



**TOWN OF HARRISBURG, NORTH CAROLINA
HARRISBURG TOWN HALL
PLANNING AND ZONING BOARD MEETING**

**April 1, 2025
6:00 PM**

AGENDA

1. CALL TO ORDER

A. PUBLIC ACCESS TO LIVE MEETING VIA YOUTUBE

Harrisburg Town Hall's Council Chambers will be open for the public to attend the meeting in person. The public has the option to watch the meeting virtually via the YouTube platform using the link below or attend in person.

All persons wishing to address the Board for public comment or speak to a specific agenda item must be present in person.

<https://www.youtube.com/@HarrisburgNC/streams>

B. AGENDA ADOPTION

C. SPECIAL PRESENTATIONS

D. PUBLIC COMMENT - Anyone wishing to address the Board may do so during the Public Comment section. Please state your name and address for the record, be courteous and do not repeat what has already been said. Please keep your comments about the subject and not personal in nature.

2. CONSENT AGENDA

A. Consideration of Approval of minutes from March 18, 2025 meeting

3. OLD BUSINESS

A. Continued item: H-2025-01- R Caldwell Business Park PUD Amendment- A request to amend the existing Caldwell Business Park Planned Unit Development District

4. NEW BUSINESS

5. STAFF UPDATES/INFORMATION

6. ADJOURNMENT

Vision Statement

Harrisburg will be a distinctive, family-focused community where memories are made.

Mission Statement

Together, we enhance our quality of life by collaborating, planning, and investing to create our community of choice.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Approval of minutes from March 18, 2025 meeting

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Motion to approve minutes of March 18, 2025 as presented.

Description/Background:

Attached are the minutes from March 18, 2025 Planning Board Meeting.

Recommendation:

Approve as presented.

Fiscal Impact:

Attachments:

1. PZ MINS MARCH 18 2025

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, MARCH 18, 2025
6:00 PM**

MINUTES

PRESENT: Chair, Monica Long, Vice-Chairman, Bill Leake, Suzi Schoonmaker, Jessica Fava, Jeremiah Norberg, Kez Hubler, Faith Silva

ABSENT: Steven Larson

STAFF: Zac Gordon, Planning Director, Shelley DeHart, Assistant Planning Director, Carly Bedgood, Planning Technician, Emmilyn Potts, Planner

1. CALL TO ORDER

A. AGENDA ADOPTION

Jessica Fava made a motion to adopt the agenda as presented. Jeremiah Norberg seconded the motion. **The motion passed 6-0.**

B. SPECIAL PRESENTATIONS- None

C. PUBLIC COMMENT

2. CONSENT AGENDA

A. Consider adoption of minutes from January 21, 2025, Planning and Zoning Board meeting.

MOTION: Bill Leake made a motion to approve the minutes, seconded by Faith Silva. **The motion passed 6-0.**

3. OLD BUSINESS – None

4. NEW BUSIENSS

A. H-2025-01-R Caldwell Business Park PUD Amendment- A request to amend the existing Caldwell Business Park Planned Unit Development District.

Ms. DeHart presented a conditional zoning request to amend an approved Planning Unit Development (PUD) for the Caldwell PUD. The request is to amend the maximum building height performance standard for properties located within the Caldwell Business Park (CBP) section of the PUD. No other modifications are proposed for this existing PUD and the intent of this amendment is to establish building heights in the CBP consistent with today's standards and to facilitate economic development. The existing planned unit development site was approved back in 1999, and is located on approximately 127 acres. This PUD was

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
March 18, 2025**

approved as a mixed-use planned unit development allowing residential, commercial, and light industrial uses.

The table below was presented representing all dimensional performance standards within the approved 1999 zoning districts, along with similar zoning districts under the current UDO.

	PUD B-G	GC	PUD-B-N	NC	PUD-I-G	EC
Front Setback	0'	10'	0'	10'	50'	20'
Side Setback	0' 50' if adjacent to residential	8' 15' if adjacent to residential plus **	15' Doubled if adjacent to residential	8'/10'; or 15' if adjacent to residential plus **	30'	15'*/30' **Buffer may be required
Rear Setback	0' (50' if adjacent to residential)	8' 15' if adjacent to residential plus **	20 Doubled if adjacent to residential	8' 15' if adjacent to residential plus **	30' Doubled if adjacent to residential	15' 25' if adjacent to residential plus **
Height (ft)	40'	48'	40'	50'	40'	72'
Imperious	70%	80%	70%	65%	70%	90%

In 1999 building height standards were the same for all non-residential uses (i.e., general commercial, neighborhood commercial or industrial. Building heights for these use categories were capped at 40ft. As market trends, technology and building code changes have occurred over time, there has been an expansion in the type of uses that occupy business parks. Staff is proposing to increase the maximum building height within the business park area only, consistent with today's UDO standards.

	PUD B-G	PUD-B-N	PUD-I-G
Height (ft)	48'	50'	72'

Public Comment:

Michael Harrigfeld

7861 Cotswold CT, Charlotte, NC

Mr. Harrigfeld would like to know why this change is sudden and what is the reason behind it. He mentioned that the yarn building is 40ft high and 70ft is almost double the size, residents do not want this behind their homes. Mr. Harrigfeld would also like to know what other Harrisburg buildings are this large because he is unaware of any that are currently in town.

Micah Cash

7801 Asheby Dr, Charlotte, NC

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
March 18, 2025**

Mr. Cash believes raising the building's size to 72ft in height will make a drastic change and really decrease quality of life in terms of the visual surrounding their neighborhood. He also mentioned that not only will his neighborhood be affected, all others in the area will also be able to see a 72ft building which will drastically change the look of Harrisburg. By increasing the height allowed in the business park, citizens that have been here for a while will potentially be stuck with a large building if a new business that comes in does not last.

Russell Zich

7910 Black Cherry Ct, Harrisburg, NC

Mr. Zich believes that if the height is increased, this will allow more industrial businesses to come into Harrisburg. He is also concerned about the 18-wheelers that already come up and down past their house, and the increase in traffic that would result from these height changes.

Mark Wachtel

5668 Underwood Ave, Charlotte, NC

Mr. Wachtel has lived in this neighborhood for 21 years and purchased his home under the original PUD which allowed the 40ft max height for buildings. Today, he indicated that concrete mixer trucks regularly travel and down the road adjacent to his home, along with tractor trailers that cause a lot of noise. He feels that a 72ft building will bring in more traffic due to more employees working in the area.

Lisa Burkhardt

7701 Cotswold Ct, Charlotte, NC

Premier Yarns is right behind Mrs. Burkhardt's home, and she mentioned that she would not want a building that is taller than the building that is already there. She believes the traffic will be a horrible issue and she does not feel that raising the maximum allowed height of buildings within the business park will do Harrisburg any favor.

Russell White

7722 Cotswold Ct, Charlotte, NC

Mr. White feels that the existing buildings do not have the correct type of landscape buffering that the Town requires, and he feels that if a taller building were to be approved there would be no way to hide or block a 72ft building.

Mrs. DeHart addressed a few comments that were made during public comments. She mentioned that a traffic study (TIA) would be required for all uses that exceed ordinance thresholds. Staff are aware of the cement business that already exists; however, it is not located within Caldwell Park, and that type of use is prohibited within the PUD area. There is a list of excluded and permitting uses within the report for this PUD location. There is only one large property that is adjacent to the neighborhood, which is still vacant. Ms. DeHart mentioned to the board that they could consider the proposed height increase on the north side of Caldwell Park Drive, only which abuts the creek and open space towards Hwy

49. The 40ft maximum height could be retained on the south side of the business park next to the residents. Board Member Fava asked where else in Harrisburg these properties are located with this similar zoning that would allow these heights. DeHart answered that properties zoned EC, GC, or NC, located all over town, would allow these same maximum building heights. Ms. Fava asked what would be required for a TIA to be done and Ms. DeHart answered that it depended on the use and the size of the building, and the number of vehicle trips. Ms. Fava asked what was the main reasoning behind this change now? Mrs. DeHart answered that the proposed amendment was intended to make the height limits in the CBP consistent with the height limits under the Town's current UDO, and to assist in facilitating economic development. Board Member Long asked if there was a building in Harrisburg that is currently 72ft, Mrs. DeHart mentioned she did not have that information at this time but would be glad to research this and get back to the board. Mr. Norberg asked if the owners of this property are requesting this change and Mrs. DeHart indicated that the proposed change was initiated by the Town. She added that the impetus for this change was due in part based on previous meetings with developers that have inquired about these properties who have indicated their interest in seeing an increase in maximum building heights in the business park.

The board deliberated and it was their consensus that they will need additional information before making a recommendation to the Town Council.

MOTION:

Jessica Fava made a motion to continue consideration of this proposed text amendment until the next scheduled board meeting and for staff to provide the Board with additional information that was requested. The motion was seconded by Ms. Schoonmaker. **The motion passed 6-0.**

5. STAFF UPDATES/INFORMATION

A. Project Update- Staff will provide a project status overview.

Planner, Emmilyn Potts, gave an overview of development projects that are currently under review or under construction in Harrisburg.

Commercial projects:

- I Got Next Sports
- Farmington Ridge Shops
- Dairi-O
- Chase Bank
- Foils
- Heaven Properties.

Residential subdivisions:

- 8410 Rocky River Subdivision
- Litchfield Townhomes
- Blume Estates

Recently Approved/Under construction projects:

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
March 18, 2025**

- Famous Toastery
- Town Center Parking lot expansion
- Everbrook Academy
- Harrisburg YMCA
- Courtyards @ Robinson Church Rd
- Iley Meadows
- Calloway
- Farmington Commons
- Medical office Building on HWY 49
- Animal Hospital on HWY 49
- Caldwell commons Additions

Planning Technician Carly Bedgood presented the Board with a spreadsheet showing the status of all Residential Development projects within the Town. This spreadsheet shows how many permits have been issued for each neighborhood, how many permits are remaining, and the percentage of completion for each individual neighborhood. She indicated that this spreadsheet is updated every month and is posted on the Town website.

