

ORDINANCE NO. 2014-07-318

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY HARVEST FIRE WORSHIP CENTER, INC., FOR THE REZONING OF PROPERTY LOCATED AT 18291 N.W. 23RD AVENUE, MIAMI GARDENS, FLORIDA MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM R-1 SINGLE FAMILY RESIDENTIAL AND R-25 MULTI-FAMILY RESIDENTIAL TO NC, NEIGHBORHOOD COMMERCIAL; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Harvest Fire Worship Center ("Applicant) is the owner of that certain property located at 18291 N.W. 23rd Avenue, more particularly described on Exhibit "A", and

WHEREAS, the Applicant is requesting a rezoning of the 1.25 acre parcel which is zoned R-1, Single Family Residential and R-25 Multi-Family Residential, to NC, Neighborhood Commercial to bring the existing use as a place of religious assembly, into conformity with the City's Land Development Regulations and to allow for the future development of the property, and

WHEREAS, the City's Planning and Zoning Staff has made a determination that the application is consistent with the Comprehensive Development Master Plan, and recommends approval of the application, and

WHEREAS, the City Council has considered the testimony of the Applicant if any, and

WHEREAS, the City Council also considered that testimony of the City's Planning and Zoning staff and the staff report attached hereto as Exhibit "B" and incorporated in by reference,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Ordinance.

Section 2. APPROVAL: The City Council of the City of Miami Gardens, Florida hereby approves the application submitted by Applicant for the rezoning of property located at 18291 N.W. 23rd Avenue, more particular described on Exhibit "A" attached hereto from R-1 Single Family Residential and R-25 Multi-Family Residential to NC, Neighborhood Commercial.

Section 3. CONFLICT: All ordinances or Code provisions in conflict herewith are hereby repealed.

Section 4. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. EFFECTIVE DATE: This Ordinance shall become effective immediately upon its final passage.

PASSED ON FIRST READING ON THE 26TH DAY OF MARCH, 2014.

PASSED ON SECOND READING ON THE 23RD DAY OF APRIL, 2014.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON THE 23RD DAY OF APRIL, 2014.



OLIVER GILBERT, III, MAYOR

ATTEST:



RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, ESQ., CITY ATTORNEY

SPONSORED BY: CAMERON BENSON, CITY MANAGER

Moved by: Councilman Ighodaro
Second by: Councilwoman Odom

VOTE: 7-0

Mayor Oliver Gilbert, III	<u> X </u> (Yes)	____ (No)
Vice Mayor Lisa Davis	<u> X </u> (Yes)	____ (No)
Councilwoman Lillie Q. Odom	<u> X </u> (Yes)	____ (No)
Councilman David Williams Jr	<u> X </u> (Yes)	____ (No)
Councilwoman Felicia Robinson	<u> X </u> (Yes)	____ (No)
Councilman Rodney Harris	<u> X </u> (Yes)	____ (No)
Councilman Erhabor Ighodaro, Ph.D.	<u> X </u> (Yes)	____ (No)



City of Miami Gardens Agenda Cover Memo

Council Meeting Date:	April 23, 2014		Item Type: <i>(Enter X in box)</i>	Resolution	Ordinance	Other	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>	1st Reading		2nd Reading	
		x				X	
			Public Hearing: <i>(Enter X in box)</i>	Yes	No	Yes	No
					X		
Funding Source:	<i>(Enter Fund & Dept)</i>		Advertising Requirement:	Yes		No	
				X			
Contract/P.O. Required:	Yes	No	RFP/RFQ/Bid #:	<i>(Enter #)</i>			
		X					
Strategic Plan Related:	Yes	No	Strategic Plan Priority Area: Enhance Organizational <input type="checkbox"/> Bus. & Economic Dev <input type="checkbox"/> Public Safety <input type="checkbox"/> Quality of Education <input type="checkbox"/> Qual. of Life & City Image <input type="checkbox"/> Communication <input type="checkbox"/>	Strategic Plan Obj./Strategy: N/A			
		X					
Sponsor Name:	Cameron Benson, City Manager		Department:	Planning and Zoning Services Division			

Short Title:

ORDINANCE NO. _____ 2014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY HARVEST FIRE WORSHIP CENTER, INC., FOR THE REZONING OF PROPERTY LOCATED AT 18291 N.W. 23RD AVENUE, MIAMI GARDENS, FLORIDA MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM R-1 SINGLE FAMILY RESIDENTIAL AND R-25 MULTI-FAMILY RESIDENTIAL TO NC, NEIGHBORHOOD COMMERCIAL; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Staff Summary:

Background

This Ordinance passed at the March 26, 2014 First Reading by the City Council. On April 11, 2010 the City adopted the Land Development Regulations (LDRs) to regulate and govern the land development and zoning of the City. Prior to that adoption, the City relied on the Miami-Dade County Zoning Code. Extensive public

