



SPECIAL USE PERMIT APPLICATION

(For Place of Worship ONLY)

City of Snellville, Georgia Department of Planning & Development

2342 Oak Road, 2nd Floor

Snellville, Georgia 30078

Phone 770.985.3515 Fax 770.985.3551 www.snellville.org

DATE RECEIVED _____

CASE # SUP _____

Version 10-27-2020

Applicant is: (check one)
 Property Owner
 Attorney for Property Owner
 Property Owner's Agent

Property Owner (if not the applicant): check here if additional property owners and attach additional sheets.

Name (please print)

Name (please print)

Title

Title

Corporate Entity Name

Corporate Entity Name

Mailing Address

Mailing Address

City, State, Zip Code

City, State, Zip Code

Phone Number (wk) (cell)

Phone Number (wk) (cell)

Email Address

Email Address

This SUP application is also being filed along with applications for: Rezoning Land Use Plan Amendment None

Present Zoning District Classification: _____ Proposed Zoning District: _____

Present Future Land Use Classification: _____ Proposed Future Land Use Classification: _____

Property Street Address: _____ Acreage: _____ Tax Parcel No.: _____

APPLICATION FEES:

- Special Use Permit Application \$ 500 (without rezoning); or \$250 with rezoning
- Public Notice Sign \$ 75 (single-sided) or \$125 (double-sided) per parcel, per road frontage
- Adjoining Property Owner Notice \$ 15 (per adjoining property X 2 public hearings)

Special use permits may not be used for securing early zoning for conceptual proposals which may not be undertaken for more than 6 months from the date the application is submitted. A special use permit application will be considered only if it is made by the owner of the property or their authorized agent.

PLACE OF WORSHIP: A specially designed structure or consecrated space where individuals or a group of people such as a congregation come to perform acts of devotion, veneration, or religious study. Temples, churches, synagogues and mosques are examples of structures created for worship.

SPECIAL USE: A use which while not permitted as a matter of right may be allowed within a given zoning district when meeting standards as prescribed by this UDO. Special land uses have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore require individual review pursuant to the standards and criteria set forth in this UDO.

APPLICANT SHALL PROVIDE DOCUMENTED EVIDENCE THAT THE PROPERTY/PROPOSED DEVELOPMENT IS/WILL BE COMPLIANT WITH EACH USE STANDARD BELOW, OR WHERE NO DOCUMENTED EVIDENCE IS PROVIDED, A RESPONSE AS TO WHETHER THE PROPOSED DEVELOPMENT WILL MEET EACH CRITERIA OR EACH USE STANDARD AS

REQUIRED IN UDO SEC. 206-4.1.H. FOR THE PROPOSED USE AND INCLUDE SAID DOCUMENTATION WITH THE APPLICATION AND RESPONSES WITHIN THE LETTER OF INTENT.

UDO Section 206-4.1.H.2. Use Standards

Where a place of worship is allowed as a special or limited use, it is subject to the following:

- a. Facilities must have at least 100 feet of frontage on a street with a minimum classification of major collector.
- b. The minimum lot size is 1 acre.
- c. The maximum lot size is 3 acres.
- d. All buildings must be set back at least 50 feet from the front lot line, 40 feet from the rear lot line, 20 feet from the side (interior) lot line, and 35 feet from the side (street) lot line.
- e. A minimum 10 feet wide buffer, at least 6 feet high, is required along side (interior) and rear lot lines that are adjacent to residential districts or residential uses.

UDO Sec. 103-10.1. General: Special use permits are intended as a means for the City Council to authorize certain uses that are not permitted by-right in a zoning district. Special use permits may be subject to meeting specific standards by Chapter 200 Article 6 (Use Provisions), but still require individual review by City Council because of the increased potential for incompatibility with its immediate neighborhood.

