



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: May 24, 2022
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERNCED:

Petitioner: Harold Yellin, Agent for Cowen Investments, LLC

Owner: Gladys Gill & Joyce Durrence

Aldermanic District: 5, Shabazz

County Commission District: 5, Milton

Neighborhood/Subdivision: Gateway West

Current Zoning District: A-1 (Agricultural)

Future Land Use (FLU) Category: Planned Development

File No. 22-001626-ZA

Location: 0 Fort Argyle Road

PIN: 21034 01008 **Acreage:** 323.13 acres

MPC ACTION:

Approval of the request to rezone from A-1 to B-C, I-L-T, and I-L with the following conditions: (1) A master plan shall be required to come back to the Metropolitan Planning Commission prior to a site development plan approval and (2) A 100-foot densely landscaped buffer around the residentially zoned properties.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone from A-1 to B-C, I-L-T, and I-L with the following conditions: (1) A master plan shall be required to come back to the Metropolitan Planning Commission prior to a site development plan approval and (2) A 100-foot densely landscaped buffer around the residentially zoned properties.

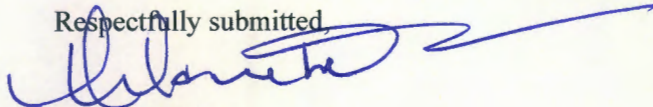
MEMBERS PRESENT: 8 + Chairman

Joseph Welch, Chairman
Shedrick Coleman
Elizabeth Epstein
Karen Jarrett
Jay Melder
Wayne Noha
Lee Smith
Dwayne Stephens
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (9-0)

APPROVAL Votes: 9	DENIAL Votes: 0	ABSENT
Welch Coleman Epstein Jarrett Melder Noha Smith Stephens Woiwode		Boles Coles Ervin Notrica Watkins

Respectfully submitted,

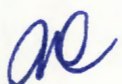


Melanie Wilson
Executive Director

/ca

Enclosure

cc: Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Zarina Davis, Department of Inspections
Bridget Lidy, Department of Inspections
Candra Teshome, Department of Inspections





CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT

File No. 22-001626-ZA

Location: 0 Fort Argyle Road

PIN: 21034 01008 Acreage: 323.13 acres

Prepared by Melissa Leto, Senior Planner



Figure 1 Location Map

Petitioner: Harold Yellin, Agent for Cowen Investments, LLC

Owner: Gladys Gill & Joyce Durrence

Aldermanic District: 5 - Alderman Dr. Estella Shabazz

County Commission District: 5 - Commissioner Tanya Milton

Neighborhood/Subdivision: Gateway West

Current Zoning District: A-1 (Agricultural)

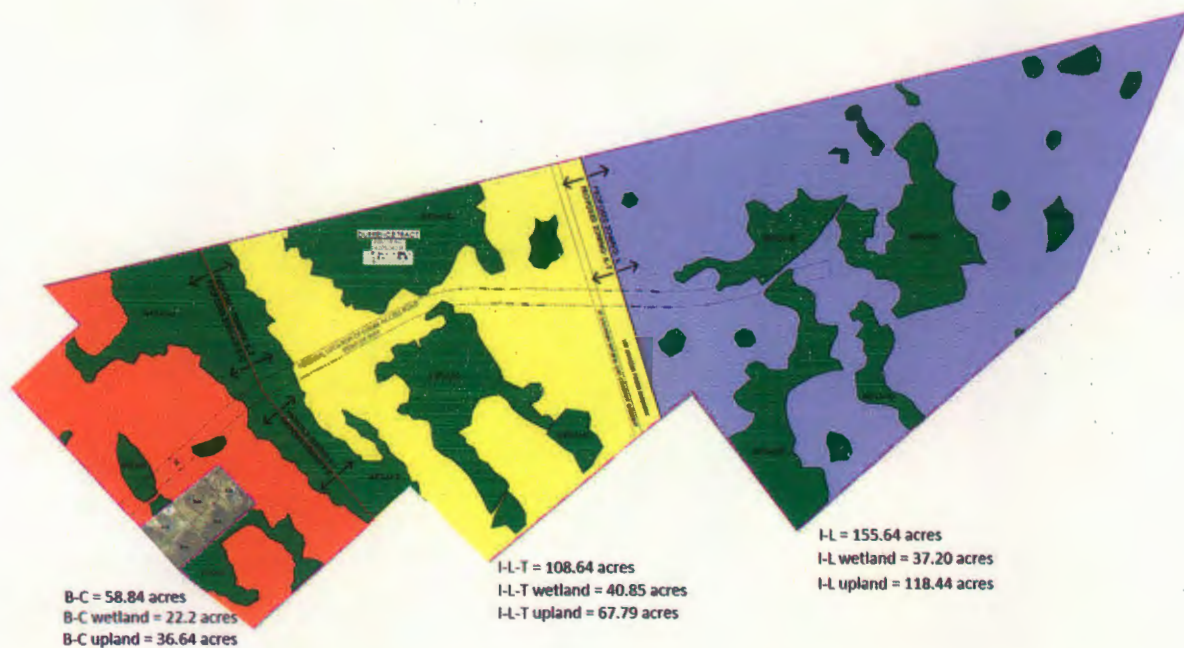
Future Land Use (FLU) Category: Planned Development