6. ADJOURNMENT

Prior to Adjournment, the Board Chair reminded Board members that we are fast approaching June, and we have several members whose term will be expiring. There will be an advertisement in April for anyone who would like to apply, and a link will be provided on the Town's website. Board members who wish to be re-appointed for another term must re-apply and go through the process as well.

MOTION: There being no further business, Faith Silva made a motion to adjourn, with a second from Jessica Fava. **The motion passed 6-0.**

Adopted on the 1st of April 2025

Monica Long, Chairperson

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

Continued item: H-2025-01- R Caldwell Business Park PUD Amendment- A request to amend the existing Caldwell Business Park Planned Unit Development District

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

Motion:

- Motion to recommend to the Town Council to approve, approve with modifications, or disapprove the zoning amendment; and
- Make the required finding for reasonableness and consistency with the HALUP.

Description/Background:

A request to amend the Caldwell Business Park Planned Unit Development Zoning District modifying the maximum height performance standards for structures located within the Business Park area of the Planned Unit Development. This item was heard by the Planning & Zoning Board at its March 18, 2024, meeting. After receiving the report and public comment, the Board continued the item, requesting additional information be provided as requested.

A special meeting was called for April 1st in order to receive the information and hear a presentation by the Town Manager regarding the economic development impact of the proposed amendment on the future development of Caldwell Business Park. Rob Donham, Harrisburg Town Manager, will be attending the meeting to make this presentation and to answer questions.

Recommendation:

Receive report, public comment, and recommend the Town Council:

- Approve the zoning map amendment H-2025-01- R Caldwell Business Park PUD as presented; and
- Make the required findings of reasonableness and consistency with the HALUP.

Fiscal Impact:

None

Attachments:

1. H-2025-01-PUD-Continued_Caldwell Business Park_PB Report
2. Attachment A_Application_PUD Guidelines
3. Attachment_B_Proposed Amendment to Guidelines
4. Attachment C_Zoning Districts
5. Attachment D_Buildings in Harrisburg
6. Attachment E_Zoning Use Table

**Planning and Zoning Department
Staff Report – Planning and Zoning Board
Rezoning H-2025-01-(R)**

DATE: March 24, 2025

SUBJECT: H-2025-01-R-Caldwell Business Park PUD Amendment

Continued - Request to amend the Planned Unit Development (PUD) zoning district to modernize maximum height performance standards.

APPLICANT: Town of Harrisburg

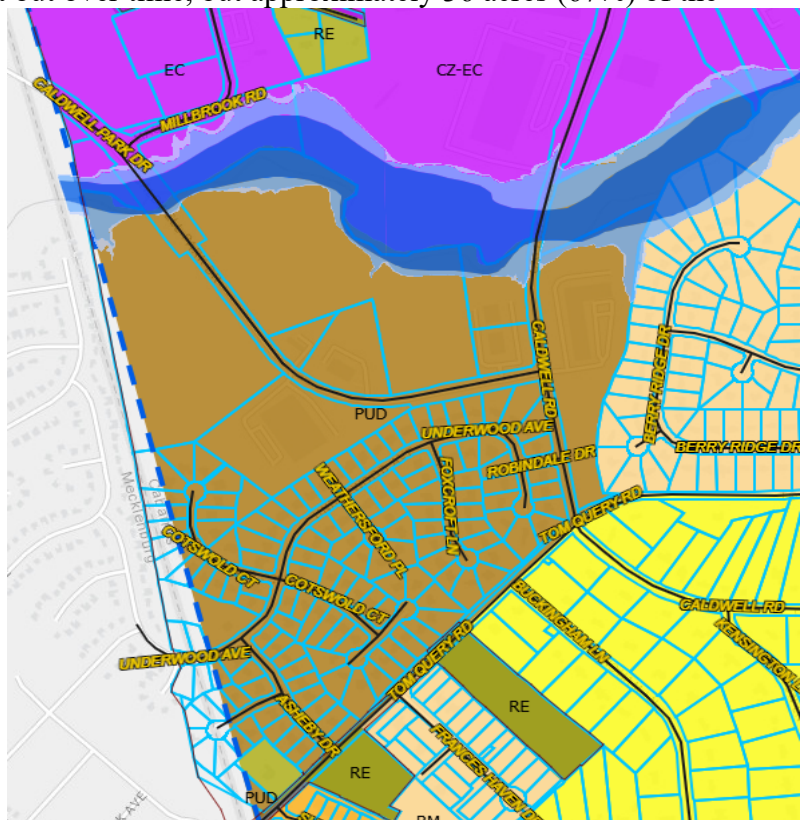
Staff Report Prepared by: Shelley DeHart, Assistant Planning Director

Neighborhood Meeting: N/A

BACKGROUND:

The Caldwell Planned Unit Development (PUD) zoning district was approved on July 12, 1999, by the Harrisburg Town Council (Attachment A). This PUD authorized a planned development on a 127-acre + site that included a single-family component (57 acres), a commercial/mixed use component (16.6 acres), and a business park area (54 acres). The residential and the commercial/mixed use areas have built out over time, but approximately 36 acres (67%) of the “Business Park” area remains undeveloped. The uses envisioned in this area are general commercial, neighborhood commercial or light industrial.

The Caldwell Business Park (CBP) development was approved under a set of zoning regulations which, in some cases, have not kept up with current building and site design standards, as well as new uses, particularly in the advanced manufacturing and technology services sectors. To ensure that the CBP continues to remain a desirable location for growth and development for these uses, staff recommends a change in the allowable building height for structures located within the Business Park area.



This request was presented to the Planning and Zoning Board at its March 18th meeting. After receiving the report, public comments, and deliberations, the Board continued this item requesting information be provided at its next regularly scheduled meeting. A special meeting was called in order to receive the information and hear a presentation by the Town Manager regarding the economic development impact of the proposed amendment on the future development of Caldwell Business Park. Rob Donham, Harrisburg Town Manager, will be attending the meeting to make this presentation and to answer questions.

The information requested included the following:

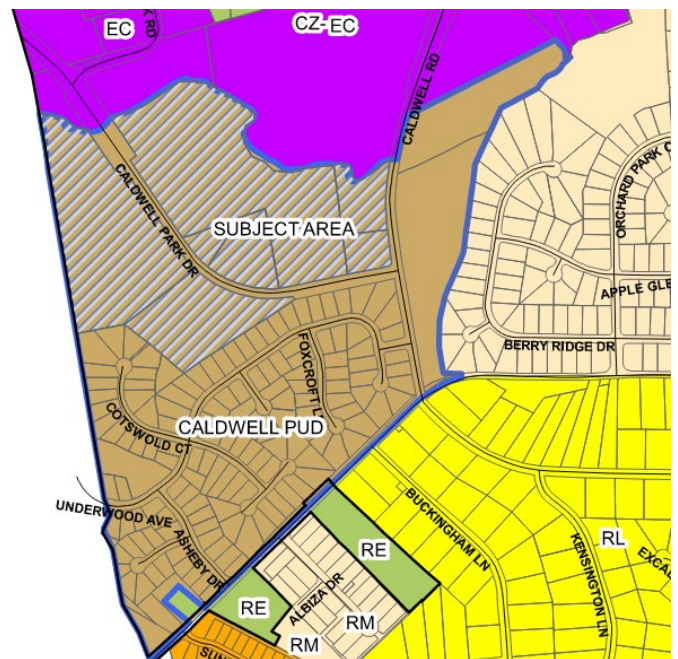
- Zoning maps identifying locations where similar zoning and building heights are possible within the Town and within those areas, how many lots are vacant (Attachment C).
- Line of sight exhibits for the proposed building height. This will be presented at the meeting.
- Examples of existing buildings within Harrisburg built at those building heights (Attachment D).
- Allowed land uses within the Business Park Area of the PUD. Please keep in mind this proposal does not include changes in the PUD land uses nor is it possible to remove land uses from the PUD without the property owner's permission. See attachment E.

ANALYSIS: The amendment of this PUD zoning district is focused on the “Business Park” area only which is identified in the map as “subject area.”

To modernize the performance standards, the envisioned zoning classifications for that area must be evaluated and how this modification may affect both the developed and undeveloped areas.

The zoning classifications approved within this area (Business Park) are:

Approved Zoning Classification in 1999	Corresponding 2019 Zoning Classification
B-G General Business	G-C General Commercial
B-N Neighborhood Commercial	N-C Neighborhood Commercial
I-G General Industrial	E-C Employment Center



The table below reflects the various performance standards from the original PUD and similar zoning classifications found in the UDO.

	PUD B-G	GC	PUD-B-N	NC	PUD-I-G	EC
Front Setback	0'	10'	0'	10'	50'	20'
Side Setback	0' 50' if adjacent to residential	8' 15' if adjacent to residential plus **	15' Doubled if adjacent to residential	8'/10'; or 15' if adjacent to residential plus **	30'	15'*/30' **Buffer may be required
Rear Setback	0' (50' if adjacent to residential)	8' 15' if adjacent to residential plus **	20' Doubled if adjacent to residential	8' 15' if adjacent to residential plus **	30' Doubled if adjacent to residential	15' 25' if adjacent to residential plus **
Height (ft)	40'	48'	40'	50'	40'	72'
Imperious	70%	80%	70%	65%	70%	90%

** Buffer required varies based on use ranging from 12-ft to 50-ft wide.

To maintain the integrity of the proposed Planned Unit Development (PUD), and its continued viability as a location for advanced manufacturing and technology services, staff is proposing to modify the maximum height within the three existing zoning classifications within the “Business Park” area to match height standards found in the current UDO.

