

**PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE
MONTVALE CENTER FOR COMMERCE**

WHEREAS, the Bedford County Industrial Development Authority (hereinafter referred to as IDA) is the owner of a certain parcel of land located in Bedford County, Virginia, and known as the Montvale Center for Commerce (hereinafter referred to as the Center), containing 44.292 acres as shown on a plat of survey dated February 10, 1998, by Donnie W. Slusher; and,

WHEREAS, the IDA intends to sell and/or lease parcels of land in the Center for commercial/industrial use,

NOW, THEREFORE, IDA hereby declares and provides that each and every parcel in the Center shall be conveyed subject to the following conditions, covenants, and restrictions, which shall be binding upon the grantee, his heirs, successors, or assigns, to insure proper use and appropriate development of each building site and the grounds thereof; to protect the environment and aesthetics in the Center; to ensure all construction is in compliance with Bedford County Codes and required IDA approvals, and in general to provide for a high quality of development so that each building site will not adversely affect the health or safety of residents or workers in the area nor be detrimental to the use or development of other properties in the Center, and,

FURTHER, that a copy of this covenant shall be recorded in the Clerk's Office of the County of Bedford, Virginia, and shall be binding upon and running with the land including each and every parcel whether sold or leased and by reference made a part of each and every deed option, lease, or other grant of any interest in and to any parcel thereof as a part of the terms thereof.

I. Definitions of Terms - all terms shall be defined in accordance with the Bedford County Zoning Ordinance, and its revisions as may be applicable.

II. Plan Approval

- a. All site plans, land disturbing plans, building plans, and any other appropriate permit applications must be reviewed and approved by the Bedford County Departments of Building and Planning.
- b. Landscaping, architectural review, and other matters specifically addressed in these Restrictive Covenants shall be subject to review by the Bedford County Industrial Development Authority (IDA).
- c. The review process shall not exceed 60 days each for items (a) and (b) as stated above, exempting those periods of time during which corrections to previously submitted plans are being made. Wherever possible, simultaneous review shall occur.

III. Standards

a. Permitted Uses shall be those allowed in a Planned Industrial Development (PID) center as defined in the Bedford County Zoning Ordinance (see attached). In addition, the following uses shall be excluded:

1. Residential development
2. Petroleum related enterprises
3. Asphalt plants
4. Truck terminals
5. Chemical plants
6. Foundry operations, steel mills
7. Hazardous materials of any kind (processing, storage, etc.)
8. Slaughter houses and meat packing operations
9. Salvage yards, junk yards
10. Recycling stations

b. Signage, parking, utility location, and lighting requirements shall be governed by the Bedford County Zoning Ordinance. In no case shall exterior lighting exceed one half (1/2) candle power beyond the boundary of the development.

c. Outside Storage - all permanent outside storage shall be designed, located, or screened such that it is not visible from any adjoining parcel or publicly maintained roadway. This may be accomplished by a landscape berm, continuous evergreen buffer, and/or privacy fence. All screening plantings must be of a size and density at the time of planting sufficient to provide a continuous visual screen of the area. In a situation where a privacy fence is used, there shall be extensive landscaping according to an approved landscape plan.

d. Landscaping - all landscaping requirements stated in the Bedford County Zoning Ordinance must be met. In addition, the IDA reserves the right, on a case-by-case base, to review and approve the landscaping on any site plan and to require additional landscaping.

e. Building height - improvements erected on the premises shall not exceed fifty (50) feet in height, or three (3) stories, whichever is less; provided, however, that water towers or tanks, stand pipes, structures for housing elevator equipment, stairways, ventilating fans or other similar equipment required to operate and maintain the buildings, fire or parapet walls, skylights, tanks, or other similar structures may exceed this height with written approval of both IDA and Bedford County Zoning Administrator.

g: Maintenance - the owner, lessee or occupant of any lot or site will be responsible for the maintenance and clean and safe condition of the land, buildings, landscaping, exterior lighting, parking areas and all other improvements, including prompt removal of all trash, lawn mowing, tree and plant trimmings.

During construction it shall be the responsibility of each land owner to ensure that public streets and construction sites are kept free of unsightly accumulations of rubbish and scrap materials, and that construction materials, trailers, and the like are kept in a neat and orderly manner.