Request:

The petitioner, Harold Yellin, agent for Cowen Investments, LLC, is requesting a rezoning of a parcel from a A-1 (Agricultural) district to a B-C (Community Business) in the front portion of the property, I-L-T (Light Industrial Transition) in the middle of the parcel, and I-L (Light – Industrial) to the rear of the property.

The property, 323.13 acres, is located on the north side of Fort Argyle Road and a quarter mile from the I-95 South ramp. The property identification number is 21034 01008.

- The proposed B-C zoning portion, located to the front of the parcel, would be 58.84 acres, or 2,563,070 square feet. The upland portion would be 36.64 acres, or 1,596,038 square feet. The wetland portion would be 22.20 acres, or 967,032 square feet.
- The proposed I-L-T zoning portion, located to the middle of the parcel, would be 108.64 acres, or 4,732,358 square feet. The upland portion would be 67.79 acres, or 2,952,932 square feet. The wetland portion would be 40.85 acres, or 1,779,426 square feet.
- The proposed I-L zoning portion, located to the rear of the parcel, would be 155.64 acres, or 6,779,678 square feet. The upland portion would be 118.44 acres, or 5,159,246 square feet. The wetland portion would be 37.20 acres, or 1,620,432 square feet.



A conceptual site plan with measurements defining the proposed B-C zoning portion, I-L-T zoning portion, and the I-L portion of the parcel is shown above.

Background:

The area has traditionally been rural in use with large lot sizes. The surrounding parcels near 0 Fort Argyle Road have been rezoned to I-L, I-H and B-C with some parcels remaining A-1 and R-A.

Facts and Findings:

Public Notice: As required by the City of Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed rezoning. Public notice was posted on site.

Site: The subject property consists of a single parcel, 319 acres in area, located north of Fort Argyle Road. The parcel is in the A-1 (Agricultural) zoning classification. The parcel is currently an undeveloped piece of property, heavily wooded and includes wetlands.



The land uses and zoning districts surrounding the subject site include the following:

Location	Land Use	Existing Zoning
North	Undeveloped	I -H & R-A
South	Undeveloped, Single-Family & CreekFire Motor Ranch	A-1 & R-A
East	Undeveloped, Gateway Market, Restaurant & Muti-family Residential	R-A, P-B-C, B-C & RMF-2-10
West	Nine Line & Undeveloped	I-L

Impact and Suitability

1. **Transportation Network:** The site has frontage access onto Fort Argyle Road, a two-lane road. Fort Argyle Road turns into Georgia 204 Highway once it passes through the I-95 overpass.
2. **Public Services and Facilities:** The subject parcel has access to the City's public water, sewer, and stormwater systems.
3. **Chatham Area Transit (CAT):** The property is currently not served by CAT. There are no bus stops within a 500-foot radius.
4. **Comprehensive Plan Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as *Planned Development*. The proposed B-C, I-L-T, and I-L zoning districts are *compatible* with the *Planned Development* land use designations. The proposed use would be mixed use. Staff is including a condition within the recommendation of the re-zoning request whereas if the re-zoning request is to be approved, the Metropolitan Planning Commission shall require a master plan prior to a site development plan to come back to the Metropolitan Planning Commission for approval. The intent of this condition is to ensure that the proposed development is designed as a Planned Development.
5. **Existing A-1 Zoning District:**
 - a. **Intent of the A-1 District:** "The A-1 district is established to allow agricultural areas to be developed in a manner consistent with the retention of agriculture and forestry and the preservation of rural character. This district may also include certain non-agricultural uses that are customarily found in rural areas."
 - b. **Allowed Uses:** The A-1 district is predominantly an agricultural zoning classification with residential uses. A list of the permitted uses allowed within the A-1 district is attached (Refer to Table 2).
 - c. **Development Standards:** The development standards for the A-1 district appear in the attached table (Refer to Table 1) of this report.
6. **Proposed B-C Zoning District:**
 - a. **Intent of the B-C District:** "The B-C district is established to accommodate a range of nonresidential uses that serve a community-wide market area and upper story residences. Uses in this district are intended to be located primarily on collector or arterial streets."
 - b. **Allowed Uses:** The B-C district allows nonresidential uses and limited residential uses with many commercial uses. A list of the permitted uses allowed within the B-C district is attached (Refer to Table 2).
 - c. **Development Standards:** The development standards for the B-C district appear in the attached table (Refer to Table 1).