	PUD B-G	PUD-B-N	PUD-I-G
Height (ft)	48'	50'	72'

SPECIFIC REVIEW CRITERIA: Pursuant to the UDO, a conditional zoning petition shall meet the requirements of Section 145.03.03 (E) and the common decision criteria in Section 145.01.07. This petition meets the common decision criteria found in the UDO as follows:

1. The proposed zoning amendment substantially conforms to the prior approvals for the Caldwell Business Park Planned Unit Development as well as promotes the purpose of the Unified Development Ordinance.
2. The proposed zoning amendment modifying the maximum height for structures will not be detrimental to or endanger the public health, safety, or welfare, because it does not propose to alter other PUD performance standards.
3. This amendment is following the public hearing process as provided within the UDO.
4. The amendment demonstrates compatibility with the character of the Planned Unit Development known as Caldwell Business Park.

Criteria in Section 145.03.03 (E):

1. *Use and Location.* The proposed CZ District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the HALUP.

This amendment to increase the maximum building height within the existing Planned Unit Development does not affect existing approved uses at this location and further provides the opportunity to build out the business park area of the Caldwell Business Park for its intended use.

2. *Eligible Uses.* The use(s) requested are among those listed as eligible permitted use, permitted use with limitations, or special use in the general use district as included in the CZ Zoning Map Amendment request.

There is no proposal to amend permissible uses within this conditional zoning district.

3. *Nuisance Mitigation.* The design of the proposed CZ District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare and vibration and not create a nuisance.

The site is an existing mixed-use planned unit development that is primarily built out. This amendment of the PUD is restricted to maximum building height for structures and uses currently allowed within existing zoning districts.

4. *Reasonableness.* The use limitations and conditions as proposed and/or imposed for the requested district can reasonably be implemented and enforced for the subject property. *The proposed text amendment will not affect the reasonable implementation of the PUD.*

5. *Improvement from General Zoning District.* When implemented the proposed and/or imposed use limitations and conditions will mitigate specific land development issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district;

This amendment enhances the opportunity for development within the existing PUD for uses which are appropriate for the Business Park area.

6. *Greater Standards.* If any standards are proposed that are different from the underlying zoning district, the applicant must clearly demonstrate that the overall resultant project is greater than that which is typically allowed by the general district.

This amendment proposes to modernize the maximum height standard within the PUD to be consistent with standards found within the UDO today.

7. *Applicant's Agreement.* The applicant has agreed to accept the use limitations and conditions as proposed and/or imposed for the requested district.

There are no proposed conditions of approval.

8. *Town Statement.* For approval, the Town Council shall adopt a consistency statement that the amendment being considered is either consistent or inconsistent with the HALUP and that the Town Council considers the action to be reasonable and in the public interest.

The proposed zoning amendment is to modify the existing PUD for Caldwell Business Park by raising the maximum building height to be consistent with current standards.

Accordingly, this amendment is consistent with the following Goals of the HALUP:

***LU-7** This amendment ensures zoning in the planning area is consistent with the vision for the future, while protecting the integrity of the Planned Unit Development established in 1999.*

***ED-1** This amendment supports an existing employment area of the Caldwell Business Park Planned Unit Development.*

STAFF RECOMMENDATION:

Staff recommends the proposed conditional zoning petition H-2025-01-R be approved and the Planning and Zoning Board transmit a recommendation of approval to the Town Council.

PLANNING BOARD ACTION

Receive the report, public comment, and after deliberations:

- Motion to recommend to the Town Council to approve, approve with modifications, or disapprove of the zoning amendment; and
- Make the required finding for reasonableness and consistency with the HALUP.

Attachment A –Application & Caldwell Business Park PUD Guidelines.

Attachment B – Proposed Amendment

Attachment C – Zoning Maps

Attachment D – Example of Building at Similar Building Height

Attachment E – 1999 Zoning Ordinance Land Use Table

Legislative Approval Application

1. Application Type (select all that apply)

- ☐ UDO Text Amendment
 ☐ Zoning Map Amendment (rezoning)
 ☒ Conditional Zoning Approval
☐ Certificate of Appropriateness

2. Project Information

- a. Project Name: Caldwell Business Park PUD Amendment
- b. Project Location/Address: Caldwell Park Drive and Caldwell Road
- c. Tax Map and Parcel Number (PIN): _____
- d. Zoning: Existing: PUD Proposed: PUD
- e. Land Use: Existing: Mixed Use Proposed: Mixed Use
- g. Description of Request (attach separate sheet if needed):

The Town is requesting a modification of some of the performance standards associated with the existing PUD. This PUD was approved 26-years ago (1999) and contains standards established during that time change. This request proposes to modify height standards, lot coverage, and setbacks where appropriate to modernize this plan, and aid in build-out of this area based on changes in the market, building standards, and technology.

We are not proposing to modify uses, use boundaries, or use restrictions that would alter the vision for this business park.

3. Contact Information

- a. Project Manager/Contact Person: Shelley DeHart, Assistant Planning Director
 Company: Town of Harrisburg, Planning & Zoning
 Address: _____ City, State, Zip: _____
 Phone Number: _____ Email Address: sdehart@harrisburgnc.gov
- b. Applicant Name (if different than above): Same as Above
 Company: _____
 Address: _____ City, State, Zip: _____
 Phone Number: _____ Email Address: _____
- c. Owner Name: Various Property Owners/ Managing HOA - MPV Properties
 Company: _____
 Address: _____ City, State, Zip: _____
 Phone Number: _____ Email Address: _____

PLANNED DEVELOPMENT DISTRICT

GENERAL PROJECT DATA

	TOTAL	OPEN SPACE
Total Development Area	±127.6 Ac.	±24.5 Ac.
☐ Single Family Component	±57 Ac.	±2.5 Ac.
☐ Business Park	±54 Ac.	±13.0 Ac.
☐ Commercial / Mixed Use	±16.6 Ac.	±9.0 Ac.

DEVELOPMENT STANDARDS FOR BUSINESS PARK AND MIXED USE

PERMITTED USES

REFER TO GENERAL DEVELOPMENT STANDARDS NOTES

SETBACK / YARD REQUIREMENTS

PER HARRISBURG ZONING ORDINANCE

MAX. BUILT UPON (IMPERVIOUS) AREA WITHIN PD DISTRICT

70% OF TOTAL GROSS LAND AREA.

MAX. HEIGHT

40'

DEVELOPMENT STANDARDS FOR SINGLE FAMILY

SITE AREA	57 AC.
NUMBER OF LOTS	142 LOTS
MINIMUM LOT SIZE	10,500 SF.
MINIMUM AVERAGE LOT SIZE	12,000 SF.
MINIMUM LOT WIDTH	70 FT.
MINIMUM LOT SIZE OF 15,000 SF ADJACENT TO THE EXISTING SUBDIVISION	
SETBACK FRONT 40 FT, SIDE-YARD 10 FT, REAR-YARD 30 FT.	
MAXIMUM HEIGHT	35 FT.

DEVELOPER

CROSLAND GROUP
CHARLOTTE N.C.

**MANSOUR
EEDLIN
CONSULTING**

1515 MOCKINGBIRD LANE
SUITE 802
Charlotte, N. C. 28209
Phone 704/672-1560
Fax 704/672-1562

APPROVED

DATE 07/07/99

GENERAL DEVELOPMENT STANDARDS FOR BUSINESS PARK DEVELOPMENT

In general, the proposed nonresidential development in the PD district shall follow these guidelines:

1. Adjacent buildings shall be compatible in design through similar massing, scale, and construction materials.
2. Building walls fronting street right-of-way shall be brick, pre-cast concrete, stucco, stone, marble and/or wood siding. Walls not fronting street right-of-way can be metal.
3. Accessory buildings shall use exterior materials that are similar in nature to the principle building.
4. Mechanical equipment (i.e. A/C, heat pumps, etc.) and trash collection containers shall be screened from street right-of-way.
5. Outside storage as principal use shall not be permitted.
6. Density, Lot size, Building, and Setback Requirements will generally be in conformance with the requirements of the B-G, I-G, and B-N district.

PERMITTED USES

Permitted uses within business park development are those allowed within B-G, B-N, and I-G districts identified in the Harrisburg Zoning Ordinance except for those listed below under excluded uses.

EXCLUDED USES

The following uses are prohibited in the business park portion of the PD district:

1. All uses under Automotive group in section 5.6 of the Harrisburg Zoning Ordinance.
2. Radio, telephone, or television masts, towers, or similar structures.
3. Junk yard.
4. Saw mill.
5. Mini-warehouse.
6. Racing tracks (including drag strips).
7. Mobile homes and mobile home parks.
8. Restaurant, fast food (with drive through service).
9. Veterinary hospital.
10. Commercial kennels.
11. Adult establishments.
12. Car washes / Gas stations.
13. Mobile homes sales lots.
14. Car sales lots.
15. Race shops with engine testing facilities.
16. Concrete / asphalt plants.
17. Multi family
18. Townhouse

GENERAL DEVELOPMENT STANDARDS FOR SINGLE FAMILY

In general, the proposed residential development in the PD district shall follow these guidelines:

1. For developments standards refer to table shown on this plan.
2. Garage doors should not extend 5' past the front facade of the house. Every effort should be made to place garages behind the front of the house or to have side load garages.

PERMITTED USES

Except for those listed below under excluded uses, all uses allowed in R-15 District, including community park, swim club, club house, and play area.

