

RESOLUTION NO. R-26-028

NOTICE OF DENIAL

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; PROVIDING NOTICE OF DENIAL OF APPLICATION NO. PDR-24-08(Z)(P) REQUESTING THE REZONING OF FOUR PARCELS APPROXIMATELY 55.79 ACRES, FROM A (GENERAL AGRICULTURE) TO PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT; GENERALLY LOCATED APPROXIMATELY 2,765 FEET NORTH OF STATE ROAD 64 EAST ALONG THE EAST SIDE OF ZIPPERER ROAD AND COMMONLY KNOWN AS 1607, 1611, AND 1703 ZIPPERER ROAD, AND 16996 WATERLINE ROAD IN BRADENTON (MANATEE COUNTY); AN APPLICATION FOR A PRELIMINARY SITE PLAN TO ALLOW A MAXIMUM OF 167 SINGLE-FAMILY DETACHED DWELLING UNITS AND AN APPLICATION FOR SPECIFIC APPROVAL TO ALLOW THE EXISTING NONCONFORMING PERSONAL WIRELESS SERVICE FACILITY (PWSF) NOT MEETING THE REGULATIONS IN THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT TO REMAIN; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Mary E. Chamness, Moran Family Land LLC, and Johnathan S. Sinkler (Owners) and M/I Homes of Sarasota, LLC (Contract Purchaser) (collectively the "Applicants") filed Application No. PDR-24-08(Z)(P) to rezone approximately 55.79 acres described in Exhibit "A", attached hereto, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District, to approve a Preliminary Site Plan for a maximum of 167 single-family detached dwelling units and to approve a request for Specific Approval for alternatives to Section 531.37, LDC, to allow an existing personal wireless service facility (PWSF) that does not meet the regulations for PWSF's in the PDR (Planned Development Residential) Zone District (the "Nonconforming PWSF") to remain on the Property (sometimes referred herein collectively as the "Application"); and,

WHEREAS, the Manatee County Planning Commission (the "Planning Commission"), held a duly noticed public hearing on December 11, 2025 on the Application, as the County's Local Planning Agency pursuant to § 163.3174, Florida Statutes and Land Development Code ("LDC") § 301.1.A; and,

WHEREAS, the Board of County Commissioners of Manatee County, Florida (the "Board") held a duly noticed public hearing on the Application on January 8, 2026 as continued to January 28, 2026, and directed Staff and the County Attorney to prepare a formal written notice of the Application's denial for the March 5, 2026 Board meeting, in accordance with § 125.022(5), Florida Statutes.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida:

Section 1. Findings.

- A. The recitals set forth above are hereby incorporated into this Resolution.
- B. The Board is authorized and empowered to consider, approve, and/or deny the Application to rezone, proposed Preliminary Site Plan and the Specific Approval regarding the Nonconforming PWSF, pursuant to the County's Land Development Code ("LDC") §§ 200, 300, 342 and 322.3.
- C. "The applicant[s] shall bear the burden of demonstrating by competent and substantial evidence that the application satisfies the standards and requirements of the LDC and the Comprehensive plan." LDC § 312.8B.
- D. In deciding whether to recommend approval, approval with modification or denial of a proposed PSP, the approving authority [the Board] shall consider the factors listed in Subsections A. through G., including without limitation whether the proposed plan is consistent with the Comprehensive Plan and [the LDC], and the standards applicable to each PD district contained in Chapter 4. See LDC § 322.2.
- E. For rezonings, the Board may deny the rezoning request if it determines "that the proposed [zoning atlas] amendment is not consistent with the Comprehensive Plan or does not promote the public health, safety or welfare...". LDC § 342.2.
- F. For specific approval requests, the Board may deny the specific approval request if the Board finds the public purposes of the LDC are not satisfied to an equivalent or greater degree by the actions, designs or solutions proposed in the Application for the request. LDC § 402.4.B.
- G. In regard to the Specific Approval Request to allow an existing Nonconforming Personal Wireless Services Facility (PWSF) to remain on the Property, the purposes of the LDC include the discouraging of telecommunication towers in non-preferred zone districts, inclusive of all residential zone districts to further the preservation of community aesthetics, the compatibility of land uses in residential zone districts, and otherwise protect the attractiveness, health, safety and general welfare of the community. LDC § 531.37A.6.
- H. Section 163.3194(3)(a) of the Community Planning Act provides that "[a] land development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, polices, and land uses, and

densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” Fla. Stat. § 163.3194(3)(a).

- I. Section 163.3194(3)(b), of the Community Planning Act provides that “[a] development approved or undertaken by a local government shall be consistent with the comprehensive plan, if the land uses, densities or intensities, capacity or size, timing and other aspects of the development are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” Fla. Stat. § 163.3194(3)(b).
- J. In its review of the Application, the Board considered the underlying record which consists of public hearing testimony and evidence, and the documents, records, information, etc. identified in Section 6 of the Procedures for the Manatee County Board of County Commissioners’ Meetings (collectively referred to herein as the “Record”). See Resolution No. R-25-013.
- K. The “Project”, “Project Area”, or the “Property” shall mean the parcel or tract of land (as described in Exhibit “A”) requested to be rezoned to the PDR (Planned Development Residential) Zoning District (55.79 acres) and for which a preliminary site plan (“PSP”) approval was requested for a maximum of 167 single-family detached dwelling units with a request for Specific Approval to allow an existing Nonconforming personal wireless service facility (“Nonconforming PWSF”) to remain on the PDR Zoned Property.
- L. The Property (55.79 acres) is currently in the A (General Agriculture) Zoning District.
- M. The Property is in UF-3 (Urban Fringe-3) Future Land Use Classification.
- N. The maximum allowed density for the UF-3 FLUC is 3 DU/GA (dwelling units per gross acre). The maximum development potential for the Project area is limited by the impacts to the wetlands proposed in the PSP. Applicants propose a density of 167 single-family dwelling units, the maximum number of dwelling units allowed for the Project in the UF-3 FLUC. See Staff Report, pages 4, 24.
- O. The existing personal wireless services facility (PWSF) is a lattice tower and has a height of 250 feet. The existing PWSF was proposed to remain unchanged within the proposed PDR (Planned Development Zone District). The PDR Zone District is a Non-Preferred Zone District for this type of tower (i.e. lattice tower with a height of 250 feet). The nonconforming PWSF would be allowed to remain only if the Specific Approval was granted by the Board. The maximum permitted height for a PWSF is 150 feet in the

PDR Zoning District and standards require the PWSF be camouflaged and be designed as monopole tower. The existing Nonconforming PWSF lattice tower would be inconsistent with the regulations in the PDR Zoning District. See Staff Report, pages 22-23, 26-28. See Section 531.37, LDC. Additionally, see the testimony of residents and a Florida Registered Professional Engineer stating the existing Nonconforming PWSF does not meet the current requirements in the LDC for the size of the fall-down radius and setbacks necessary to protect the public health, safety and welfare. See testimony and the documents submitted into the record of the January 28, 2026 Board public hearing.

- P. The properties to the north, south, and east of the Project are zoned A (General Agriculture) and the property to the west is zoned A (General Agriculture) and A-1(Agricultural Suburban).. See Staff Report, pages 5, 6.
- Q. The Project Area is located within the Mill Creek Watershed, a flood prone area (i.e. rainfall). See Staff Report, page 8 and Mill Creek Watershed Management Plan.
- R. There are 4.10 acres of wetland within the Project and 0.178 acres of proposed wetland impact. See Staff Report, pages 10, 27.
- S. The Transportation Impact Analysis prepared by Kimley Horn Associates, Inc., May, 2025, Version 5. (the "Transportation Impact Analysis") states the Project is generally located east of Zipperer Road and south of Waterline Road. The Project does not have direct access to SR 64 (a state road under the jurisdiction of the FDOT (Florida Department of Transportation) however it does have access via a single full access to Zipperer Road (which currently dead-ends north of the Project drive-way) to allow vehicles to travel south to SR 64 and one cross-access was proposed on the PSP to a proposed Project known as " the Bus Barn Application", south of the site eventually leading to SR 64. The Project site is approximately 0.50 miles north of State Road 64 East. Zipperer Road is a substandard local roadway. See Staff Report, pages 9,10, 27.
- T. The Transportation Impact Analysis, Table 1, Trip Generation-P.M. Peak-Hour Trip Generation, states a total of 174 gross P.M. Peak Hour New Trips will be generated by the Project.
- U. The currently pending Bus Barn Application collectively consists of Application PDR-23-45(Z)(P) requesting a rezone of approximately 43.7 acres from A (General Agriculture) to PDR (Planned Development Residential) Zoning District, and a Preliminary Site Plan for 122 single-family detached dwelling units on property located north of State Road 64, east of Zipperer Road, and north of Uihlein Road. A single main road, Street A, connects the Bus Barn Project to Travellers Palm Drive which leads to

SR 64. See Pages 7-9 of Bus Barn Staff Report. A cross-access connection to the Zipperer Road Project to the North is shown on the Bus Barn Preliminary Site Plan. See graphic in the record of the January 28, 2026 public hearing showing the proposed cross-access, attached hereto as Exhibit B.

- V. The Board of County Commissioners held a duly noticed public hearing on the Bus Barn Application on January 28, 2026, together with the public hearing on the Zipperer Road Application. The Board took no action on the Bus Barn Application and continued the Bus Barn Application to no date set, at the request of the applicant for the Bus Barn Project (Ranchland Investors, LLC.)
- W. Residents near the Property provided testimony related to flood issues, environmental issues, public health and safety issues regarding the existing Nonconforming Personal Wireless Service Facility (PWSF), and traffic conditions at or near the Property, including the substandard condition of Zipperer Road, and the Project's compatibility. See Staff Report for the December 11, 2025 Planning Commission public hearing and testimony, and documents entered into the record from the January 28, 2026 BOCC public hearings.
- X. The following provisions, in addition to those referenced above, are relevant to the analysis of the Project's consistency with the Comprehensive Plan and compliance with the LDC:
 - 1. Comprehensive Plan Objective 2.10.4—Locational Criteria and Development Standards, Future Land Use Element.
 - 2. Comprehensive Plan Policy 2.1.2.3, Future Land Use Element: "Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development."
 - 3. Comprehensive Plan Policy 2.1.2.4, Future Land Use Element: "Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, in areas which are internal to, or are a contiguous expansion of the built environment."
 - 4. Comprehensive Plan Objective 2.9.1—Strong Communities, Future Land Use Element.

5. Comprehensive Plan Policy 2.1.2.7, Future Land Use Element: "Review all proposed development for compatibility and appropriate timing of development...."
6. Comprehensive Plan Objective 2.6.1—Compatibility through Screening, Buffering, Setback, and Other Mitigative Measures, Future Land Use Element.
7. Comprehensive Plan Objective 2.6.2—Residential Compatibility/ Transition, Future Land Use Element.
8. Comprehensive Plan Policy 2.2.1.6, Future Land Use Element: "The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, noted in this element and the Future Land Use Map."
9. Comprehensive Plan Objective 2.3.3—Floodplain Management, Future Land Use Element.
10. Section 200, Definitions, Land Development Code, defines "Compatibility" to mean: "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."
11. LDC § 342.4—Review Criteria for All Zoning Map Amendments.
12. LDC § 402.4. Relation of PD Regulations to General Zoning, Subdivision or Other Regulations.
13. LDC § 402.6—General Design Requirement for all Planned Development Site Plans.
14. LDC § 322.2 Preliminary Site Plan Review Criteria.
15. LDC § 402.7.D. PDR Standards.
16. LDC §§ 1001.1. Required Access, 1001.1.C. Second Means of Access Required.

17. LDC § 531.7. Personal Wireless Service Facilities.
18. LDC § 706.9. Development Transfer Allowed for Wetlands and their Wetland Buffers.
19. LDC § 400.8. Future Land Use Categories and Zoning District, Table 4-1, provides the implementing zoning district for the UF-3 FLUC:

The following table correlates individual zoning district with future land use category. Not all the zoning districts shown under a future land use category, however, are presumed to be appropriate for a site with that particular future land use designation. The factors listed in LDC § 342.3 (Rezone Criteria) need to be met in order to approve the zoning map amendment request.

Planned Development (PD) Districts are allowed within all Comprehensive Plan Future Land Use map categories, provided the rezoning request meets the requirements of LDC § 342.4 and is consistent with the Comprehensive Plan and corresponding Future Land Use designation. See Exhibit C, Table 4-12: Schedule of Uses for PD Districts.

UF-3 (Urban Fringe-3): CON, A-1, RSF-2, RSF-3, RVP, RDD-3, MP-1, NC-S, NC-M, PR-S, PR-M, GC, subject to compliance with the Comprehensive Plan and LDC.

