

ORDINANCE NO. 2014-10-321

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY UNEK DEVELOPERS, INC./FNJS DEVELOPMENT GROUP, LLC., FOR THE REZONING OF PROPERTY GENERALLY LOCATED BETWEEN N.W. 152ND TERRACE AND N.W. 154TH STREET AT N.W. 24TH AVENUE, MIAMI GARDENS, FLORIDA MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM NC, NEIGHBORHOOD COMMERCIAL TO R-1 SINGLE FAMILY RESIDENTIAL; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Unek Developers, Inc./FNJS Development Group, LLC., ("Applicant) is the owner of that certain property generally located between N.W. 152 Terrace and N.W. 154<sup>th</sup> Street at N.W. 24<sup>th</sup> Avenue, more particularly described on Exhibit "A", and

WHEREAS, the Applicant is requesting a rezoning of the 1.56 acre parcel which is zoned NC, Neighborhood Commercial to R-1, Single Family Residential to develop single family homes, 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 generally located between N.W. 152nd Terrace and N.W. 154th Street at N.W. 24th Avenue, Miami Gardens, Florida more particularly described on exhibit "A" attached hereto from NC, Neighborhood Commercial to R-1, Single Family Residential.

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 CONFLICT: All ordinances or Code provisions in conflict herewith are hereby repealed.

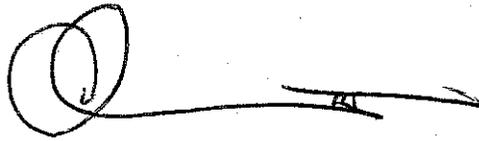
Section 4. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not 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 14<sup>TH</sup> DAY OF MAY, 2014.

PASSED ON SECOND READING ON THE 11<sup>TH</sup> DAY OF JUNE, 2014.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF  
MIAMI GARDENS AT ITS REGULAR MEETING HELD ON THE 11<sup>th</sup> DAY OF  
JUNE, 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: Vice Mayor Davis

**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

<b>Council Meeting Date:</b>	June 11, 2014		<b>Item Type:</b> <i>(Enter X in box)</i>	<b>Resolution</b>	<b>Ordinance</b>	<b>Other</b>	
<b>Fiscal Impact:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Ordinance Reading:</b> <i>(Enter X in box)</i>	<b>1<sup>st</sup> Reading</b>		<b>2<sup>nd</sup> Reading</b>	
		x				X	
			<b>Public Hearing:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>
					X		
<b>Funding Source:</b>	<i>(Enter Fund &amp; Dept)</i>		<b>Advertising Requirement:</b>	<b>Yes</b>		<b>No</b>	
				X			
<b>Contract/P.O. Required:</b>	<b>Yes</b>	<b>No</b>	<b>RFP/RFQ/Bid #:</b>	<i>(Enter #)</i>			
		X					
<b>Strategic Plan Related:</b>	<b>Yes</b>	<b>No</b>	<b>Strategic Plan Priority Area:</b> 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"/>	<b>Strategic Plan Obj./Strategy:</b> N/A			
		X					
<b>Sponsor Name:</b>	Cameron Benson, City Manager		<b>Department:</b>	Planning and Zoning Services Division			

**Short Title:**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY UNEK DEVELOPERS, INC./FNJS DEVELOPMENT GROUP, LLC., FOR THE REZONING OF PROPERTY GENERALLY LOCATED BETWEEN N.W. 152ND TERRACE AND N.W. 154TH STREET AT N.W. 24TH AVENUE, MIAMI GARDENS, FLORIDA MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, FROM NC, NEIGHBORHOOD COMMERCIAL TO R-1 SINGLE FAMILY RESIDENTIAL; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

**Staff Summary:**

**Background**

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

**ITEM N-1) QUASI-JUDICIAL ZONING HEARINGS  
ORDINANCE/SECOND READING/PUBLIC HEARINGS  
Application submitted by UNEK Developers Inc.**

and adopted the Miami-Dade County Zoning Map. In adopting the Official Zoning Map of the City, properties that were already designated as commercial where designated accordingly commercial under the City’s new zoning classifications. Properties within residential areas already zoned commercial were designated to NC, Neighborhood Commercial, and commercial properties along our major roadways were designated as PCD, Planned Corridor Development.

**Current Situation**

The current zoning of the subject properties is NC, Neighborhood Commercial which is consistent with the historical designation of commercial on the Miami-Dade County’s Official Zoning Map. The applicant, Unek Developers, Inc. / FNJS Development Group, LLC is requesting a rezoning from NC, Neighborhood Commercial to R-1, Single Family Residential in order to develop single family homes. Single family homes cannot be developed with the NC zoning designation. Future development will require the platting of property into single family lots and site plan review prior to issuance of building permit.

