

AGENDA
SPECIAL MEETING
GROTON ZONING COMMISSION
APRIL 11, 2016 - 5:30 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

II. EXECUTIVE SESSION

1. *Whittle v. Zoning Commission*, KNL-CV-12-6012917-S: Executive session to discuss possible settlement of pending litigation

III. PUBLIC COMMUNICATIONS

IV. ITEM OF BUSINESS

1. To discuss and act on possible settlement of *Whittle v. Zoning Commission*, KNL-CV-12-6012917-S*

V. OLD BUSINESS

1. Consolidating Uses in the Land Use Table - Continued discussion of gray blocked areas from Horsley Witten memo dated 2/11/16 (included in 2/17/16 agenda packet)*

VI. ADJOURNMENT

Next Regular Meeting: May 4, 2016



TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES
ASSISTANT DIRECTOR
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5972 FAX (860) 448-4094
WWW.GROTON-CT.GOV

April 5, 2016

Dear Property Owner:

SUBJECT: Special Permit 321, Whittle Earth Processing Facility, 0 Yetter Road

Enclosed is a copy of the agenda for a Special Meeting of the Town of Groton Zoning Commission to be held on April 11, 2016 at 5:30 PM in Community Room 2 in the Town Hall Annex, 134 Groton Long Point Road. At the meeting the Zoning Commission is scheduled to discuss and potentially act on a possible settlement of an appeal taken by the successful applicants (the Whittles) from the Commission's approval of Special Permit 321. The appeal (*Whittle v. Town of Groton Zoning Commission*, KNL-12-6012917-S) is pending in the New London Superior Court. Special Permit 321 would govern the operations at the Whittle Earth Processing Facility at 0 Yetter Road. At the Special Meeting, it is expected that the Commission will discuss and possibly approve modifications to Special Permit 321 as part of a settlement of the Whittles' appeal. The Commission will **NOT** be conducting a public hearing, but it is anticipated that it might receive comments from persons in attendance. Copies of the approved Special Permit 321 and of the Whittles' complaint in the appeal are available for review at the Office of Planning and Development Services.

No settlement of the appeal can become final without court approval following a hearing conducted by a judge. If the Commission and the Whittles agree to a settlement before April 14, 2016, it is expected that the court will conduct a hearing in this case at 10 AM that day in the Superior Court at 70 Huntington Street, New London, Ct. That hearing will be open to the public.

If you have questions or would like additional information, please contact me at 860.446.5972.

Sincerely,

Deborah G. Jones
Assistant Director of Planning & Development

DGJ:dlg

Enclosure

Horsley Witten Group

Sustainable Environmental Solutions

55 Dorrance Street • Suite 403 • Providence, RI 02903
401-272-1717 • horsleywitten.com



MEMORANDUM

TO: Jonathan Reiner, AICP
FROM: Nathan Kelly, AICP
DATE: February 11, 2016
RE: Progress Report for Zoning District and Use Table Amendments

The Horsley Witten Group (HW) is providing this memorandum as a summary of progress to date and a description of where important deliverables stand in terms of our thought process. Progress on updates to the Water Resources Protection District was submitted in a separate memo on February 3, 2016. The sections of this memorandum present our progress to date on consolidating zoning districts and the Use Table per the direction in the VHB Zoning and Subdivision Regulatory Audit. Once the Town is largely comfortable with the categories in the Use Table, HW will work to add new use definitions and update any existing definitions as necessary. We look forward to discussing the contents of this document and other issues at our next meetings with municipal officials.

I. CONSOLIDATING ZONING DISTRICTS

One of the issues identified in the VHB Audit and by several local officials as a high priority is looking to reduce the number of zoning districts in the community. The tables and narrative below describe ways in which this could occur and are divided into three sections: Residential; Commercial/Mixed-Use; and Industrial.