IV. Sale or Lease Arrangements - any sale or lease of the property shall be in accordance with requirements of the Code of Virginia, 1950, as amended.

a. Re-subdivision of property shall be prohibited except with the express written permission of the IDA and in accordance with the requirements of the Bedford County Zoning and Subdivision Ordinances.

b. If construction has not commenced within 1 year from the date of purchase, IDA shall have the unqualified right, but not the obligation, at its own discretion, to repurchase the property at the original sale price. IDA shall retain the right for an additional 12 months to repurchase the property at the original price at anytime upon 15 days notice by registered letter.

c. If IDA has not claimed the repurchase option and construction has not commenced within 2 years of original purchase, grantee shall have the right to sell or transfer the land to a third party, subject to all covenants, conditions, and restrictions set forth herein. "Commence construction" shall mean that the planned improvement is under contract for construction by a duly licensed contractor which contract shall have a fixed completion date, commensurate with the type and size of project and a commencement of work date of not more than six months from the date of said contract, and shall be secured by a payment and performance bond satisfactory to IDA which shall include IDA as a named obligee.

V. Building Standards/Architectural Review - the exterior construction of buildings shall be of stone, brick, architectural block, split-faced units, glass, Exterior Insulation Finish System (EIFS) such as Dryvit, vinyl, or a combination of these materials. Metal buildings shall be allowed only if the portion of the building seen upon entering the parcel is faced as above. Architectural plans shall be submitted to IDA for consideration and approval prior to permits being issued.

VI. Duration - These Restrictive Covenants are made as covenants running with the land and shall be binding on all lot owners, their heirs, devisees or assigns for a period of ten (10) years from the date hereof, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument, signed by the then owners of two-thirds of the area of the property, exclusive of public rights-of-ways, has been recorded agreeing to change such covenants in whole or in part.

VII. Applicability

a. The right is hereby expressly reserved by IDA to waive, modify, alter, or amend all or any part of these covenants, conditions, and restrictions from time to time as circumstances justify.

b. The enforcement of the restrictions and covenants contained within this document shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, condition, or restriction, either to restrain violation or to recover damages. Such proceedings may be commenced by any owner or owner of lots or by IDA.

c. Invalidation of any one of these restrictions contained within these covenants, by judgment or court order, shall in no way affect any of the other provisions hereof which shall remain in full force and effect.

WITNESS THE FOLLOWING SIGNATURE AND SEAL:

Charles H. Oliver (SEAL)

STATE OF VIRGINIA
COUNTY/CITY OF BEDFORD TO WIT:

The foregoing instrument was acknowledged before me this 3rd day
of December, 2001 by Charles H. Oliver, Jr.

Tabatha H. Atkinson
Notary Public

My commission expires: May 31, 2002

11-15-01

ida\covenant

SEC. 30-63 PID PLANNED INDUSTRIAL DEVELOPMENT DISTRICT

Sec. 30-63-1 Purpose

The Planned Industrial Development (PID) district is established primarily for light and medium industrial uses. Supporting accessory uses and facilities, such as office and commercial establishments, are also permitted. The PID district is intended to be designed with a park-like atmosphere that complements surrounding land uses by means of appropriate siting of buildings, controlled access points, attractive and harmonious architecture, and effective landscape buffering. The PID district is intended to provide flexibility in design and site lay out, allow latitude in combining different use types within a single development, and provide the developer with incentives to create an aesthetically pleasing and functional planned development.

In addition, the intent of the Planned Industrial Development (PID) district is to provide certain industries that are clean and environmentally efficient the opportunity to locate in an area of like industries, in what is generally known as an industrial park developed under a complete comprehensive master plan. Standards are provided for landscaping, buffering and open space to encourage high technology industries and to ensure a park-like atmosphere. Important in determining the location and size of a PID are the accessibility of the location, the availability of public utilities, public safety services and the suitability of the topography for industrial purposes.

Sec. 30-63-2 Permitted Uses

Permitted uses shall be as listed in Section 30-79. However, no use shall be permitted except in conformity with the uses specifically included in the final master plan approved pursuant to Section 30-63-6. Existing or proposed residential uses shall be limited to no more than 15% of the total acreage contained within the parcel, at the time of enactment of this ordinance.

Sec. 30-63-3 Site Development Regulations

(A) Each planned industrial development shall be subject to the following site development standards.