Section 2. Conclusions. Based upon the above findings, the Record, the Comprehensive Plan, and the LDC, the Board hereby makes the following conclusions:

- A. The Applicants failed to meet their burden of proving and demonstrating that the proposed rezone, specific approval request for the Existing Nonconforming Personal Wireless Service Facility (PWSF) and preliminary site plan, contained in the Application are consistent with the Comprehensive Plan, and comply with the standards for approval in the applicable provisions of the LDC.
- B. The Applicants failed to demonstrate that the proposed 167 single-family detached residential units are compatible with and establish a transition of densities and uses across the proposed PDR Zone District boundaries. Additionally, the Applicants failed to demonstrate how the Project would promote safe traffic circulation patterns and not create any external impacts that would adversely affect surrounding development, uses and zoning.
- C. The Applicants failed to demonstrate how the Specific Approval request to allow the Nonconforming Personal Wireless Service Facility (PWSF) to

remain on the Property addresses the locational preferences for PWSF's, furthers the preservation of community aesthetics, the compatibility of land uses in residential zone districts and otherwise protects the attractiveness, health, safety and general welfare of the community to an equivalent or greater degree.

- D. Due to the above findings, the Record, the Comprehensive Plan and LDC, the Board finds that maintaining the existing A (General Agriculture) Zoning District accomplishes a legitimate public purpose and promotes the health, safety, and welfare of the public.
- E. The Board specifically denies the Application—specifically, Applicants' proposed rezone request, specific approval request, and preliminary site plan applicable to the Property described in the legal description in Exhibit A.
- F. The existing A (General Agriculture) Zoning District of the 55.79 acres remains in full force and effect, and the Applicants may opt to request a change in use consistent with those listed under the A Zoning District, as detailed in LDC § 401.2: Uses in Agriculture and Residential District, LDC (See Exhibit D) subject to compliance with the Comprehensive Plan and LDC.

Section 3. Severability. It is hereby declared to be the intention of the Board that the phrases, clauses, sentences, paragraphs, and sections in this Resolution be deemed severable, and if any phrase, clause, sentence, paragraph or section hereof is declared unconstitutional or otherwise invalid by the valid judgement of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Resolution.

Section 4. Effective Date. The effective date of this Resolution shall be the date of adoption of this Resolution.

DULY ADOPTED, with a quorum present and voting, this 5th day of March, 2026.



**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: *T. H.*
Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: *Hannah Bishop*
Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION

55.79 acres

A tract of land located in Section 35 Township 34 South, Range 19 East, Manatee County, Florida,

being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 35; run thence S.00°21'29" W., 775.38 feet along the East boundary of said Section 35 to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 35; thence along the South boundary of the North 1/2 of the Northeast 1/4 of said Section 35, N. 89°26'42" W., 2629.64 feet to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence along the East boundary of the Northwest 1/4 of said Section 35, N. 00°41'31" E., 463.81 feet; thence leaving said Easterly boundary, N. 89°19'43" W., 1288.31 feet to a point on the Easterly Right-of-Way of Zipperer Road; thence along the Said Easterly Right-of-Way of Zipperer Road the following two(2) courses: 1) N. 01°12'04" E., 25.28 feet: 2) N. 00°52'1 0" E., 279.47 feet to a point on the North boundary of aforesaid Section 35; thence along the North boundary of said Section 35 the following two (2) courses: 1) S.89°32'43" E., 1286.97 feet: 2) S.89°29'15" E., 2625.38 feet to the POINT OF BEGINNING.

Containing 55.79 acres or 2,430,225 square feet, more or less.

EXHIBIT B

BUS BARN REZONE

3



Bus Barn & Zipperer Road Rezones

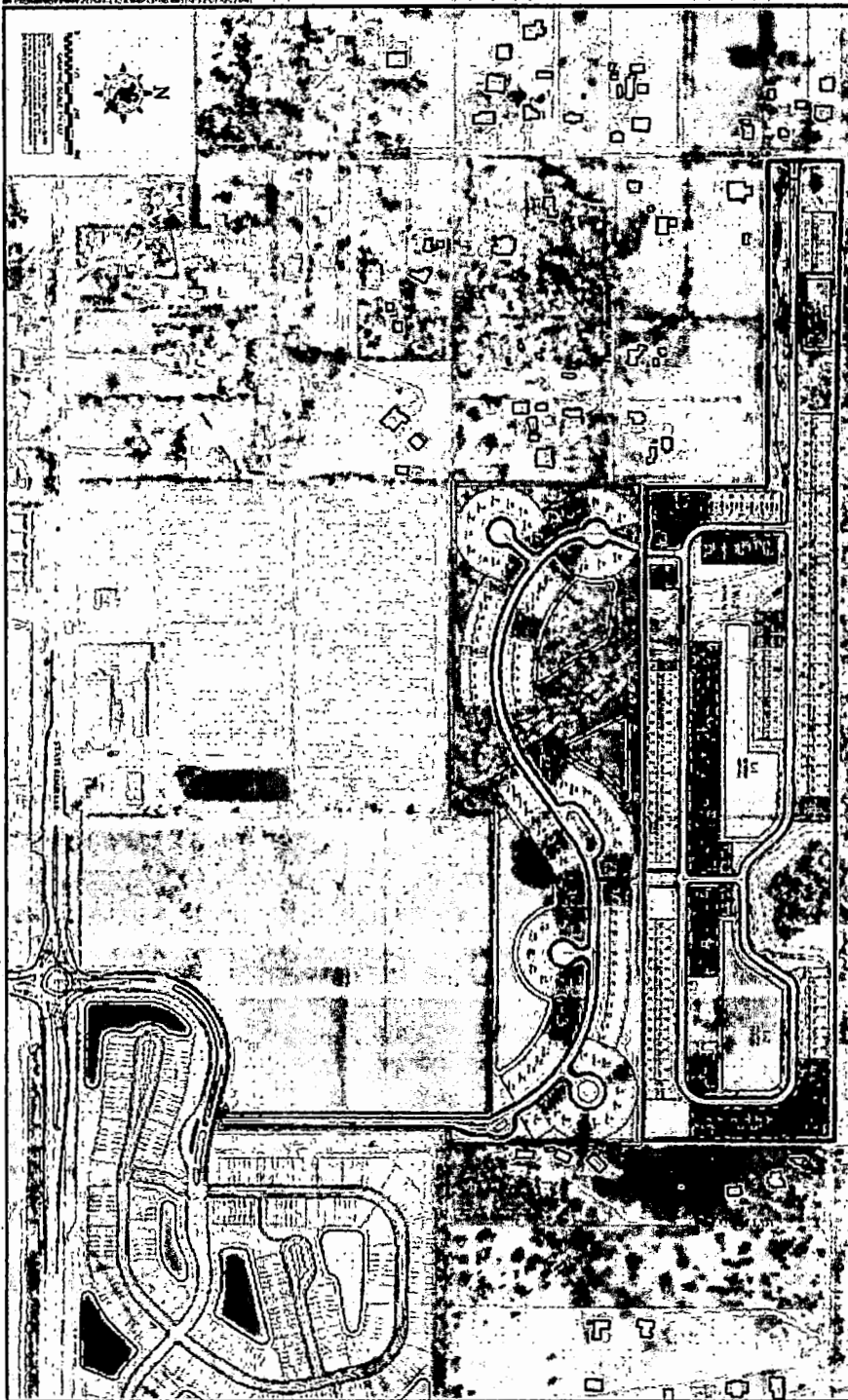


EXHIBIT C

Table 4-12: Schedule of Uses for PD Districts

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
Agricultural Research Facilities	—	X	X	P	P	X	P	X	P	X	X	X	P	P
Agricultural Uses	531.1	P	P	P	P	P	P	P	P	P	P	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	P	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P
Slaughterhouses	531.1	X	X	X	X	P	X	X	P	X	X	X	X	X
Stockyards and Feedlots ⁴	531.1	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Food Truck Park	531.64	X	P	P	P	P	X	P	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P

Mobile Vending Park	531.65	X	P	P	P	P	X	P	P	X	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED) ⁵	531.62	X	X	P	X	X	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital ¹		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X

Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ²	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P ³	P	P ³	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴	—	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P

Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.40	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52												
Water Dependent Uses	531.60	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P
Game Preserve	—	X	X	P	X	X	P	X	P	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X

Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Accessory Dwelling Unit ⁶	511.18	P	X	X	X	X	X	X	P	X	X	X	P	X
Assisted Living Facility, Large ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes ¹	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X

Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.50	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P

WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P

EXHIBIT D

Table 4-2: Uses in Agriculture and Residential Districts

Land Use	See Sec. #	CON	R/OS	A	A-1	RSF	RSMH	RDD	RMF	VIL
AGRICULTURAL USES										
Agricultural Research Facilities	—	X	X	P	P	X	X	X	X	P
Agricultural Uses	531.1	SP	SP	P	P	SP	SP	SP	SP	P
Agricultural Products Processing Plants	531.1	X	X	P	X	X	X	X	X	SP
Animal Products Processing Facility	531.1	X	X	SP	X	X	X	X	X	SP
Short Term Agricultural Uses	531.1	X	X	P	P	P	P	P	P	P
Stables or Equestrian Centers: Private	531.41	X	X	P	P	X	X	X	X	P
Stables or Equestrian Centers: Public	531.41	X	X	P	P	X	X	X	X	P
Tree Farm	531.1	P	P	P	P	P	P	P	P	P
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	SP	X	X	X	X	P
Farming Service Establishments	531.18	X	X	P	SP	X	X	X	X	P
Farm Worker Housing	531.19	X	X	P	SP	X	X	X	X	SP
Pet Service (Kennel) Establishments	531.38	X	X	P	SP	X	X	X	X	SP
Sawmills	531.1	X	X	P	X	X	X	X	X	SP
Slaughterhouses	531.1	X	X	SP	X	X	X	X	X	X
Stockyards and Feedlots	531.1	X	X	SP	X	X	X	X	X	SP
Veterinary Hospitals	531.58	X	X	P	SP	X	X	X	X	P
COMMERCIAL - RETAIL										
Alcoholic Beverage Establishment	531.4	X	X	X	X	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	X	X	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	X	X	X	X	X	X	X
Auction Houses, Open	531.6	X	X	X	X	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	X	X	X	X	X	X	SP
Lumberyard	531.9	X	X	P	X	X	X	X	X	X

Drive-Through Establishments	531.16	X	X	X	X	X	X	X	X	P
Food Truck Park	531.64	X	X	X	X	X	X	X	X	P
Gas Pumps	531.51	X	X	X	X	X	X	X	X	P
Mobile Vending Park	531.65	X	X	X	X	X	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	X	X	X	X	X	X	SP
Restaurant	531.48	X	X	X	X	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	X	X	X	X	X	X	X/p ¹	P
Retail Sales, General	531.49	X	X	X	X	X	X	X	X	P/SP
Service Station	531.51	X	X	X	X	X	X	X	X	SP
Vehicle Sales, Rental, Leasing	531.57	X	X	X	X	X	X	X	X	SP
COMMERCIAL - SERVICES										
Banking: Bank	—	X	X	X	X	X	X	X	X	P
Banking: Bank/Drive-through	531.16	X	X	X	X	X	X	X	X	P
Bed and Breakfast	531.7	X	X	P	SP	SP	X	P	P	P
Business Services	—	X	X	X	X	X	X	X	X	P
Printing, Medium	—	X	X	X	X	X	X	X	X	P
Printing, Small	—	X	X	X	X	X	X	X	X	P
Car Wash: Full Service	531.10	X	X	X	X	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	X	X	X	X	X	X	SP
Car Wash: Self-Service	531.10	X	X	X	X	X	X	X	X	P
Clinics	—	X	X	X	X	X	X	X	X	P
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	SP	X	X	X	X	P
Construction equipment	531.18	X	X	X	X	X	X	X	X	SP
Equipment Sales, rental, leasing, storage and repair - light	—	X	X	P	SP	X	X	X	X	P
Food Catering Service Establishment	531.21	X	X	X	X	X	X	X	X	X
Free Standing Emergency Department (FSED) ³	531.62	X	X	X	X	X	X	X	X	X
Funeral Chapel	531.22	X	X	P	P	SP	SP	SP	SP	P
Funeral Home	531.22	X	X	SP	SP	SP	SP	SP	SP	SP
Hospital ²	—	X	X	X	X	X	X	X	X	X
Intensive Services: All Others	531.26	X	X	X	X	X	X	X	X	P

Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	X	X	X	X	X
Intensive Services: Industrial Service Establishment	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	X	X	X	X	X	X	X
Laboratories, Medical and Dental	—	X	X	X	X	X	X	X	X	P
Lodging Places: Boarding House	531.28	X	X	X	X	X	X	X	P	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	X	X	X
Lodging Places: Dormitories	531.28	X	X	X	X	X	X	X	P	X
Lodging Places: Hospital Guest House	531.28	X	X	X	X	X	X	X	SP	X
Lodging Places: Hotel/motel	531.28	X	X	X	X	X	X	X	X	SP
Office	531.61	X	X	P	P	P	P	P	P	P
Personal Service Establishment	—	X	X	X	X	X	X	X	X	P
Dry Cleaners: Pick-up	—	X	X	X	X	X	X	X	X	P
Rental Service Establishment	—	X	X	X	X	X	X	X	X	P
Repair Service Establishment	—	X	X	X	X	X	X	X	X	P
Recreational Vehicle Parks and subdivisions	531.42	X	X	X	X	X	X	X	X	SP
Vehicle Repair: Major	531.56	X	X	X	X	X	X	X	X	X
Vehicle Repair: Community Serving	—	X	X	X	X	X	X	X	X	SP
Vehicle Repair: Neighborhood Serving	—	X	X	X	X	X	X	X	X	SP
Veterinary Clinic	531.58	X	X	P	SP	X	X	X	X	P
Wholesale Trade Establishment	—	X	X	X	X	X	X	X	X	X
INDUSTRIAL										
Industrial, Heavy	531.25	X	X	X	X	X	X	X	X	X
Firework/Sparkler Manufacture	531.25	X	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	X	X	X	X	X	X