Residential

HW proposes a consolidation from 11 to seven Residential Districts (Table 1). The VHB report suggested an even greater consolidation down to six districts: three for multi-family and three for other residential. Based on an analysis of all the existing residentially zoned parcels in the Town, and a tour of the Town to see how these zoning districts actually exist on the ground, HW believes that there is a valid reason to have at least four if not five residential districts for single-family and two-family homes based on the level of density in each. Given that most of the Multifamily districts in the Town are already built out, and the potential for future demand for multifamily housing to be met in mixed-use development districts, HW believes that two districts (and possibly just one) strictly for multifamily use will be more than sufficient. The "District Descriptions" below describe the intent of each new district, and how the existing districts might fit within them.

ZC
2/17/16

Table 1. Proposed Consolidation of Residential Districts

Proposed Districts	Current Districts
R-8	RS-8
R-12	RS-12
	R-12
R-20	RS-20
	RU-20
RU-40	RU-40
RU-80	RU-80
RMF-1	RMF-8
RMF-2	RMF-12
	RMF-16

District Descriptions

R Districts: These are meant to accommodate one- and two-family dwellings at a scale of densities. This approach would combine the Use Table restrictions for the former R and RS Districts.

R-8: All land formerly designated RS-8 would be included. Dimensions should encourage one- and two-family dwellings that support the denser, historic residential patterns of Mystic Village. While the RS-8 district has a relatively high percentage of non-conforming lots (nearly 35%), those lots are, on average, just under 6,900 square feet (only marginally under the minimum of 8,000 square feet). Further, its conforming lots are the closest in size to the minimum lot requirement of any district. This means the RS-8 district has the tightest range of lot sizes, and what's on the ground most closely resembles what's on paper.

An alternative to this approach could be a merger of the RS-8 and WDD districts into a single, mixed-use village district, so that the Town could better manage the uses and character of the core village as a whole.

R-12: All land formerly designated R-12 and RS-12 would be included. Dimensions should encourage one- and two-family dwellings in walkable, sewered, residential neighborhoods near or adjacent to village centers, other retail and services, and major roads and transit.

R-20: All land formerly RS-20 and RU-20. Dimensions should encourage one-family dwellings in more traditional suburban settings. Open Space Subdivisions are particularly encouraged in this district. There will be a need to update the Open Space Subdivision section if this is approved.

One consequence of this merger is that former RU-20 land would fall under the “R” Districts in the Use Table, so that certain “rural” activities such as campgrounds would be restricted. If the Town desires to maintain the “rural” character of undeveloped land in the current RU-20 district, such parcels can be rezoned to RU-40 or RU-80.

Alternatively, any or all of these “rural” uses could be allowed in the R-20 districts on lots of a certain size or greater (e.g. 10 acres or more).

Also, as the average non-conforming lot in the RS-20 and RU-20 zones is approximately 14,000-15,000 sq ft, it is possible that some of the denser neighborhoods in these districts could be re-zoned to R-12. The one major consequence would be that two-family dwellings would then be allowed in parts of the former RS-20.

If the Town decides to pursue incorporating some current RS-20 and RU-20 lots in the new R-12 district, there are two most likely options: 1) Go through a formal map amendment/rezoning. This would be useful if entire neighborhoods or large contiguous chunks of neighborhoods, are found to consist of lots under 12,000 square feet. 2) Allow lots under 12,000 square feet in the new R-20 district to abide by the dimensional standards of the R-12 district, without rezoning the lots. This would be useful if lots under 12,000 square feet are scattered among conforming lots.

Finally, consider creating an open space zone for Bluff Point Coastal Reserve State Park (now zoned RS-20), the land south of the railroad tracks along Mumford Cove (now zoned FP or “Flood Plain”), and any other current or future permanently protected open space. The FP is currently only used in this one spot, and is not described anywhere in the current Zoning Regulations. The Town may also consider having two Open Space districts – one for active recreation and one for conservation/passive recreation.

RU Districts: These are meant to accommodate one-family dwellings, agriculture and related activities, and other lower-density uses. The Use Table restrictions for the RU District would apply.