1. Minimum acreage required to create a new planned industrial district or a planned industrial development within a planned industrial district shall be 15 acres of contiguous land or land which is adjacent to an existing Planned Industrial Development.
2. Minimum lot sizes for allowable uses in this district shall be as shown for the same use in Article IV. Townhouses and two family dwellings shall comply with the requirements as set forth for an R-2 zoning district in Article IV. Multi family dwellings shall comply with the requirements as set forth for an AV zoning district in Article IV.
3. Minimum front setbacks: All structures proposed to front on existing public streets external to the PID shall be located a minimum of 30 feet from the existing public right-of-way.
4. Lots in the PID district shall comply with the buffer yard requirements of Section 30-92-4 of this ordinance.

5. Lot coverage:
 - a. Lots served by a private well and sewage disposal system:
 1. Area: 1.5 acres (65,340 square feet).
 2. Frontage: 100 feet on a publicly owned and maintained street.
 - b. Lots served by either public water or sewer, or both:
 1. Area: 20,000 square feet.
 2. Frontage: 75 feet on a publicly owned and maintained street.
 - c. Maximum lot coverage shall be determined through the preliminary development plan process but in no case shall exceed 75%.
6. Streets in the PID district shall be public in accordance with VDOT and Bedford County standards.
7. The applicant may propose a reduction to the number of parking spaces required by this ordinance for each use type, if justified. This proposal will be reviewed with consideration given to potential future uses of the site, parking demand, and expansion potential.
8. Maximum height of structures: When adjoining property zoned Residential, 45 feet, including rooftop mechanical equipment. The maximum height may be increased provided each required yard (side, rear, or buffer) adjoining a Residential district is increased two feet for each foot in height over 45 feet. This distance shall be measured from the portion of the structure which exceeds 45 feet. In all other locations the height is unlimited.
9. Arrangement of areas:
 - a. The location and arrangement of structures, parking, access drives, outdoor lighting, signs and other uses and developments within the PID, in addition to achieving these development standards, shall be accomplished in accordance with an approved final master plan to assure compatibility with the existing and future land use in the vicinity.
 - b. All areas designed for future expansion or not intended for immediate improvement or development shall be specified as reserve areas in the preliminary master plan. The future use and the limitations on future use of such area shall be specified, or else such areas shall not be included as part of the PID application. Reserve areas included in the PID shall be landscaped or otherwise maintained in a neat and orderly manner.
10. Accessory structures shall not exceed forty percent of the gross floor area of the principal structure.
11. Every structure in the PID shall be a fully enclosed building of permanent construction. Any outside storage area shall be fully screened so that no materials so stored are visible at any lot line or public right-of-way.

12. Lighting: Lighting shall comply with Section 30-94 of this ordinance.
13. Utilities: Utilities shall be underground unless the type of service necessary for normal activities of the industry or business shall prohibit underground installation.
14. In order to promote safe ingress and egress for the development, the minimum separation distance between entrances to the public right-of-way shall be 300 feet. Additional access between adjoining lots such as frontage roads and shared parking lots are strongly encouraged.
15. Fire Prevention Systems and Hydrants: The placement of fire hydrants or other fire prevention systems shall be reviewed by the local Fire Marshall to insure compliance with the standards set forth by the National Fire Protection Association, or NFPA.

Sec. 30-63-4 Site Development Recommendations

- (A) The Planned Industrial Development district should be designed and developed as an industrial park with high standards for landscaping, buffering, and open space. To ensure a park-like atmosphere the following site development recommendations are made.
 - (1) The principal entrance into the PID district should be sufficiently landscaped to comply with the purposes of this district. In addition, the first one hundred linear feet of street, leading through this principal entrance into the PID, should have a landscaped median of sufficient width and planting density to meet the purposes of this district.
 - (2) Parking within the PID should be located to the side or rear of the principal structures on the lot, wherever feasible. During review, consideration will be given to topographical constraints, innovative site design, buffering and landscaping factors.
 - (3) Loading areas should be screened from public view and should not be placed in front yards.
 - (4) Fences should not be placed in front yards except as necessary for security purposes. Fencing should be uniform and well kept.

Sec. 30-63-5 Relationship to Existing Development Regulations

All zoning regulations shall apply to the development of the PID district, unless modified by the board of supervisors in the approval of the final master plan.