Research and Development Activities	—	X	X	X	X	X	X	X	X	X	X
COMMUNITY SERVICE USES											
Civic, Social, and Fraternal Organizations/Clubs	531.14	X	X	P	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Correctional Facilities: Community	—	X	X	SP	X	X	X	X	X	X	X
Correctional Facilities: Major	—	X	X	SP	X	X	X	X	X	X	X
Cultural Facilities	531.15	X	X	P	P	SP	SP	SP	SP	SP	SP
Emergency Shelters	531.45	X	X	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Emergency Shelter Home	531.45	X	X	P	P	P	P	P	P	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37									
Public Community Uses	531.39	X	X	P	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Public Use Facilities	531.40	X	X	P	P	P	P	P	P	P	P
Post Offices	—	X	X	P	P	P	P	P	P	P	P
Radio, TV, Communications, Microwave Facilities	—	SP	SP	P/SP	SP	SP	SP	SP	SP	SP	X
Rehabilitation Center	531.44	X	X	SP	SP	SP	SP	SP	SP	SP	SP
Utility Use	531.54	SP	SP	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	P	X	X	X	X	X	X	X
Utility Use, Heavy	531.54	X	X	X	X	X	X	X	X	X	X
MISCELLANEOUS USES											
Flea Markets: Enclosed	531.20	X	X	X	X	X	X	X	X	X	X
Flea Markets: Open	531.20	X	X	X	X	X	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	X	X	X	X	X	X	X	X
Outdoor Advertising Signs	—	X	X	X	X	X	X	X	X	X	X
Outdoor Storage (Principal Use)	531.36	X	X	X	X	X	X	X	X	X	X
Parking, Commercial (Principal Use)	—	X	X	X	X	X	X	X	X	X	X
Sexually Oriented Businesses	531.52	See 531.52									
Water Dependent Uses	531.60	X	X	X	X	X	X	X	X	X	X
OPEN USE OF LAND - LIGHT											
Cemetery: Human and Pet	531.11	X	X	SP	SP	SP	SP	SP	SP	SP	P
Earthmoving, Minor	702	X	X	P	P	P	P	P	P	P	P
Game Preserve	—	P	SP	P	SP	X	X	X	X	X	P
OPEN USE OF LAND - HEAVY											
Earthmoving, Major	702	X	X	SP	SP	X	X	X	X	X	SP

Junkyards	531.27	X	X	X	X	X	X	X	X	X
Mining	531.30	X	X	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	SP	X	X	X	X	X	X
Landfills	531.53	X	X	SP	X	X	X	X	X	X
RECREATION USES										
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P
Recreation, High Intensity	531.41	X	P	SP	X	X	X	X	X	X
Recreation, Low Intensity	531.41	X	P	P	P	P	P	P	P	P
Recreation, Medium Intensity	531.41	X	P	SP	X	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	SP	SP	X	X	X	X	X
RESIDENTIAL USES										
Accessory Dwelling Unit	511.18	X	X	P	P	P	X	X	X	P
Assisted Living Facility, Large ²	531.45	X	X	SP	SP	SP	SP	SP	SP	SP
Assisted Living Facility, Small ²	531.45	X	X	SP	P	P	P	P	P	P
Community Residential Homes	531.45	X	X	P	P	P	P	P	P	P
Group Housing	531.23	X	X	SP	SP	X	X	X	P	SP
Mobile Homes, Individual	531.32	X	X	P/SP	X	X	P	X	X	P/SP
Mobile Home Parks	531.32	X	X	X	X	X	P	X	X	X
Mobile Home Subdivisions	531.32	X	X	X	X	X	P	X	X	X
Nursing Homes ²	531.35	X	X	X	X	SP	X	SP	SP	P
Recovery Home, Large	531.45	X	X	SP	X	X	X	X	SP	X
Recovery Home, Small	531.45	X	X	SP	SP	SP	SP	SP	SP	SP
Residential Treatment Facilities	531.46	X	X	SP	SP	SP	SP	SP	SP	SP
Residential Use: Duplexes	531.47	X	X	X	X	X	X	P	P	SP
Residential Use: Multiple Family Dwellings	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Single Family, Detached Dwellings	531.47	X	X	P	P	P	X	P	P	P
Residential Use: Single Family, Semi-Detached Dwellings	531.47	X	X	X	X	X	X	P	P	SP

Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Waterfront Structures (Residential other than multi-family)	531.47	X	X	P	P	P	P	P	P	P
Residential Use: Waterfront Structures (Multi-Family)	531.47	X	X	X	X	X	X	X	P	P
RESIDENTIAL SUPPORT USES										
Adult Day Care Center	—	X	X	P	P	P	P	P	P	X
Child Care Center, Accessory	511.2	X	X	P/SP	P/SP	SP	X	P/SP	P/SP	P
Child Care Center, Small	531.12	X	X	P/SP	P/SP	P/SP	X	P/SP	P/SP	P
			X							
Child Care Center, Large	531.12	X	X	P/SP	P/SP	X	X	X	P/SP	P/SP
Churches/Places of Worship	531.13	X	X	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Environmental Education Facilities	—	P	P	P	P	P	X	P	X	P
Family Day Care Home	—	X	X	P	P	P	P	P	P	P
Schools, College/Universities	531.50	X	X	X	X	X	X	X	X	X
Schools, Elementary	531.50	X	X	P	P	P	P	P	P	P
Schools, High and Middle	531.50	X	X	SP	SP	SP	SP	SP	SP	SP
Schools of Special Education	531.50	X	X	P	P	P	P	P	P	SP
Schools, Public	531.50	X	X	P	P	P	P	P	P	P
TRANSPORTATION USES										
Aircraft Landing Field	531.2	X	X	P	X	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	X	X	X	X
Airport, Private or Public	531.3	X	X	SP	X	X	X	X	X	X
Bus and Train Passenger Station	—	X	X	P	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	X	X	X	X	X
Heliport	531.24	X	X	X	X	X	X	X	X	X
Helistop	531.24	X	X	SP	X	X	X	X	X	SP
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	X	X	X	X	X
Intermodal Terminal	—	X	X	X	X	X	X	X	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	X	X	X	X	X

Bus RR/Maintenance Facility		X	X	SP	X	X	X	X	X	SP
Railroad Switching/Classification Yard	—	X	X	X	X	X	X	X	X	X
WAREHOUSING										
Mini Warehouses, Self-storage	531.31	X	X	X	X	X	X	X	X	SP
Warehouses	531.59	X	X	X	X	X	X	X	X	X

APPROVED in Open Session

3/5/2026

Manatee County Board of County
Commissioners



March 5, 2026 - Land Use Meeting

Subject

Resolution R-26-028 Denying Application PDR-24-08(Z)(P) – Zipperer Rd – Mary E. Chamness, Moran Family Land LLC, and Johnathan S Sinkler (Owners) – M/I Homes Of Sarasota, LLC (Contract Purchaser) – PLN2404-0056-James J. McDevitt III, MURP, Development Services Team Leader- District 1

Category

CONSENT AGENDA

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Sarah Schenk, Chief Assistant County Attorney

Action Requested

ACTION: I moved to adopt Resolution No. R-26-028 providing the Notice of Denial for Ordinance PDR-24-08(Z)(P) -Zipperer Rd – Mary E. Chamness, Moran Family Land LLC, and Johnathan S Sinkler (Owners) – M/I Homes Of Sarasota, LLC (Contract Purchaser) – PLN2404-0056

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

N/A

Background Discussion

The Board of County Commissioners voted to deny the project at the Land Use meeting on January 28, 2026.

Attorney Review

Other (Requires explanation in field below) Schenk
Sarah Schenk drafted the Resolution.

Instructions to Board Records Emailed 3/5/2026

Please forward a copy of the executed document to Bobbi.roy@mymanatee.org.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



March 5, 2026 - Land Use Meeting

Subject

Updates to Agenda - March 4, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Supervisor, Agenda Division, 941-748-4501 ext. 6878,
bobbi.roy@mymanatee.org

Action Requested

Agenda items updated accordingly

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated 3/4/26) for the meeting of March 5, 2026:

ANNOUNCEMENTS

Generic Public Comments - Additional Public Comments attached.

CONSENT AGENDA

1. **Resolution R-26-028 Denying Application PDR-24-08(Z)(P) – Zipperer Rd – Mary E. Chamness, Moran Family Land LLC, and Johnathan S Sinkler (Owners) – M/I Homes Of Sarasota, LLC (Contract Purchaser) – PLN2404-0056-James J. McDevitt III, MURP, Development Services Team Leader- District 1** - Public Comment attached.

ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

4. PA-25-13 / Ordinance 26-01 County Initiated Comprehensive Plan Text Amendment 5-1 Series - PLN2510-0080 - Legislative - Elizabeth Shulman, Senior Planner - Countywide – Updated Ordinance removing Draft Watermark from maps.

ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Scheduled

7. First Public Hearing for LDA-24-02 – Local Development Agreement for Crosswind Ranch LDA - PLN2404-0112- Quasi-Judicial - Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator, District 1 - Updated Maps and Aerials attached.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

RESOLUTION NO. R-26-028

NOTICE OF DENIAL

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; PROVIDING NOTICE OF DENIAL OF APPLICATION NO. PDR-24-08(Z)(P) REQUESTING THE REZONING OF FOUR PARCELS APPROXIMATELY 55.79 ACRES, FROM A (GENERAL AGRICULTURE) TO PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT; GENERALLY LOCATED APPROXIMATELY 2,765 FEET NORTH OF STATE ROAD 64 EAST ALONG THE EAST SIDE OF ZIPPERER ROAD AND COMMONLY KNOWN AS 1607, 1611, AND 1703 ZIPPERER ROAD, AND 16996 WATERLINE ROAD IN BRADENTON (MANATEE COUNTY); AN APPLICATION FOR A PRELIMINARY SITE PLAN TO ALLOW A MAXIMUM OF 167 SINGLE-FAMILY DETACHED DWELLING UNITS AND AN APPLICATION FOR SPECIFIC APPROVAL TO ALLOW THE EXISTING NONCONFORMING PERSONAL WIRELESS SERVICE FACILITY (PWSF) NOT MEETING THE REGULATIONS IN THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT TO REMAIN; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Mary E. Chamness, Moran Family Land LLC, and Johnathan S. Sinkler (Owners) and M/I Homes of Sarasota, LLC (Contract Purchaser) (collectively the “Applicants”) filed Application No. PDR-24-08(Z)(P) to rezone approximately 55.79 acres described in Exhibit “A”, attached hereto, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District, to approve a Preliminary Site Plan for a maximum of 167 single-family detached dwelling units and to approve a request for Specific Approval for alternatives to Section 531.37, LDC, to allow an existing personal wireless service facility (PWSF) that does not meet the regulations for PWSF’s in the PDR (Planned Development Residential) Zone District (the “Nonconforming PWSF”) to remain on the Property (sometimes referred herein collectively as the “Application”); and,

WHEREAS, the Manatee County Planning Commission (the “Planning Commission”), held a duly noticed public hearing on December 11, 2025 on the Application, as the County’s Local Planning Agency pursuant to § 163.3174, Florida Statutes and Land Development Code (“LDC”) § 301.1.A; and,

WHEREAS, the Board of County Commissioners of Manatee County, Florida (the “Board”) held a duly noticed public hearing on the Application on January 8, 2026 as continued to January 28, 2026, and directed Staff and the County Attorney to prepare a formal written notice of the Application’s denial for the March 5, 2026 Board meeting, in accordance with § 125.022(5), Florida Statutes.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida:

Section 1. Findings.

- A. The recitals set forth above are hereby incorporated into this Resolution.
- B. The Board is authorized and empowered to consider, approve, and/or deny the Application to rezone, proposed Preliminary Site Plan and the Specific Approval regarding the Nonconforming PWSF, pursuant to the County's Land Development Code ("LDC") §§ 200, 300, 342 and 322.3.
- C. "The applicant[s] shall bear the burden of demonstrating by competent and substantial evidence that the application satisfies the standards and requirements of the LDC and the Comprehensive plan." LDC § 312.8B.
- D. In deciding whether to recommend approval, approval with modification or denial of a proposed PSP, the approving authority [the Board] shall consider the factors listed in Subsections A. through G., including without limitation whether the proposed plan is consistent with the Comprehensive Plan and [the LDC], and the standards applicable to each PD district contained in Chapter 4. See LDC § 322.2.
- E. For rezonings, the Board may deny the rezoning request if it determines "that the proposed [zoning atlas] amendment is not consistent with the Comprehensive Plan or does not promote the public health, safety or welfare...". LDC § 342.2.
- F. For specific approval requests, the Board may deny the specific approval request if the Board finds the public purposes of the LDC are not satisfied to an equivalent or greater degree by the actions, designs or solutions proposed in the Application for the request. LDC § 402.4.B.
- G. In regard to the Specific Approval Request to allow an existing Nonconforming Personal Wireless Services Facility (PWSF) to remain on the Property, the purposes of the LDC include the discouraging of telecommunication towers in non-preferred zone districts, inclusive of all residential zone districts to further the preservation of community aesthetics, the compatibility of land uses in residential zone districts, and otherwise protect the attractiveness, health, safety and general welfare of the community. LDC § 531.37A.6.
- H. Section 163.3194(3)(a) of the Community Planning Act provides that "[a] land development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, polices, and land uses, and

densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” Fla. Stat. § 163.3194(3)(a).