RU-40 and RU-80: These two districts have a large percentage of non-conforming lots. There are two proposed ways to handle this. First, maintain these districts as-is and keep non-conforming lots non-conforming, in order to discourage further such density of development in these districts. Second, “up-zone” non-conforming lots into districts in which they will be conforming. The average non-conforming lot in the RU-40 is just over 23,000 sq ft, and some non-conforming lots could be a better fit for the R-20 District. Likewise, the average non-conforming lot in the RU-80 is just over 34,000 sq ft, and could well fit into the R-40 District instead.

Finally, the average conforming lots for the current RU-20 and RU-40 are all well over 80,000 sq ft (RU-40 is nearly 300,000 sq ft). The Town may consider “down-zoning” large, contiguous parcels in these districts to RU-80.

RMF Districts: These districts are meant to accommodate dwellings of three or more units.

RMF-1: This district will accommodate townhouses in rows of three or more, three-family houses, and other attached single-family dwellings. Such homes are generally for sale. This district would apply to areas of any current RMF district with such dwellings.

RMF-2: This district is meant to accommodate stacked apartments and condominiums, generally for rent. This district would apply to areas of any current RMF district with such dwellings, and would absorb the RMF-16 district.

For Zoning Commission to consider: Alternatively, the Town may consider having just one multifamily zoning district that would allow any type of multifamily development currently allowed in the three RMF districts. As lots currently zoned RMF are largely built out, new multifamily development is more likely to occur in mixed-use zones. A single RMF zone would allow existing multifamily properties the flexibility to redevelop over time with the types of multifamily housing most in demand.

Commercial

HW proposes a consolidation from nine Commercial Districts to five Commercial/Mixed-Use Districts (Table 2). The new districts are simpler, while still allowing for the changes in commercial district character desired in the Town’s POCD. The “District Descriptions” below describe the intent of each new district, and how the existing districts might fit within them.

Table 2. Proposed Consolidation of Commercial Districts

Proposed Districts	Current Districts
NC	OMF
	CA-12
HC	CB-15
	CB-40
MC-1/MC-2	DDD
	NMDD
WF-20	WF-20
WDD	WDD

Note: It appears that no parcels are currently zoned CA-40, so this district could be eliminated.

District Descriptions

Neighborhood Commercial (NC): This district is meant to accommodate lighter, neighborhood-serving retail in nodes/gateways that can serve as a smooth transition between commercial and residential uses. It may also include one-family dwellings, primarily to keep existing homes in conformity. Two-family and multi-family dwellings may be built to support commercial uses and serve as a buffer to neighboring residential uses. Incorporates former CA-12, and can absorb most of the current OMF. High-quality, human scale design, with an emphasis on pedestrian connections and green space will be a critical component of any development in this district, as it is meant to fill the transitional role currently played by the OMF.

Heavy Commercial (HC): This district is meant to accommodate heavier commercial uses such as auto-oriented operations, and is aligned along corridors. Residential uses should be restricted to multi-family, which may serve as a buffer/transition to neighboring residential uses. The district would incorporate former CB-15 and CB-40.

Mixed-use Center (MC): This district is meant to accommodate a mix of uses as a destination for residents across and outside the Town. The district should be pedestrian friendly, but still able to accommodate significant vehicular traffic. Residential uses should be restricted to mixed-use with ground floor retail or services. The Town can consider using this in place of the Downtown Design District, and perhaps extend the designation to the Poquonnock Bridge area or other areas currently marked as “nodes” for mixed-use development in the POCD. The Town can also consider two levels for the MC. MC-1 for denser, more flexible uses in the DDD and possibly the NMDD, and MC-2 for more prescribed, village-style density at the Poquonnock Bridge area or other mixed-use “nodes.”

WF-20: This district will be kept, but likely restricted to marine-dependent uses.

WDD: This district will likely remain much the same, but with a clearer definition/vision for the future, and specific allowances in the Use Table.

As mentioned in the earlier discussion regarding residential districts, the Town could consider merging with R-8 to develop a “Mystic Village” district.