7. Proposed I-L-T Zoning District:

- a. **Intent of the I-L-T District:** "The I-L-T district is established to accommodate limited heavy commercial, light manufacturing and assembly, research and development, and small-scale warehousing and processing uses to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. This district is intended to serve as a buffer between more intensive industrial districts and less intensive business or residential districts. Development must be operated in a clean and quiet manner, with all activities occurring indoors, and should not be a nuisance to nearby non-industrial uses."
- b. **Allowed Uses:** The I-L-T district allows for warehousing, light manufacturing, with a mix of retail and restaurant uses. A list of the permitted uses allowed within the I-L-T district is attached (**Refer to Table 2**).
- c. **Development Standards:** The development standards for the I-L-T district appear in the attached table (**Refer to Table 1**)

8. Proposed I-L Zoning District:

- a. **Intent of the I-L District:** "The IL district is established to provide for a wide range of research and development, light manufacturing and assembly, warehousing, and wholesaling activities as well as some support services. These uses are subject to standards intended to ensure such development is compatible with adjacent and nearby non-industrial areas. Development must be operated in a clean and quiet manner, with most activities occurring indoors, and should not be a nuisance to nearby non-industrial uses."
- b. **Allowed Uses:** The I-L district allows for industrial and industrial-like uses with limited non-industrial uses. Light Industrial being the most limited and the Heavy Industrial district the most intense. A list of the permitted uses allowed within the I-L district is attached (**Refer to Table 2**).
- c. **Development Standards:** The development standards for the I-L district appear in the attached table (**Refer to Table 1**)

Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8.

a. Suitability and Community Need

- i. Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that are permitted by the current zoning district.

MPC Comment: The range of uses permitted under the current and proposed zoning classifications are different. The A-1 classification allows for agricultural areas, forestry, and the preservation of the rural character. The district allows for certain non-agricultural uses that are found in rural areas. The proposed B-C zoning

classification would allow for a variety of commercial uses within the 36.64 upland acres. The proposed I-L-T zoning classification would allow for warehousing, light manufacturing and a variety of retail and restaurant use within the 67.79 upland acres. Finally, the proposed I-L zoning classification would allow for industrial uses within the 118.44 upland acres requested.

The proposed range of uses in the B-C, I-L-T, and I-L classifications are more intense than the existing A-1 zoning district. The proposed uses would require mitigation from noise, lighting, traffic, and the uses themselves especially to the adjacent residential parcels. The property has historically been rural in character. The parcels along Fort Argyle Road have experienced an increased amount of traffic from the industrial parcels to the west of the subject property.

At the time of writing this report, staff has not received any letters of support or denial from the properties that have received a public notice for this rezoning request.