- I. Section 163.3194(3)(b), of the Community Planning Act provides that “[a] development approved or undertaken by a local government shall be consistent with the comprehensive plan, if the land uses, densities or intensities, capacity or size, timing and other aspects of the development are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” Fla. Stat. § 163.3194(3)(b).
- J. In its review of the Application, the Board considered the underlying record which consists of public hearing testimony and evidence, and the documents, records, information, etc. identified in Section 6 of the Procedures for the Manatee County Board of County Commissioners’ Meetings (collectively referred to herein as the “Record”). See Resolution No. R-25-013.
- K. The “Project”, “Project Area”, or the “Property” shall mean the parcel or tract of land (as described in Exhibit “A”) requested to be rezoned to the PDR (Planned Development Residential) Zoning District (55.79 acres) and for which a preliminary site plan (“PSP”) approval was requested for a maximum of 167 single-family detached dwelling units with a request for Specific Approval to allow an existing Nonconforming personal wireless service facility (“Nonconforming PWSF”) to remain on the PDR Zoned Property.
- L. The Property (55.79 acres) is currently in the A (General Agriculture) Zoning District.
- M. The Property is in UF-3 (Urban Fringe-3) Future Land Use Classification.
- N. The maximum allowed density for the UF-3 FLUC is 3 DU/GA (dwelling units per gross acre). The maximum development potential for the Project area is limited by the impacts to the wetlands proposed in the PSP. Applicants propose a density of 167 single-family dwelling units, the maximum number of dwelling units allowed for the Project in the UF-3 FLUC. See Staff Report, pages 4, 24.
- O. The existing personal wireless services facility (PWSF) is a lattice tower and has a height of 250 feet. The existing PWSF was proposed to remain unchanged within the proposed PDR (Planned Development Zone District). The PDR Zone District is a Non-Preferred Zone District for this type of tower (i.e. lattice tower with a height of 250 feet). The nonconforming PWSF would be allowed to remain only if the Specific Approval was granted by the Board. The maximum permitted height for a PWSF is 150 feet in the

PDR Zoning District and standards require the PWSF be camouflaged and be designed as monopole tower. The existing Nonconforming PWSF lattice tower would be inconsistent with the regulations in the PDR Zoning District. See Staff Report, pages 22-23, 26-28. See Section 531.37, LDC. Additionally, see the testimony of residents and a Florida Registered Professional Engineer stating the existing Nonconforming PWSF does not meet the current requirements in the LDC for the size of the fall-down radius and setbacks necessary to protect the public health, safety and welfare. See testimony and the documents submitted into the record of the January 28, 2026 Board public hearing.

- P. The properties to the north, south, and east of the Project are zoned A (General Agriculture) and the property to the west is zoned A (General Agriculture) and A-1(Agricultural Suburban).. See Staff Report, pages 5, 6.
- Q. The Project Area is located within the Mill Creek Watershed, a flood prone area (i.e. rainfall). See Staff Report, page 8 and Mill Creek Watershed Management Plan.
- R. There are 4.10 acres of wetland within the Project and 0.178 acres of proposed wetland impact. See Staff Report, pages 10, 27.
- S. The Transportation Impact Analysis prepared by Kimley Horn Associates, Inc., May, 2025, Version 5. (the “Transportation Impact Analysis”) states the Project is generally located east of Zipperer Road and south of Waterline Road. The Project does not have direct access to SR 64 (a state road under the jurisdiction of the FDOT (Florida Department of Transportation) however it does have access via a single full access to Zipperer Road (which currently dead-ends north of the Project drive-way) to allow vehicles to travel south to SR 64 and one cross-access was proposed on the PSP to a proposed Project known as “ the Bus Barn Application”, south of the site eventually leading to SR 64. The Project site is approximately 0.50 miles north of State Road 64 East. Zipperer Road is a substandard local roadway. See Staff Report, pages 9,10, 27.
- T. The Transportation Impact Analysis, Table 1, Trip Generation-P.M. Peak-Hour Trip Generation, states a total of 174 gross P.M. Peak Hour New Trips will be generated by the Project.
- U. The currently pending Bus Barn Application collectively consists of Application PDR-23-45(Z)(P) requesting a rezone of approximately 43.7 acres from A (General Agriculture) to PDR (Planned Development Residential) Zoning District, and a Preliminary Site Plan for 122 single-family detached dwelling units on property located north of State Road 64, east of Zipperer Road, and north of Uihlein Road. A single main road, Street A, connects the Bus Barn Project to Travellers Palm Drive which leads to

SR 64. See Pages 7-9 of Bus Barn Staff Report. A cross-access connection to the Zipperer Road Project to the North is shown on the Bus Barn Preliminary Site Plan. See graphic in the record of the January 28, 2026 public hearing showing the proposed cross-access, attached hereto as Exhibit B.

- V. The Board of County Commissioners held a duly noticed public hearing on the Bus Barn Application on January 28, 2026, together with the public hearing on the Zipperer Road Application. The Board took no action on the Bus Barn Application and continued the Bus Barn Application to no date set, at the request of the applicant for the Bus Barn Project (Ranchland Investors, LLC.)

- W. Residents near the Property provided testimony related to flood issues, environmental issues, public health and safety issues regarding the existing Nonconforming Personal Wireless Service Facility (PWSF), and traffic conditions at or near the Property, including the substandard condition of Zipperer Road, and the Project's compatibility. See Staff Report for the December 11, 2025 Planning Commission public hearing and testimony, and documents entered into the record from the January 28, 2026 BOCC public hearings.

- X. The following provisions, in addition to those referenced above, are relevant to the analysis of the Project's consistency with the Comprehensive Plan and compliance with the LDC:
 - 1. Comprehensive Plan Objective 2.10.4—Locational Criteria and Development Standards, Future Land Use Element.

 - 2. Comprehensive Plan Policy 2.1.2.3, Future Land Use Element: "Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development."

 - 3. Comprehensive Plan Policy 2.1.2.4, Future Land Use Element: "Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, in areas which are internal to, or are a contiguous expansion of the built environment."

 - 4. Comprehensive Plan Objective 2.9.1—Strong Communities, Future Land Use Element.

5. Comprehensive Plan Policy 2.1.2.7, Future Land Use Element: “Review all proposed development for compatibility and appropriate timing of development....”
6. Comprehensive Plan Objective 2.6.1—Compatibility through Screening, Buffering, Setback, and Other Mitigative Measures, Future Land Use Element.
7. Comprehensive Plan Objective 2.6.2—Residential Compatibility/ Transition, Future Land Use Element.
8. Comprehensive Plan Policy 2.2.1.6, Future Land Use Element: “The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, noted in this element and the Future Land Use Map.”
9. Comprehensive Plan Objective 2.3.3—Floodplain Management, Future Land Use Element.
10. Section 200, Definitions, Land Development Code, defines “Compatibility” to mean: “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”
11. LDC § 342.4—Review Criteria for All Zoning Map Amendments.
12. LDC § 402.4. Relation of PD Regulations to General Zoning, Subdivision or Other Regulations.
13. LDC § 402.6—General Design Requirement for all Planned Development Site Plans.
14. LDC § 322.2 Preliminary Site Plan Review Criteria.
15. LDC § 402.7.D. PDR Standards.
16. LDC §§ 1001.1. Required Access, 1001.1.C. Second Means of Access Required.

17. LDC § 531.7. Personal Wireless Service Facilities.
18. LDC § 706.9. Development Transfer Allowed for Wetlands and their Wetland Buffers.
19. LDC § 400.8. Future Land Use Categories and Zoning District, Table 4-1, provides the implementing zoning district for the UF-3 FLUC:

The following table correlates individual zoning district with future land use category. Not all the zoning districts shown under a future land use category, however, are presumed to be appropriate for a site with that particular future land use designation. The factors listed in LDC § 342.3 (Rezone Criteria) need to be met in order to approve the zoning map amendment request.

Planned Development (PD) Districts are allowed within all Comprehensive Plan Future Land Use map categories, provided the rezoning request meets the requirements of LDC § 342.4 and is consistent with the Comprehensive Plan and corresponding Future Land Use designation. See Exhibit C, Table 4-12: Schedule of Uses for PD Districts.

UF-3 (Urban Fringe-3): CON, A-1, RSF-2, RSF-3, RVP, RDD-3, MP-1, NC-S, NC-M, PR-S, PR-M, GC, subject to compliance with the Comprehensive Plan and LDC.

Section 2. Conclusions. Based upon the above findings, the Record, the Comprehensive Plan, and the LDC, the Board hereby makes the following conclusions:

- A. The Applicants failed to meet their burden of proving and demonstrating that the proposed rezone, specific approval request for the Existing Nonconforming Personal Wireless Service Facility (PWSF) and preliminary site plan, contained in the Application are consistent with the Comprehensive Plan, and comply with the standards for approval in the applicable provisions of the LDC.
- B. The Applicants failed to demonstrate that the proposed 167 single-family detached residential units are compatible with and establish a transition of densities and uses across the proposed PDR Zone District boundaries. Additionally, the Applicants failed to demonstrate how the Project would promote safe traffic circulation patterns and not create any external impacts that would adversely affect surrounding development, uses and zoning.
- C. The Applicants failed to demonstrate how the Specific Approval request to allow the Nonconforming Personal Wireless Service Facility (PWSF) to

remain on the Property addresses the locational preferences for PWSF's, furthers the preservation of community aesthetics, the compatibility of land uses in residential zone districts and otherwise protects the attractiveness, health, safety and general welfare of the community to an equivalent or greater degree.

- D. Due to the above findings, the Record, the Comprehensive Plan and LDC, the Board finds that maintaining the existing A (General Agriculture) Zoning District accomplishes a legitimate public purpose and promotes the health, safety, and welfare of the public.
- E. The Board specifically denies the Application—specifically, Applicants' proposed rezone request, specific approval request, and preliminary site plan applicable to the Property described in the legal description in Exhibit A.
- F. The existing A (General Agriculture) Zoning District of the 55.79 acres remains in full force and effect, and the Applicants may opt to request a change in use consistent with those listed under the A Zoning District, as detailed in LDC § 401.2: Uses in Agriculture and Residential District, LDC (See Exhibit D) subject to compliance with the Comprehensive Plan and LDC.

Section 3. Severability. It is hereby declared to be the intention of the Board that the phrases, clauses, sentences, paragraphs, and sections in this Resolution be deemed severable, and if any phrase, clause, sentence, paragraph or section hereof is declared unconstitutional or otherwise invalid by the valid judgement of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Resolution.

Section 4. Effective Date. The effective date of this Resolution shall be the date of adoption of this Resolution.

DULY ADOPTED, with a quorum present and voting, this ____ day of March,
2026.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: _____
Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: _____
Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION

55.79 acres

A tract of land located in Section 35 Township 34 South, Range 19 East, Manatee County, Florida,

being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 35; run thence S.00°21'29" W., 775.38 feet along the East boundary of said Section 35 to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 35; thence along the South boundary of the North 1/2 of the Northeast 1/4 of said Section 35, N. 89°26'42" W., 2629.64 feet to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence along the East boundary of the Northwest 1/4 of said Section 35, N. 00°41'31" E., 463.81 feet; thence leaving said Easterly boundary, N. 89°19'43" W., 1288.31 feet to a point on the Easterly Right-of-Way of Zipperer Road; thence along the Said Easterly Right-of-Way of Zipperer Road the following two(2) courses: 1) N. 01°12'04" E., 25.28 feet: 2) N. 00°52'1 0" E., 279.47 feet to a point on the North boundary of aforesaid Section 35; thence along the North boundary of said Section 35 the following two (2) courses: 1) S.89°32'43" E., 1286.97 feet: 2) S.89°29'15" E., 2625.38 feet to the POINT OF BEGINNING.

Containing 55.79 acres or 2,430,225 square feet, more or less.

