio & television broadcasting studios	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
Recreational facilities, indoors	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	P	-	-	P	P	-	-	P	
Recreational facilities, outdoors, commercial	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	-	P	-	-	-	P	
Recycling centers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
Religious institutions	SS	SS	SS	SS	SS	P	P	P	P	P	P	P	P	P	P	P	-	P	P	P	P	L	P		
Repair services, miscellaneous	-	-	-	-	-	-	-	-	-	SS	P	P	-	P	P	P	P	-	-	P	P	-	-	P	
Repair services, (non-automotive) miscellaneous, so long as the use is contained within an enclosed building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	L	-	

Research & development with or without outdoor storage and operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	P
Residential care facilities	-	-	-	-	SU	-	-	SU	SS	-	P	P	-	-	-	-	-	-	-	P	P	-	P	
Residential dwellings, single-family	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P
Residential dwellings, multi-family	-	-	-	-	-	P	-	-	-	SS	SS	-	P	SS	P	-	-	P	P	P	P	P	P	P
Residential dwellings, two-family	-	P	P	P	P	P	-	P	P	P	P	P	-	P	P	-	-	P	P	P	P	P	-	P
Rest homes	-	-	-	-	-	P	-	-	SS	-	SS	SS	-	SS	P	SS	P	P	-	-	-	-	-	-
Restaurants	-	-	-	-	-	-	-	SU	SU	P	P	P	SU	P	P	P	P	-	P	P	P	L	P	
Restaurants, drive-in	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	-	-	P	-	-	P	
Retail stores	-	-	-	-	-	-	-	SS	SS	P	P	P	SS	P	P	P	P	-	SS	P	SS	L	P	
School, post secondary, business, technical & vocational	-	-	-	-	-	-	-	-	P	P	P	P	-	P	-	-	-	P	SU	P	P	L	P	
Schools, primary & secondary	SU	SU	SU	SU	SU	P	-	-	-	-	P	P	-	P	-	-	-	P	SU	P	P	P	P	
Service stations	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	-	-	P	-	-	P	
Shelter facilities	-	-	-	-	-	-	-	-	-	P	P	P	-	P	-	P	-	-	-	-	-	-	-	
Signs	SS	SS	SS	SS	SS	-	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS
Storage yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-

Telecommunications antennas	SS	SS	SS	SS	SS	SS	-	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS	SS
Telecommunications towers	-	-	-	-	-	SS	-	-	-	-	-	SS	-	-	SS	SS	SS	-	-	-	-	-	-	-
Theaters, indoor	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	-	-	-	P	P	P	L	P	
Theaters, outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SS	P	-	
Travel trailer sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Treatment plants, water & sewer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Vehicle repair shops with or without outdoor operations & storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Vehicle repair & service, without outdoor operations	-	-	-	-	-	-	-	-	-	-	-	-	-	SU	-	-	-	-	-	-	-	-	-	
Vehicle storage areas, not to include junk yards and wrecking yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Veterinary clinics	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
Warehouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Wineries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Wholesale businesses	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	-	-	-	-	-	

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