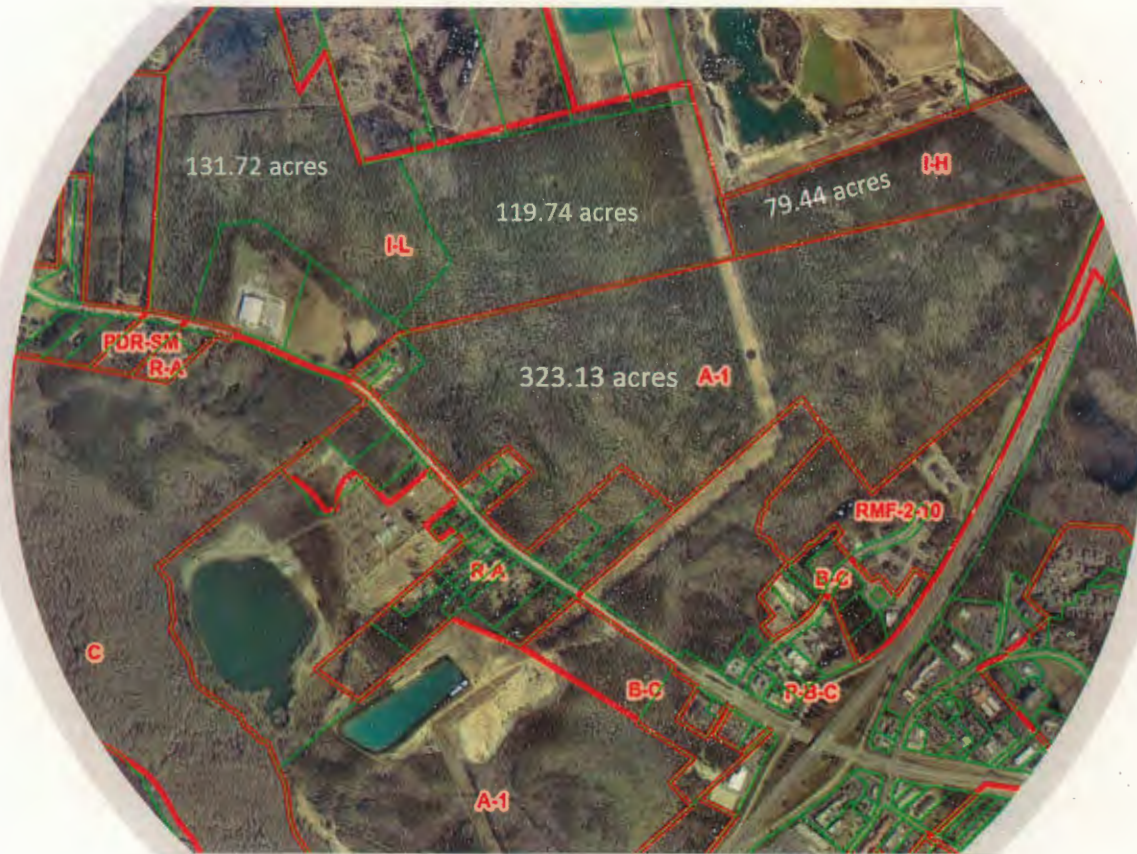
- ii. Whether the proposed zoning district addresses a specific need in the county or city.

MPC Comment: The Community Business, Light Industrial Transition, and the Light Industrial classifications would permit all manners of commercial business in the front of the parcel, warehousing with some mixed use of retail and restaurants within the middle section of the parcel, and warehousing to the rear. The proposed zoning would provide recreational and commercial uses in the B-C portion and the remainder would allow for warehouses and light manufacturing companies to move into the property.

- iii. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

MPC Comment: Based on the location, the rezoning of this parcel has the possibility to adversely affect the existing uses. There needs to be a significant buffer from the residential properties that the subject parcel encompasses on three sides. If permitted there could be an increase in traffic, noise, and the intensity of uses themselves.

In addition, the 155.64 acres requesting to be rezoned to I-L in the rear of the parcel will bring an industrial presence into a historically large agricultural piece of property.



- iv. Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

MPC Comment: The zoning proposal is somewhat compatible with the present zoning pattern, being that it is adjacent to commercial as well as industrial parcels. However, the residential properties are not compatible with the proposed zoning requests. Traditionally, the development pattern has been rural and has recently developed more intense uses.

- v. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

MPC Comment: There are other industrial properties that have developed adjacent to the west of the subject parcel and their uses are more intense.

The residential growth in the west portion of the county will require commercial uses to support it. The only commercial hub is near I-95, which consists mostly of motel/hotels, fast food restaurants, and convenience stores.

b. Consistency

Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

MPC Comment: The proposed B-C, I-L-T, and I-L zoning districts are somewhat in conformity with the policy and intent of the Comprehensive Plan's *Planned Development* land use designation. The proposed use would be mixed use. Staff is including a condition within the recommendation of the re-zoning request whereas if the re-zoning request is to be approved, the Metropolitan Planning Commission shall require a master plan prior to a site development plan to come back to the Metropolitan Planning Commission for approval. The intent of this condition is to ensure that the proposed development is designed as a Planned Development.

c. Reasonable Use

Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

MPC Comment: The property has reasonable use under the current zoning. The proposed commercial and industrial uses would require further mitigation.

d. Adequate Public Services

Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

MPC Comment: Adequate services are available.

e. Proximity to a Military Base, Installation or Airport

MPC Comment: The subject parcel is not located near a military base, installation, or airport.

