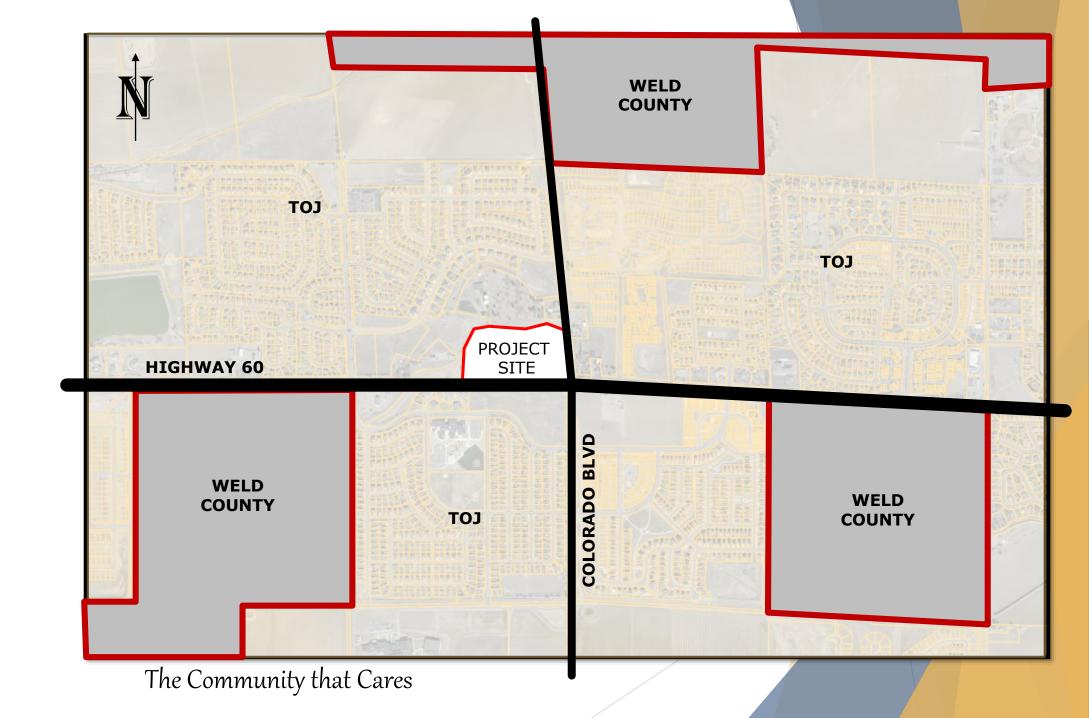
Waggoner Farms Preliminary Plat and Change of Zone SUB23-0021