**ITEM N-2) QUASI-JUDICIAL ZONING HEARING
ORDINANCE/SECOND READING/PUBLIC HEARING
Harvest Fire Worship Center Inc.**

participation, knowledge, and time was spent on the preparation of the LDRs to reflect and encourage the City’s economic growth opportunities and to adopt regulations that would minimize the impacts of incompatible uses and protect residential areas from intrusion of incompatible and nuisance uses. The adopted LDRs allows places of assembly as a permitted use in the NC, Neighborhood Commercial, PCD, Planned Area Development, TCO, Town Center Overlay, or the I-1, I-2 Industrial districts. New places of assembly are prohibited in the residentially zoned areas with the intent of protecting the residential neighborhoods from intrusion and incompatible uses. Harvest Fire Worship Center has been established in the neighborhood since the 1970’s and has become part of, and has shaped, the character of the residential neighborhood, and is considered a legally non-conforming use by zoning regulations.

Current Situation

The current zoning of the property is R-1, Single Family Residential and R-25, Multi-Family Residential which has a history of zoning approvals allowing the place of religious assembly. As a legally non-conforming use in the R-1 zoning district and the R-25, Multi-Family Residential, the place of assembly use cannot be modified or expanded without being in compliance with the current LDRs, which requires a commercial or industrial zoning. The applicant is seeking a rezoning to NC, Neighborhood Commercial to bring the use into conformity and allow the future new and re-development of the site. Any new or re-development of the property will be subject to the City’s DRC (Development Review Committee) and require site plan approval from Planning and Zoning.

Analysis

The proposed rezoning of the property to NC, Neighborhood Commercial is consistent with the policies and objectives of the City’s Comprehensive Development Master Plan (CDMP), and satisfies Section 34-49(f) of the City’s Land Development Regulations (LDRs) which establishes the criteria for granting of amendments or adoption of changes to the text of the LDRs, or change of the actual official zoning map designation of a parcel or parcels.

Proposed Action:

Recommend adoption of the Ordinance.

- Attachments: Exhibit “A” – Legal Description
 Exhibit “B” – Staff Recommendation

EXHIBIT “A” – LEGAL DESCRIPTION

Exhibit “A” - Legal Description

1. Folio Number: 34-2110-003-0310
Legal Description: 9-10 52 41 RADIO GARDENS RE-SUB PB 8-97 LOTS 32 & 33 LESS N25FT & LESS W5FT & LESS EXT AREA OF CURVE IN NW COR FOR R/W
 2. Folio Number : 34-2110-003-0280
Legal Description: RADIO GARDENS RE-SUB PB 8-97 LOT 29 LESS W5FT FOR R/W LOT SIZE 38875 OR 15629-0340 0892 1 F/A/U 30-2110-003-0280 OR 26935-4087 0609 17
 3. Folio Number : 34-2110-003-0330
Legal Description: 9-10 52 41 RADIO GARDENS RE-SUB PB 8-97 LOT 34 LESS N25FT LOT SIZE SITE VALUE OR 19402-4064 1100 1 F/A/U 30-2110-003-0330
 4. Folio Number : 34-2110-015-0030
Legal Description: 10 52 41 ALLSTATE MANOR PB 69-54 LOT 3 LOT SIZE IRREGULAR OR 19107-4729 0300 6 F/A/U 30-2110-015-0030
 5. Folio Number : 34-2110-015-0020
Legal Description: 10 52 41 ALLSTATE MANOR PB 69-54 LOT 2 LOT SIZE 102.440 X 105 F/A/U 30-2110-015-0020 COC 23649-1869 07 2005 4
-

STAFF RECOMMENDATION
PZ-2013-000065

APPLICATION INFORMATION

Applicant: Harvest Fire Worship Center, Inc.
Property Location: 18291 N.W. 23 Avenue
Property Size: 1.25 acres
Future Land Use: Neighborhood
Existing Zoning: R-1, Single Family Residential, R-25 Multi-Family Residential
Requested Action(s):
1. Rezone to NC, Neighborhood Commercial

RECOMMENDATION:

Staff recommends granting the rezoning from R-1, Single Family Residential and R-25 Multi-Family Residential to NC, Neighborhood Commercial on the properties generally located at 18291 N.W. 23 Avenue.

REVIEW AND ANALYSIS:

Neighborhood Land Use Characteristics

Property	Future Land Use Designation	Zoning Classification	Existing Use
Site	Neighborhood	R-1, Single Family Residential	Place of Religious Assembly
North	Neighborhood	R-1, Single Family Residential	Place of Religious Assembly
South	Neighborhood	R-1 Single Family Residential	Single Family Residential
East	Neighborhood	R-1, Single Family Residential	Single Family Residential
West	Neighborhood	R-25, Multi-Family Residential	Multi-Family Residential

The subject property is a total 1.25 acres encompassing 5 individual parcels located generally in area of N.W. 23 Avenue between N.W. 183 Street and N.W. 182 Terrace. Two (2) of the parcels are developed with a place of religious assembly and a parking lot, three (3) of the parcels are developed with single family homes.