Policy Analysis

The applicant's proposal would result in a significant change to the development pattern in the area. The development of 58.84 acres of commercially zoned property, 108.64 acres of Light Industrial Transition, and 155.64 acres of Light Industrial zoned property would create impacts that the petitioner will need to address prior to coming back to the Planning Commission for a master plan approval prior to the site development approval. The intensity of the uses is expected to continue to increase in this area, which has largely been rural for many years. The existing large tracts of undeveloped land lend to the likelihood that the redevelopment of these tracts would be of a scale that is not typical in this area.

The proposed transition of three zoning classifications is a way to mitigate the uses so as not to have the B-C section transition right into Light Industrial. Instead, there would be a Light Industrial Transition area in the middle of the parcel to provide a gap from the heavier industrial uses.

Recommendation

Based upon the existing zoning pattern and character of the area, as well as the review criteria. The Planning Commission recommends **approval with conditions** of the request to rezone from A-1 to B-C, I-L-T, and I-L.

1. A master plan shall be required to come back to the Metropolitan Planning Commission prior to a site development plan approval.
2. A 100-foot densely landscaped buffer around the residentially zoned properties.

**Table 1: Comparison of Development Standards for the A-1 (Existing),
and B-C Zoning District (Proposed for the front of the parcel) non-residential uses**

Standards	A-1	Standards	B-C
Lot Dimensions (min)		Lot Dimensions (min)	
Lot width (ft)	100	Lot width (ft)	--
Lot area	2 acres	Lot area per unit for Upper Story	1,815
		Lot area (sq. ft)	----
Building (max)		Building (max)	
Building Coverage	35%	Building Coverage	--
Height (ft)	36	Height (ft)	40
		Ground floor area (sq. ft)	50,000
Building Setback (min ft)		Building Setback (min ft)	
Front yard	40	Front yard	15
Side (street) yard	20	Side (street) yard	15
Side (interior) yard	20	Side (interior) yard	--
Rear yard	40	Rear yard	--
		Rear Yard (adjacent to street/lane)	15
From access easement	5	From access easement	5
Parking Area Setback (min ft)		Parking Area Setback (min ft)	
From collector and arterial street rights-of-way	15	From collector and arterial street rights-of-way	15
From local street rights-of-way	10	From local street rights-of-way	10
Abutting lane or access easement	5	Abutting lane or access easement	5

**Table 1: Comparison of Development Standards for the A-1 (Existing),
and I-L-T Zoning District (Proposed for the middle section of the parcel) non-residential uses**

Standards	A-1	Standards	I-L-T
Lot Dimensions (min)		Lot Dimensions (min)	
Lot width (ft)	100	Lot width (ft)	--
Lot area	2 acres	Lot area per unit for Upper Story	--
		Lot area (sq. ft)	---
Building (max)		Building (max)	
Building Coverage	35%	Building Coverage	80%
Height (ft)	36	Height (ft)	60
		Ground floor area (sq. ft)	---
Building Setback (min ft)		Building Setback (min ft)	
Front yard	40	Front yard	25
Side (street) yard	20	Side (street) yard	25
Side (interior) yard	20	Side (interior) yard	15
Rear yard	40	Rear yard	15
		Rear Yard (adjacent to street/lane)	5
From access easement	5	From access easement	5
Parking Area Setback (min ft)		Parking Area Setback (min ft)	
From collector and arterial street rights-of-way	15	From collector and arterial street rights-of-way	15
From local street rights-of-way	10	From local street rights-of-way	10
Abutting lane or access easement	5	Abutting lane or access easement	5

**Table 1: Comparison of Development Standards for the A-1 (Existing),
and I-L-T Zoning District (Proposed for the middle section of the parcel) non-residential uses**

Standards	A-1	Standards	I-L-T
Lot Dimensions (min)		Lot Dimensions (min)	
Lot width (ft)	100	Lot width (ft)	--
Lot area	2 acres	Lot area (sq. ft)	--
Building (max)		Building (max)	
Building Coverage	35%	Building Coverage	80%
Height (ft)	36	Height (ft)	---
		Ground floor area (sq. ft)	---
Building Setback (min ft)		Building Setback (min ft)	
Front yard	40	Front yard	25
Side (street) yard	20	Side (street) yard	30
Side (interior) yard	20	Side (interior) yard	20
Rear yard	40	Rear yard	20
From access easement	5	Rear Yard (adjacent to street/lane)	5
		From access easement	5
Parking Area Setback (min ft)		Parking Area Setback (min ft)	
From collector and arterial street rights-of-way	15	From collector and arterial street rights-of-way	15
From local street rights-of-way	10	From local street rights-of-way	10
Abutting lane or access easement	5	Abutting lane or access easement	5