UDO Sec. 103-10.2. Application Requirements

- A. Each application for a special use permit must be filed with the Department and must include the following:
 1. Payment of the appropriate application fee.
 2. A current legal description of the site. If the site includes multiple lots, provide a separate legal description for each individual lot, together with a composite legal description for all lots.
 3. One (1) original and ten (10) copies of the property boundary survey. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director. The survey must have been prepared by a registered land surveyor no more than 12 months before the date of application submittal.
 4. One (1) original and ten (10) copies of the proposed site plan, drawn to scale, showing: a north arrow; land lot, district, and parcel number; the dimensions with bearing and distance; acreage; location of the tract(s); the present zoning district of all adjacent lots; the proposed location of structures, driveways, parking, and loading areas; and the location and extent of required buffer areas. The site plan must be prepared by an architect, engineer, landscape architect or land surveyor whose State registration is current and valid. The site plan must be stamped and sealed by one of the four above-mentioned professionals no more than 6 months before the date of submittal. In addition, a digital copy in .pdf format must be submitted using email, flash drive, or other means approved by the Director.
 5. Letter of intent explaining what is proposed and any requested variance(s) from the Use Standards.
 6. Attach a copy of the Use Standards as applicable to the requested Special Use. Demonstrate that the property and requested Special Use is in compliance with each Use Standard. Non-compliance with any Use Standard shall be requested as a variance from the Use Standard(s) and may be grounds for denial of the Special Use Permit.
 7. Ten (10) stapled or bound copies of the special use permit application and all supporting documents, in addition to one unbound application bearing original signatures. In addition, a digital copy in .pdf format of all plan submittals must be submitted using the means requested by the Director.
 8. Architectural building renderings indicating building elevation, colors, construction materials, etc. of which the facades and roofs will consist.
 9. Additional information deemed necessary by the Director in order to evaluate a proposed use and its relationship to the surrounding area must be submitted.
 10. A traffic impact analysis when required by Sec. 103-5.2 (see page 9 below).

UDO Sec. 103-10.3. Review Criteria

In reviewing applications for a special use permit, the following standards and factors must be considered by the Planning Commission and the City Council in place of the matters identified in Sec. 103-9.4.B.10 and/or Sec. 103-9.4.C.11:

- A. Applicable use standards of Chapter 200 Article 6 (Use Provisions); and
- B. Whether the proposed use would be consistent with the needs of the neighborhood or community as a whole and would not be in conflict with policies and objectives of the Comprehensive Plan; and
- C. Whether the proposed use has adverse impacts on the surrounding area, especially with regard to but not limited to traffic, storm drainage, land values and compatibility of land use activities; and
- D. Whether the proposed use is desired for development and a more intensive zoning district which contains that use as a use

- by right would not be appropriate for the property; or
- E. Whether a proposed use is desired for development and no zoning district contains that use as a use by right; or
- F. Whether a unique use not addressed in any zoning district is desired for development and is not likely to be duplicated within the City; or
- G. Whether the density of development may be affected by the height of a building.

UDO Sec. 103-10.4. Review Process

- A. Applications for special use permits must be submitted to the Planning and Development Department no later than noon, 42 days before the meeting date of the Planning Commission.
- B. The Department may prepare a study in accordance with Sec. 103-9.5 (Department Study), which must also include how the proposed use conforms to the review criteria in this subsection. The study may recommend conditions of approval which may be deemed advisable so that the purpose of this UDO will be served and the public health, safety, morality, and general welfare secured.
- C. The Planning Commission must hear the application for special use permit following the same procedures required for a rezoning in Sec. 103-9.6 (Planning Commission Action), except as follows:
 - 1. The Planning Commission may not consider the matters set forth in Sec. 103-9.4.B.10 and/or Sec. 103-9.4.C.11 as part of a special use permit.
 - 2. In lieu of the matters identified in clause 1 above, the Planning Commission must consider the review criteria in this subsection.
 - 3. The Planning Commission may propose conditions that will ensure that the use standards identified in that clause are met and the public health, safety, and general welfare are secured.
- D. At least 15 days before the date of the public hearing to be held by the City Council, the special use request must be duly advertised and heard, following the same procedure required for a rezoning in Sec. 103-9.7 (City Council Public Hearing) and Sec. 103-9.8 (Public Notification). The City Council may approve conditions that will ensure that the review criteria in this subsection are met and the public health, safety, and general welfare are secured.
- E. If the special use permit application is denied by the City Council, no special use application affecting any portion of the same property may be submitted less than 6 months from the date of denial.

UDO Sec. 103-10.5. Appeals

Any person aggrieved by a decision or order of the City Council may appeal by certiorari to the Superior Court of Gwinnett County. Any such appeal must be filed within 30 days from the date of the decision of the City Council. Upon failure to file the appeal within 30 days, the decision of the City Council will be final.