Project Summary/Background

- The applicant is requesting a rezoning of the total 1.25 acre parcel which is partially zoned R-1, Single Family Residential and R-25, Multi-Family Residential to NC, Neighborhood Commercial which would bring the existing use, as a place of religious assembly, into conformity with the City's Land Development Regulations (LDRs) and will allow for the proposed future re-development of the properties.
- The City's LDRs allows places of assembly as a permitted use in the NC, Neighborhood Commercial, PCD, Planned Area Development, TCO, Town Center Overlay, or the I-1, I-2 Industrial districts.
- Future development plans will be subject to site plan review by the City's Development Review Committee (DRC).
- Including places of public assembly the rezoning to NC, Neighborhood Commercial would allow an extensive list of commercial and non-residential uses. (See attachment, Permitted Use List Comparison, NC, Neighborhood Commercial and R-1, Single Family Residential).

Consistency with City of Miami Gardens Comprehensive Development Master Plan

The primary objective of the Neighborhood designation as outlined in Objective 1.2 of the Comprehensive Development Master Plans is as follows:

“The Neighborhood land use designation applies to areas intended for low and medium density residential development with supporting commercial and office uses. The designation of Neighborhood is specifically intended to protect single family homes from encroachment or intrusion from incompatible land uses.”

The property has been developed and established with the place of religious assembly since the 1970's at the same time the surrounding residential community was being established. The use has been established as part of the neighborhood and with minimal impacts to the surrounding area.

Conclusion: The existing and proposed development of the place of assembly is a supportive neighborhood use and would not be an encroachment or intrusion while protecting the single family residential neighborhood from incompatible uses and therefore the rezoning is consistent with the policies of the City's Comprehensive Development Master Plan.

Zoning Review and Analysis

The City Council may grant the rezoning of the properties subject to meeting the criteria set forth in Section 34-49(f) of the City's Land Development Regulations:

“(f) Criteria for granting of amendments or adoption of changes to the text of the LDRs, or change of the actual official zoning map designation of a parcel or parcels. The detriments or benefits of amendments or adoption of changes to the text of the LDRs, or change of the actual official zoning map designation of a parcel or parcels shall not be denied consideration on the grounds that they are indirect, intangible or not readily quantifiable. In evaluating the application, among other factors related to the general welfare, the following shall be considered:

- (1) *The development permitted by the application, if granted, conforms to the city's comprehensive development master plan; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;*
- (2) *The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of the city, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur;*
- (3) *The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of the city;*
- (4) *The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;*
- (5) *The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.”*

Findings of the request pursuant to the rezoning criteria set forth above are as follows:

1. The rezoning is generally consistent the City's CDMP and has been established as part of the neighborhood since the 1970's.
2. The rezoning will not affect natural resources in the City; the property will be developed on the existing 1.25 acre site.
3. The rezoning will have a favorable impact upon the City's economy introducing construction related opportunities and offering additional local multi-purpose hall space to the neighborhood.
4. The rezoning will not have unduly impact upon water, sewer, drainage, education or recreation facilities.
5. The rezoning will not impact public transportation facilities, streets or highways and will be assessable by public roads.

Rezoning to NC, Neighborhood Commercial is a more appropriate designation and will allow the established use of a place of religious assembly to continue in conformity. Future development of uses for the congregation and does not create any new detrimental impacts providing they are logical, customary and incidental uses for places of religious assembly use.

Conclusion: The rezoning of the property meets the criteria in the granting of the rezoning from R-1, Single Family Residential, and R-25 Multi-Family Residential to NC, Neighborhood Commercial.

Anticipated Facilities Impact

DRC (Development Review Committee): prior to building permit issuance for the expansion(s) the site plan will be reviewed by the City's DRC for anticipated impacts and any mitigation thereof.

General: Concurrency determinations are not finalized during the zoning approval process.

Public Notification/Comments

In accordance with the Land Development Regulations, notifications of the applicant's requests were mailed to property owners within a half mile (1/2) radius of the subject site to provide them an opportunity to comment on the application. No written comments were received from property owners within that radius at the date of this writing. (See Mailed Notice Radius Map, attached).

Attachments:

- Letter of Intent
- Hearing Map-Zoning
- Hearing Map-Aerial
- Mailed Notice Radius Map
- Survey
- Permitted Use List Comparison NC, Neighborhood Commercial and R-1 Single Family Residential

LETTER OF INTENT



December 8, 2013

City of Miami Gardens

1515 NW 167th Street

Building 5, Suite 200

Miami Gardens, FL 33169

Letter of Intent

Harvest Fire Worship Center has been an established entity in the Miami Gardens community for over thirty five years. During this time we have seen the face of our community change from being under the jurisdiction of Miami Dade County to the recently incorporated City of Miami Gardens. Over the past thirty years Harvest Fire has invested it resources into the community and continues to provide key services to the residents of our community.