Table 2: Comparison of Principal Uses for the A-1 (Existing), to B-C, I-L-T, and I-L Zoning Districts (Proposed)

X = Permitted Use L= Limited Use S= Special Use

A-1	I-L	B-C	I-L-T
X - Single-family detached	X - Agriculture, personal	X - Upper story residential	X - Agricultural, personal
L - Cluster Development			X - Agricultural, restricted
L - Manufactures home	X - Agriculture, restricted	X - Child caring institution	X - Community Garden
S - Child caring institution	X - Community Garden	L - Single room occupancy	X - Park, general
X - Monastery/convent	X - Park, general	X - Agriculture, personal	X - Post Office
X - Agriculture, general	X - Post office	X - Community Garden	X - Police/fire station or substation
X - Agricultural, personal	X - Police / fire station or substation	X - Park, general	X - Emergency Medical Services (EMS) substation / Ambulance Service
X - Agriculture, restricted	X - Emergency Medical Services (EMS) substation / Ambulance Service	X - Library / community center	L - Shelter, emergency
X - Agricultural produce stand / Seafood stand (not including farmer's market)	L - Shelter, emergency	X - Museum	L - Shelter, transitional
L - Livestock sales/auction	L - Shelter, transitional	X - Post office	L - Soup kitchen
X - Tree farming / Forestry	L - Soup kitchen	X - Police / fire station or substation	X - College, university, seminary
S - Surface mine / borrow pit	X - College, university, seminary	X - Emergency Medical Services (EMS) substation / Ambulance Service	X - Educational building used by a college, university, or seminary
X - Botanical Garden / arboretum	X - Educational building used by a college, university, or seminary	S - Shelter, emergency	X - School, trade, vocational or business
L - Cemetery (Mausoleum, Columbarium, Memorial Park)	X - School, trade, vocational or business	S - Shelter, transitional	L - All detention and correctional facilities except as listed below:
L - cemetery, private family	L - All detention and correctional facilities except as listed below:	L - Soup kitchen	S - Correctional transition facility
L - Cemetery, pet	S - Correctional transition facility	L - Child / adult day care center	X - Office, general
X - Community Garden	X - Office, general	L - Child / adult care center, 24 hours	L - Day Labor employment center
X - Park, general	L - Day labor employment center		X - Office, utility/contractor
L - Wildlife Refuge			X - Studio / multimedia production facility
X - Library/ community center			L - Indoor firearm range
			L - Consumer Fireworks Retail Sales Facility

Table 2: Comparison of Principal Uses for the A-1 (Existing), to B-C, I-L-T, and I-L Zoning Districts (Proposed)

X = Permitted Use L= Limited Use S= Special Use

A-1	I-L	B-C	I-L-T
X - Police/ fire station or substation	X - Office, utility/ contractor	X - College, university, seminary	L - Convenience store
L - Emergency Medical Services (EMS) substation / Ambulance Service	X - Studio / multimedia production facility	X - Educational building used by a college, university, or seminary	L - Fuel / gas station
X - Shelter, emergency	L - Indoor firearm range	X - Educational building used by a college, university, or seminary	X - Garden Center
L - Shelter, transitional	L - Consumer Fireworks Retail Sales Facility	X - School, public or private (K-12)	X- Plant Nursery
L - Child / adult day care home	L - Convenience store	X - School, trade, vocational, or business	X - Truck Stop
L - Child / adult day care center	L - Fuel / gas station	X - All places of worship	X - Warehouse or Office Showroom / Flex Space
S - Child / adult care home, 24 hours	X - Garden Center	X - Private club / lodge	L - Crematorium
S - Child / adult care center, 24 hours	X - Plant nursery	S - Correctional transition facility	X - Event Venue
X - Educational building used by a college, university, or seminary	X - Truck Stop	X - Hospice	X - Dry Cleaner / Laundry, Neighborhood
X - School, public or private (K-12)	X - Warehouse or Office Showroom / Flex Space	X - Hospital	L - Self-service storage facility
X - All places of worship	L - Crematorium	X - Intermediate care facility	X - Tour company terminal
L - Private club / lodge	X - Event Venue	X - Nursing home	X - Distillery, craft,
S - All detention and correctional facilities except as listed below:	X - Dry Cleaner / Laundry, Neighborhood	X - Assisted living facility	L - Bar; tavern
X - Personal care home, registered	L - Self-service storage facility	X - Personal care home, registered	S - Nightclub
X - Personal care home, family	X - Tour company terminal	X - Personal care home, family	L - Restaurant
	X - Distillery, craft		L - Food Truck Park
	L - Bar; tavern		L - Retail consumption dealer (on premise consumption of alcohol)
	S - Nightclub		X - Ancillary retail dealer (off-premises consumption of alcohol)
	L - Restaurant		X - Winery; Meadry; Cidery
	L - Food Truck Park		X - Brewery, Micro
	L - Retail consumption dealer (on premise		L - Heavy equipment / Heavy vehicle sales, rentals, and leasing
			L - Vehicle Service, Heavy equipment / Heavy vehicle