UDO Sec. 103-10.6. Following Special Use Permit Approval

- A. If an application is approved and a special use permit is granted, all conditions which may have been attached to the approval are binding on the property. All subsequent development and use of the property must be in accordance with the approved plan and conditions. All final site plans must be approved by the Director before the issuance of any permits. Once established, the special use must be in continuous operation. Upon discovery that the operation of the special use has or had ceased for a period of 180 days or more and the owner of the property has not requested voluntary termination of the special use permit, the Director must forward a report to City Council through the Planning Commission which may recommend that action be taken to remove the special use permit from the property.
- B. Changes to a special use or development of a site for the special use will be treated as an amendment to the special use permit and will be subject to the same application and review process as a new application.
- C. The special use for which a special use permit is granted must commence operations or construction within 12 months of the date of approval by the City Council. If, at the end of this 12-month period, the Director determines that active efforts are not proceeding toward operation or construction, a report may be forwarded to the City Council through the Planning Commission which may recommend that action be taken to remove the special use permit from the property.
- D. The Director or an officer of the City of Snellville Police Department has the right to periodically examine the operation of the specific use to determine compliance with the requirements of any conditions. If the Director determines that the requirements and conditions are being violated, a written notice will be issued to the owner of the property outlining the nature of the violations and giving the owner of the property a maximum of 30 days to come into compliance. This 30-day maximum will be amendable in the reasonable discretion of the Director. If after 30 days the violations continue to exist, the Director must forward a report to the City Council through the Planning Commission, which may recommend that action be taken to remove the special use permit from the property.
- E. Upon approval by the City Council, a special use permit must be identified on the Official Zoning Maps.
- F. Upon approval by the City Council of a special use permit, the owner of the property must be issued a notice from the Director, which states the specific use permitted, the requirements of this subsection and any conditions attached to the approval.
- G. The Department may not issue a certificate of occupancy for the specific use unless all requirements and conditions of the special use permit have been fulfilled by the owner of the property.

SPECIAL USE PERMIT CHECKLIST

The following is a checklist of information required for submission of a Special Use Permit application. The Planning and Development Department reserves the right to reject any incomplete application.

- Application Form with notarized signatures
- Application and Public Notice Fees (make check payable to City of Snellville, Georgia)
- Recorded Warranty Deed, Quit Claim Deed or other recorded legal instrument showing evidence of ownership in the real property subject to the application
- Property Legal Description for each subject parcel, Composite legal description if more than one parcel.
- As-Built Boundary Survey (current within one-year)
- Site Plan (24" x 36" full size original and one 11" x 17" reduction) – See requirements on next page
- Floor Plan (11" x 17")
- Colored Building Elevations (all elevations – may be conceptual or rendering)
- Summary of Proposed Project/Letter of Intent
- Traffic Impact Analysis (when required by UDO Sec. 103-5.2)
- Verification of Paid Property Taxes
- Additional information deemed necessary by the Planning Director in order to evaluate a proposed use and its relationship to the surrounding area.
- Applicant Certification with Notarized Signature (Attachment A)
- Property Owner Certification with Notarized Signature (Attachment A)
- Conflict of Interest Certification/Campaign Contributions (Attachment B)
- Provide Ten (10) Colored Copies of Application Original and exhibits
- Provide Ten (10) 11" x 17" Copies of Site Plan
- Provide Ten (10) 11"x17" Copies of Floor Plan
- Provide Ten (10) 8-1/2"x11" Colored Copies of Building Elevations
- Provide CD-ROM or USB Flash Drive containing digital files (in .PDF format) of Complete Application (including all attachments, exhibits, survey, plans, photos, reports, etc.)

SITE PLAN REQUIREMENTS

SITE PLANS shall include the following, unless waived by the Director of Planning and Development:

- Property lines of all lots
- Adjoining streets w/street names, adjoin alleys
- Professional's signature, date, seal, or registration number
- Scale, north arrow, date, and revision date(s)
- Site Plan Specifications (show all applicable specifications on the site plan in chart form – see attached sheet)
- Proposed lot sizes in square feet and acres
- Vicinity map at a scale of not less than 1" equals 2000 feet
- Existing and proposed roads (dimensioned, including rights-of-ways)
- Easements and utilities
- Watercourses and their names
- Any bridges and culverts
- Present use of any structure
- Existing topography with a maximum of 5-foot contour intervals at a minimum scale of 1" equals 50 feet
- Flood plains, flood hazard districts, and floodways as per FEMA

Include as Applicable:

- Sidewalks (required for all new construction)
- Show tree, landscaped strips, and street furniture (including street lights)
- Footprints (outlines) of existing and proposed buildings, structures, and additions
- Building entrance locations
- Show striping of parking structures, and loading spaces and areas
- Show landscaping of parking lots
- Curb cuts, driveways (indicate one-way or two-way), parking pads, turnarounds
- Bicycle/moped spaces or racks
- Van, shuttle bus, taxicab parking spaces or waiting areas
- Location and dimensions of landscaped buffers and landscaping screens
- Front, side, rear yard setbacks (dimensioned)
- Recreation facilities such as pools, playgrounds, picnic areas, etc.
- Location of dumpsters & garbage cans
- Crosswalk paving and driveway medians and refuge areas
- Zoning classifications – current and proposed
- Square footage of buildings and structures
- Square footage and use of accessory space
- Number of dwelling units
- Height of buildings and structure in feet
- Gross land area
- Total open space or lot coverage
- Number of parking and loading spaces – minimum required and proposed

UDO Sec. 103-5.2. Traffic Impact Analysis

A. Applicability

1. A traffic impact analysis is required when a development seeking subdivision review, non-subdivision review, rezoning, or special use permit exceeds 50% of the threshold otherwise required by the DRI rules of GRTA.
2. Any DRI that complies with the rules of GRTA is exempt from the traffic impact analysis requirement.
3. A traffic impact analysis is not required when an application is initiated by the City.
4. An application may be exempted from the traffic impact analysis requirement by the Director if a prior traffic impact analysis for the subject property has been submitted to the City and the proposed development is substantially similar to that for which the prior traffic impact analysis was conducted.

B. Procedures

1. During the required pre-application conference or before accepting a rezoning or special use permit application, the Director, in consultation with the Gwinnett DOT and GDOT, as applicable, must review the thresholds and submittal requirements for a traffic impact analysis.
2. When required, a traffic impact analysis must be submitted before the application being deemed complete.

C. Scoping Meeting

1. Once it is determined that a traffic impact study is required, a scoping meeting may be held with the developer or their consultant and the appropriate representatives of the City. It is the responsibility of the developer or their consultant to initiate this meeting. The purpose of this meeting is to discuss the availability of site-specific information concerning the development, available forecasts of traffic volumes, and to ensure the applicant understands the content requirements for traffic impact studies.

D. Required Contents of a Traffic impact Study

The traffic impact study must be prepared following and meeting the standards of the GRTA Development of Regional Impact technical guidelines, dated January 14, 2002, as may be amended from time to time. In addition, the following components must be included:

1. Alternative transportation. Alternative transportation (sidewalk, bicycle, transit) impacted or needed as a result of the development.
2. References. A listing of all technical documents and resources cited or consulted in preparing the traffic impact study.
3. Technical Appendix. Relevant technical information, including but not limited to: copies of raw traffic count data used in the analysis, calculation sheets and/or computer software output for all LOS and V/C calculations in the analysis, and warrant worksheets for signals, turn lanes, signal phasing, etc. used in the analysis.
4. Mitigation Measures and Costs. Listing of all intersections and road segments that are forecasted to be Level of Service "E" and "F" in the horizon year, or if phased, in the years that each phase is planned to be complete, and an identification and description of specific mitigation measures including signal, turn lane, or other warrant analyses as appropriate and necessary to bring these intersections and road segments into compliance with a Level of Service "D" or other City-adopted level of service for said road segment or intersection.

If roadway improvements are needed, the study shall show a drawing at an engineering scale of 1 inch = 20 feet for all recommended lane configurations.

If signalization is warranted by the traffic signal warrants outlined in the Manual on Uniform Traffic Control Devices (MUTCD), a warrant analysis shall also be conducted as a part of the traffic impact study. If a traffic signal is warranted, the warrant package in the study shall show a drawing at an engineering scale of 1 inch = 20 feet, detailing the signal design and phasing plans.

The estimated cost associated with implementing all such mitigation measures must be provided in the traffic impact study. The traffic impact study may take into account any City/County/State-approved roadway, traffic signalization and other improvements in determining mitigation measures and providing recommendations.

E. Additional Technical Specifications

The Director is authorized to promulgate and require the use of additional technical specifications for conducting traffic impact studies, which must be consistent with analysis methods included in the most recent Highway Capacity Manual, Manual on Uniform Traffic Control Devices, "Trip Generation" published by the Institute of Transportation Engineers (ITE), and/or Traffic Access and Impact Studies for Site Development: A Recommended Practice (Washington, DC: Institute of Transportation Engineers, 1991), as may be amended or republished from time to time.