Harvest Fire provides an After School/ FCAT Program for children of the community, this program recently received grant funding from the City of Miami Gardens, for its 2010-2011 academic year. Harvest Fire has also partnered with the city in being an intake site for the City of Miami Garden's rental assistant program. We also provide groceries free of charge to residents of the community, who are having a challenging time purchasing groceries on their own. Other services that we currently provide are Computer Literacy and GED Preparation classes. In the past we have provided free tax preparation services for the community, homebuyers education classes, housing fairs, and various community forums.

Harvest Fire is proposing to rezone the following properties (Folio Numbers 34-2110-003-0310, 34-2110-003-0280, 34-2110-003-0330, 34-2110-015-0030, 34-2110-015-0020,) from Single Family Residential, to Neighborhood Commercial, to be in compliance with the city's new zoning code and to modify our current facility due to increased growth.

The current zoning of our properties as single family residential, do not allow us to modify our current facility in order to facilitate the increased growth we are facing. We were granted a special exception to allow for the development of current facility in September of 1992 (Resolution Number 4ZAB-166-82); approximately ten years later in July of 1992 (Resolution Number 4ZAB-275-92) we were granted a special exception to expand on our main

Senior Pastors: Bishop Donald Clarke & Pastor Dr. Helga Clarke
Associates Pastors: Pastor Donald Clarke Jr., Pastor Carlo Gottshaw, Pastor Roberto Rojas

"Reaching the world with the Word"

facility. Since 1992, we have grown tremendously and have increased the number of services; we provide to the community, this is why we are requesting a zoning change. It has and continues to be a pleasure to serve the City of Miami Gardens, however we are hampered by space and requesting this zoning change, in order to continue providing key services to the residents of the City of Miami Gardens.

Sincerely,



Dr. Donald F Clarke

2025

HEARING MAP-ZONING

R-25

GP

Subject Property

OF

R-25

GP R-25R-15

OF

R-1

GP

GP

HEARING MAP: ZONING



City of Miami Gardens
Planning & Zoning Division

 Subject Property Zoning: R-1&R-25

Applicant: Harvest Fire Workshop Center Inc.
c/o Aston Goldson

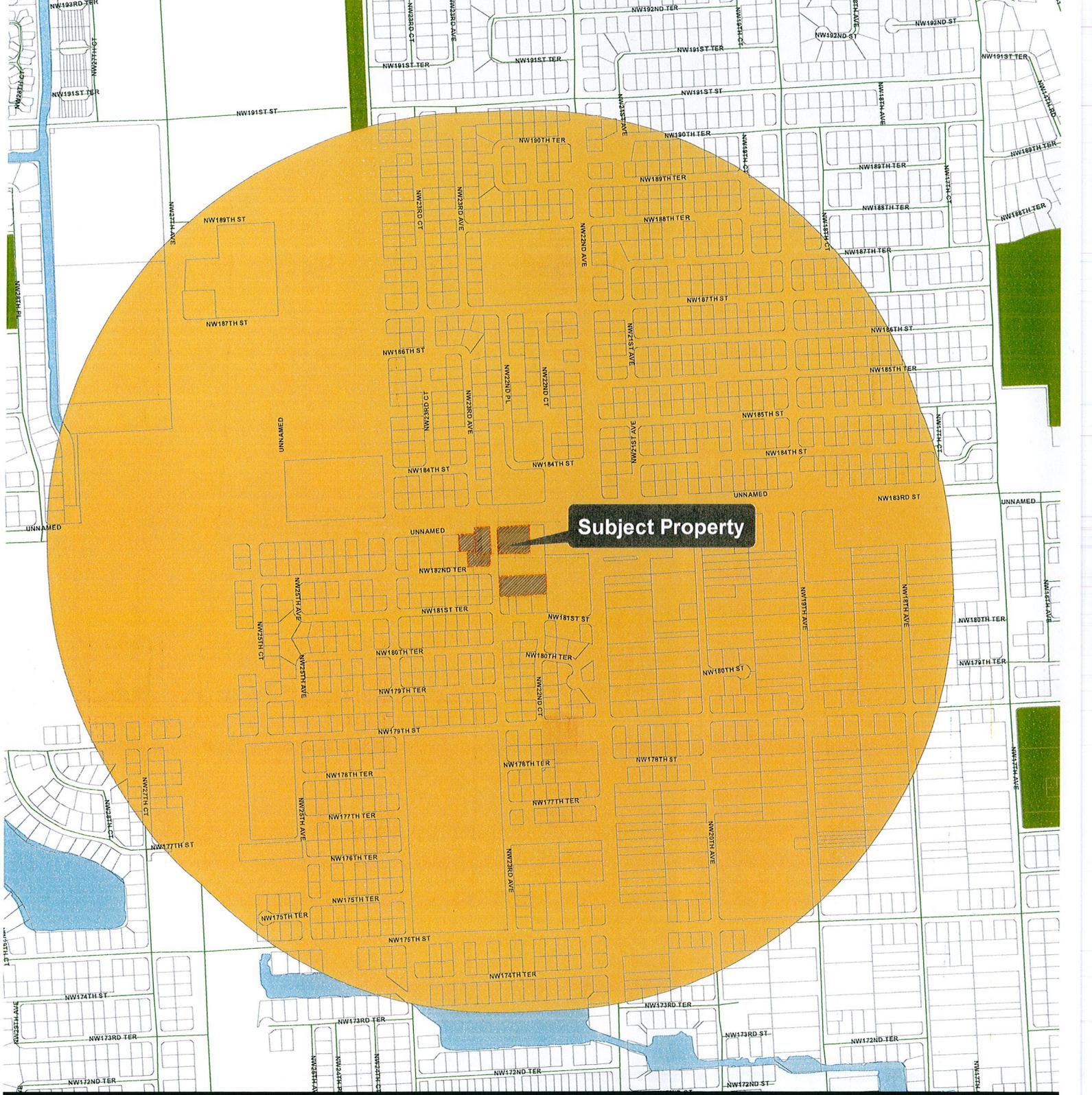
Project Location: 18291 NW 23rd Avenue, Miami
Gardens, FL 33056