Table 2: Comparison of Principal Uses for the A-1 (Existing), to B-C, I-L-T, and I-L Zoning Districts (Proposed)

X = Permitted Use L= Limited Use S= Special Use

A-1	I-L	B-C	I-L-T
X – Personal care home, group	consumption of alcohol)	S – Substance recovery facility	L – Vehicle service, minor
X – Indoor archery range / paintball facility	X – Ancillary retail dealer (off-premises consumption of alcohol)	X – Office, general	L – Vehicle service, major
L – Campground; recreational vehicle park	X – Winery; Meadery; Cidery	X – Call center	L – Vehicle towing and impound facility
S – Drive-in Theater	X – Brewery, Micro	L – Day labor employment center	L – Vehicle wash, full or self-service
S – Fairgrounds	L – Heavy equipment/ Heavy vehicle sales, rentals, and leasing	X – Office, medical	L – Watercraft sales, repair, and services
X – Golf course	L – Vehicle Service, Heavy equipment / Heavy vehicle	X – Office, utility / contractor	L – All adult-oriented businesses
S – Outdoor amusement	L – Vehicle service, minor	X – Studio / multimedia production facility	X – Dock, Commercial
S – Outdoor firearm range	L – Vehicle service, major	X – Arena; convention center	L – Boat Yard
S – Racetrack/Drag Strip/ Motocross facility	L – Vehicle towing and impound facility	X – Indoor amusement	X – Watercraft Launch / Ramp
X – Riding academy; Equestrian center; Horse stable, commercial	L – Vehicle wash, full or self-service	L – Indoor firearm range	L – Container Storage Yard
S – Stadium or outdoor arena; amphitheater; Outdoor sports facility or complex	L – Watercraft sales, repair, and service	X – Indoor sports facility	L – Outdoor Storage Yard
L – Flea Market; Farmer's market; Open air market	L – All adult-oriented business	X – Indoor archery range / paintball facility	X – Warehousing
L – Manufactured / modular home sales	X – Dock, Commercial	X – Teen Club	X – Dry cleaning / Laundry plant
S – Outdoor sales	L – Boat Yard	X – Theater / cinema / performing arts	S – Salvage yard / Recycling facility
X – Plant nursery	X – Watercraft Launch / Ramp	L – Drive-in theater	L – Manufacturing, Artisan/Craft
	L – Container Storage Yard	X – Golf course	L – Manufacturing, Limited/Light
		X – Outdoor amusement	L – Manufacturing, general
			L – Research, testing, and development laboratory
			S – Mulch or compost processing, Class 2
			L – Mulch or compost processing, Class 6
			X – Recycling collection facility

Table 2: Comparison of Principal Uses for the A-1 (Existing), to B-C, I-L-T, and I-L Zoning Districts (Proposed)