EXCLUDED USES

The following uses are prohibited in the single family portion of the PD district:

Multifamily dwelling development.

Duplex dwelling development.

3. Town Homes.

GENERAL DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT

In general, the proposed mixed use development in the PD district shall follow these guidelines:

1. Adjacent buildings shall be compatible in design through similar massing, scale, and construction materials.
2. Building walls fronting street right-of-way shall be brick, pre-cast concrete, stucco, stone, marble and/or wood siding.
3. Accessory buildings shall use exterior materials that are similar in nature to the principle building.
4. Mechanical equipment (i.e. A/C, heat pumps, etc.) and trash collection containers shall be screened from street right-of-way.
5. Outside storage as principal use shall not be permitted.
6. Density, Lot size, Building, and Setback Requirements will generally be in conformance with the requirements of the B-G and B-N districts.
7. Maximum allowed floor area for all buildings within mixed use development is 125,000 SF.
8. Access onto mixed use development will be provided by two driveways off Caldwell Road.

PERMITTED USES

Except for those listed as excluded uses, all uses allowed within B-G and B-N districts identified in the Harrisburg Zoning Ordinance may be developed in the mixed use portion of the PD district. The following additional uses are permitted within mixed use development:

1. Townhomes.
2. Churches and other places of worship.
3. Schools.
4. Day care, small Group.
5. Dance studio
6. Nursing homes / assisted living centers.
7. Neighborhood retail centers / Commercial Development in excess of 16,000 SF floor area.
8. Neighborhood retail centers / Commercial Development in excess of 3.0 acres.
9. Community recreation centers .

EXCLUDED USES

The following uses are prohibited in the mixed use portion of the PD district:

1. All uses under Automotive group in section 5.6 of the Harrisburg Zoning Ordinance.
2. Radio, telephone, or television masts, towers, or similar structures.
3. Junk yard.
4. Saw mill.
5. Mini-warehouse.
6. Racing tracks (including drag strips).
7. Mobile homes and mobile home parks.
8. Restaurant, fast food (with drive through service).
9. Veterinary hospital.
10. Commercial kennels.
11. Adult establishments.
12. Mobile homes sales lots.
13. Car sales lots.
14. Race shops.
15. Concrete / asphalt plants.
16. Car and truck rentals

OPEN SPACE

Open space within the PD district will consist of buffer area between residential and commercial development, common open space behind community park/swim club, buffer between mixed use & orchard park and open green space along Back Creek, as shown on PD plan. For open space statistics, refer to table shown on this plan. Minimum required open space within PD district shall be 15% of total gross area.

Home owners association or property owner association shall maintain buffer/open area within PD District.

Developer shall grant Town of Harrisburg 30-40' wide easement for construction and maintenance of future green way / trail along Back Creek. Easement for future green way shall be mutually designated within open space shown on PD plan.

Developer is not obligated or required to construct future green ways / trails within PD district.

LANDSCAPING AND BUFFERING

Landscaping and buffering within the PD District will consist of the following:

1. Natural buffer between residential and commercial developments within the PD district.
2. Earthen berm with landscape treatment between residential and non-residential developments within the PD district.
3. Plant street trees along each side of proposed internal streets and existing streets that go through or adjoin the PD district. Trees shall be planted at the rate of one tree per 50 linear feet of street. At least 3 different species of trees shall be used, and at least 1 species of tree shall be considered large maturing and have an expected mature height of at least 60'.
4. Plant a minimum of 1 large maturing tree and 10 shrubs for every 15 nonresidential parking spaces. Plantings shall be adjacent to or within the paved parking area.
5. Special effort shall be made to retain existing trees and shrubs at the periphery of the district and along Back Creek.
6. All trees shall be a minimum of 8 feet tall and 2" caliper at time of planting. Shrubs are to be a minimum of 36" tall at time of planting.
7. Earthen berms are to be 6-8' high with maintainable slopes.
8. Perimeter of off-street parking lots facing public right of way shall be screened with continuous row of evergreen trees planted at 5' on center.
9. Internal planting for business park and mixed used development shall be at the rate of one tree per 10,000 SF of impervious area, or one canopy tree per ten (10) park spaces, whichever is greater.
10. Parking spaces shall be within 60' of an internal tree.

PARKING STANDARDS

Off-street parking and loading shall be per Harrisburg Zoning Ordinance. The amount of parking shall be dictated by the parking table in Article 10, and shall be considered the maximum number of spaces required for each use. Within PD district, the required parking spaces in article 10 can be reduced by 20% of total required parking.

SIGNS

In general, signs shall be in accordance with the guidelines listed below

1. Freestanding signs shall be monument or ground style signs only.
2. Pole signs shall be prohibited.
3. Planned development signs shall be monument signs not exceeding 300 SF per monument.
4. The number of signs and sign area shall not exceed that specified in Article 9 of the Harrisburg Zoning Ordinance.
5. Entrance monument signs for residential subdivision, business park, and mixed use shall be made of brick, stone, stucco, or a combination of materials.
6. Sign area shall be per section 9.204 of ordinance.
7. Residential development may have up to four (4) monument entrance signs; two at Tom Query entrance and two at Caldwell Road entrance.
8. Business park and mixed use development may have up to two (2) monument signs each at the proposed entrances.
9. Lots within business park and mixed use development may have up to one free standing and one attached sign per lot.
10. Tenants within mixed use development are permitted one attached sign per establishment.

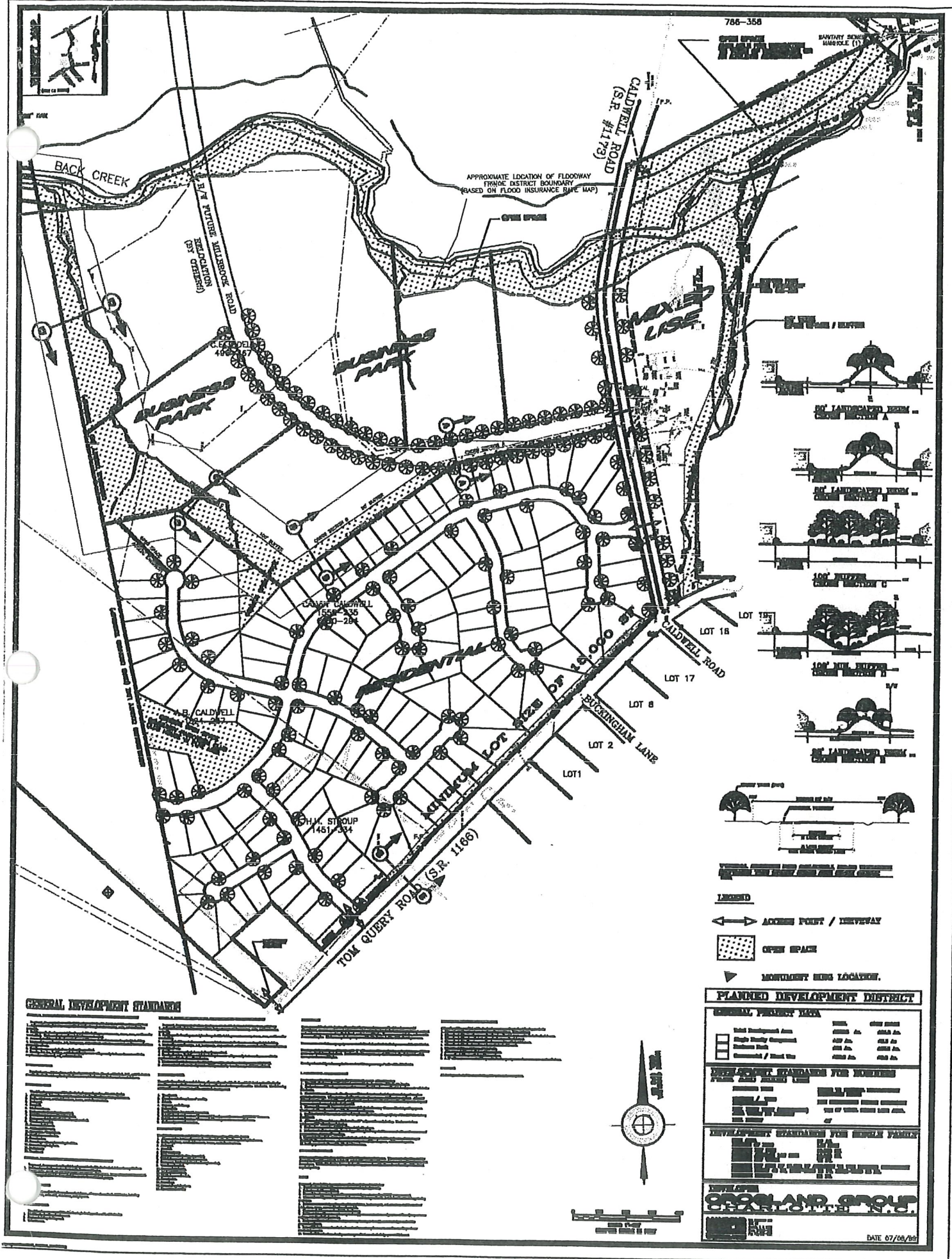
SIDEWALKS / PEDESTRIAN FACILITIES

Sidewalks will be provided within the development according to the following standards:

1. Sidewalks shall be placed on both sides of thoroughfares, Caldwell Road.
2. Sidewalks shall be on at least one side of local residential streets and to the bulb of cul-de-sacs.
3. Sidewalks shall be placed in both sides of collector residential street.
4. Sidewalks shall be placed on one side of commercial and industrial streets.
5. Sidewalks shall be no closer than 4 feet to the back of the curb.
6. Sidewalks shall be a minimum of 4 feet wide.
7. ADA ramps shall be provided at all intersections.
8. Crosswalks shall be provided at all intersections.
9. A 10' wide access easement will be provided to the open space as shown near cross section C above.