Industrial

HW proposes a consolidation from four Industrial Districts to two Industrial Districts, plus a mixed-use overlay (Table 3). It is only through inference that anyone reading the Zoning Regulations can guess at the intended purposes of the Town’s four current industrial districts. It seems to HW that the Town’s current and future industrial needs can be met in two districts, along with a mechanism for allowing for a mix of industrial and commercial uses. The Town may also consider converting some of the existing industrially zoned land to one of the proposed Open Space districts, particularly those undeveloped parcels within the WRPD or other parcels

that have significant environmental constraints. The “District Descriptions” below describe the intent of each new district, and how the existing districts might fit within them.

Table 3. Proposed Consolidation of Industrial Districts

Proposed Districts	Current Districts
I	IA-40
LI	IP-80A
	IP-80B
	IP-80C
I-SP	

District Descriptions

Industrial/Manufacturing (I): Meant to accommodate intensive, large footprint uses that are generally incompatible with residential neighborhoods and typically benefit from more remote locations accessible to highway, rail and water access points. This district would largely consist of the former IA districts.

Analysis should be done to confirm the nature of existing uses to ensure compatibility. For example, some parcels currently zoned IA may not have good highway, rail or water access, and may be uncomfortably close to residential uses. In such cases, a designation as Light Industrial may be more appropriate.

Light Industrial (LI): Meant to accommodate the airport, and low to moderate impact uses which may benefit from proximity to mixed use residential neighborhoods and which are located adjacent to highway access points. This district would largely consist of the former IP district.

Analysis should be done to confirm the nature of existing uses to ensure compatibility. For example, some parcels currently zoned IP may have good highway, rail or water access, and may be remote from residential uses. In such cases, a designation as Industrial/Manufacturing would be more appropriate. As another example, some parcels zoned IP that fall in the WRPD or have other significant environmental constraints may be better classified as Open Space.

Industrial Mixed-Use Special Permit (I-SP): This overlay could be proposed by a developer in any industrial district. The overlay would allow not only customary research and development/light manufacturing/office/corporate and related uses but complimentary ones such as hotels, restaurants, limited retail, recreation businesses and more. Under the Special Permit, density bonuses can be offered as an incentive and more design flexibility is afforded by providing dimensional ranges. Although the current zoning regulation does allow some mixing of uses, such an approach as outlined here could serve as an incentive zoning tool to attract mixed-use industrial developments attractive to modern manufacturers and their employees.

Commentary: There are two alternative approaches to meeting the same objective that would not require the use of an overlay district.

- 1. The Town could create a third Industrial district that explicitly allows the types of mixed-use described above. One drawback to this is that it would have to be specifically demarcated on the Zoning Map.*
- 2. The Town could choose to create a new Mixed-Use Industrial use category to include in the Use Table. Such a use could be allowed in any Industrial district, and would need to be defined specifically enough to avoid any impression of being arbitrarily flexible.*

Direction and Next Steps for Consolidating Districts

HW asks that staff and commission members take time to absorb this material and consider the benefits or challenges associated with each proposal. Once the Town is largely comfortable with a set of consolidated districts, HW will write descriptions for all the new and existing districts, and definitions (or updated definitions) for any new or altered terms.

II. CONSOLIDATING USES IN THE LAND USE TABLE

HW reviewed the audit of the Town's Zoning Regulations prepared by VHB and used this as a baseline for consolidating use types in this table of permitted uses (Use Table). Attachment A shows how the uses have been consolidated or changed. Note, the full table that shows whether the use is allowed is not provided. This was done in an effort to focus only on the consolidation effort, without being distracted by the more detailed use allowances. Those provisions will be developed once the Town is reasonably comfortable with the use consolidation.

Use Consolidations

Per the suggestions of the VHB audit, many of the uses in the existing Use Table have been consolidated. The existing Use Table had approximately 220 uses, while the most recent consolidation has approximately 130, and may be reduced even further. This represents over 40% fewer listed uses. The method used to consolidate these uses included:

1. Within each use "sheet," uses were consolidated if they had identical use restrictions and could logically fall under a single heading, such as "General Services."
2. Additional uses were consolidated if they had marginal differences in use restrictions that do not provide an appreciable benefit to the Town. As an example, Charitable and Philanthropic Institutions had been allowed in all of the Districts where Professional Offices were allowed, except for the IA District. HW could see no reason why other Professional Offices would be allowed in this District, but not Charitable and Philanthropic Institutions. Consequently, these two categories were consolidated.