Sec. 30-63-6 Application Process

- (A) 1. The timeframes outlined in the section are the maximum timeframes mandated by the Code of Virginia. Bedford County will make every reasonable effort to complete the application process within a shorter timeframe.
2. In areas presently designated PID, Planned Industrial Development District, no amendment to this ordinance or rezoning is required to develop a planned industrial development and the planned industrial development plan may be

approved administratively as the site development plan, provided the other requirements of this section are met.

3. Where planned industrial developments are proposed in areas not zoned accordingly, an amendment to this ordinance or a rezoning is required and the provisions of this subsection shall apply.
- (B) Prior to submitting a formal application for review and approval under these provisions, the applicant and county staff shall meet to discuss the requirements of Section 30-63. The purpose of the meeting is to obtain a mutual understanding of the application requirements and process. The applicant is encouraged to submit information on the scope and nature of the proposal to allow staff to become familiar with the proposal in advance of the meeting.
- (C) Any application to rezone land to the PID designation shall constitute an amendment to the zoning ordinance pursuant to Section 30-14. The written and graphic information submitted by the applicant as part of the application process shall constitute proffers pursuant to Section 30-15 of this ordinance. Once the board of supervisors has approved the final master plan, all accepted proffers shall constitute conditions pursuant to Section 30-15.
- (D) To initiate an amendment, the applicant shall complete a rezoning application. This information shall be accompanied by graphic and written information, which shall constitute a preliminary master plan. All information submitted shall be of sufficient clarity and scale to clearly and accurately identify the location, nature, and character of the proposed district. At a minimum this information shall include:
1. A legal description and plat showing the site boundaries, and existing street lines, lot lines, and easements.
 2. Existing zoning, land use and ownership of each parcel proposed for the district.
 3. A general statement of planning objectives to be achieved by the PID district, including a description of the character of the proposed development, the existing and proposed ownership of the site, the market for which the development is oriented, and objectives towards any specific human-made and natural characteristics located on the site.
 4. A description and analysis of existing site conditions, including information on topography, historic resources, natural water courses, floodplains, unique natural features, tree cover areas, known archeological resources, etc.
 5. The proposed conceptual location and number of structures within each land use of the proposed development.
 6. The gross square footage for each use type proposed in the PID.
 7. The proposed size, location and use of other portions of the tract, including landscaping and parking.
 8. A traffic circulation plan, including the location of access drives, parking and loading facilities, pedestrian walks and the relationship to existing and proposed external streets and traffic patterns. General information on trip generation, vehicle classification, ownership, maintenance, and proposed construction

standards for these facilities should be included. A Traffic Impact Analysis may be required by the zoning administrator.

9. Reserved.
 10. The proposed schedule of site development. At a minimum, the schedule should include an approximate commencement date for construction and a proposed build-out period.
 11. Generalized statements pertaining to architectural design principles and guidelines shall be submitted in sufficient detail to provide information on building designs, orientations, styles, lighting plans, signage plans, landscaping, etc.
- (E) The completed rezoning application and supporting preliminary master plan materials shall be submitted to the planning commission for review and analysis. The planning commission shall review the information and make a report of its findings to the board of supervisors. The planning commission shall as part of its review hold a public hearing pursuant to Section 15.2-2204 of the Code of Virginia, as amended. The proposed district shall be posted with signs indicating the date and time of the planning commission public hearing.
- (F) The planning commission shall make a report of its findings to the board of supervisors within 90 days of the receipt of the materials, unless the applicant requests, or agrees to an extension of this time frame. The planning commission's report shall recommend approval, approval with modifications, or disapproval of the preliminary master plan. Failure of the planning commission to make a report of its findings to the board of supervisors within this period shall constitute a planning commission recommendation of approval.
- (G) If the planning commission recommends denial of the preliminary master plan, or approval with modification, the applicant shall, if requested, have 60 days to make any modifications. If the applicant desires to make any modifications to the preliminary master plan, the board of supervisor's review and action shall be delayed until such changes are made and submitted for review.
- (H) The board of supervisors shall review the preliminary master plan, and after holding a public hearing act to approve or deny the plan within 90 days. Approval of the preliminary master plan shall constitute acceptance of the plan's provisions and concepts as proffers pursuant to Section 30-15 of this ordinance. The Plan approved by the board of supervisors shall constitute the final master plan for the PID. Once approved by the board of supervisors, the zoning administrator shall authorize the revisions to the official zoning map to indicate the establishment of the PID district.