UTILITIES

All developments shall be connected to public water and sewer system.



HARRISBURG TOWN COUNCIL
MINUTES
July 12, 1999

The Town Council of the Town of Harrisburg met in regular session on Monday, July 12, 1999 at Harrisburg Town Hall, 5125 Highway 49, South at 7:30 p.m. Those present were as follows:

Tom Harris, Mayor Protem
Lena Bowen
Tim Hagler
Gerald Nichols

Aaron Ritchie
Jenna Sue Taylor
Bill Williams

Absent: Mayor Carl Parmer

Also present Rich Koch, Town Attorney and Rodger Lentz. Cabarrus Planning and Zoning.

1. Mayor Protem Harris called the meeting to order.
2. Councilman Ritchie opened the meeting with prayer.
3. Mayor Protem Harris opened the Public Hearing on Petition H99-04 (R) rezoning of property located on Caldwell Road and Tom Query Road from RU to PD (Planned Development) for Crosland Land.

Speaking For:	Bill Gartland and John Jarrett of Crosland Land
Speaking Against:	Gray Knight, 7748 Orchard Park Circle, ask that you please be careful what you put there and remember that we have lots of children in the neighborhood, so be careful about the traffic.

Mayor Protem Harris closed the public hearing.

4. Mayor Protem Harris opened the Public Hearing on Petition H99-05 (T) text amendment to the town's lot coverage standards.

Speaking For:	John Jarrett, Crosland Commercial representing C.F. Little stated that you are limiting your industrial growth and 70% would be in line with the counties.
Speaking Against:	Gray Knight, 7748 Orchard Park Circle, please be careful and remember that means more traffic.

Mayor Protem Harris closed the public hearing.

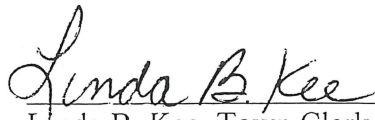
5. Councilman Ritchie with second by Councilman Hagler made the motion to approve minutes of June 14th and 28th with a correction to item 8 of the June 14th minutes. Motion carried 7-0.
6. Mayor Protem Harris presented the Tax Report.
7. Councilperson Bowen with second by Councilperson Taylor made the motion to table the Highway 49 corridor study. Councilman Ritchie ask that they defer action until the August 9th meeting and have a called meeting with the Planning and Zoning Board to discuss and go over the studies on July 26, 1999 at 7:00 p.m. at the town hall, 5125 Highway 49, South. Motion carried 7-0.
8. Councilman Hagler with second by Councilperson Bowen made the motion to give the Community Block Grant money in the amount of \$528,415.02 to the Friends of the Library. Motion carried 6-1. Voting For: Councilpersons Bowen, Hagler, Harris, Ritchie, Taylor and Williams. Voting against: Councilman Nichols.
9. With common consent of the council it was decided to ask the town attorney to contact the Golden Enterprises concerning the offer made on the town hall.
10. Councilman Ritchie with second by Councilman Nichols made the motion to approve Petition 99-04 (R) rezoning of property located on Caldwell Road and Tom Query from RU (Rural) to PD (Planned Development) for the Crosland Land. Motion carried 7-0.
11. Councilman Ritchie with second by Councilman Nichols made the motion to approve Petition H99-05 (T) text amendment to the Town's lot coverage standards. Motion carried 7-0
12. Councilman Ritchie with second by Councilman Hagler made the motion to set a public hearing on the annexation petition for the property located on Caldwell Road and Tom Query Road for August 9, 1999 at 7:30 p.m. at the Harrisburg Town Hall. 5125 Highway 49, South. Motion carried 7-0.
13. Councilman Hagler with second by Councilman Ritchie made the motion to contract with North Mecklenburg Sanitation to have two 30 yard open top dumpsters that could remain on yard and the town would call when they needed to be emptied at a cost of \$30.00 a month per dumpster and \$55.00 per dump. This will be used to pickup items that residents have that are not picked up by the Garbage Company and hopefully will do away with cleanup days. Motion carried 7-0.

14. Councilman Ritchie with second by Councilman Nichols made the motion to adjourn.
Motion carried 7-0.



Thomas G. Harris, Mayor Protem

ATTEST:



Linda B. Kee, Town Clerk

PLANNED DEVELOPMENT DISTRICT

GENERAL PROJECT DATA

	TOTAL	OPEN SPACE
Total Development Area	±127.6 Ac.	±24.5 Ac.
☐ Single Family Component	±57 Ac.	±2.5 Ac.
☐ Business Park	±54 Ac.	±13.0 Ac.
☐ Commercial / Mixed Use	±16.6 Ac.	±9.0 Ac.

DEVELOPMENT STANDARDS FOR BUSINESS PARK AND MIXED USE

PERMITTED USES

REFER TO GENERAL DEVELOPMENT STANDARDS NOTES

SETBACK / YARD REQUIREMENTS

PER HARRISBURG ZONING ORDINANCE

MAX. BUILT UPON (IMPERVIOUS) AREA WITHIN PD DISTRICT

70% OF TOTAL GROSS LAND AREA.

MAX. HEIGHT

Mixed Use Area 40' Business Park Area: B-G 48'; B-N - 50'; I-G -72'

DEVELOPMENT STANDARDS FOR SINGLE FAMILY

SITE AREA	57 AC.
NUMBER OF LOTS	142 LOTS
MINIMUM LOT SIZE	10,500 SF.
MINIMUM AVERAGE LOT SIZE	12,000 SF.
MINIMUM LOT WIDTH	70 FT.
MINIMUM LOT SIZE OF 15,000 SF ADJACENT TO THE EXISTING SUBDIVISION	
SETBACK FRONT 40 FT, SIDE-YARD 10 FT, REAR-YARD 30 FT.	
MAXIMUM HEIGHT	35 FT.

DEVELOPER

CROSLAND GROUP
CHARLOTTE N.C.

**MANSOUR
EEDLIN
CONSULTING**

1515 MOCKINGBIRD LANE
SUITE 802
Charlotte, N. C. 28209
Phone 704/672-1560
Fax 704/672-1562

APPROVED

DATE 07/07/99

H-2025-01-ZA MODIFIED 4/14/2025

GENERAL DEVELOPMENT STANDARDS FOR BUSINESS PARK DEVELOPMENT

In general, the proposed nonresidential development in the PD district shall follow these guidelines:

1. Adjacent buildings shall be compatible in design through similar massing, scale, and construction materials.
2. Building walls fronting street right-of-way shall be brick, pre-cast concrete, stucco, stone, marble and/or wood siding. Walls not fronting street right-of-way can be metal.
3. Accessory buildings shall use exterior materials that are similar in nature to the principle building.
4. Mechanical equipment (i.e. A/C, heat pumps, etc.) and trash collection containers shall be screened from street right-of-way.
5. Outside storage as principal use shall not be permitted.
6. Density, Lot size, Building, and Setback Requirements will generally be in conformance with the requirements of the B-G, I-G, and B-N district.

PERMITTED USES

Permitted uses within business park development are those allowed within B-G, B-N, and I-G districts identified in the Harrisburg Zoning Ordinance except for those listed below under excluded uses.

EXCLUDED USES

The following uses are prohibited in the business park portion of the PD district:

1. All uses under Automotive group in section 5.6 of the Harrisburg Zoning Ordinance.
2. Radio, telephone, or television masts, towers, or similar structures.
3. Junk yard.
4. Saw mill.
5. Mini-warehouse.
6. Racing tracks (including drag strips).
7. Mobile homes and mobile home parks.
8. Restaurant, fast food (with drive through service).
9. Veterinary hospital.
10. Commercial kennels.
11. Adult establishments.
12. Car washes / Gas stations.
13. Mobile homes sales lots.
14. Car sales lots.
15. Race shops with engine testing facilities.
16. Concrete / asphalt plants.
17. Multi family
18. Townhouse

GENERAL DEVELOPMENT STANDARDS FOR SINGLE FAMILY

In general, the proposed residential development in the PD district shall follow these guidelines:

1. For developments standards refer to table shown on this plan.
2. Garage doors should not extend 5' past the front facade of the house. Every effort should be made to place garages behind the front of the house or to have side load garages.

PERMITTED USES

Except for those listed below under excluded uses, all uses allowed in R-15 District, including community park, swim club, club house, and play area.

EXCLUDED USES

The following uses are prohibited in the single family portion of the PD district:

1. Multifamily dwelling development.
2. Duplex dwelling development.
3. Town Homes.

GENERAL DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT

In general, the proposed mixed use development in the PD district shall follow these guidelines:

1. Adjacent buildings shall be compatible in design through similar massing, scale, and construction materials.
2. Building walls fronting street right-of-way shall be brick, pre-cast concrete, stucco, stone, marble and/or wood siding.
3. Accessory buildings shall use exterior materials that are similar in nature to the principle building.
4. Mechanical equipment (i.e. A/C, heat pumps, etc.) and trash collection containers shall be screened from street right-of-way.
5. Outside storage as principal use shall not be permitted.
6. Density, Lot size, Building, and Setback Requirements will generally be in conformance with the requirements of the B-G and B-N districts.
7. Maximum allowed floor area for all buildings within mixed use development is 125,000 SF.
8. Access onto mixed use development will be provided by two driveways off Caldwell Road.