Once the Town is largely comfortable with a new list of consolidated uses, HW will write definitions for all of the new consolidated uses, and updated definitions as necessary for existing uses. These definitions will specifically reference any uses that were absorbed by the consolidation.

Use Deletions, Replacements and Additions

The VHB audit also recommended deleting some out-of-date uses and adding some new modern uses. HW has incorporated many, but not all, of these recommendations. There were not many changes made, as most of VHB's recommendations ended up being addressed with the consolidation described above. Some additions were made to ensure that the uses described in the WRPD were also described in the Use Table. Most changes were made to make sure use names are clear and contemporary – for example, changing “Nightclub, Disco, Cabaret” to “Nightclub or Lounge.”

Major additions include:

- Restaurant, Fast Food and Take Out
- Bar or Tavern
- Bed & Breakfast
- Animal feedlot
- Animals as accessory uses
- Artisan and Craft Workshop
- Multifamily Dwelling, Adaptive Re-Use

Question for the Zoning Commission: Would the Commission be comfortable adding a use category for Artisan and Craft Workshops, to be allowed in any industrial or commercial district so long as the use was considered by the State to be a Conditionally Exempt Small Quantity Generator of hazardous waste or less, and met all performance standards if located in the WRPD? A definition could be something to the effect of: An establishment, not exceeding 3,000 square feet of floor area, for the preparation, display, and sale of individually crafted (hand tools only) artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, and related items.

Question for the Zoning Commission: Allowing animals as an accessory use can be complicated and contentious, but is something the Town should consider specifying in its Zoning Regulations to avoid future confusion. This includes the keeping of horses, sheep, goats, etc. for non-farm purposes, and generally involves a limit on the number of animals, a minimum lot size requirement, and additional performance standards related to noise, waste, fencing, etc. This is something HW can look into further if the Commission desires.

Question for the Zoning Commission: According to staff, when multifamily development proposals are brought before the Town, particularly those that are proposing apartments or

condominiums in the conversion of an existing building, some are unable to meet the multifamily performance standards for density, open space, and other resident amenities, but are otherwise valuable proposals filling a local housing need and revitalizing older buildings. The Town may consider creating a new use category called "Multifamily Dwelling, Adaptive Re-Use" for such development in the Use Table that would be allowed in any Multifamily district and most commercial districts. It would allow for greater densities than the Multifamily Dwelling use, and would relax many of the residential amenity standards that are more appropriate for suburban-style apartment complexes.

The only major deletions (as opposed to consolidation) were "Executive Hotel/Motel Suite," and "Cleaning and Maintenance Services." Executive Hotel/Motel Suite is not appreciably different in use and impact from other Hotels. Cleaning and Maintenance Services is not defined in the regulations, and can likely be covered by other uses such as Repair of Machinery.

Medical Uses

The existing Use Table has two primary health care related categories: 1) Hospital or Clinic; and 2) Medical-Dental Labs and Outpatient Clinics. There are different health care related categories in the WRPD, including: 1) Dental offices and 2) Medical offices which do not perform laboratory, x-ray, or other services which result in the production of chemical wastes. For the sake of clarity, HW proposes using the terms "Health Care Facilities" and "Medical Clinic" in both the Use Table and the WRPD. The WRPD will continue to have additional performance standards for such uses.

The standard zoning definition for "Health Care Facilities" generally includes hospitals among other long-term care facilities. HW will include a new, more inclusive definition of "Health Care Facilities." The current definition of "Medical clinic" in the Definitions section will be expanded to explicitly include dental offices, and continue to emphasize the short-term (not overnight) nature of such uses.