1 inch = 417 feet
January 2014

HEARING MAP-AERIAL

MAILED NOTICE RADIUS MAP



MAILED NOTICE RADIUS MAP



City of Miami Gardens
Planning and Zoning Division



Subject Property



1/2 Mile Radius

Applicant:
Harvest Fire Workshop Center Inc.
c/o Aston Goldson

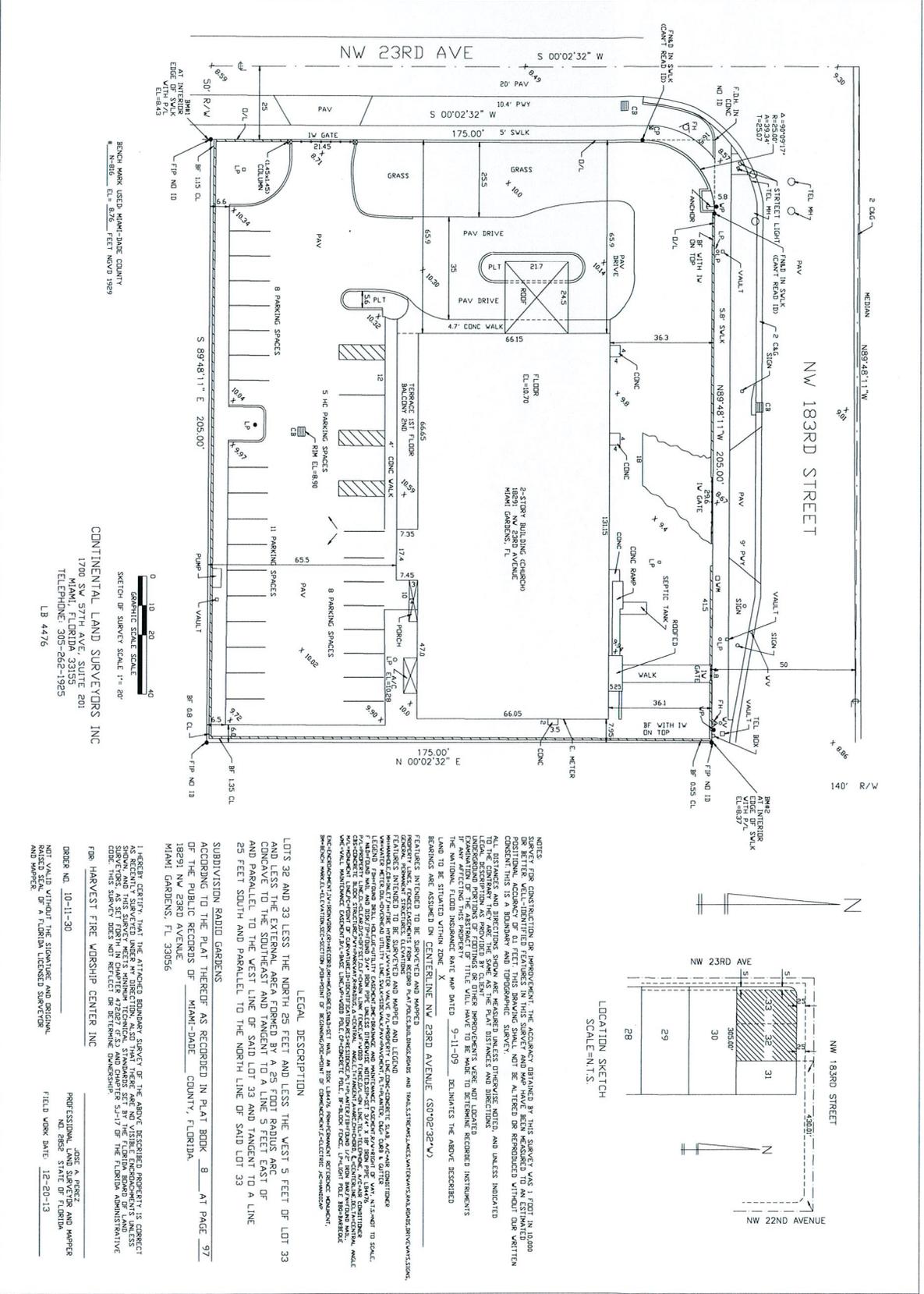
Project Location:
18291 NW 23rd Avenue
Miami Gardens 33056