PERMITTED USES

Except for those listed as excluded uses, all uses allowed within B-G and B-N districts identified in the Harrisburg Zoning Ordinance may be developed in the mixed use portion of the PD district. The following additional uses are permitted within mixed use development:

1. Townhomes.
2. Churches and other places of worship.
3. Schools.
4. Day care, small Group.
5. Dance studio
6. Nursing homes / assisted living centers.
7. Neighborhood retail centers / Commercial Development in excess of 16,000 SF floor area.
8. Neighborhood retail centers / Commercial Development in excess of 3.0 acres.
9. Community recreation centers .

EXCLUDED USES

The following uses are prohibited in the mixed use portion of the PD district:

1. All uses under Automotive group in section 5.6 of the Harrisburg Zoning Ordinance.
2. Radio, telephone, or television masts, towers, or similar structures.
3. Junk yard.
4. Saw mill.
5. Mini-warehouse.
6. Racing tracks (including drag strips).
7. Mobile homes and mobile home parks.
8. Restaurant, fast food (with drive through service).
9. Veterinary hospital.
10. Commercial kennels.
11. Adult establishments.
12. Mobile homes sales lots.
13. Car sales lots.
14. Race shops.
15. Concrete / asphalt plants.
16. Car and truck rentals

OPEN SPACE

Open space within the PD district will consist of buffer area between residential and commercial development, common open space behind community park/swim club, buffer between mixed use & orchard park and open green space along Back Creek, as shown on PD plan. For open space statistics, refer to table shown on this plan. Minimum required open space within PD district shall be 15% of total gross area.

Home owners association or property owner association shall maintain buffer/open area within PD District.

Developer shall grant Town of Harrisburg 30-40' wide easement for construction and maintenance of future green way / trail along Back Creek. Easement for future green way shall be mutually designated within open space shown on PD plan.

Developer is not obligated or required to construct future green ways / trails within PD district.

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Landscaping and buffering within the PD District will consist of the following:

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3. Plant street trees along each side of proposed internal streets and existing streets that go through or adjoin the PD district. Trees shall be planted at the rate of one tree per 50 linear feet of street. At least 3 different species of trees shall be used, and at least 1 species of tree shall be considered large maturing and have an expected mature height of at least 60'.
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10. Parking spaces shall be within 60' of an internal tree.

PARKING STANDARDS

Off-street parking and loading shall be per Harrisburg Zoning Ordinance. The amount of parking shall be dictated by the parking table in Article 10, and shall be considered the maximum number of spaces required for each use. Within PD district, the required parking spaces in article 10 can be reduced by 20% of total required parking.

SIGNS

In general, signs shall be in accordance with the guidelines listed below

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10. Tenants within mixed use development are permitted one attached sign per establishment.

SIDEWALKS / PEDESTRIAN FACILITIES

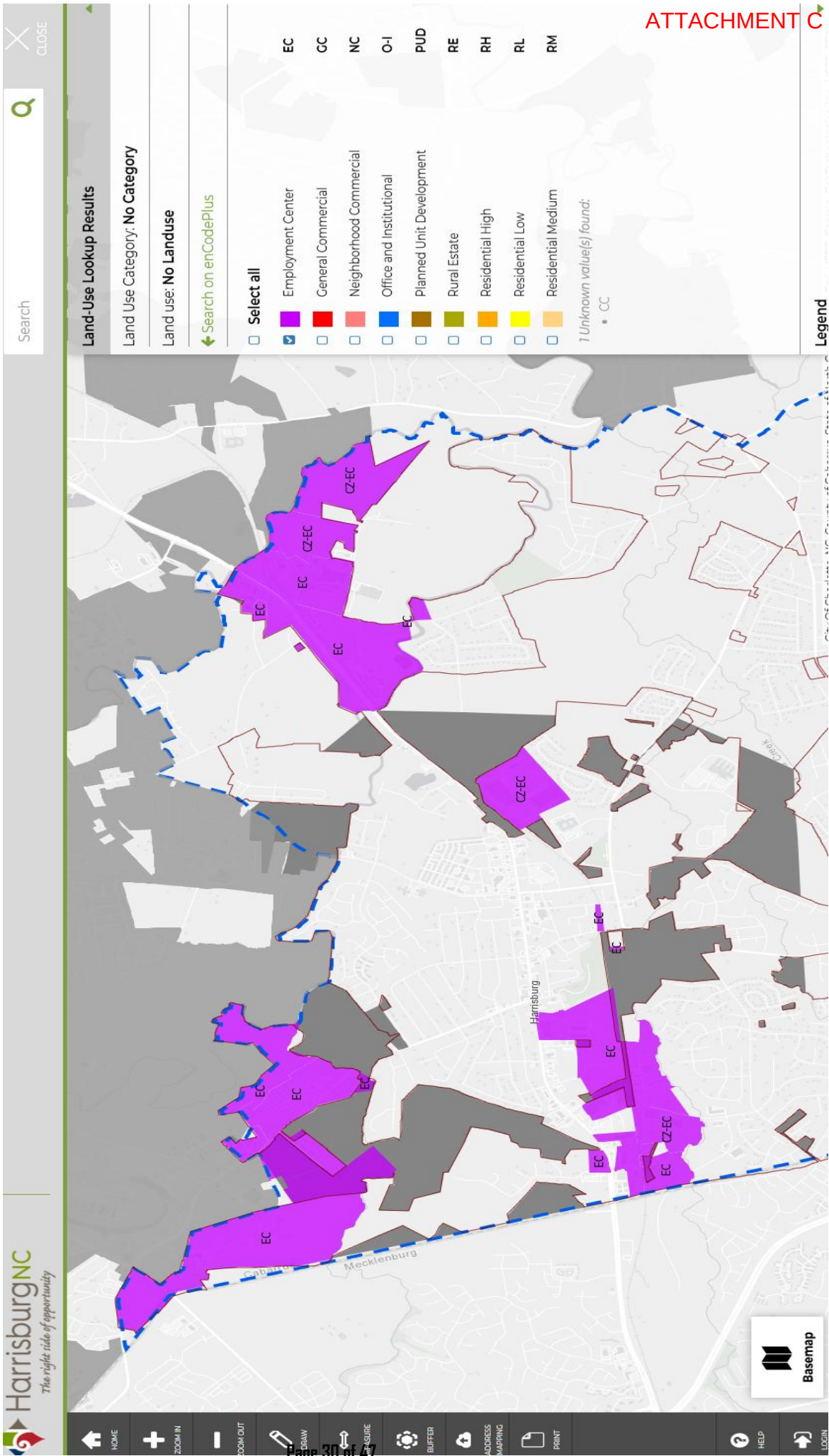
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3. Sidewalks shall be placed in both sides of collector residential street.
4. Sidewalks shall be placed on one side of commercial and industrial streets.
5. Sidewalks shall be no closer than 4 feet to the back of the curb.
6. Sidewalks shall be a minimum of 4 feet wide.
7. ADA ramps shall be provided at all intersections.
8. Crosswalks shall be provided at all intersections.
9. A 10' wide access easement will be provided to the open space as shown near cross section C above.

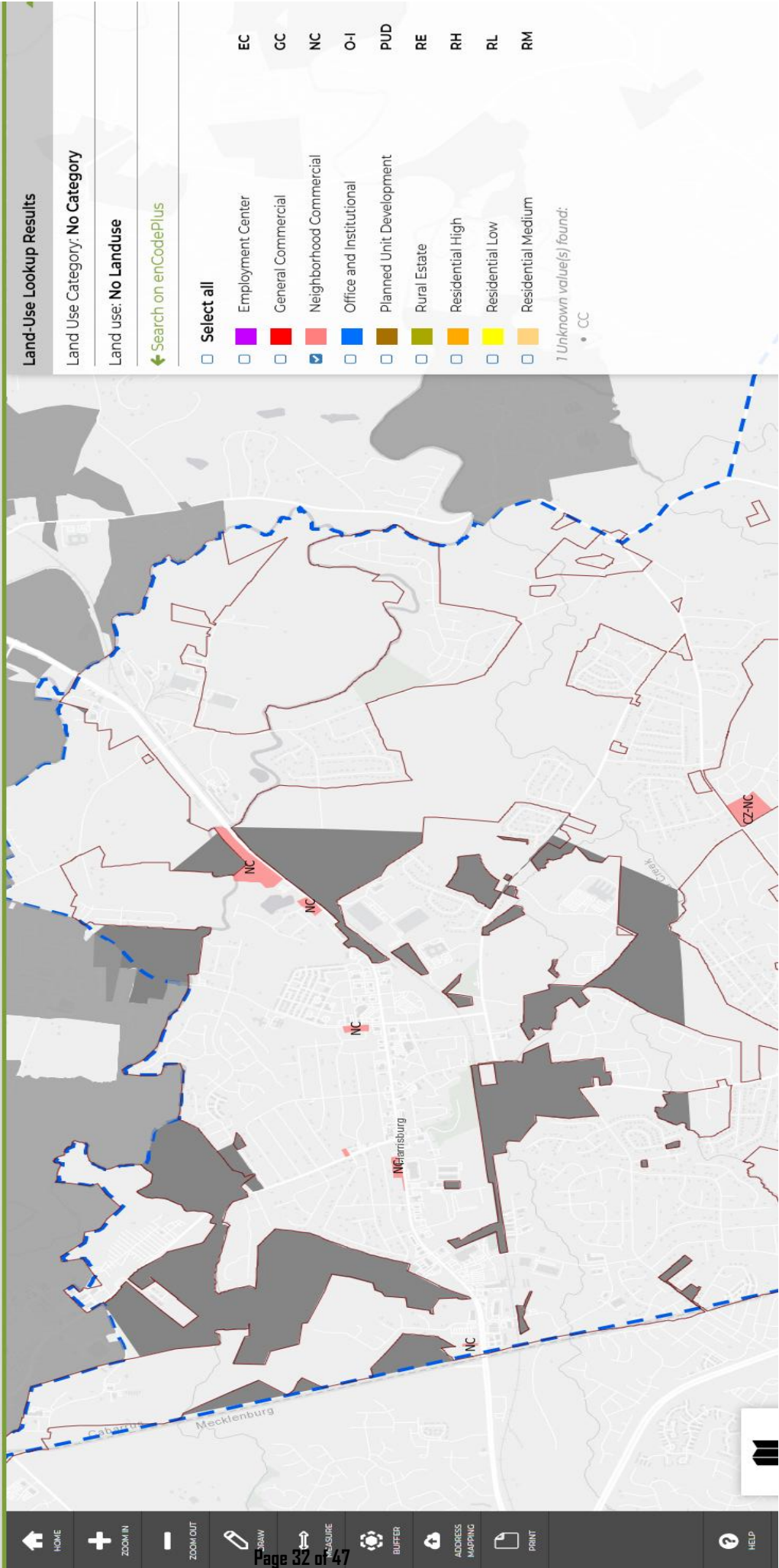
UTILITIES

All developments shall be connected to public water and sewer system.