Planning and Zoning Commission Meeting September 25, 2024

The Community that Cares

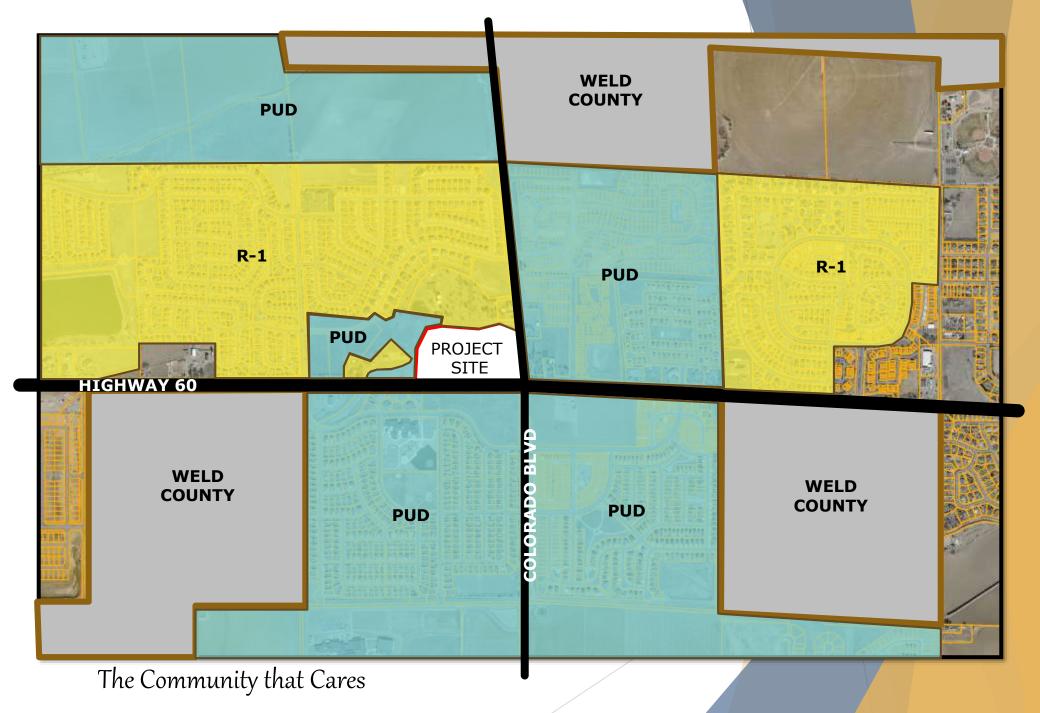




ZONING

Existing: PUD-B

Proposed: MU-NC





Article 4: Section 17-4-2 Permitted Uses

entited Process Land Units		Anticle 4 - Districts & Uses						opn	nen	it S	itar	nda
3 3	2 2 2 8 8	mitted Prenciesi Land Lines	100000				13.5					
Devast Dealings 9 9					Annoue 4 - Distoucts & Uses				ATTCLE 6 N	04-0230-00	NAL DEVELOP	ment & Deno
Dentings - Minot-one	2 P 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				17-4-2 Photosorrout: Linux				12	4.2 MINARES	Instal Develop	NEW STAVOUR
PD Milyr Strail Partial Horne Commands Extensioner Received Intelling Speec		America				-						
Graphene-Seed P P	F D F F A Providence	Reducer - Lode (1. 90 E 7 Reducer - End (2. 90 E 7	Table 4.2 Parcels	ad Phanipal Land Uses	2 10 10 10 10 10 10 10 10 10 10 10 10 10	17	-6-2 Non-re	sidential Devel	iopment Str	indante		
Australia Care - Carteri 3 1 November Care - Danner	a a a a a a a a a a a a a a a a a a a	Hednesd - Several (* 24)	- areas and	And the second			No. or a statement of	Lot and Building	Bandania Ti	a los and have	inc streads to b	and the second
Austicial Care - Indialand	North Control of Street Contro	Said & Browthad () at the Tommers St.	and the second sec	Concerner and the second second	¥ 5 ¥		upon in the folioe	ing districts are ap	acified in Table	61.	ing standards is	r repu-segundering
Linite()/42 mark(/*2.e)	P P P P P	ber (d) to 40 control P . P.	The second se	2 1			-	-	-			
Servers (WE-BELgeenty/3-Sec)	4 9 3	10000 + 20 x1 X F F	10 7	Fire Broge processes			Tanta Gold Surry	entitertini Las & C	Autoing Trans		mur Setub W	- 11
Large (RD+ casedy / 3- are) Comment and Tase (P) (P)	a a a a a	General W - XH s.7 Large - Mountel Compton - 300/ s.7	1.5	Autoroble Muckey/Takego Yart Noterbus Muse Handing			the second second		I MARKAN AND AND AND AND AND AND AND AND AND A	A VICTOR INC	With the second second second	Property lies
Litray, pulls	F F F F	Lond 1-80 p-4 276 of Mill present	Water / Salvege	Negring Operator, Distance	8 8		Sung Dent	a section of the	and the second second	COLUMN IS NOT		and in
Roset, LAAR	F F F F F	Series (Mr. 200)		Anycing Spentise, Detailord Water Name Spenter			MUAC	2K-40Ka3	875	20	1 2	10 3 40
Altern Fair	8 8 8 8 8	Exempt (1.39, pr 4.25%, pr 860, propert) 28 P. P.					MI-UT	24 - 336 p.t.	185	8-10	5 12 [4]	11 300
Remarks Carter or Drunets		South (R - M)	13.921×C				MUNC	23647	20%	28	1 17.00	
Liftly Main		Annual yold are style and Mill properties 2 F F	17-4-3	Specific Use Standards								40
100 - New Join and	8 8 8 8 3		The following	ares may have expects different that the	in periorially enabled in the coming districts, and		54.874	TOKAC MR	175	and the second	10 20	10 1.00
Radiate Streets P 3	5 5 3 5 3	14(2)(34)	have standard	h specific for the anex. These standards of	tail be real wivefror the user is a generally as according to Table 4-3. The users in this		in Section 17-8-3					
Tanks Make P. 1		Anal - Dutter & Epigeriet Sales	entition may in	clude more specific types or formate of 8	e uses generally enabled in Table 4-3.		UNITED IN THE O	allock for lastifings with product tole safeboot, requ	connect. In prote	with testing of \$	a sharting classic and	
Consult Fee # 1 Tenso Liner # 1			A. Live-	Nork Dwelling. In districts where Live / V	wh Dwellings are pomitted, they shall most the		23. For any full where	a rear tal tina abada a rea Tar suntral taulitings may 1	silentariterist, a w	there is at leased 2	Circlel apply	
Faring-Demail #		Lega (SW 4)	triow	ng standards and conditions to be spriga	this with the aprised:		staniants on the	of and hundring for all two shores shall be settland for	st Die fest IV bein B	winet-conver. She	ibos 17-6.42	
Famig Adutted 2. Aphalon Industra Lennar		Gas Batter - General # 10 particial	8 Come	ential uses shall be brilled to from uses	that are otherwise permitted in the district or		weed 258 likel		and the second sec			and the second second