1 inch = 833 feet

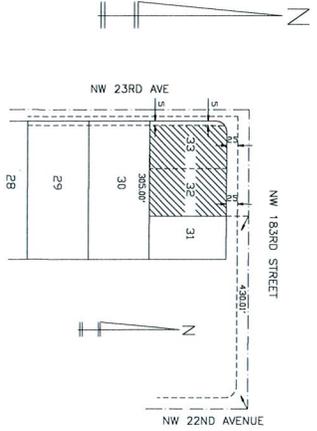
January 2014

SURVEY



BENCH MARK USED: MIAMI-DADE COUNTY
 N=NB16, E1=876, FEET MOVD 1989

CONTINENTAL LAND SURVEYORS INC
 1700 SW 97TH AVE, SUITE 201
 MIAMI, FLORIDA 33155
 TELEPHONE: 305-662-1925
 LB 4476



LOCATION SKETCH
 SCALE=1\"/>

NOTES
 SURVEY FOR CONSTRUCTION IMPROVEMENT. THE ACCURACY OBTAINED BY THIS SURVEY WAS 1 FOOT IN 10,000 POSITIVE ACCURACY OF 6 FEET UNDER THIS BEARING SURVEY AND BE AVOIDED BY REQUIRING A SURVEY WITH WRITTEN CONSENT THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
 ALL DISTANCES AND DIRECTIONS SHOWN ARE MEASURED UNLESS OTHERWISE NOTED, AND UNLESS INDICATED OTHERWISE, ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR DRIVE.
 LEGAL DESCRIPTION AS PROVIDED BY CLIENT IS REPRODUCED FOR INFORMATION ONLY.
 EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS THAT AFFECT THIS PROPERTY.
 THE WIDTH OF THE ROAD SHOWN IS BASED ON RECORDS OF THE MIAMI-DADE COUNTY ENGINEERING DEPARTMENT.
 BEARINGS ARE ASSUMED ON CENTERLINE NW 23RD AVENUE (S0702°32'14\"/>

LEGAL DESCRIPTION

LOTS 32 AND 33 LESS THE NORTH 25 FEET AND LESS THE WEST 5 FEET OF LOT 33 AND LESS THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC OF 180 DEGREES CENTERED AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 33 AND PARALLEL TO THE WEST LINE OF SAID LOT 33 AND PARALLEL TO THE NORTH LINE OF SAID LOT 33
 SUBDIVISION RADIO GARDENS
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 97 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 18291 NW 23RD AVENUE
 MIAMI GARDENS, FL 33056

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT AS RECENTLY SURVEYED UNDER MY DIRECTION, AND THAT THERE ARE NO VISIBLE ENCUMBRANCES UNLESS SHOWN ON THIS SURVEY. I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THIS SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA STATUTES AND RULES GOVERNING THE PRACTICE OF SURVEYING IN THIS STATE.
 FOR HARVEST FIRE WORSHIP CENTER, INC
 ORDER NO. 10-11-30
 DATE OF SURVEY: 10-11-30
 PROFESSIONAL LAND SURVEYOR AND MAPPER
 MIAMI, FLORIDA
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
 OF A FLORIDA LICENSED SURVEYOR
 FIELD WORK DATE: 12-20-13