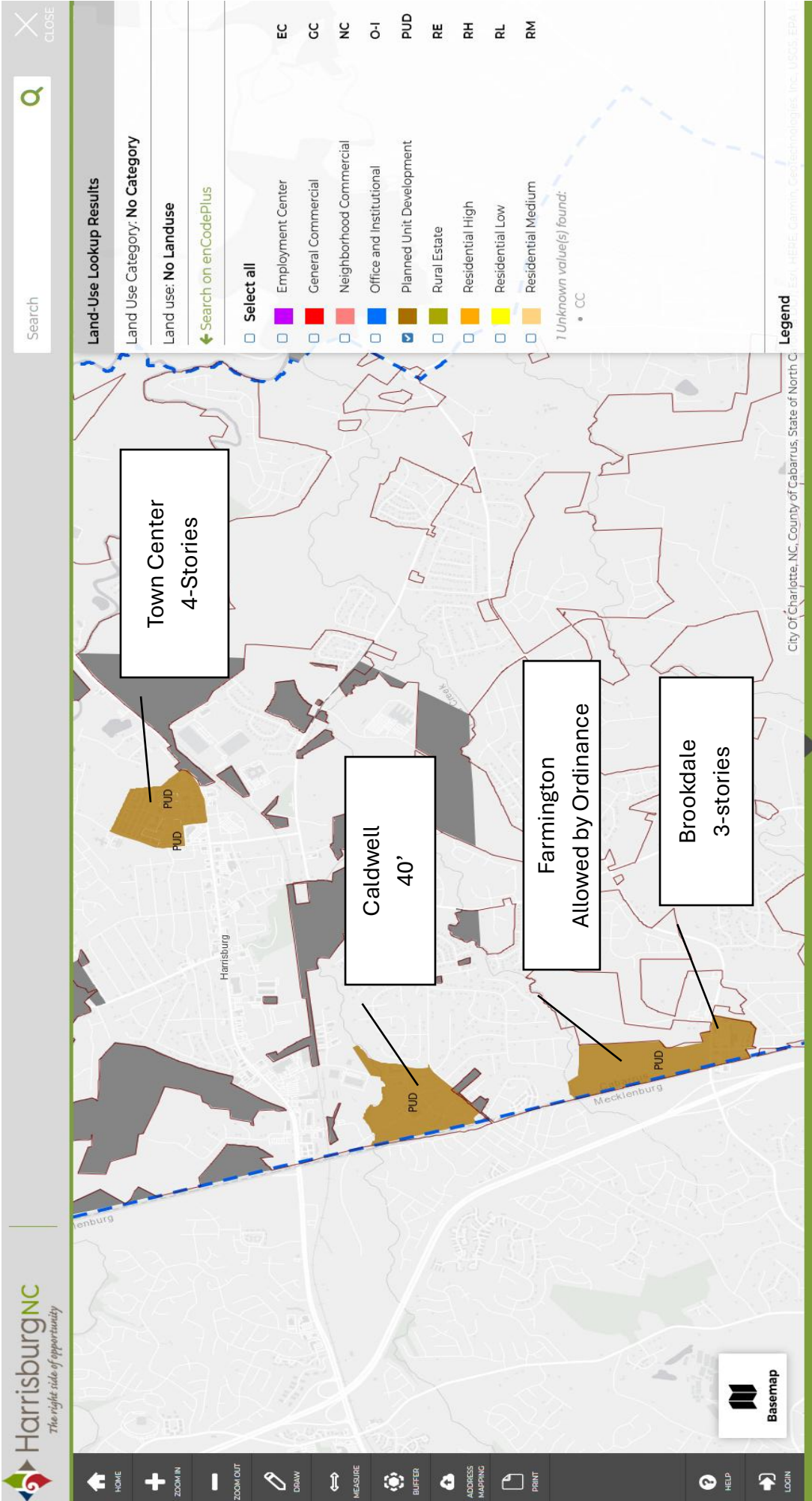
	PUD B-G G-C	PUD-B-N N-C	PUD-I-G E-C
Height (ft)	48'	50'	72'



	PUD B-G G-C	PUD-B-N N-C	PUD-I-G E-C
Height (ft)	48'	50'	72'



	PUD B-G G-C	PUD-B-N N-C	PUD-I-G E-C
Height (ft)	48'	50'	72'



Example of Building Height

Harrisburg Town Hall 53' in height



Hickory Ridge Elementary School 48'



ORDINANCE SUBSECTION NUMBER			RURAL										FLOOD PLAIN		OFFICE-APARTMENTS							
PRINCIPAL PERMITTED USES	USE GROUP	RU	RESIDENCE					FP	O-A	BUSINESS INDUSTRIAL												
			R-20	R-15						B-N	B-G	B-P	I-G	I-H	I-P							
A. AUTOMOTIVE																						
Agriculture Implements	BR																					
Body and Paint Shops	BR																					
7.301 Car Washes	SR																					
Parking Garages	BR																					
7.302 Parking Areas, Commercial	SR																					
7.501 Parking Areas in Residential Districts	SP	X	X	X																		
Rentals, Cars and Trucks	BR																					
*Repair Shops	BR																					
Sales lots and Show Rooms	BR																					
7.318 Service Stations	SR																					
Boat Showrooms	BR																					
Mobile Home Sales Lots	BR																					
7.517 *Race Shop	SP																					
**Automotive Service Center	BR																					

BR-By Right
 SR-Special Requirement
 SP-Special Permit
 * Amended 8/14/89
 ** Amended 12/10/90

ORDINANCE SUBSECTION NUMBER																			
* PRINCIPAL PERMITTED USES	USE GROUP	RURAL						FLOOD PLAIN	OFFICE-APARTMENTS										
		* RU	RESIDENCE				* O-A		BUSINESS INDUSTRIAL										
			R-20	R-15					FP	B-N	B-G	B-P	I-G	I-H	I-P				
C. CULTURAL AND EDUCATIONAL																			
Art Galleries and Museums	BR																		
Libraries	BR								X		X	X	X						
SCHOOLS:											X		X						
7.320 + Public and Private, Except	SR		X	X	X	X													
7.320 Colleges	SR		X	X	X	X													
7.502 Vocational and Professional Schools and Colleges	SP		X							X									
7.516 Fraternity House	SP								X	X	X	X	X						
D. GOVERNMENTAL																			
7.321 Fire and Police Stations	SR		X	X	X														
*Garages, Service Buildings and Yards	BR								X		X	X	X	X	X	X			
7.321 Post Office	SR														X	X	X		
7.321 Town Hall	SR								X	X	X	X	X						
7.518 *Garages, Service Buildings and Yards in Office and Residential Districts	SP		X	X	X				X		X	X	X						
BR-BY Right																			
SR-Special Requirement																			
SP-Special Permit																			

BR-By Right

SR-Special Requirement

SP-Special Permit

* Amended 9/11/89 + Amended 6/09/97

ORDINANCE SUBSECTION NUMBER		USE GROUP	RURAL					FLOOD PLAIN	OFFICE-APARTMENTS								
PRINCIPAL PERMITTED USES	RU		RESIDENCE				O-A		BUSINESS INDUSTRIAL								
			R-20	R-15	R-20 A	R-15 A			B-N	B-G	B-P	I-G	I-H	I-P			
	E. INDUSTRIAL, MANUFACTURING AND STORAGE																
7.505	Planned Industrial Parks	SP															
	Laboratories, Analytical, Experimental and Testing Plant	BR												X			X
	Commercial Linen and Dry Cleaning Plant	BR												X	X		X
7.303	Lumber or Building Material Yards with Outdoor Storage	SR												X	X		X
7.304	Manufacturing, Processing or Fabrication*	SR													X		X
7.303	Retail Lumber or Building Material Yard with Fabrication and Outdoor Storage	SR											X		X		X
7.331	Building Trades Office with Outside Storage	SR															
7.504	Junk Yard	SP										X			X		X
	Moving and Storage Operation	BR													X		X
	Saw Mill	BR												X	X		X
7.304	**Welding Shop	SR												X	X		X

RR-By Right
B County D

BR-By Right
 SR-Special Requirement
 SP Special Permit

See Section 5.7 for the list of manufacturing, processing and fabrication uses permitted.
 Amended 12/14/87 * Amended 02/09/98