Question for the Zoning Commission: Most uses related to medical marijuana will not fall into these two medical use categories. The cultivation of medical marijuana will fall under the use category of Commercial Farm or Nursery, while the dispensing of medical marijuana will fall under Drug Store. Some communities have been approached by people interested in establishing cannabis clinics or clubs, where medical marijuana users and prescribers can gather for treatments, informational sessions, and socializing. The Town may choose to regulate this as a "Medical clinic," or create a new use category specific to such clinics/clubs. If the Town is interested in pursuing special regulations related to medical marijuana, HW can perform further research.

Question for the Zoning Commission: How would the Commission like to handle the issue of renewable energy? Through conversation with staff, HW knows the CT State Siting Council generally oversees the placement of major alternative energy facilities. The Town manages the

placement of individual solar panels and other smaller projects. There are currently no Town restrictions on solar panels and ground mounts on private residences, and several are approved each month. The Historic Commission has even been welcoming solar on historic residences. In short, the process is currently working well, but does the Commission desire to formally set these practices down in the Zoning Regulations by establishing in which districts small-scale renewable energy (solar, wind, etc.) can be allowed as an accessory use? For example, should renewable energy generation be an allowable use in any future Open Space district(s)?

Direction and Next Steps for Consolidating Land Uses

Similar to consolidating districts, HW asks that staff and commission members take time to absorb this material and consider the benefits or challenges associated with each change.

ATTACHMENT A – CONSOLIDATION OF USE TABLE

Groton, CT – Table of Permitted Uses – Draft Update – February 2016

Definitions (for internal use)

After each use, there is a symbol designating the status of its definition in the document:

D = Currently defined in the Zoning Regulations

C = Currently defined under Conditional Uses (or definition can be derived) from performance standards

SE = Self-explanatory (definition optional)

ND = Not currently defined, and needs a definition

Note: The full Use Table will continue to note not only whether uses are allowed, conditionally allowed, or prohibited, but also whether they are allowed as an accessory use.

PERMITTED USES	Notes
RESIDENTIAL	
One Family Dwelling (D)	
Two Family Dwelling (D)	
Multi-Family Dwelling (D)	
Multi-Family Dwelling, Adaptive Re-Use (ND)	New use
Rooming and Boarding House (D)	
Bed and Breakfast (ND)	New use
Hotel or Motel (D)	Merged with Executive Hotel/Motel Suites. Kept all use restrictions for Hotel or Motel. Need to delete Section 7.1-28.
Mobile Home Parks (existing) (D)	
Residential Life Care Communities (D)	
Caretaker/Security Service Dwelling (C)	
Accessory Apartments (C)	
Community Residential Counseling Facility (D)	
Active Senior Housing (D)	
SIGNS	
Accessory (D)	
Non-Accessory (D)	
Non-Accessory, Temporary Event (D)	
AGRICULTURAL & RESOURCE ACTIVITIES	
Commercial Farm or Nursery (C)	
Filling and Removing Earth Products (C)	Changed from Filling or Extraction of Earth Products to be consistent with Definitions in Sec 2.
Keeping of Hens (C)	
Animal feedlots exceeding ten animals per acre (ND)	Added for consistency with addition to the WRPD prohibitions.

PERMITTED USES	Notes
CULTURAL, ENTERTAINMENT, AND RECREATION	
Art Gallery or Museum (SE)	Combined
Bar or Tavern (ND)	Inserted per suggestion of VHB audit
Campgrounds (C)	
Carnival or Fair (C)	
Club, Lodge, or Association (C)	
Commercial Recreation, Health and Fitness, Indoor (ND)	Renaming of Bowling Alley and Other Indoor Recreation to make simpler. Requires updated information on uses such as yoga and pilates studios, personal training, massage therapy, gyms, skating rinks, etc., etc. Town may consider three levels based on size: Small scale for 1,500 sq ft or less, Medium scale for 20,000 sq ft or less, Large scale for over 20,000 sq ft.
Commercial Recreation, Outdoor (ND)	Includes former Golf Course, Miniature Golf and Golf Driving Range, and Other Outdoor Commercial Recreation
Exhibition Hall (ND)	
Large-Scale Conference/Entertainment	
Library (SE)	
Movie Theater (SE)	A more common term than Motion Picture Theater
Nightclub or Lounge (ND)	Changed from Nightclub, Disco, Cabaret per VHB audit
Organized Group Camp (ND)	
Public Recreation, Indoor or Outdoor (SE)	Merging of former Public Playground, Playfield, or Park and Public Recreation Center.
Riding or Boarding Stable (ND)	
Theater (ND)	A more common term than "Legitimate Theater"
Yacht Club or Marina (ND)	
FINANCIAL, BUSINESS, AND GOVERNMENT SERVICES	
Auto, Truck ,Trailer, and Heavy Equipment Rental (ND)	