F. Costs and Fees

The City assumes no liability for any costs or time delays (either direct or consequential) associated with the preparation and review of traffic impact studies. There is no application review fee for a traffic impact study.

G. Submittal and Review of Study

The applicant for the proposed development or the qualified professional must submit one electronic copy of the traffic impact study and technical appendix, two paper copies of the traffic impact study and one paper copy of the technical appendix to the Director. The Director may submit copies of the report to applicable review agencies which may include GDOT, GRTA, Gwinnett County, an adjacent local jurisdiction, and/or the ARC. Within 10 days of receipt of a traffic impact study, the Director will review all calculations and analyses and determine if they are complete, reasonable, understandable, consistent and fully explained. The conclusions presented in the traffic impact study must be consistent with and supported by the data, calculations, and analyses in the report. Calculations, graphs, tables, data and/or analysis results that are contrary to good common sense or not consistent with and supported by the data will not be accepted. In such events, the Director will return the traffic impact study to the development applicant for correction.

H. Recommendations for mitigation of impacts

Within 10 days of receipt of a completed traffic impact study, the Director must complete their review of the study and submit to the applicant all recommendations for mitigation measures as stated in the traffic impact study and include any interpretations or recommended conditions of approving the discretionary development proposal that will mitigate traffic impacts of the proposed development.

I. Determination of project and system improvements

1. The Director will determine which mitigation measures constitute "project" improvements and which mitigation measures constitute "system" improvements within the context of the Georgia Development Impact Fee Act of 1990.
2. If a particular improvement is called for in the traffic impact study or recommended by Director, and the Director is unable to uniquely attribute the recommendation as a project or system improvement or finds that such improvement has characteristics of both a project improvement and a system improvement, the Director will determine the proportion of the cost of such improvement that can reasonably be attributed to the development as a project improvement, and the portion of such improvement that can reasonably be considered a system improvement.

J. Conditions of development approval for project improvements

Upon the determination of project improvements needed to mitigate the traffic impacts of the discretionary development proposal as provided in this section, the Director will recommend that the project improvements be completed by the developer as conditions of approval of the discretionary development proposal.

K. System improvements

When the Director recommends improvements as a condition of a discretionary development proposal that the Director determines are wholly or partially "system" improvements, the Director may include such recommendations in the recommended conditions of approval for the discretionary development application. The development applicant and the City in the case of system improvements shall have the following options:

1. The applicant for a discretionary development proposal may voluntarily agree to pay for the cost of providing the system improvements, or a pro-rated share of the cost of said system improvements that are reasonably attributed to the subject development, as determined by the City.
2. When an application is for a discretionary development proposal before the City Council, the City may find that the proposed development will provide substantial adverse impacts on the transportation system. The City may find further that the existing transportation system is insufficient to serve the proposed development and the City is unable to provide adequate transportation facilities within a reasonable amount of time after the impacts of said development would occur. Given such findings, the City Council may reduce the development density or intensity to the degree that the impacts of the development proposal do not degrade transportation facilities below adopted level of service standards, require a phasing of the development in a manner that adequate public facilities will be provided publicly or privately, or in cases where such other alternatives do not address the adverse impacts, deny an application for a discretionary development proposal.

USES REQUIRING A SPECIAL USE PERMIT ("SUP")