ORDINANCE SUBSECTION NUMBER		USE GROUP	RURAL						OFFICE-APARTMENTS									
PRINCIPAL PERMITTED USES	RU		RESIDENCE					FL OO D PL AIN	BUSINESS INDUSTRIAL									
			R-20	R-15	R-20A	R-15A	FP		O-A	B-N	B-G	B-P	I-G	I-H	I-P			
E. INDUSTRIAL, MANUFACTURING AND STORAGE (continued)																		
Sign Painting	BR																	
Storage Warehouse and Yards	BR																	
Wholesaling	BR																	
7.328 **Major Warehouses	SR																	
F. INSTITUTIONAL																		
7.305 Cemeteries	SR	X	X	X	X	X	X	X										
	Charitable and Welfare Organizations	BR																
7.322 Churches, Synagogues and Other Places of Worship	SR	X	X	X	X	X	X	X										
7.306 *Day Care Centers, Nurseries, and Kindergartens	SR	X																
7.522 *Day Care Centers, Nurseries and Kindergartens	SP		X	X	X	X	X	X										
7.323 Day Care, Small Group	SR	X	X	X	X	X	X											
7.307 Funeral Homes	SR		X		X	X	X	X										
7.512 Health Centers, Hospitals	SP	X																
7.324 Nursing Homes, Rest Homes for the Aged	SR	X																
BR-BY Right																		
SR Special Requirement																		
SP Special Permit																		
Amended 07-20-00																		

BR-By Right
SR Special Requirement
SP Special Permit
Amended 9/10/90

** Amended 6/12/95

* Amended 9/14/98

ORDINANCE SUBSECTION NUMBER		USE GROUP	RURAL					FLOOD PLAIN	OFFICE-APARTMENTS							
PRINCIPAL PERMITTED USES			RU	RESIDENCE					O-A	BUSINESS INDUSTRIAL						
				R-20	R-15	R-20 A	R-15 A			B-N	B-G	B-P	I-G	I-H	I-P	
	G. OFFICE															
	Financial Institutions	BR														
	*Offices, Professional and Business (excluding Veterinary)	BR							X	X	X	X				
	Radio and Television stations	BR							X	X	X	X	X			
7.316	Retail Uses in Office Buildings	SR									X	X	X	X	X	X
	Office Building	BR							X	X	X	X				
	H. RECREATIONAL								X	X	X	X				
7.513	Community Recreation Centers	SP	X	X	X	X	X									
7.325	Country Clubs	SR	X	X	X	X	X									
	Fraternal, Social and Recreation Organizations	BR														
7.325	Golf Courses	SR	X	X	X	X	X		X							
	Golf Driving Ranges and Par-3	BR														
7.309	Parks and Playgrounds, Public	SR	X	X	X	X	X				X	X	X			
7.507	Racing Tracks (including dragstrips)	SP						X	X	X	X	X				
7.319	Riding Stables, Commercial	SR	X													
7.515	Stadiums	SP	X													
	Theaters, in a Building	BR														
7.506	Theaters, outdoors	SP									X	X				

BR: By Right
SR: Special Requirement

BR By Right
SR Special Requirement

ORDINANCE SUBSECTION NUMBER		USE GROUP	RURAL					FLOOD PLAIN	OFFICE-APARTMENTS BUSINESS INDUSTRIAL									
PRINCIPAL PERMITTED USES	RU		RESIDENCE				FP		O-A	BUSINESS INDUSTRIAL								
			R-20	R-15	R-20 A	R-15 A				B-N	B-G	B-P	I-G	I-H	I-P			
J. RESIDENTIAL																		
Mobile Home	SR																	
Dwellings, One-Family	BR	X	X	X	X	X												
Dwellings, Two-Family	SR			X			X											
Hotels and Motels	BR						X											
Mobile Home Parks	SP	X										X	X					
Rooming Houses	BR	X																
Yard Sales	SR	X	X	X	X	X			X									
Group Homes (six or less resident clients)	BR	X	X	X	X	X			X	X	X							
Group Homes (more than six resident clients)	SP	X	X	X	X	X			X									
Farms (except commercial dairy, cattle or pig farm operations)	BR									X	X	X						
									</									

BR-By Right
 SR-Special Requirement
 SP-Special Permit
 **Added 10/14/90

ORDINANCE SUBSECTION NUMBER		USE GROUP	RURAL					FLOOD PLAIN	OFFICE-APARTMENTS								
PRINCIPAL PERMITTED USES	RU		RESIDENCE				O-A		BUSINESS INDUSTRIAL								
			R-20	R-15	R-20 A	R-15 A			B-N	B-G	B-P	I-G	I-H	I-P			
	K. COMMERCIAL																
	Restaurant	BR									X	X	X	X			
	Restaurant, Fast Foods	BR									X	X	X	X			
	Computer Retail Outlet	BR									X	X	X	X			
	Convenience Store	BR										X	X	X			
	Jewelry Shop	BR									X	X	X	X			
	Travel Agency	BR									X	X	X	X			
	Tobacco Shop	BR										X	X	X			
	Lending Agency	BR									X	X	X	X			
7.312	Farm Product, Retail	SR	X	X	X	X	X	X									
	Dance Studio	SR	X														
7.317	Music Shop or Studio	SR										X	X	X			
	Catalog Sales Shop	BR										X	X	X			
	Tanning Salon	BR										X	X	X			
	Fitness Center (With indoor facilities only)	BR									X	X	X	X			
	Fitness Center (with outdoor facilities)	BR										X	X	X			
	Video Arcade Shop	BR										X	X	X			
	Auction House	BR										X	X	X			
	Automobile Accessory Store	BR										X	X	X			

5-25

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SR Special Requirement
SP Special Permit

ORDINANCE SUBSECTION NUMBER		USE GROUP	RURAL				FLOOD PLAIN	OFFICE-APARTMENTS							
PRINCIPAL PERMITTED USES	K. COMMERCIAL (continued)		RU	RESIDENCE				FP	O-A	BUSINESS INDUSTRIAL					
				B-N	B-G	B-P	I-G			I-H	I-P				
	Grocery Store	BR								X	X	X			
	Pharmacy	BR								X	X	X	X		
	Notions Shop	BR								X	X	X	X		
	Antique Shop	BR								X	X	X	X		
	Hardware Store	BR								X	X	X	X		
	Paint Shop	BR									X	X	X		
	Home Improvement Store	BR									X	X	X		
	Variety Shop	BR									X	X	X		
7.509*	Shopping Centers and Large Commercial Developments (all shopping centers in excess of 16,000 square feet of gross floor area or which include three (3) or more acres of land (BP District Only)	SP													
7.519*	Shopping Centers (In OA District Only)	SP							X				X		

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* Amended 3/9/87
* Amended 4/9/90
** Amended 12/11/95

ORDINANCE SUBSECTION NUMBER														
PRINCIPAL PERMITTED USES	USE GROUP	RURAL						FLOOD PLAIN	OFFICE-APARTMENTS					
		RU	RESIDENCE				O-A		BUSINESS INDUSTRIAL					
			R-20	R-15					B-N	B-G	B-P	I-G	I-H	I-P
K. COMMERCIAL														
Furniture Shop	BR													
Appliance Store	BR									X				
Bicycle Shop	BR								X	X	X			
Bakeries	BR								X	X	X			
Nurseries, Retail	BR								X	X	X			
Candy Shop	BR								X	X	X			
Clothing Shop	BR								X	X	X			
Dry Goods Shop	BR								X	X	X			
Gift Shop	BR								X	X	X			
Hobby Shop	BR								X	X	X			
Arts and Crafts Shop	BR								X	X	X			
Feed and Seed Shop	BR								X	X	X			
Sporting Good Shop	BR								X	X	X			
Camera Shop	BR								X	X	X			
Book Shop	BR								X	X	X			
Laundromat	BR								X	X	X			
Domestic Dry Cleaners and Launderers	BR								X	X	X			
Shoe Repair Shop	BR								X	X	X			

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Section 5.7 Manufacturing, Processing And Fabrication

The following uses shall be permitted (as shown with an "X") by Special Requirement (SR) 7.304 in the I-G and I-H Districts. All such uses shall require a Special Permit in the I-P zone.

Manufacturing, Processing And Fabrication	DISTRICTS		
	I - G	I - H	I - P
Bottling and canning works	X	X	X
Enameling, japanning, lacquering, plating or galvanizing of metal	X	X	X
Food processing (excluding animal slaughtering and rendering)	X	X	X
Machinery repair	X	X	X
Metal products fabrication (excluding the use of blast furnaces)	X	X	
Printing and bookbinding	X	X	
Sawmills	X	X	X
Tin and sheet metal shop	X	X	X
Tire recapping	X	X	X
		X	X
MANUFACTURER OF:			
Air conditioning equipment			
Automotive parts	X	X	X
Bedding and mattresses	X	X	X
Belting and brake lining	X	X	X
Boats	X	X	X
Brick, tile and terra cotta	X	X	X
Caskets		X	X
Concrete and concrete products	X	X	X
Cosmetics and perfumes	X	X	X
Dental, surgical and optical goods		X	X
Electrical or mechanical equipment	X	X	X
Electronic parts and components	X	X	X
Emery cloth and sandpaper	X	X	X
Felt	X	X	X

	I-G	I-H	I-P
MANUFACTURER OF:			
Furniture	X	X	X
Glass and glass products	X	X	X
Ice	X	X	X
Ink and ink products	X	X	X
Insulation materials	X	X	X
Jewelry and buttons	X	X	X
Machinery	X	X	X
Mobile homes and trailers	X	X	X
Monuments and tombstones (including sales)	X	X	X
Manufacture and assembly of paper and cardboard products (except pulp and paper mills)	X		X
Plastics and plastics products (except manufacture of raw plastic)	X	X	X
Pottery and porcelain	X	X	X
Precision products	X	X	X
Reed and rattan products	X	X	X
Textile and textile products	X	X	X
Windows, doors and wood framing components	X	X	X