EXHIBIT B

BUS BARN REZONE



Bus Barn & Zipperer Road Rezones

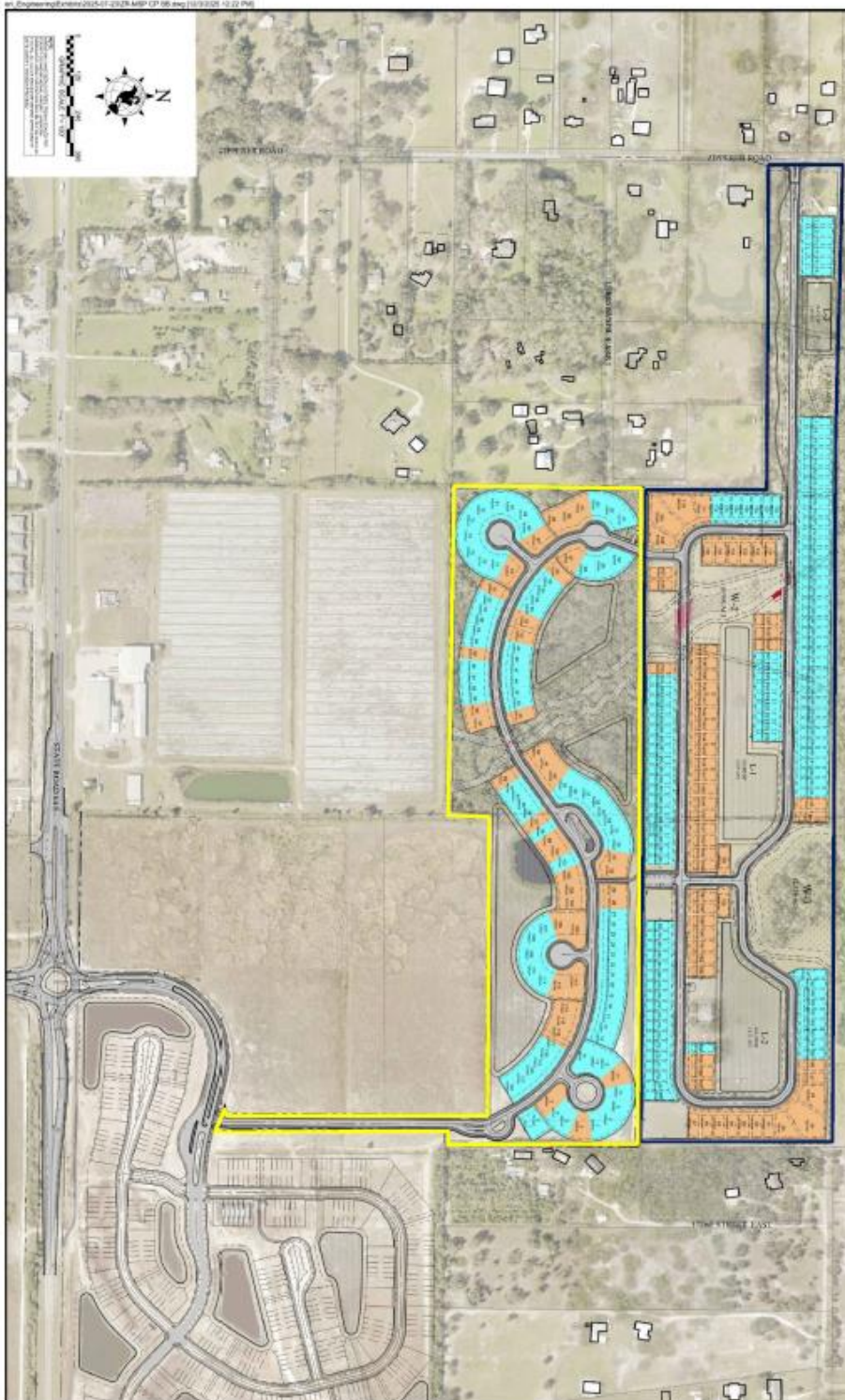


EXHIBIT C

Table 4-12: Schedule of Uses for PD Districts

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
Agricultural Research Facilities	—	X	X	P	P	X	P	X	P	X	X	X	P	P
Agricultural Uses	531.1	P	P	P	P	P	P	P	P	P	P	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	P	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P
Slaughterhouses	531.1	X	X	X	X	P	X	X	P	X	X	X	X	X
Stockyards and Feedlots ⁴	531.1	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Food Truck Park	531.64	X	P	P	P	P	X	P	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P

Mobile Vending Park	531.65	X	P	P	P	P	X	P	P	X	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	—	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED) ⁵	531.62	X	X	P	X	X	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital ¹		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X

Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ²	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P ³	P	P ³	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴	—	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P

Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.40	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52												
Water Dependent Uses	531.60	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P
Game Preserve	—	X	X	P	X	X	P	X	P	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X

Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Accessory Dwelling Unit ⁶	511.18	P	X	X	X	X	X	X	P	X	X	X	P	X
Assisted Living Facility, Large ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes ¹	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X

Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.50	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P

WAREHOUSING															
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P	

EXHIBIT D

Table 4-2: Uses in Agriculture and Residential Districts

Land Use	See Sec. #	CON	R/OS	A	A-1	RSF	RSMH	RDD	RMF	VIL
AGRICULTURAL USES										
Agricultural Research Facilities	—	X	X	P	P	X	X	X	X	P
Agricultural Uses	531.1	SP	SP	P	P	SP	SP	SP	SP	P
Agricultural Products Processing Plants	531.1	X	X	P	X	X	X	X	X	SP
Animal Products Processing Facility	531.1	X	X	SP	X	X	X	X	X	SP
Short Term Agricultural Uses	531.1	X	X	P	P	P	P	P	P	P
Stables or Equestrian Centers: Private	531.41	X	X	P	P	X	X	X	X	P
Stables or Equestrian Centers: Public	531.41	X	X	P	P	X	X	X	X	P
Tree Farm	531.1	P	P	P	P	P	P	P	P	P
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	SP	X	X	X	X	P
Farming Service Establishments	531.18	X	X	P	SP	X	X	X	X	P
Farm Worker Housing	531.19	X	X	P	SP	X	X	X	X	SP
Pet Service (Kennel) Establishments	531.38	X	X	P	SP	X	X	X	X	SP
Sawmills	531.1	X	X	P	X	X	X	X	X	SP
Slaughterhouses	531.1	X	X	SP	X	X	X	X	X	X
Stockyards and Feedlots	531.1	X	X	SP	X	X	X	X	X	SP
Veterinary Hospitals	531.58	X	X	P	SP	X	X	X	X	P
COMMERCIAL - RETAIL										
Alcoholic Beverage Establishment	531.4	X	X	X	X	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	X	X	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	X	X	X	X	X	X	X
Auction Houses, Open	531.6	X	X	X	X	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	X	X	X	X	X	X	SP
Lumberyard	531.9	X	X	P	X	X	X	X	X	X

Drive-Through Establishments	531.16	X	X	X	X	X	X	X	X	P
Food Truck Park	531.64	X	X	X	X	X	X	X	X	P
Gas Pumps	531.51	X	X	X	X	X	X	X	X	P
Mobile Vending Park	531.65	X	X	X	X	X	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	X	X	X	X	X	X	SP
Restaurant	531.48	X	X	X	X	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	X	X	X	X	X	X	X/P ¹	P
Retail Sales, General	531.49	X	X	X	X	X	X	X	X	P/SP
Service Station	531.51	X	X	X	X	X	X	X	X	SP
Vehicle Sales, Rental, Leasing	531.57	X	X	X	X	X	X	X	X	SP
COMMERCIAL - SERVICES										
Banking: Bank	—	X	X	X	X	X	X	X	X	P
Banking: Bank/Drive-through	531.16	X	X	X	X	X	X	X	X	P
Bed and Breakfast	531.7	X	X	P	SP	SP	X	P	P	P
Business Services	—	X	X	X	X	X	X	X	X	P
Printing, Medium	—	X	X	X	X	X	X	X	X	P
Printing, Small	—	X	X	X	X	X	X	X	X	P
Car Wash: Full Service	531.10	X	X	X	X	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	X	X	X	X	X	X	SP
Car Wash: Self-Service	531.10	X	X	X	X	X	X	X	X	P
Clinics	—	X	X	X	X	X	X	X	X	P
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	SP	X	X	X	X	P
Construction equipment	531.18	X	X	X	X	X	X	X	X	SP
Equipment Sales, rental, leasing, storage and repair - light	—	X	X	P	SP	X	X	X	X	P
Food Catering Service Establishment	531.21	X	X	X	X	X	X	X	X	X
Free Standing Emergency Department (FSED) ³	531.62	X	X	X	X	X	X	X	X	X
Funeral Chapel	531.22	X	X	P	P	SP	SP	SP	SP	P
Funeral Home	531.22	X	X	SP	SP	SP	SP	SP	SP	SP
Hospital ²	—	X	X	X	X	X	X	X	X	X
Intensive Services: All Others	531.26	X	X	X	X	X	X	X	X	P

Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	X	X	X	X	X
Intensive Services: Industrial Service Establishment	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	X	X	X	X	X	X	X
Laboratories, Medical and Dental	—	X	X	X	X	X	X	X	X	P
Lodging Places: Boarding House	531.28	X	X	X	X	X	X	X	P	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	X	X	X
Lodging Places: Dormitories	531.28	X	X	X	X	X	X	X	P	X
Lodging Places: Hospital Guest House	531.28	X	X	X	X	X	X	X	SP	X
Lodging Places: Hotel/motel	531.28	X	X	X	X	X	X	X	X	SP
Office	531.61	X	X	P	P	P	P	P	P	P
Personal Service Establishment	—	X	X	X	X	X	X	X	X	P
Dry Cleaners: Pick-up	—	X	X	X	X	X	X	X	X	P
Rental Service Establishment	—	X	X	X	X	X	X	X	X	P
Repair Service Establishment	—	X	X	X	X	X	X	X	X	P
Recreational Vehicle Parks and subdivisions	531.42	X	X	X	X	X	X	X	X	SP
Vehicle Repair: Major	531.56	X	X	X	X	X	X	X	X	X
Vehicle Repair: Community Serving	—	X	X	X	X	X	X	X	X	SP
Vehicle Repair: Neighborhood Serving	—	X	X	X	X	X	X	X	X	SP
Veterinary Clinic	531.58	X	X	P	SP	X	X	X	X	P
Wholesale Trade Establishment	—	X	X	X	X	X	X	X	X	X
INDUSTRIAL										
Industrial, Heavy	531.25	X	X	X	X	X	X	X	X	X
Firework/Sparkler Manufacture	531.25	X	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	X	X	X	X	X	X

Research and Development Activities	—	X	X	X	X	X	X	X	X	X	X
COMMUNITY SERVICE USES											
Civic, Social, and Fraternal Organizations/Clubs	531.14	X	X	P	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Correctional Facilities: Community	—	X	X	SP	X	X	X	X	X	X	X
Correctional Facilities: Major	—	X	X	SP	X	X	X	X	X	X	X
Cultural Facilities	531.15	X	X	P	P	SP	SP	SP	SP	SP	SP
Emergency Shelters	531.45	X	X	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Emergency Shelter Home	531.45	X	X	P	P	P	P	P	P	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37									
Public Community Uses	531.39	X	X	P	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Public Use Facilities	531.40	X	X	P	P	P	P	P	P	P	P
Post Offices	—	X	X	P	P	P	P	P	P	P	P
Radio, TV, Communications, Microwave Facilities	—	SP	SP	P/SP	SP	SP	SP	SP	SP	SP	X
Rehabilitation Center	531.44	X	X	SP	SP	SP	SP	SP	SP	SP	SP
Utility Use	531.54	SP	SP	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	P	X	X	X	X	X	X	X
Utility Use, Heavy	531.54	X	X	X	X	X	X	X	X	X	X
MISCELLANEOUS USES											
Flea Markets: Enclosed	531.20	X	X	X	X	X	X	X	X	X	X
Flea Markets: Open	531.20	X	X	X	X	X	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	X	X	X	X	X	X	X	X
Outdoor Advertising Signs	—	X	X	X	X	X	X	X	X	X	X
Outdoor Storage (Principal Use)	531.36	X	X	X	X	X	X	X	X	X	X
Parking, Commercial (Principal Use)	—	X	X	X	X	X	X	X	X	X	X
Sexually Oriented Businesses	531.52	See 531.52									
Water Dependent Uses	531.60	X	X	X	X	X	X	X	X	X	X
OPEN USE OF LAND - LIGHT											
Cemetery: Human and Pet	531.11	X	X	SP	SP	SP	SP	SP	SP	SP	P
Earthmoving, Minor	702	X	X	P	P	P	P	P	P	P	P
Game Preserve	—	P	SP	P	SP	X	X	X	X	X	P
OPEN USE OF LAND - HEAVY											
Earthmoving, Major	702	X	X	SP	SP	X	X	X	X	X	SP

Junkyards	531.27	X	X	X	X	X	X	X	X	X	X
Mining	531.30	X	X	X	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	SP	X	X	X	X	X	X	X
Landfills	531.53	X	X	SP	X	X	X	X	X	X	X
RECREATION USES											
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	P
Recreation, High Intensity	531.41	X	P	SP	X	X	X	X	X	X	X
Recreation, Low Intensity	531.41	X	P	P	P	P	P	P	P	P	P
Recreation, Medium Intensity	531.41	X	P	SP	X	X	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	SP	SP	X	X	X	X	X	X
RESIDENTIAL USES											
Accessory Dwelling Unit	511.18	X	X	P	P	P	X	X	X	X	P
Assisted Living Facility, Large ²	531.45	X	X	SP	SP	SP	SP	SP	SP	SP	SP
Assisted Living Facility, Small ²	531.45	X	X	SP	P	P	P	P	P	P	P
Community Residential Homes	531.45	X	X	P	P	P	P	P	P	P	P
Group Housing	531.23	X	X	SP	SP	X	X	X	P	SP	SP
Mobile Homes, Individual	531.32	X	X	P/SP	X	X	P	X	X	P/SP	P/SP
Mobile Home Parks	531.32	X	X	X	X	X	P	X	X	X	X
Mobile Home Subdivisions	531.32	X	X	X	X	X	P	X	X	X	X
Nursing Homes ²	531.35	X	X	X	X	SP	X	SP	SP	SP	P
Recovery Home, Large	531.45	X	X	SP	X	X	X	X	SP	SP	X
Recovery Home, Small	531.45	X	X	SP	SP	SP	SP	SP	SP	SP	SP
Residential Treatment Facilities	531.46	X	X	SP	SP	SP	SP	SP	SP	SP	SP
Residential Use: Duplexes	531.47	X	X	X	X	X	X	P	P	SP	SP
Residential Use: Multiple Family Dwellings	531.47	X	X	X	X	X	X	X	P	SP	SP
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	X	X	X	X	X	X	X	P	SP	SP
Residential Use: Single Family, Detached Dwellings	531.47	X	X	P	P	P	X	P	P	P	P
Residential Use: Single Family, Semi-Detached Dwellings	531.47	X	X	X	X	X	X	P	P	SP	SP

Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Waterfront Structures (Residential other than multi-family)	531.47	X	X	P	P	P	P	P	P	P
Residential Use: Waterfront Structures (Multi-Family)	531.47	X	X	X	X	X	X	X	P	P
RESIDENTIAL SUPPORT USES										
Adult Day Care Center	—	X	X	P	P	P	P	P	P	X
Child Care Center, Accessory	511.2	X	X	P/SP	P/SP	SP	X	P/SP	P/SP	P
Child Care Center, Small	531.12	X	X	P/SP	P/SP	P/SP	X	P/SP	P/SP	P
			X							
Child Care Center, Large	531.12	X	X	P/SP	P/SP	X	X	X	P/SP	P/SP
Churches/Places of Worship	531.13	X	X	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Environmental Education Facilities	—	P	P	P	P	P	X	P	X	P
Family Day Care Home	—	X	X	P	P	P	P	P	P	P
Schools, College/Universities	531.50	X	X	X	X	X	X	X	X	X
Schools, Elementary	531.50	X	X	P	P	P	P	P	P	P
Schools, High and Middle	531.50	X	X	SP	SP	SP	SP	SP	SP	SP
Schools of Special Education	531.50	X	X	P	P	P	P	P	P	SP
Schools, Public	531.50	X	X	P	P	P	P	P	P	P
TRANSPORTATION USES										
Aircraft Landing Field	531.2	X	X	P	X	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	X	X	X	X
Airport, Private or Public	531.3	X	X	SP	X	X	X	X	X	X
Bus and Train Passenger Station	—	X	X	P	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	X	X	X	X	X
Heliport	531.24	X	X	X	X	X	X	X	X	X
Helistop	531.24	X	X	SP	X	X	X	X	X	SP
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	X	X	X	X	X
Intermodal Terminal	—	X	X	X	X	X	X	X	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	X	X	X	X	X

Bus RR/Maintenance Facility		X	X	SP	X	X	X	X	X	SP
Railroad Switching/Classification Yard	—	X	X	X	X	X	X	X	X	X
WAREHOUSING										
Mini Warehouses, Self-storage	531.31	X	X	X	X	X	X	X	X	SP
Warehouses	531.59	X	X	X	X	X	X	X	X	X

RESOLUTION NO. R-26-028

NOTICE OF DENIAL

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; PROVIDING NOTICE OF DENIAL OF APPLICATION NO. PDR-24-08(Z)(P) REQUESTING THE REZONING OF FOUR PARCELS APPROXIMATELY 55.79 ACRES, FROM A (GENERAL AGRICULTURE) TO PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT; GENERALLY LOCATED APPROXIMATELY 2,765 FEET NORTH OF STATE ROAD 64 EAST ALONG THE EAST SIDE OF ZIPPERER ROAD AND COMMONLY KNOWN AS 1607, 1611, AND 1703 ZIPPERER ROAD, AND 16996 WATERLINE ROAD IN BRADENTON (MANATEE COUNTY); AN APPLICATION FOR A PRELIMINARY SITE PLAN TO ALLOW A MAXIMUM OF 167 SINGLE-FAMILY DETACHED DWELLING UNITS AND AN APPLICATION FOR SPECIFIC APPROVAL TO ALLOW THE EXISTING NONCONFORMING PERSONAL WIRELESS SERVICE FACILITY (PWSF) NOT MEETING THE REGULATIONS IN THE PDR (PLANNED DEVELOPMENT RESIDENTIAL) ZONING DISTRICT TO REMAIN; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Mary E. Chamness, Moran Family Land LLC, and Johnathan S. Sinkler (Owners) and M/I Homes of Sarasota, LLC (Contract Purchaser) (collectively the “Applicants”) filed Application No. PDR-24-08(Z)(P) to rezone approximately 55.79 acres described in Exhibit “A”, attached hereto, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District, to approve a Preliminary Site Plan for a maximum of 167 single-family detached dwelling units and to approve a request for Specific Approval for alternatives to Section 531.37, LDC, to allow an existing personal wireless service facility (PWSF) that does not meet the regulations for PWSF’s in the PDR (Planned Development Residential) Zone District (the “Nonconforming PWSF”) to remain on the Property (sometimes referred herein collectively as the “Application”); and,

WHEREAS, the Manatee County Planning Commission (the “Planning Commission”), held a duly noticed public hearing on December 11, 2025 on the Application, as the County’s Local Planning Agency pursuant to § 163.3174, Florida Statutes and Land Development Code (“LDC”) § 301.1.A; and,

WHEREAS, the Board of County Commissioners of Manatee County, Florida (the “Board”) held a duly noticed public hearing on the Application on January 8, 2026 as continued to January 28, 2026, and directed Staff and the County Attorney to prepare a formal written notice of the Application’s denial for the March 5, 2026 Board meeting, in accordance with § 125.022(5), Florida Statutes.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida:

Section 1. Findings.

- A. The recitals set forth above are hereby incorporated into this Resolution.
- B. The Board is authorized and empowered to consider, approve, and/or deny the Application to rezone, proposed Preliminary Site Plan and the Specific Approval regarding the Nonconforming PWSF, pursuant to the County's Land Development Code ("LDC") §§ 200, 300, 342 and 322.3.
- C. "The applicant[s] shall bear the burden of demonstrating by competent and substantial evidence that the application satisfies the standards and requirements of the LDC and the Comprehensive plan." LDC § 312.8B.
- D. In deciding whether to recommend approval, approval with modification or denial of a proposed PSP, the approving authority [the Board] shall consider the factors listed in Subsections A. through G., including without limitation whether the proposed plan is consistent with the Comprehensive Plan and [the LDC], and the standards applicable to each PD district contained in Chapter 4. See LDC § 322.2.
- E. For rezonings, the Board may deny the rezoning request if it determines "that the proposed [zoning atlas] amendment is not consistent with the Comprehensive Plan or does not promote the public health, safety or welfare...". LDC § 342.2.
- F. For specific approval requests, the Board may deny the specific approval request if the Board finds the public purposes of the LDC are not satisfied to an equivalent or greater degree by the actions, designs or solutions proposed in the Application for the request. LDC § 402.4.B.
- G. In regard to the Specific Approval Request to allow an existing Nonconforming Personal Wireless Services Facility (PWSF) to remain on the Property, the purposes of the LDC include the discouraging of telecommunication towers in non-preferred zone districts, inclusive of all residential zone districts to further the preservation of community aesthetics, the compatibility of land uses in residential zone districts, and otherwise protect the attractiveness, health, safety and general welfare of the community. LDC § 531.37A.6.
- H. Section 163.3194(3)(a) of the Community Planning Act provides that "[a] land development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, polices, and land uses, and

densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” Fla. Stat. § 163.3194(3)(a).

- I. Section 163.3194(3)(b), of the Community Planning Act provides that “[a] development approved or undertaken by a local government shall be consistent with the comprehensive plan, if the land uses, densities or intensities, capacity or size, timing and other aspects of the development are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” Fla. Stat. § 163.3194(3)(b).
- J. In its review of the Application, the Board considered the underlying record which consists of public hearing testimony and evidence, and the documents, records, information, etc. identified in Section 6 of the Procedures for the Manatee County Board of County Commissioners’ Meetings (collectively referred to herein as the “Record”). See Resolution No. R-25-013.
- K. The “Project”, “Project Area”, or the “Property” shall mean the parcel or tract of land (as described in Exhibit “A”) requested to be rezoned to the PDR (Planned Development Residential) Zoning District (55.79 acres) and for which a preliminary site plan (“PSP”) approval was requested for a maximum of 167 single-family detached dwelling units with a request for Specific Approval to allow an existing Nonconforming personal wireless service facility (“Nonconforming PWSF”) to remain on the PDR Zoned Property.
- L. The Property (55.79 acres) is currently in the A (General Agriculture) Zoning District.
- M. The Property is in UF-3 (Urban Fringe-3) Future Land Use Classification.
- N. The maximum allowed density for the UF-3 FLUC is 3 DU/GA (dwelling units per gross acre). The maximum development potential for the Project area is limited by the impacts to the wetlands proposed in the PSP. Applicants propose a density of 167 single-family dwelling units, the maximum number of dwelling units allowed for the Project in the UF-3 FLUC. See Staff Report, pages 4, 24.
- O. The existing personal wireless services facility (PWSF) is a lattice tower and has a height of 250 feet. The existing PWSF was proposed to remain unchanged within the proposed PDR (Planned Development Zone District). The PDR Zone District is a Non-Preferred Zone District for this type of tower (i.e. lattice tower with a height of 250 feet). The nonconforming PWSF would be allowed to remain only if the Specific Approval was granted by the Board. The maximum permitted height for a PWSF is 150 feet in the

PDR Zoning District and standards require the PWSF be camouflaged and be designed as monopole tower. The existing Nonconforming PWSF lattice tower would be inconsistent with the regulations in the PDR Zoning District. See Staff Report, pages 22-23, 26-28. See Section 531.37, LDC. Additionally, see the testimony of residents and a Florida Registered Professional Engineer stating the existing Nonconforming PWSF does not meet the current requirements in the LDC for the size of the fall-down radius and setbacks necessary to protect the public health, safety and welfare. See testimony and the documents submitted into the record of the January 28, 2026 Board public hearing.

- P. The properties to the north, south, and east of the Project are zoned A (General Agriculture) and the property to the west is zoned A (General Agriculture) and A-1(Agricultural Suburban).. See Staff Report, pages 5, 6.
- Q. The Project Area is located within the Mill Creek Watershed, a flood prone area (i.e. rainfall). See Staff Report, page 8 and Mill Creek Watershed Management Plan.
- R. There are 4.10 acres of wetland within the Project and 0.178 acres of proposed wetland impact. See Staff Report, pages 10, 27.
- S. The Transportation Impact Analysis prepared by Kimley Horn Associates, Inc., May, 2025, Version 5. (the “Transportation Impact Analysis”) states the Project is generally located east of Zipperer Road and south of Waterline Road. The Project does not have direct access to SR 64 (a state road under the jurisdiction of the FDOT (Florida Department of Transportation) however it does have access via a single full access to Zipperer Road (which currently dead-ends north of the Project drive-way) to allow vehicles to travel south to SR 64 and one cross-access was proposed on the PSP to a proposed Project known as “ the Bus Barn Application”, south of the site eventually leading to SR 64. The Project site is approximately 0.50 miles north of State Road 64 East. Zipperer Road is a substandard local roadway. See Staff Report, pages 9,10, 27.
- T. The Transportation Impact Analysis, Table 1, Trip Generation-P.M. Peak-Hour Trip Generation, states a total of 174 gross P.M. Peak Hour New Trips will be generated by the Project.
- U. The currently pending Bus Barn Application collectedly consists of Application PDR-23-45(Z)(P) requesting a rezone of approximately 43.7 acres from A (General Agriculture) to PDR (Planned Development Residential) Zoning District, and a Preliminary Site Plan for 122 single-family detached dwelling units on property located north of State Road 64, east of Zipperer Road, and north of Uihlein Road. A single main road, Street A, connects the Bus Barn Project to Travellers Palm Drive which leads to

SR 64. See Pages 7-9 of Bus Barn Staff Report. A cross-access connection to the Zipperer Road Project to the North is shown on the Bus Barn Preliminary Site Plan. See graphic in the record of the January 28, 2026 public hearing showing the proposed cross-access, attached hereto as Exhibit B.

- V. The Board of County Commissioners held a duly noticed public hearing on the Bus Barn Application on January 28, 2026, together with the public hearing on the Zipperer Road Application. The Board took no action on the Bus Barn Application and continued the Bus Barn Application to no date set, at the request of the applicant for the Bus Barn Project (Ranchland Investors, LLC.)

- W. Residents near the Property provided testimony related to flood issues, environmental issues, public health and safety issues regarding the existing Nonconforming Personal Wireless Service Facility (PWSF), and traffic conditions at or near the Property, including the substandard condition of Zipperer Road, and the Project's compatibility. See Staff Report for the December 11, 2025 Planning Commission public hearing and testimony, and documents entered into the record from the January 28, 2026 BOCC public hearings.

- X. The following provisions, in addition to those referenced above, are relevant to the analysis of the Project's consistency with the Comprehensive Plan and compliance with the LDC:
 - 1. Comprehensive Plan Objective 2.10.4—Locational Criteria and Development Standards, Future Land Use Element.