X = Permitted Use L= Limited Use S= Special Use

A-1	I-L	B-C	I-L-T
L – Animal services, indoor	L – Outdoor Storage Yard	L – Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex	S – Solid waste transfer station
L – Animal services, outdoor	X – Warehousing	X – Retail, general	S – Airport, airfield; Heliport
X – Hall, banquet, or reception	X – Dry cleaning / Laundry plant	X – Art/ photo studio; gallery	X – Intermodal freight yard
S – Retail consumption dealer (on premise consumption of alcohol)	S – Salvage yard / Recycling facility	S – Consumer Fireworks Retail Sales Facility	X – Passenger terminal
L – Bed and Breakfast Homestay	L – Manufacturing, Artisan / Craft	L – Convenience store	X – Railyard
L – Bed and Breakfast rental	L – Manufacturing, Limited / Light	L – Fuel / gas station	X – Transportation dispatch and storage
L – Short-term vacation	L – Manufacturing, General	L – Flea market; Farmer's market; Open air market	X – Vehicle and freight terminal
X – Dock, private	L – Research, testing, and development laboratory	X – Food-oriented retail	S – Broadcast transmission tower
X – Dock, Residential Community	S – Mulch or compost processing, Class 2	X – Garden Center	X – Utilities, major
X- Marina, Residential	L – Mulch or compost processing, Class 6	L – Manufactured / modular home sales	X – Utilities, minor
X – Watercraft Launch / Ramp	X – Recycling collection facility	L – Outdoor sales	
S – Mulch or compost processing, Class 2	S – Solid waste transfer station	L – Pawnshop	
S – Recycling collection facility	S – Airport, airfield; Heliport	X- Pharmacy	
S – Solid Waste transfer station	X – Intermodal freight yard	X – Truck Stop	
S – Airport, airfield; Heliport	X – Passenger terminal	L – Warehouse or Office Showroom / Flex Space	
	X – Railyard	X – Services, general	
	X – Transportation dispatch and storage		

Table 2: Comparison of Principal Uses for the A-1 (Existing), to B-C, I-L-T, and I-L Zoning Districts (Proposed)

X = Permitted Use L= Limited Use S= Special Use

A-1	I-L	B-C	I-L-T
S – Broadcast transmission tower	X – Vehicle and freight terminal	L – Animal services, indoor	
S – Utilities, major	S – Broadcast transmission tower	L – Animal services, outdoor	
X – Utilities, minor	X – Utilities, major	X – Bank	
	X – Utilities, minor	X – Body art services	
		X – Business support services	
		X – Catering establishment	
		L – Check Cashing; Title Pawn;	
		L – Crematorium	
		X – Funeral home, mortuary (not including crematorium)	
		X – Hall, banquet, or reception	
		X – Event Venue	
		X – Instructional studio or classroom	
		X – Laundromat	
		X – Dry Cleaner / Laundry, Neighborhood	
		X – Personal service shop	
		X – Psychic; palmist; medium; fortune teller	

Table 2: Comparison of Principal Uses for the A-1 (Existing), to B-C, I-L-T, and I-L Zoning Districts (Proposed)

X = Permitted Use L= Limited Use S= Special Use

A-1	I-L	B-C	I-L-T
		X – Repair-oriented services L – Self-service storage facility X – Tour company terminal X – Distillery, craft L – Bar; tavern S – Nightclub X – Restaurant L -Food Truck Park L – Retail consumption dealer (on premise consumption of alcohol) X – Ancillary retail dealer (off-premises consumption of alcohol) X – Package store (not including wine specialty shops) X – Wine Specialty Shop (not including package stores) X – Winery; Meadry; Cidery X – Brewery, Micro L – Bed and Breakfast Homestay L – Inn	

Table 2: Comparison of Principal Uses for the A-1 (Existing), to B-C, I-L-T, and I-L Zoning Districts (Proposed)

X = Permitted Use L= Limited Use S= Special Use

A-1	I-L	B-C	I-L-T
		<p>X – Hotel/motel, 16-74 rooms</p> <p>X – Hotel/motel, 75 or more rooms</p> <p>L – Short-term vacation rental</p> <p>L – Heavy equipment / Heavy vehicle sales, rentals, and leasing</p> <p>L – Vehicle sales, rental, and leasing</p> <p>L – Moped/motor scooter sales, rentals, and leasing</p> <p>S – Vehicle Service, Heavy equipment. Heavy vehicle</p> <p>L – Vehicle service, minor</p> <p>L – Vehicle service, major</p> <p>L – Vehicle wash, full or self service</p> <p>L – Watercraft sales, repair, and service</p> <p>L – Manufacturing, Artisan/Craft</p> <p>X – Parking facility</p> <p>X – Passenger terminal</p> <p>X – Transportation dispatch and storage</p>	

Table 2: Comparison of Principal Uses for the A-1 (Existing), to B-C, I-L-T, and I-L Zoning Districts (Proposed)

X = Permitted Use L= Limited Use S= Special Use

A-1	I-L	B-C	I-L-T
		S – Broadcast transmission tower S – Utilities, major X – Utilities, minor	