PERMITTED USES	Notes
General Services (ND)	Includes former Advertising, Collection, Consulting, Detective and Protective, Employment, Secretarial and Stenographic Services, Banking and Credit, Duplicating and Mailing, Insurance, Investment, and Real Estate Services, General Offices, Office Equipment Rental and Leasing, and Offices of Government Agencies.
Research and Testing Services (ND)	
Town of Groton Services (SE)	Suggest that all Town of Groton Services be allowed in all districts.
PERSONAL, REPAIR, AND CONSTRUCTION SERVICES	
Apparel and Shoe Repair (ND)	Includes former Shoe and Leather Goods Repair and Tailoring, Dressmaking, and Apparel Repair.
Automobile Washing Facility (C)	Changed from "Car Wash" to be consistent with title of 7.1-26
Beauty and Barber Services (ND)	Beauty salons currently prohibited in the WRPD unless sewered.
Cemetery – New (C)	
Cemetery – Existing (C)	
Contractor's and Construction Equipment and Vehicle Storage (C)	
Day Spa (D)	
Funeral and Crematory Services (ND)	
Home Occupation (D)	
Kennel or Stable, Commercial (C)	
Laundering, Dry Cleaning, and Dyeing (ND)	
Laundry and Dry Cleaning, Self-Service or Pick-Up Only (ND)	
Motor Vehicle Repair and Service, Major (ND)	Includes former Motor Vehicle Body and Paint Shop and Motor Vehicle - General Repairs.
Motor Vehicle Repair and Service, Minor (ND)	Former 'Ignition, Brake, Muffler, and Similar Limited Repair'
Photo processors and photo labs (ND)	Changed from Photographic Services to be consistent with WRPD
Repair of Machinery (ND)	

PERMITTED USES	Notes
Repair of Office Equipment and Personal and Household Items (ND)	
PROFESSIONAL, EDUCATIONAL, AND OTHER INSTITUTIONAL SERVICES	
Churches and Other Places of Religious Worship (SE)	
Day Care - Adult Day Care Facility (D)	
Child Day Care Center (D)	
Family Day Care Home (D)	
Group Day Care Home (D)	
Elementary and Secondary Schools, College or University (SE)	
Health care facility (ND)	Includes former "Hospital." A new definition will be written to accommodate a broader range of inpatient facilities.
Medical Clinics (ND)	Includes former Medical labs and outpatient clinics and Dental labs and outpatient clinics. New definition will be written to focus on outpatient nature of services.
Professional and Arts Organizations, Schools and Studios (ND)	Includes former Business, Professional, and Labor Organizations and Business, Secretarial, Music, Dance, and Art Schools or Studios.
Professional Offices (ND)	Now includes former Charitable and Philanthropic Institutions. No reason such uses shouldn't be allowed in the IA when other Professional Offices are. Need to combine 7.1-7 with 7.1-21
Scientific and Research Laboratories (ND)	
Veterinary or Animal Hospital (C)	Treating the same as a kennel, including same conditions.
RETAIL TRADE - PERSONAL	
Drive Through Facilities (C)	Will make sure definition has updated standards for fast-food, banks, and other types of drive-ins.
Drug Store (ND)	
Drug Store Pick-Up Windows/Facilities (C)	