**COMPARISON OF PERMITTED USES
R-1, SINGLE FAMILY RESIDENTIAL
AND NC, NEIGHBORHOOD
COMMERCIAL**

**COMPARISON OF PERMITTED USES
R-1, SINGLE FAMILY RESIDENTIAL AND NC, NEIGHBORHOOD COMMERCIAL**

Zoning Districts/Uses	R-1	NC
Assisted Living Facility (ALF)*	SE	SE
Community residential facility up to 6 residents*	P	P
Community residential facility 7 to 14 residents *	SE	SE
Community residential facility greater than 15 and more *	SE	SE
Day care center—adult	<input type="checkbox"/>	P
Dormitories, Fraternity or Sorority house, on campus, off-campus	<input type="checkbox"/>	<input type="checkbox"/>
Family day care home, 5 children or less	P	P
Farm worker housing	<input type="checkbox"/>	<input type="checkbox"/>
Halfway house, treatment facility	SE	SE
Home occupation office*	P	<input type="checkbox"/>
Hotels, Motels, Lodging*	<input type="checkbox"/>	P
Mobile home, Manufactured homes*	<input type="checkbox"/>	<input type="checkbox"/>
Residential—mixed-use residential*	<input type="checkbox"/>	<input type="checkbox"/>
Residential—multifamily residential*	<input type="checkbox"/>	<input type="checkbox"/>
Residential—single-	P	<input type="checkbox"/>

family-detached residential*		
Residential—townhouse*	<input type="checkbox"/>	<input type="checkbox"/>
Residential—two-family residential*	<input type="checkbox"/>	<input type="checkbox"/>
Transient Housing—shelters	<input type="checkbox"/>	<input type="checkbox"/>
Airport, airfield, heliport, related uses—public, private*	<input type="checkbox"/>	<input type="checkbox"/>
Community centers	<input type="checkbox"/>	<input type="checkbox"/>
Cultural and civic facilities—libraries, museums	<input type="checkbox"/>	P
Detention facility	<input type="checkbox"/>	<input type="checkbox"/>
Educational and child care facilities—non-public* (includes charter)	SE	P
Educational facilities—college or university -private; main campus*	SE	SE
Educational facilities—public	P	P
Educational facilities—technical, vocational, specialty—non-public	<input type="checkbox"/>	P
Government facilities, including administrative, support and service	<input type="checkbox"/>	<input type="checkbox"/>
Hospital—private, public	<input type="checkbox"/>	SE
Public parks and recreational facilities	P	P
Public safety facility	P	P

Sewage lift or pumping station*	P	P
Solid waste transfer station	<input type="checkbox"/>	<input type="checkbox"/>
Transit station	<input type="checkbox"/>	<input type="checkbox"/>
Utilities and related facilities	<input type="checkbox"/>	<input type="checkbox"/>
Water plant, waste water plant	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Car wash—enclosed*	<input type="checkbox"/>	P
Car wash—outside, hand wash*	<input type="checkbox"/>	P
Parking Garage. Lot—commercial	<input type="checkbox"/>	P
Rental—automobile only	<input type="checkbox"/>	SE
Rental—Truck and other vehicles	<input type="checkbox"/>	SE
Transit, passenger terminals.	<input type="checkbox"/>	SE
Vehicle Fueling stations and sales	<input type="checkbox"/>	P
Vehicle major repair—mechanical, body	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle minor repair—mechanical, service	<input type="checkbox"/>	P
Vehicle—parts sales and installation and service—new	<input type="checkbox"/>	P
Vehicle—parts sales and installation—used	<input type="checkbox"/>	SE
Vehicle sales—new automobiles	<input type="checkbox"/>	SE
Vehicle sales—used automobiles	<input type="checkbox"/>	SE

Amusement parks, stadiums, arenas, Marinas*	<input type="checkbox"/>	<input type="checkbox"/>
Arcade, video games, electronic gaming	<input type="checkbox"/>	P
Camp grounds, RV parks*	<input type="checkbox"/>	<input type="checkbox"/>
Casino Gaming Facility	<input type="checkbox"/>	<input type="checkbox"/>
Golf course, driving range	P	<input type="checkbox"/>
Golf, miniature	<input type="checkbox"/>	P
Gun, pistol range, gun clubs, archery clubs—indoor, outdoor	<input type="checkbox"/>	SE
Race track—horse, dog, car	<input type="checkbox"/>	<input type="checkbox"/>
Riding clubs—horses, off-road vehicles, motorcycles	<input type="checkbox"/>	<input type="checkbox"/>
Sports fields, batting cages, basketball courts, racket ball courts, sporting activities, bowling alleys—indoor	<input type="checkbox"/>	SE
Sports fields, batting cages, basketball courts, racket ball courts, sporting activities—outdoor	<input type="checkbox"/>	SE
Adult entertainment establishment*	<input type="checkbox"/>	<input type="checkbox"/>
Catering Service*	<input type="checkbox"/>	<input type="checkbox"/>
Nightclub, Discotheque, Club, Cabarets.	<input type="checkbox"/>	SE
Restaurant—sports bar, amusement restaurant/bar, coffee/sandwich	<input type="checkbox"/>	P