	Velock & Engineer	Ees Batter - Large (17- pores)		elevable britage the Use by Special Rev presential activity shall occur on the grou	ew process in Section 17-2-7 of Ricc and be descify accessible from the	н.	Omension Stan	dants & Exceptio	es. The loke	ing applies to	te tot and build	ng standards
Sol X-Maintenang S	Contraction of the second seco	Adorstale Report (Anthony Date 2017)	adjace	est public street, sulewalk, or other public	space or publicly accessible communiares. Ay production of tabrication shall be acaded and	22,50	widablahed in Ta	the G-1: Non-reade	writed Lot & the	icling Standar	da.	
Great M-30 a target S		Advents Rr Sym Sets (News	spera	ed in a way that is compatible with other	voidential uses in the area.		1. Bethacki	n no case shall any				
Large - Dattor w + 500 #	A D D P P	Car Head and Automotio (Naming			ired accessory to the residential dwelling, and spation standards. However, the resident and		10101	econtent easement				
DemAnt Dat - Demox (K - M)	5 9 9 3	Computer Office & Fault Services	For pr	rectant netsupart of the commercial arms o	half lise the same and the commercial opplayancy		a	kny structural proje or pedestrian circa	chiers over put	site rights of te	are an any similar	r attes designad
Dynamit (Sen-Lege (* 91) Advar (Smitht (* 91)	E 2 Attached bevine	Industrial Densis, 1991	erus -	an Arritan) to roo more train (47% of the bad of user or multi-and building.	ing. Any greater percentage shall be traded as			elition 5 feet of any	such for a site	M, access iver	a, or lot or area	for vehicles.
Advertisement (8-28+)		Alphanie / Head Macrosovance / Autility	E Misse	Lane Destiling in distants where minute	me dweltings are allowed uses. the following		(B)) (B)	Bructurel projection comices, evenings,	open fire excep	windows, full lost, egress w	stream, channey His, or other nor	- neves.
http://api.0Pi	and an	Beerg Duttes or Minus		interstall apply	a second s		i i	worthangs or project	ctions may ast	inst up to 4 fee	I from the Pound	brisk norther
	Massfallung	Residucing Law	24.7	to the stand-use districts, of least \$2 of	mant of the ground floor of a mixed-use building			acepters shall be t				
Charter 17 Annumous Canal She & Devenue	and Date	Maskang Akay Wakat 2 Satura	1000	shall be is a non-readential land use. It	the R-5 Zoning District, no more than 90 abudure containing a mixed-use, including			kcade. Ground-mounted m	achanical seal	ament revier	and stilly bee	a accessory to
	Westman / Drive			basement area, shall be devoted to not	-residential uses.		(200)	te building may be to more than 6 feet	e karaled in the	side or rear a	stakk privided	fial they extern
		Datter stream	2.	In the R-3 yone, the use shall be bacate located as a transition between residen	d on a sullector alreet ar figher, or utherwise Iai and non-residential uses.		1	ine, and an surrent	and train public	right-of-way!	ly situations of I	aldscape, They
	theter course	A Colorest Coldbacker M Colorest Color	1	In the R-3 anne, only convential uses	pertolled in the MU-NC district are allowed, and		,	instalians do not a eccording to easers	paily to any utili	ly attuitures o	therwise autros	and to be locate
	December 8, 2029	Johnstown Lang (mil & Development Dam	1041	Review process in Sectors 17-2-7.	or president through the Use by Special			lesign standards of	f those specific	authorization		
				More use deepings in commercial and use permitted within that zuning district	read-use zones may include any commercial			List may have non accordary, or while	ie stan one per Ierral principal	capar building tee as	areast at least 10	feet from any
			6.	The design and sharacter of all traiting	and sites shall be compatible with the							
				precision and chereicher of the autouride	ig neighterhood. The operating characteretics	Table 1	and the second second		Chapter			