Sec. 30-63-7 Revisions to Final Master Plan

- (A) Major revisions to the final master plan shall be reviewed and approved following the procedures and requirements of Section 30-63-6. Major revisions include, but are not limited to changes such as:
1. Any significant increase in the density of the development;
 2. Substantial change in circulation or access;

3. Substantial change in grading or utility provisions;
4. Substantial changes in the mixture of land uses;
5. Substantial change in architectural or site design features of the development;
6. Any other change that the zoning administrator finds is a major divergence from the approved final master plan.

(B) All other changes in the final master plan shall be considered minor amendments. The zoning administrator, upon receipt of a written request of the owner, may approve such minor amendments.

1. If the zoning administrator fails to act on a request for a minor amendment to the master plan within 15 calendar days, it shall be considered approved.
2. A request which is disapproved by the zoning administrator shall be considered a major amendment and shall be subject to the approval process outlined above for such amendments.

Sec. 30-63-8 Approval of Preliminary and Final Site Development Plans

- (A) Following the approval of the final master plan, the applicant or its authorized agent, shall be required to submit preliminary and final site development plans for approval. Final site development plans for any phase or component of the PID that involves the construction of structures or facilities, shall be approved prior to the issuance of a building and zoning permit, and the commencement of construction. Standards for preliminary and final site development plans are found in a document entitled Land Development Procedures, available in the department of planning.
- (B) It is the intent of Section 30-63 that subdivision review under the subdivision regulations be carried out simultaneously with the review of a planned industrial development under this section. The plans required under this section shall be submitted in a form which will satisfy the requirements of the subdivision regulations, as determined by the zoning administrator.
- (C) Preliminary and final site development plans submitted for review shall be in compliance with the final master plan approved by the board of supervisors. Bedford County shall review and approve or disapprove any final site development plan within 60 days of its submittal.
- (D) No Planned Industrial Development shall be approved and no work shall be authorized on construction until all property included in the final master plan is in common ownership.

Sec. 30-63-9 Failure to Begin Development

Unless an extension is granted by the zoning administrator, failure of the applicant to submit a preliminary site development plan for at least one portion of the planned residential development within 24 months of the approval of the final master plan, shall constitute an application on the part of applicant to rezone the PID to the district designations in effect prior to the approval of the final master plan.

Sec. 30-63-10 Control Following Approval of Final Development Plans

The zoning administrator shall periodically inspect the site and review all building permits issued for the development to ensure that the development is in general compliance with the submitted schedule.

SEC. 30-64 ... 30-69 (RESERVED)

SEC. 30-79 PERMITTED USES BY DISTRICT

Sec. 30-79-1 Purpose

The purpose of this table is to show the uses permitted in each of the zoning districts. Specific requirements for districts and uses are found in Article III and Article IV herein.

Sec. 30-79-2 Permitted Use Table

Permitted uses by district shall be as shown in the following table where:

"R" indicates a use by right

"S" indicates a special use, and an

"*" indicates more stringent standards as specified in Article IV

USES

Agricultural and Forestry Uses	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID
Agriculture	R	R	R													
Commercial Feedlots	R*	R*													S*	
Farm Employee Housing	R*	R*														
Forestry Operations	R*	R*														
Sawmill	S	S														
Stable, Commercial	R*	R*	S*	S*				S*					S*			S*
Stable, Private	R*	R*	R*	S*	S*			S*					S*			S*
Wayside Stand	R*	R*	R*							R*	R*	R*	R*			
Agricultural Subdivision	R	R	R	S	S											
Residential Uses	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID
Accessory Apartment	R*	R*	R*	S*	R*	R*	R*	R*		R*	R*		S*			S*
Alternative Discharging Sewage Systems	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*
Home Beauty/Barber Salon	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*		R*			R*
Home Occupation, Type I		R*	R*	R*	R*	R*	R*	R*	R*	R*	R*		R*			R*
Home Occupation, Type II	R*	R*	R*													
Kennel, Private	R*	R*	R*	R*	R*			R*					R*			R*
Manufactured Home	R*	R*	R*						R*							
Manufactured Home, Class A	R*	R*	R*		R*	R*	R*	R*	R*				R*			R*
Manufactured Home, Accessory	R*	R*	R*													
Manufactured Home, Emergency	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*
Manufactured Home Park								S*	R*				S*			S*
Multi-family Dwelling			S*		S*	R*	R*	R*		R*			S*			S*
Residential Human Care Facility	R	R	R	R	R	R	R	R								
Singe Family Dwelling, Attached			R*	R*	R*	R*	R*	R*					R*			R*
Singe Family Dwelling, Detached	R	R	R	R	R	R	R	R					R			R
Singe Family Dwelling, Detached (Zero Lot Line Option)				R*	R*	R*	R*	R*					R*			R*
Townhouse			S*		S*	R*	R*	R*					S*			S*
Two Family Dwelling			R*		R*	R*	R*	R*		R*			R*			R*
Civic Uses	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID
Administrative Services	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Camps	S*	S*	S*													
Cemetery	S*	S*	S*	S*	S*	S*	S*			S*	S*		S*			S*
Civic Clubs			R*					R*		R*	R*	R*	R*			R*
Community Recreation	R*	R*	R*	R*	R*	R*	R*	R*	R*				R*	R*		
Correctional Facilities	S									R	R	R	R			R
Crisis Center	R	R	R	R	R	R	R	R		R	R	R	R	R	R	R
Cultural Services			R	S	S	S	S	S		R	R	R	R	R	R	R
Day Care Center	S*	S*	R*	S*	S*	S*	S*	R*		R*	R*	R*	R*	R*	R*	R*

USES

Civic Uses (continued)	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID
Educational Facilities, College/University			R*					R*		R*	R*	R*	R*			R*
Educational Facilities, Primary/Secondary	S*	S*	R*	S*	S*	S*	S*	R*		R*	R*	R*	R*	R*	R*	R*
Family Day Care Home	R*	R*	R*	R*	R*	R*	R*	R*		R*	R*	R*	R*	R*	R*	R*
Guidance Services			R							R	R	R	R			R
Halfway House			S								S		S			S
Home for Adults		S	S					S		S	S	S	S			S
Life Care Facility			S					S		S	S		S			S
Nursing Home			S					S		S	S		S			S
Park and Ride Facility	R*	R*	R*	R*	R*	R*	R*	R*		R*	R*	R*	R*	R*	R*	R*
Post Office	R	R	R	R	R	R	R	R		R	R	R	R	R	R	R
Public Assembly	S		S					S		S	R	S	S			S
Public Maintenance and Service Facility	R	R	R	R	R	R	R	R		R	R	R	R	R	R	R
Public Parks and Recreational Areas	R*	R*	R*	R*	R*	R*	R*	R*		R*	R*	R*	R*	R*	R*	R*
Religious Assembly	S*	S*	R*	S*	S*	S*	S*	R*		R*	R*	R*	S*			S*
Safety Services, Private	S*	S*	R*	S*	S*	S*	S*	R*		R*	R*	R*	S*	R*	R*	S*
Safety Services, Public	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*
Utility Services, Major	S*	S*	S*	S*	S*	S*	S*	S*		S*	S*	S*	S*	R*	R*	S*
Utility Services, Minor	R	R	R	R	R	R	R	R		R	R	R	R	R	R	R

Office Uses	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID
Financial Institutions			R*					R*		R*	R*	R*	R*	R*	R*	R*
General Office			R*					R*		R*	R*	R*	R*	R*	R*	R*
Medical Office			R*					R*		R*	R*	R*	R*	R*	R*	R*
Laboratories			S					S		S	R	S	S	R	R	S