shop, cafeteria, outdoor cafe*		
Auction House— indoor	<input type="checkbox"/>	P
Banquet hall	<input type="checkbox"/>	P
Funeral Homes	<input type="checkbox"/>	P
Place of religious assembly	<input type="checkbox"/>	P
Private clubs, not public	<input type="checkbox"/>	P
Theater (movie, performing arts)	<input type="checkbox"/>	P
Convenience store	<input type="checkbox"/>	P
Donated goods Center—new/used*	<input type="checkbox"/>	P
Drug, Pharmacy store	<input type="checkbox"/>	P
Flea market	<input type="checkbox"/>	<input type="checkbox"/>
Food specialty store	<input type="checkbox"/>	P
Grocery store	<input type="checkbox"/>	P
Liquor package store*	<input type="checkbox"/>	SE
Pawn shop	<input type="checkbox"/>	SE
Plant nursery, retail or wholesale *	<input type="checkbox"/>	P
Retail—big box, club membership, department	<input type="checkbox"/>	<input type="checkbox"/>
Retail—general, single use	<input type="checkbox"/>	P
Retail—Home improvement, building materials*	<input type="checkbox"/>	P
Secondhand merchandise store/consignment store	<input type="checkbox"/>	SE
Call center	<input type="checkbox"/>	<input type="checkbox"/>
Office—business, sales, professional,	<input type="checkbox"/>	P

semi-professional services		
Office—medical office/medical clinic	<input type="checkbox"/>	P
Animal grooming and pet sitting—indoor	<input type="checkbox"/>	P
Animal Hospital/Veterinarian clinic	<input type="checkbox"/>	P
Animal kennel, boarding*	<input type="checkbox"/>	SE
Animal shelters	<input type="checkbox"/>	SE
Blood banks, diagnostic medical treatment centers	<input type="checkbox"/>	P
Check cashing, bill payments	<input type="checkbox"/>	P
Copy, printing center	<input type="checkbox"/>	P
Cosmetic Surgery, beauty clinics	<input type="checkbox"/>	P
Customer service center	<input type="checkbox"/>	P
Dry cleaning	<input type="checkbox"/>	P
Equipment and tool rental	<input type="checkbox"/>	P
Financial institution - banks, credit unions, investment brokerage establishments*	<input type="checkbox"/>	P
Health club, fitness club	<input type="checkbox"/>	P
Laundromat, self-service	<input type="checkbox"/>	P
Package shipping, mail service	<input type="checkbox"/>	P
Personal care services	<input type="checkbox"/>	P
Repair and service shop—general	<input type="checkbox"/>	P

merchandise		
Self service storage facility	<input type="checkbox"/>	SE
Studios— photographic, and instructional	<input type="checkbox"/>	P
Tattoo parlor, body piercing	<input type="checkbox"/>	SE
Cemetery, mausoleums, crematory*	SE	SE
Wireless Antennas and support services*	SE	SE
Distribution center	<input type="checkbox"/>	<input type="checkbox"/>
Dry cleaning— commercial laundry plant	<input type="checkbox"/>	<input type="checkbox"/>
Industrial uses— heavy	<input type="checkbox"/>	<input type="checkbox"/>
Industrial uses—light	<input type="checkbox"/>	<input type="checkbox"/>
Laboratory—medical, research, testing	<input type="checkbox"/>	<input type="checkbox"/>
Mining/extraction, rock quarry	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Storage, open air storage* (See section 10-10 for Special Requirements)	<input type="checkbox"/>	<input type="checkbox"/>
Radio and transmitting station	<input type="checkbox"/>	SE
Recycling facility, Refuse disposal	<input type="checkbox"/>	<input type="checkbox"/>
Salvage yard, junkyard	<input type="checkbox"/>	<input type="checkbox"/>
Self-storage facility	<input type="checkbox"/>	SE
Showrooms, retail sales	<input type="checkbox"/>	P
Showrooms,	<input type="checkbox"/>	SE

wholesale sales		
Studio for movie, television, music production	<input type="checkbox"/>	<input type="checkbox"/>
Warehouse	<input type="checkbox"/>	<input type="checkbox"/>
Farms—produce, livestock	<input type="checkbox"/>	<input type="checkbox"/>
Greenhouses—nurseries, retail	<input type="checkbox"/>	P
Outdoor storage—agriculture* (No extra standard in section 9-20)	<input type="checkbox"/>	<input type="checkbox"/>
Packing facilities—small* (No extra standard in section 9-20)	<input type="checkbox"/>	<input type="checkbox"/>
Produce stand, farmers market*	<input type="checkbox"/>	<input type="checkbox"/>
Packing facilities—large*	<input type="checkbox"/>	<input type="checkbox"/>
Seed drying facility	<input type="checkbox"/>	<input type="checkbox"/>
Urban agricultural gardens*	SE	SE
Wineries, vineyards*	<input type="checkbox"/>	<input type="checkbox"/>