PERMITTED USES	Notes
General Personal Retail Trade (ND)	Includes all formerly listed uses that are no longer in this table. Will be included in the new definition.
Large-Scale Destination-Oriented Commercial (D)	
Restaurant, Fast Food and Take-Out (D)	Added per VHB audit
Restaurant, Standard (D)	
RETAIL TRADE - HOUSEHOLD, BUILDING, MOTOR VEHICLES	
Auto and Truck Dealers (New or Used) (ND)	Combined
Building Retail Trade (ND)	Includes former Electrical Supplies, Heating and Plumbing Supplies, Lumber and Building Materials Yard, and Modular/Manufactured Homes Display and Sales.
Farm and Garden Supplies (ND)	
Fuel Oil Dealer (ND)	
Gasoline Station (ND)	
Household Retail Trade (ND)	Includes former Antiques, Dry Goods, Furniture Stores, General Merchandise and Department Stores, Hardware, Home Furnishings, Household Appliances, Notions and Household Supplies, Office Equipment and Supplies, Paint, Glass, and Wallpaper, Radio, Television, and Phonographic Equipment
Marine Craft and Equipment Display and Sales (ND)	
Tires, Batteries, and Accessories (ND)	
Trailer, Farm, and Heavy Equipment Sales (ND)	
WHOLESALE TRADE	
Assembly, Packaging, Warehousing and Wholesale, Indoor Only (ND)	Includes former Assembly and Packaging of Medical Products, Warehousing, and Wholesale with Indoor Storage Only.
Junk, Salvage, or Scrap Yard (C)	
Screen Printing/Embroidery of Clothing (ND)	
Wholesale with Outdoor Storage (ND)	
UTILITIES	

PERMITTED USES	Notes
Airport (SE)	
Automobile Parking (SE)	
Bus Garage and Maintenance (ND)	
Bus Passenger Station (ND)	
Commercial Broadcasting Antennae (ND)	
Electric and Telephone Stations and Substations (ND)	Includes former Electric Transformer Substation and Telephone Exchange Station.
Motor Freight Terminal (ND)	
Moving and Storage Uses (ND)	
Radio and Television Broadcasting Studios (ND)	
Railroad Freight Station (ND)	
Railroad Passenger Station (ND)	
Solid Waste Disposal Facility – Town (ND)	
Telecommunication Towers (D)	
Telecommunication Antennae and Facilities (D)	
Waste Handling/Reduction Facilities (D)	
Water and Sewer Facilities (ND)	Includes former Water Storage Tanks and Water and Sewer Pumping Stations.
Water and Sewer Treatment Plants (ND)	
INDUSTRIAL	
Apparel and Other Fabricated Textile Products (ND)	
Artisan and Craft Workshops (ND)	
Chemicals, Drugs, Plastics, and Allied Products (ND)	All uses formerly under this heading have been deleted, and will be included in the new definition.
Fabricated Metal Products (ND)	All uses formerly under this heading have been deleted, and will be included in the new definition.
Food and Kindred Products (ND)	All uses formerly under this heading have been deleted, and will be included in the new definition.
Furniture and Fixtures (ND)	
Lumber and Wood Products (ND)	All uses formerly under this heading have been deleted, and will be included in the new definition.

PERMITTED USES	Notes
Miscellaneous Industrial (ND)	Includes all former categories under Sheet 12 except for Sailmaking/Sail Loft, which is listed separately below. All these uses expanded to be allowed in IPB.
Paper, Printing, Publishing, and Allied Industries (ND)	All uses formerly under this heading have been deleted, and will be included in the new definition. All uses expanded to any industrial zone.
Professional, Scientific, and Controlling Instruments (ND)	All uses formerly under this heading have been deleted, and will be included in the new definition.
Sailmaking/Sail Loft (ND)	Inserted from former Sheet 12.
Stone, Clay, and Glass Products (ND)	All uses formerly under this heading have been deleted, and will be included in the new definition. All uses expanded to any industrial zone.
Textile Mill Products (ND)	All uses formerly under this heading have been deleted, and will be included in the new definition.