CHECK ONE	Use Category (Specific Use) SP = SUP Required Blank = SUP Not Allowed	Residential								Mixed-Use & Business						Towne Center			CI	Definition/ Standards
		RS-30	RS-15	RS-5	R-DU	R-TH	RM	RX	RO	PRC	OP	BG	HSB	MU	NR	LM	TCO	TC-MU		
Residential Uses																				
	Single-family detached dwelling																SP	SP		Sec. 206-3.1.B
	Two-family dwelling																SP	SP		Sec. 206-3.1.C
	Single-family attached dwelling																SP	SP		Sec. 206-3.1.D
	Multi-family dwellings												SP	SP						Sec. 206-3.1.E
	Towne Center loft																SP	SP		Sec. 206-3.1.F
	Towne Center flat															SP	SP	SP		Sec. 206-3.1.G
	Live-Work								SP								SP	SP		Sec. 206-3.1.I
	Boarding & rooming house																SP	SP		Sec. 206-3.2.B
	Collective residence	SP	SP	SP	SP	SP	SP	SP		SP			SP	SP			SP	SP	SP	Sec. 206-3.2.C
	Retirement community (continuing care)								SP	SP			SP				SP	SP	SP	Sec. 206-3.2.D
	Hospice							SP	SP	SP			SP	SP	SP			SP	SP	Sec. 206-3.2.E
	Monastery or convent												SP				SP	SP		Sec. 206-3.2.F
Public/Institutional Uses																				
	Non-profit private outdoor recreation	SP	SP	SP	SP	SP	SP	SP		SP							SP	SP		Sec. 206-4.1.G
	Place of worship	SP	SP	SP	SP	SP	SP	SP		SP		SP	SP	SP	SP		SP	SP	SP	Sec. 206-4.1.H
	School, public or private	SP	SP	SP	SP	SP	SP	SP		SP	SP						SP		SP	Sec. 206-4.1.J
	Cemetery	SP	SP	SP	SP	SP	SP	SP		SP									SP	Sec. 206-4.2.B
	Telecommunication antenna and tower	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Sec. 206-4.3.D
	Utility substation	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Sec. 206-4.3.E
Commercial Uses																				
	Adult care centers												SP				SP			Sec. 206-5.2.B
	Day care centers												SP				SP			Sec. 206-5.2.C
	Family day care home												SP				SP	SP		Sec. 206-5.2.D
	All hotels, motels, extended stay hotels											SP	SP	SP			SP	SP		Sec. 206-5.4
	Assembly hall, auditorium, meeting hall							SP		SP			SP	SP	SP		SP		SP	Sec. 206-5.5.A
	Convention center, arena, indoor stadium											SP	SP	SP			SP	SP	SP	Sec. 206-5.5.A
	Theaters											SP	SP	SP			SP	SP		Sec. 206-5.5.D
	All outdoor recreation											SP	SP	SP			SP	SP	SP	Sec. 206-5.8
	Funeral home, mortuary (with crematorium)											SP	SP	SP			SP			Sec. 206-5.10.A
	Psychic, fortune teller											SP	SP	SP			SP			Sec. 206-5.10.G
	Tattoo parlor or body piercing											SP	SP	SP			SP	SP		Sec. 206-5.10.H
Retail Uses																				
	Building supply store (with outdoor storage)											SP	SP	SP			SP	SP		Sec. 206-5.12.F
	Lawnmower shop											SP	SP	SP			SP			Sec. 206-5.12.I
	Pawn shop, pawn broker, title pawn, check cashing											SP	SP	SP			SP			Sec. 206-5.12.K
	Boat and recreational vehicle sales, rental, or service												SP			SP				Sec. 206-5.13.C
	Car wash											SP		SP						Sec. 206-5.13.D
	Gas/fuel station											SP	SP			SP				Sec. 206-5.13.E
	Public parking															SP	SP			Sec. 206-5.13.G
	Remote parking									SP	SP	SP	SP			SP	SP		SP	Sec. 206-5.13.H
	Vehicle rental											SP	SP			SP	SP			Sec. 206-5.13.I
	Vehicle sales, rental, or auction											SP	SP			SP	SP			Sec. 206-5.13.J
	Vehicle repair (minor)											SP	SP			SP	SP			Sec. 206-5.13.K
	Vehicle repair (major)															SP				Sec. 206-5.13.L
Industrial Uses																				
	Ambulance service												SP			SP				Sec. 206-6.3.B
	Contractor storage												SP							Sec. 206-6.3.D
	Sale, rental, or repair of machinery, heavy equipment, or special trade tools												SP			SP				Sec. 206-6.3.E
	Taxi and limousine service (with onsite storage or parking of vehicles)												SP			SP	SP			Sec. 206-6.3.A
	Sheet metal, welding, machine shop, tool repair												SP							Sec. 206-6.4.A
	Storage lots (all)												SP							Sec. 206-6.5
	Railroad spur tracks	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Accessory Uses																				
	Accessory cemetery	SP	SP	SP	SP	SP	SP	SP		SP			SP	SP	SP	SP	SP	SP	SP	Sec. 206-8.3
	Helipoint																		SP	Sec. 206-8.11
	Modular offices/classrooms																		SP	Sec. 206-8.17
	Outdoor storage (major)												SP			SP		SP		Sec. 206-8.20