**Analysis**

The proposed rezoning of the property to R-1, Single Family Residential 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**

15 52 41 0.77 AC M/L  
BISCAYNE RIVER GDNS PB 49-53,  
TRACT A BLK 5

And;

15 52 41 0.77 AC M/L  
BISCAYNE RIVER GDNS PB 49-53  
TRACT A BLK 4

SAID LANDS LYING AND SITUATE IN MIAMI-DADE COUNTY, FLORIDA.

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STAFF RECOMMENDATION  
PZ-2014-000195

APPLICATION INFORMATION

Applicant: Unek Developers, Inc. / FNJS Development Group, LLC  
Property Location: Between N.W. 152 Terrace and N.W. 154 Street at N.W. 24 Avenue  
Property Size: 1.56 acres  
Future Land Use: Neighborhood  
Existing Zoning: NC, Neighborhood Commercial  
Requested Action(s):  
1. Rezone to R-1, Single Family Residential

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**RECOMMENDATION:**

Staff recommends granting the rezoning from NC, Neighborhood Commercial to R-1, Single Family Residential on the properties generally located at between N.W. 152 Terrace and N.W. 154 Street at N.W. 24 Avenue.

**REVIEW AND ANALYSIS:**

Neighborhood Land Use Characteristics

Property	Future Land Use Designation	Zoning Classification	Existing Use
Site	Neighborhood	NC, Neighborhood Commercial	Vacant, unimproved
North	Neighborhood	R-1, Single Family Residential	Single Family Residential
South	Neighborhood	R-1 Single Family Residential	Single Family Residential
East	Neighborhood	R-1, Single Family Residential	Single Family Residential
West	Neighborhood	R-1 Single Family Residential	Single Family Residential

The subject property is a total 1.56 acres encompassing two (2) parcels located north and south of N.W 153 Street on the west side of N.W. 24 Avenue. The property is undeveloped and surrounded by single family residential development.

## **Project Summary/Background**

- The applicant is requesting a rezoning of the two parcels totaling 1.56 acre which is zoned NC, Neighborhood Commercial to R-1, Single Family Residential to allow the development of single family homes.
- The properties are currently undeveloped.
- The properties historically were designated for low intensity commercial use and the designation of NC, Neighborhood Commercial was adopted on the City's Official Zoning Map with the adoption of the City's Land Development Regulations (LDRs).

## **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 designated for commercial use since the 1960's but no supportive neighborhood commercial or office uses commercial uses have ever been developed on the properties. The neighborhood is primarily developed with single family homes which is consistent with the requested rezoning to R-1, Single Family Residential.

**Conclusion:** 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 consistent the City’s CDMP.
2. The rezoning will not affect natural resources in the City; the property will be developed on the existing 1.56 acre site.
3. The rezoning will have a favorable impact upon the City’s economy introducing additional reality tax base once constructed.
4. The rezoning will not unduly impact water, sewer, drainage, education or recreation facilities.
5. The rezoning will not impact public transportation facilities, streets or highways and will be accessible by public roads.

**Conclusion:** The rezoning of the property meets the criteria in the granting of the rezoning to R-1, Single Family Residential.

### **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
- Comparison of Uses R-1 and NC

# **LETTER OF INTENT**

Unek Developers INC  
560 South Park Road Unit 7-24  
Hollywood, Florida 33021  
March 19, 2014

City of Miami Gardens Florida  
Planning & Zoning Department]  
1515 Northwest 167 Street suite 160  
Miami Gardens, Florida 33169

RE: 154 Street Project:  
Proposed rezoning of existing Tracts from Neighborhood Commercial to Single family  
Tract A Block 4 & Tract A Block 5 of Biscayne River Gardens according to the Plat  
thereof, as recorded in Plat Book 49, Page 53 of the Public Records of Miami- Dade  
County, Florida

#### APPLICATION REQUEST AND PROPOSE USES

This application is a requested to Rezone the above referenced tracts from NC  
(Neighborhood Commercial) to R1 (Single Family) Each tract shall be subdivided  
into 6 lots for a total of 12 lots with a minimum of 5,600 square foot per lot which is  
consistent with the current lot sizes and zoning of the adjacent lots in the current  
Subdivision.



Eddie Dean  
Chairman  
Unek Developers, INC

# HEARING MAP-ZONING



# HEARING MAP: ZONING



City of Miami Gardens  
Planning & Zoning Division

 Subject Property Zoning: NC

Applicant:  
Unek Developers, Inc./FNJS Development Group, LLC  
c/o Eddie Dean  
Folio #:  
34-2115-007-0670  
34-2115-007-0820



1 inch = 532 feet  
April 2014

# HEARING MAP-AERIAL



# HEARING MAP: AERIAL



City of Miami Gardens  
Planning & Zoning Division

 Subject Property

Folio #:  
34-2115-007-0670  
34-2115-007-0820



1 inch = 321 feet  
April 2014

# **MAILED NOTICE RADIUS MAP**



# **SURVEY**



**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**

<b>Zoning Districts/Uses</b>	<b>R-1</b>	<b>NC</b>
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"/>