

## **Staff Report**

**Subject:** Table of Permitted Uses  
**Author:** Steve Candler  
**Department:** Development Services  
**Meeting Date:** March 5, 2024  
**Item Description:** Consideration of an **amendment** to the Code of Ordinances **Part II; Appendix C, Article V – Table of Permitted Uses**

### **Summary Recommendation**

The Board of Commissioners approved a significant amendment to the Table of Permitted Uses in November of 2023. These amendments proposed tonight eliminate any further conflicts in the zoning ordinance and allow for an expansion of existing uses.

### **Executive Summary/Background**

The amendment includes the following changes:

- Ready Mix Concrete Plant: Currently I-1, move to I-2
- Add an R-2 column in residential to include attached townhomes and duplexes
- Add tiny homes as a conditional use in the R-4
- Remove rural business use from the PD zoning district
- Add rural business as a conditional use in AR-1 and AR-2 zoning districts
- Delete from the Retail Category-Plant Gardens and Outdoor Nurseries
- Delete all commercial agricultural from the AR-2
- Insert the land use Airfields as a conditional use in AR-1
- Add Food Processing to B-3 zoning district as a conditional
- Add land use golf courses as a conditional use in R-1 R-2, R-3, R-4, R-5, PD-R and a permitted use in B-1, B-2 and B-3

### **Alternatives**

**Approve an amendment** to the Code of Ordinances **Part II; Appendix C; Article V – Table of Permitted Uses**

**Deny an amendment** to the Code of Ordinances **Part II; Appendix C; Article V – Table of Permitted Uses**

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services, Planning Board

**FUNDING:** N/A

**Attachments:** N/A