 - 2. Comprehensive Plan Policy 2.1.2.3, Future Land Use Element: "Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development."

 - 3. Comprehensive Plan Policy 2.1.2.4, Future Land Use Element: "Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, in areas which are internal to, or are a contiguous expansion of the built environment."

 - 4. Comprehensive Plan Objective 2.9.1—Strong Communities, Future Land Use Element.

5. Comprehensive Plan Policy 2.1.2.7, Future Land Use Element: “Review all proposed development for compatibility and appropriate timing of development....”
6. Comprehensive Plan Objective 2.6.1—Compatibility through Screening, Buffering, Setback, and Other Mitigative Measures, Future Land Use Element.
7. Comprehensive Plan Objective 2.6.2—Residential Compatibility/ Transition, Future Land Use Element.
8. Comprehensive Plan Policy 2.2.1.6, Future Land Use Element: “The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, noted in this element and the Future Land Use Map.”
9. Comprehensive Plan Objective 2.3.3—Floodplain Management, Future Land Use Element.
10. Section 200, Definitions, Land Development Code, defines “Compatibility” to mean: “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”
11. LDC § 342.4—Review Criteria for All Zoning Map Amendments.
12. LDC § 402.4. Relation of PD Regulations to General Zoning, Subdivision or Other Regulations.
13. LDC § 402.6—General Design Requirement for all Planned Development Site Plans.
14. LDC § 322.2 Preliminary Site Plan Review Criteria.
15. LDC § 402.7.D. PDR Standards.
16. LDC §§ 1001.1. Required Access, 1001.1.C. Second Means of Access Required.

17. LDC § 531.7. Personal Wireless Service Facilities.
18. LDC § 706.9. Development Transfer Allowed for Wetlands and their Wetland Buffers.
19. LDC § 400.8. Future Land Use Categories and Zoning District, Table 4-1, provides the implementing zoning district for the UF-3 FLUC:

The following table correlates individual zoning district with future land use category. Not all the zoning districts shown under a future land use category, however, are presumed to be appropriate for a site with that particular future land use designation. The factors listed in LDC § 342.3 (Rezone Criteria) need to be met in order to approve the zoning map amendment request.

Planned Development (PD) Districts are allowed within all Comprehensive Plan Future Land Use map categories, provided the rezoning request meets the requirements of LDC § 342.4 and is consistent with the Comprehensive Plan and corresponding Future Land Use designation. See Exhibit C, Table 4-12: Schedule of Uses for PD Districts.

UF-3 (Urban Fringe-3): CON, A-1, RSF-2, RSF-3, RVP, RDD-3, MP-1, NC-S, NC-M, PR-S, PR-M, GC, subject to compliance with the Comprehensive Plan and LDC.

Section 2. Conclusions. Based upon the above findings, the Record, the Comprehensive Plan, and the LDC, the Board hereby makes the following conclusions:

- A. The Applicants failed to meet their burden of proving and demonstrating that the proposed rezone, specific approval request for the Existing Nonconforming Personal Wireless Service Facility (PWSF) and preliminary site plan, contained in the Application are consistent with the Comprehensive Plan, and comply with the standards for approval in the applicable provisions of the LDC.
- B. The Applicants failed to demonstrate that the proposed 167 single-family detached residential units are compatible with and establish a transition of densities and uses across the proposed PDR Zone District boundaries. Additionally, the Applicants failed to demonstrate how the Project would promote safe traffic circulation patterns and not create any external impacts that would adversely affect surrounding development, uses and zoning.
- C. The Applicants failed to demonstrate how the Specific Approval request to allow the Nonconforming Personal Wireless Service Facility (PWSF) to

remain on the Property addresses the locational preferences for PWSF's, furthers the preservation of community aesthetics, the compatibility of land uses in residential zone districts and otherwise protects the attractiveness, health, safety and general welfare of the community to an equivalent or greater degree.

- D. Due to the above findings, the Record, the Comprehensive Plan and LDC, the Board finds that maintaining the existing A (General Agriculture) Zoning District accomplishes a legitimate public purpose and promotes the health, safety, and welfare of the public.
- E. The Board specifically denies the Application—specifically, Applicants' proposed rezone request, specific approval request, and preliminary site plan applicable to the Property described in the legal description in Exhibit A.
- F. The existing A (General Agriculture) Zoning District of the 55.79 acres remains in full force and effect, and the Applicants may opt to request a change in use consistent with those listed under the A Zoning District, as detailed in LDC § 401.2: Uses in Agriculture and Residential District, LDC (See Exhibit D) subject to compliance with the Comprehensive Plan and LDC.

Section 3. Severability. It is hereby declared to be the intention of the Board that the phrases, clauses, sentences, paragraphs, and sections in this Resolution be deemed severable, and if any phrase, clause, sentence, paragraph or section hereof is declared unconstitutional or otherwise invalid by the valid judgement of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Resolution.

Section 4. Effective Date. The effective date of this Resolution shall be the date of adoption of this Resolution.

DULY ADOPTED, with a quorum present and voting, this ____ day of March, 2026.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: _____
Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: _____
Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION

55.79 acres

A tract of land located in Section 35 Township 34 South, Range 19 East, Manatee County, Florida,

being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 35; run thence S.00°21'29" W., 775.38 feet along the East boundary of said Section 35 to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 35; thence along the South boundary of the North 1/2 of the Northeast 1/4 of said Section 35, N. 89°26'42" W., 2629.64 feet to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 35; thence along the East boundary of the Northwest 1/4 of said Section 35, N. 00°41'31" E., 463.81 feet; thence leaving said Easterly boundary, N. 89°19'43" W., 1288.31 feet to a point on the Easterly Right-of-Way of Zipperer Road; thence along the Said Easterly Right-of-Way of Zipperer Road the following two(2) courses: 1) N. 01°12'04" E., 25.28 feet: 2) N. 00°52'1 0" E., 279.47 feet to a point on the North boundary of aforesaid Section 35; thence along the North boundary of said Section 35 the following two (2) courses: 1) S.89°32'43" E., 1286.97 feet: 2) S.89°29'15" E., 2625.38 feet to the POINT OF BEGINNING.

Containing 55.79 acres or 2,430,225 square feet, more or less.

EXHIBIT B

BUS BARN REZONE



Bus Barn & Zipperer Road Rezones

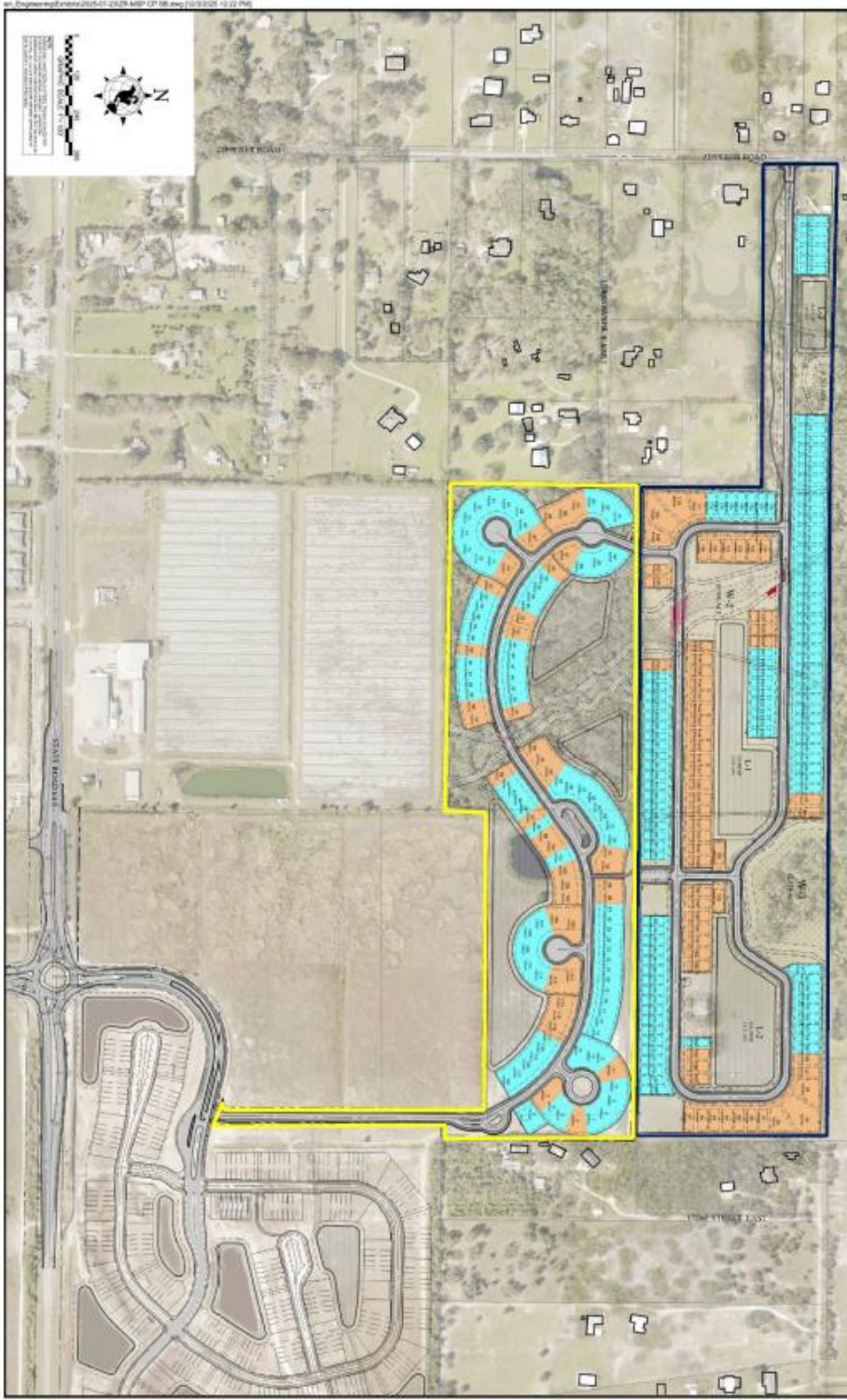


EXHIBIT C

Table 4-12: Schedule of Uses for PD Districts

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
Agricultural Research Facilities	—	X	X	P	P	X	P	X	P	X	X	X	P	P
Agricultural Uses	531.1	P	P	P	P	P	P	P	P	P	P	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	P	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P
Slaughterhouses	531.1	X	X	X	X	P	X	X	P	X	X	X	X	X
Stockyards and Feedlots ⁴	531.1	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Food Truck Park	531.64	X	P	P	P	P	X	P	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P

Mobile Vending Park	531.65	X	P	P	P	P	X	P	P	X	X	X	X	P	
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X	
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P	
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X	
Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X	
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X	
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P	
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X	
COMMERCIAL - SERVICES															
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X	
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X	
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X	
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X	
Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X	
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X	
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X	
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X	
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P	
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X	
Equipment sales, rental, leasing, storing and repair - light	—	X	X	P	X	P	X	X	P	X	X	X	X		
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X	
Free Standing Emergency Department (FSED) ⁵	531.62	X	X	P	X	X	X	X	P	X	X	X	X	X	
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X	
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X	
Hospital ¹		X	X	X	X	X	P	X	P	X	X	X	X	X	
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P	
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P	
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P	
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X	

Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ²	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P ³	P	P ³	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴	—	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P

Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.40	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52												
Water Dependent Uses	531.60	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P
Game Preserve	—	X	X	P	X	X	P	X	P	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X

Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Accessory Dwelling Unit ⁶	511.18	P	X	X	X	X	X	X	P	X	X	X	P	X
Assisted Living Facility, Large ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes ¹	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X

Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.50	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P

WAREHOUSING															
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P	

EXHIBIT D

Table 4-2: Uses in Agriculture and Residential Districts

Land Use	See Sec. #	CON	R/OS	A	A-1	RSF	RSMH	RDD	RMF	VIL
AGRICULTURAL USES										
Agricultural Research Facilities	—	X	X	P	P	X	X	X	X	P
Agricultural Uses	531.1	SP	SP	P	P	SP	SP	SP	SP	P
Agricultural Products Processing Plants	531.1	X	X	P	X	X	X	X	X	SP
Animal Products Processing Facility	531.1	X	X	SP	X	X	X	X	X	SP
Short Term Agricultural Uses	531.1	X	X	P	P	P	P	P	P	P
Stables or Equestrian Centers: Private	531.41	X	X	P	P	X	X	X	X	P
Stables or Equestrian Centers: Public	531.41	X	X	P	P	X	X	X	X	P
Tree Farm	531.1	P	P	P	P	P	P	P	P	P
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	SP	X	X	X	X	P
Farming Service Establishments	531.18	X	X	P	SP	X	X	X	X	P
Farm Worker Housing	531.19	X	X	P	SP	X	X	X	X	SP
Pet Service (Kennel) Establishments	531.38	X	X	P	SP	X	X	X	X	SP
Sawmills	531.1	X	X	P	X	X	X	X	X	SP
Slaughterhouses	531.1	X	X	SP	X	X	X	X	X	X
Stockyards and Feedlots	531.1	X	X	SP	X	X	X	X	X	SP
Veterinary Hospitals	531.58	X	X	P	SP	X	X	X	X	P
COMMERCIAL - RETAIL										
Alcoholic Beverage Establishment	531.4	X	X	X	X	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	X	X	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	X	X	X	X	X	X	X
Auction Houses, Open	531.6	X	X	X	X	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	X	X	X	X	X	X	SP
Lumberyard	531.9	X	X	P	X	X	X	X	X	X