Commercial Uses	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID
Adult Entertainment											S*					
Agricultural Services	R*	R*	R*					S*		R*	S*	R*		R*	R*	
Antique Shops		S*	R*					R*		R*		R*				R*
Automobile Dealership, New										R*		R*				R*
Automobile Dealership, Used										S*		S*				S*
Automobile Graveyard															S	
Automobile Parts/Supply, Retail			S*							R*	S*	R*				R*
Automobile Repair Services, Major										S*	S*	S*	R*	R*	R*	S*
Automobile Repair Services, Minor			S*							R*		R*	R*	R*	R*	R*
Automobile Rental/Leasing			S							R		R				R
Bed and Breakfast	R*	R*	R*	S*				S*		S*	R*	S*	S*			S*
Boarding House			S		S	R	R	S		R		S				S
Business Support Services			R					R		R	R		R	R	R	R
Business or Trade Schools			R					R		R	R		R	R	R	R
Campgrounds	S*	S*	S*					S*		S*		S*	S*			S*
Carwash			S*					S*		S*	S*	S*	S*			S*
Clinic			S*					R*		R*	R*	R*	R*			R*
Commercial Indoor Amusement			S					S		R	S	S	S	S	S	S
Commercial Indoor Entertainment			S					S		R	R	S	R	R	R	R
Commercial Indoor Sports and Recreation			S					S		S	R	S	S	S	S	S
Commercial Outdoor Entertainment			S					S		R		S	S	S	S	S
Commercial Outdoor Sports and Recreation			S					S		S	S		S	S	S	S
Communications Services										R	P		P	R	R	R
Construction Sales and Services			S*							R*	S*	R*	R*	R*	R*	R*
Consumer Repair Services			R					R		P	P	R	R	R	R	R
Convenience Store			S*					R*		R*	R*	R*	R*	R*	R*	R*
Dance Hall			S					S				S				S
Equipment Sales and Rental			S*							S*		S*	R*	R*		S*

USES

Commercial Uses (continued)	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID
Funeral Services			R					R		R	R		R			R
Garden Center	R*	R*	R*								R*	S*	R*	R*	R*	R*
Gasoline Station			S*					R*			R*	S*	S*	R*	R*	S*
Golf Course	S*	S*		S*	S*	S*	R*						R*			R*
Hospital			R					R			R		R			R
Hotel/Motel/Motor Lodge			R					R			R		R	R	R	R
Kennel, Commercial	R*	S*	S*					S*			R*	S*	R*	R*	R*	R*
Landscaping and Lawn Care Services			S*								R*	S*	R*	R*	R*	R*
Laundry											R		R	R	R	R
Manufactured Home Sales			S*								R*		S*	R*	R*	R*
Marina		S						R					R			R
Mini-warehouse		S*	R*								R*		R*	R*	R*	R*
Pawn Shop											R		R	R	R	R
Personal Improvement Services			R					R		R	R		R	R	R	R
Personal Services			R					R			R	R	R	R	R	R
Recreational Vehicle Sales and Services			S*								R*		R*	R*	R*	R*
Restaurant, Drive-in and Fast Food			S*					R*		S*	R*	S*	R*	R*	R*	R*
Restaurant, Family			R*					R*			R*	R*	R*			R*
Restaurant, General			R*					R*			R*		R*			R*
Retail Sales			R					R		S	R	R	R	R	R	R
Studio, Fine Arts			R					R		R	R	R	R	R	R	R
Surplus Sales											R		S	R	R	S
Truck Stop			S*								S*		S*	S*	S*	S*
Veterinary Hospital/Clinic	R	R	R					R		R	R	R	R	R	R	R

Industrial Uses	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID
Asphalt Plant															S*	S*
Composting	R*	R*												R*	R*	R*
Construction Yards			S*									R*	R*	R*	R*	R*
Custom Manufacturing	R*	S*	R*					S*		R*	R*	S*	R*	R*	R*	R*
Industry, Type I			R					S			S		S	R	R	R
Industry, Type II														S	R	S
Industry, Type III														S	S	S
Landfill, Sanitary	S													S	S	S
Meat Packing and Related Industries															S	S
Railroad Facilities															R	R
Recycling Centers and Stations	S*	S*	S*								S*	S*	S*	S*	R*	S*
Resource Extraction	S*	S*													S*	S*
Scrap and Salvage Yards															R*	R*
Transfer Stations	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*
Transportation Terminal			S								S		S	R	R	S
Truck Terminal														R	R	R
Warehouse and Distribution													R	R	R	R
Winery	S*	S*	S*										R*	R*	R*	R*

Miscellaneous Uses	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID
Amateur Radio Tower	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*
Aviation Facilities, Private	S*	S*	S*					S*					S*	S*	S*	S*
Outdoor Gatherings	S*	S*	S*	S*	S*	S*	S*	S*		S*	S*	S*	S*	S*	S*	S*
Parking Facility			S*					S*		R*	R*		R*	R*	R*	R*
Shooting Range, Outdoor	S*	S*												S*	S*	S*
Wireless Communication	S*	S*								S*	S*	S*	S*	S*	S*	S*