Drive-Through Establishments	531.16	X	X	X	X	X	X	X	X	P
Food Truck Park	531.64	X	X	X	X	X	X	X	X	P
Gas Pumps	531.51	X	X	X	X	X	X	X	X	P
Mobile Vending Park	531.65	X	X	X	X	X	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	X	X	X	X	X	X	SP
Restaurant	531.48	X	X	X	X	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	X	X	X	X	X	X	X/P ¹	P
Retail Sales, General	531.49	X	X	X	X	X	X	X	X	P/SP
Service Station	531.51	X	X	X	X	X	X	X	X	SP
Vehicle Sales, Rental, Leasing	531.57	X	X	X	X	X	X	X	X	SP
COMMERCIAL - SERVICES										
Banking: Bank	—	X	X	X	X	X	X	X	X	P
Banking: Bank/Drive-through	531.16	X	X	X	X	X	X	X	X	P
Bed and Breakfast	531.7	X	X	P	SP	SP	X	P	P	P
Business Services	—	X	X	X	X	X	X	X	X	P
Printing, Medium	—	X	X	X	X	X	X	X	X	P
Printing, Small	—	X	X	X	X	X	X	X	X	P
Car Wash: Full Service	531.10	X	X	X	X	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	X	X	X	X	X	X	SP
Car Wash: Self-Service	531.10	X	X	X	X	X	X	X	X	P
Clinics	—	X	X	X	X	X	X	X	X	P
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	SP	X	X	X	X	P
Construction equipment	531.18	X	X	X	X	X	X	X	X	SP
Equipment Sales, rental, leasing, storage and repair - light	—	X	X	P	SP	X	X	X	X	P
Food Catering Service Establishment	531.21	X	X	X	X	X	X	X	X	X
Free Standing Emergency Department (FSED) ³	531.62	X	X	X	X	X	X	X	X	X
Funeral Chapel	531.22	X	X	P	P	SP	SP	SP	SP	P
Funeral Home	531.22	X	X	SP	SP	SP	SP	SP	SP	SP
Hospital ²	—	X	X	X	X	X	X	X	X	X
Intensive Services: All Others	531.26	X	X	X	X	X	X	X	X	P

Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	X	X	X	X	X
Intensive Services: Industrial Service Establishment	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Taxi- Cab, Limousine Service	531.26	X	X	X	X	X	X	X	X	X
Laboratories, Medical and Dental	—	X	X	X	X	X	X	X	X	P
Lodging Places: Boarding House	531.28	X	X	X	X	X	X	X	P	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	X	X	X
Lodging Places: Dormitories	531.28	X	X	X	X	X	X	X	P	X
Lodging Places: Hospital Guest House	531.28	X	X	X	X	X	X	X	SP	X
Lodging Places: Hotel/motel	531.28	X	X	X	X	X	X	X	X	SP
Office	531.61	X	X	P	P	P	P	P	P	P
Personal Service Establishment	—	X	X	X	X	X	X	X	X	P
Dry Cleaners: Pick-up	—	X	X	X	X	X	X	X	X	P
Rental Service Establishment	—	X	X	X	X	X	X	X	X	P
Repair Service Establishment	—	X	X	X	X	X	X	X	X	P
Recreational Vehicle Parks and subdivisions	531.42	X	X	X	X	X	X	X	X	SP
Vehicle Repair: Major	531.56	X	X	X	X	X	X	X	X	X
Vehicle Repair: Community Serving	—	X	X	X	X	X	X	X	X	SP
Vehicle Repair: Neighborhood Serving	—	X	X	X	X	X	X	X	X	SP
Veterinary Clinic	531.58	X	X	P	SP	X	X	X	X	P
Wholesale Trade Establishment	—	X	X	X	X	X	X	X	X	X
INDUSTRIAL										
Industrial, Heavy	531.25	X	X	X	X	X	X	X	X	X
Firework/Sparkler Manufacture	531.25	X	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	X	X	X	X	X	X

Research and Development Activities	—	X	X	X	X	X	X	X	X	X	X
COMMUNITY SERVICE USES											
Civic, Social, and Fraternal Organizations/Clubs	531.14	X	X	P	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Correctional Facilities: Community	—	X	X	SP	X	X	X	X	X	X	X
Correctional Facilities: Major	—	X	X	SP	X	X	X	X	X	X	X
Cultural Facilities	531.15	X	X	P	P	SP	SP	SP	SP	SP	SP
Emergency Shelters	531.45	X	X	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Emergency Shelter Home	531.45	X	X	P	P	P	P	P	P	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37									
Public Community Uses	531.39	X	X	P	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Public Use Facilities	531.40	X	X	P	P	P	P	P	P	P	P
Post Offices	—	X	X	P	P	P	P	P	P	P	P
Radio, TV, Communications, Microwave Facilities	—	SP	SP	P/SP	SP	SP	SP	SP	SP	SP	X
Rehabilitation Center	531.44	X	X	SP	SP	SP	SP	SP	SP	SP	SP
Utility Use	531.54	SP	SP	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	P	X	X	X	X	X	X	X
Utility Use, Heavy	531.54	X	X	X	X	X	X	X	X	X	X
MISCELLANEOUS USES											
Flea Markets: Enclosed	531.20	X	X	X	X	X	X	X	X	X	X
Flea Markets: Open	531.20	X	X	X	X	X	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	X	X	X	X	X	X	X	X
Outdoor Advertising Signs	—	X	X	X	X	X	X	X	X	X	X
Outdoor Storage (Principal Use)	531.36	X	X	X	X	X	X	X	X	X	X
Parking, Commercial (Principal Use)	—	X	X	X	X	X	X	X	X	X	X
Sexually Oriented Businesses	531.52	See 531.52									
Water Dependent Uses	531.60	X	X	X	X	X	X	X	X	X	X
OPEN USE OF LAND - LIGHT											
Cemetery: Human and Pet	531.11	X	X	SP	SP	SP	SP	SP	SP	SP	P
Earthmoving, Minor	702	X	X	P	P	P	P	P	P	P	P
Game Preserve	—	P	SP	P	SP	X	X	X	X	X	P
OPEN USE OF LAND - HEAVY											
Earthmoving, Major	702	X	X	SP	SP	X	X	X	X	X	SP

Junkyards	531.27	X	X	X	X	X	X	X	X	X	X
Mining	531.30	X	X	X	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	SP	X	X	X	X	X	X	X
Landfills	531.53	X	X	SP	X	X	X	X	X	X	X
RECREATION USES											
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	P
Recreation, High Intensity	531.41	X	P	SP	X	X	X	X	X	X	X
Recreation, Low Intensity	531.41	X	P	P	P	P	P	P	P	P	P
Recreation, Medium Intensity	531.41	X	P	SP	X	X	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	SP	SP	X	X	X	X	X	X
RESIDENTIAL USES											
Accessory Dwelling Unit	511.18	X	X	P	P	P	X	X	X	X	P
Assisted Living Facility, Large ²	531.45	X	X	SP	SP	SP	SP	SP	SP	SP	SP
Assisted Living Facility, Small ²	531.45	X	X	SP	P	P	P	P	P	P	P
Community Residential Homes	531.45	X	X	P	P	P	P	P	P	P	P
Group Housing	531.23	X	X	SP	SP	X	X	X	P	SP	SP
Mobile Homes, Individual	531.32	X	X	P/SP	X	X	P	X	X	X	P/SP
Mobile Home Parks	531.32	X	X	X	X	X	P	X	X	X	X
Mobile Home Subdivisions	531.32	X	X	X	X	X	P	X	X	X	X
Nursing Homes ²	531.35	X	X	X	X	SP	X	SP	SP	SP	P
Recovery Home, Large	531.45	X	X	SP	X	X	X	X	SP	SP	X
Recovery Home, Small	531.45	X	X	SP	SP	SP	SP	SP	SP	SP	SP
Residential Treatment Facilities	531.46	X	X	SP	SP	SP	SP	SP	SP	SP	SP
Residential Use: Duplexes	531.47	X	X	X	X	X	X	P	P	SP	SP
Residential Use: Multiple Family Dwellings	531.47	X	X	X	X	X	X	X	P	SP	SP
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	X	X	X	X	X	X	X	P	SP	SP
Residential Use: Single Family, Detached Dwellings	531.47	X	X	P	P	P	X	P	P	P	P
Residential Use: Single Family, Semi-Detached Dwellings	531.47	X	X	X	X	X	X	P	P	SP	SP

Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Waterfront Structures (Residential other than multi-family)	531.47	X	X	P	P	P	P	P	P	P
Residential Use: Waterfront Structures (Multi-Family)	531.47	X	X	X	X	X	X	X	P	P
RESIDENTIAL SUPPORT USES										
Adult Day Care Center	—	X	X	P	P	P	P	P	P	X
Child Care Center, Accessory	511.2	X	X	P/SP	P/SP	SP	X	P/SP	P/SP	P
Child Care Center, Small	531.12	X	X	P/SP	P/SP	P/SP	X	P/SP	P/SP	P
			X							
Child Care Center, Large	531.12	X	X	P/SP	P/SP	X	X	X	P/SP	P/SP
Churches/Places of Worship	531.13	X	X	P/SP	P/SP	P/SP	P/SP	P/SP	P/SP	P
Environmental Education Facilities	—	P	P	P	P	P	X	P	X	P
Family Day Care Home	—	X	X	P	P	P	P	P	P	P
Schools, College/Universities	531.50	X	X	X	X	X	X	X	X	X
Schools, Elementary	531.50	X	X	P	P	P	P	P	P	P
Schools, High and Middle	531.50	X	X	SP	SP	SP	SP	SP	SP	SP
Schools of Special Education	531.50	X	X	P	P	P	P	P	P	SP
Schools, Public	531.50	X	X	P	P	P	P	P	P	P
TRANSPORTATION USES										
Aircraft Landing Field	531.2	X	X	P	X	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	X	X	X	X
Airport, Private or Public	531.3	X	X	SP	X	X	X	X	X	X
Bus and Train Passenger Station	—	X	X	P	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	X	X	X	X	X
Heliport	531.24	X	X	X	X	X	X	X	X	X
Helistop	531.24	X	X	SP	X	X	X	X	X	SP
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	X	X	X	X	X
Intermodal Terminal	—	X	X	X	X	X	X	X	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	X	X	X	X	X

Bus RR/Maintenance Facility		X	X	SP	X	X	X	X	X	SP
Railroad Switching/Classification Yard	—	X	X	X	X	X	X	X	X	X
WAREHOUSING										
Mini Warehouses, Self-storage	531.31	X	X	X	X	X	X	X	X	SP
Warehouses	531.59	X	X	X	X	X	X	X	X	X



Public Comment

Submitted On:

Mar 4, 2026, 07:46AM EST

Manatee County Government

Full Name	First Name: GLEN Last Name: GIBELLINA
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	March 04, 2026
Topic/Agenda Item	Resolution R-26-028 Denying Application PDR-24-08(Z)(P) – Zipperer Rd – Mary E. Chamness, Moran Family Land LLC, and Johnathan S Sinkler (Owners) – M/I Homes Of Sarasota, LLC (Contract Purchaser) – PLN2404-0056-James J. McDevitt III, MURP, Developmen (635
Comment	<p>Honorable Commissioners,</p> <p>As a 40-year resident of Manatee County and a member of the Affordable Housing Advisory Board, I am writing to formally support the denial of the proposed rezone and site plan for the 55.79-acre property currently zoned as A (General Agriculture).</p> <p>After reviewing the Record and the Comprehensive Plan, it is clear that the Applicants have failed to meet the high burden of proof required to disrupt this community's character. My opposition is based on the following critical failures:</p> <ul style="list-style-type: none"> • Failure of Consistency: The Applicants failed to demonstrate that a 167-unit high-density development is consistent with our Comprehensive Plan or the standards of the Land Development Code (LDC). We cannot allow "spot zoning" that ignores the long-term vision for our county's growth. • Incompatible Density & Traffic Safety: 167 single-family units in this location do not provide a proper transition of density. Furthermore, the Applicant has failed to show how this project would promote safe traffic circulation. We cannot continue to approve "rooftops first, infrastructure second" projects that create external impacts and adversely affect the surrounding residents. • Aesthetics and Public Welfare: The request to allow a nonconforming Wireless Service Facility (PWSF) to remain fails to protect the attractiveness and health of this residential zone. The preservation of community aesthetics is not a suggestion—it is a requirement of the LDC to protect the general welfare of the public. • Preserving Agricultural Integrity: The current A (General Agriculture) zoning serves a legitimate public purpose. It protects our green space and prevents the over-saturation of infrastructure that cannot handle the load. <p>Conclusion: The Board's duty is to promote the health, safety, and welfare of the public. This application fails on all three fronts. I urge the Board to uphold the existing Agriculture zoning and deny the rezone request in its entirety. Our community deserves development that is compatible, safe, and respectful of</p>

the rules we have put in place.

Respectfully,

Glen Gibellina Candidate for Manatee County Commissioner, District 4
