



**Town of Altavista, Virginia
Meeting Agenda Planning Commission
Planning Commission**

**Monday, November 6, 2023
5:00 PM - 510 7th Street
Altavista, VA 24517**

- 1. CALL TO ORDER**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE - AMERICAN FLAG**
- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES**
 - 4.1 [Meeting Minutes](#)
[attachment. Planning Commission Mtg. Minutes 10.02.23](#)
- 5. PUBLIC EXPRESSION**
- 6. PUBLIC HEARING(S)**
- 7. UNFINISHED BUSINESS**
- 8. NEW BUSINESS**
 - 8.1 [2024 Meeting Calendar](#)
[attachment. Altavista Planning Commission draft 2024 Meeting Schedule](#)
 - 8.2 [Introduction and Discussion of Zoning Text Amendment for Aviation Facility - Private by Special Use Permit](#)
[attachment. Aviation Attachment for Agenda Item 8.1](#)
 - 8.3 [Discussion on Zoning Text Amendment to Remove "Correction Facility - Special Use Permit Required" from Town Code](#)
[attachment. Sec._86_352 and Sec._86-380_Permitted_uses.](#)
- 9. MATTERS FROM THE PLANNING COMMISSION**
- 10. MATTERS FROM STAFF**
- 11. ADJOURNMENT**

THE TOWN OF ALTAVISTA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (434) 369-5001 FOR ASSISTANCE.



TOWN OF ALTAVISTA PLANNING COMMISSION

November 6, 2023
AGENDA COVER SHEET

AGENDA ITEM #: 4.1

Approval of Minutes

Title: Meeting Minutes

Staff Resource: Crystal Hailey, Asst. Town Clerk

Action(s):

Review for approval consideration

Explanation:

The Planning Commission will review the minutes from their previous meeting, October 2nd, 2023, and approve as presented, or inform Staff of corrections needed and approve as amended.

Background:

Funding Source(s):

Attachments: *(click item to open)*

[attachment. Planning Commission Mtg. Minutes 10.02.23](#)

The Altavista Planning Commission held a regularly scheduled meeting on Monday, October 2nd, 2023, at 5pm, in the Council Chambers of Town Hall, located at 510 7th Street, Altavista, VA.

Members present: John Jordan, Chairman
Marie Mitchell, Vice Chair
Meghan Bolling
Ashby Robinson, Jr.
Rayna Steele, Senior Student Commissioner
Absent: Reggie Bennett, Vice Mayor

Staff present: Matt Perkins, Assistant Town Manager
J. Johnson Eller Jr., Town Attorney
Crystal Hailey, Assistant Town Clerk

CALL TO ORDER

Chairman John Jordan called the Altavista Planning Commission Meeting to order at 5:01 p.m.

PLEDGE OF ALLEGIANCE & INVOCATION

Chairman Jordan delivered an Invocation for the meeting and afterwards, the Planning Commission and Staff recited the Pledge of Allegiance.

APPROVAL OF AGENDA

Chairman Jordan shared two amendments needed to this agenda:

- 1) under “approval of minutes”, change June 5th to September 5th
- 2) addition to section #7 Unfinished Business: Update on Junior Student Commissioner

With a motion made by Vice Chair Marie Mitchell, seconded by Commissioner Ashby Robinson, the Planning Commission voted 5-0 to approve the October 2nd meeting agenda as amended.

APPROVAL OF MINUTES

Chairman Jordan stated that he reviewed the September 2023 meeting minutes and did not find any corrections needed. He asked the Commission if they found any needed corrections, of which there were none.

A motion was made by Vice Chair Mitchell, and seconded by Commissioner Ashby Robinson, to approve the minutes for the Altavista Planning Commission’s September 2023 meeting as presented. The motion carried with a 5-0 vote.

PUBLIC EXPRESSION - There were no citizen comments on this date.

PUBLIC HEARING

Special Use Permit (SUP) Request: *SUP-23-01* Request to operate a detached accessory apartment

The Commission held a Public Hearing to consider a Special Use Application submitted by John Kinman, 216 West Road, Altavista. Chairman Jordan opened the Public Hearing at 5:04pm.

Assistant Town Manager Matt Perkins presented this item to the Planning Commission.

He said that Mr. Kinman's SUP request was to establish an accessory apartment, in a 12 x 40 building already permitted and located on his property. Mr. Perkins informed the Commission that the request was a "permitted use" in Altavista's Town Code, under restrictions and guidelines. He stated that public advertisements for this Public Hearing were published in the Altavista Journal for two consecutive weeks, September 13th and September 20th; and letters were sent to adjacent property owners on September 15th, 2023, via first-class mail; and as of the writing of this report, Staff had not received any phone calls or emails in support of, or in opposition to the request.

Mr. Perkins stated, after reviewing Mr. Kinman's property and the Town Code, and with there being no opposition to date, Staff recommended that the Planning Commission make a recommendation to Town Council to approve the Special Use Permit (SUP-23-01). He informed the Commission that Mr. Kinman was joining the meeting through the conference phone, and that he and Mr. Kinman would be happy to answer any questions they may have regarding this request.

Chairman Jordan closed the public hearing at 5:07pm, and asked the Commission if they had any questions regarding this SUP request, to which there were none.

With a motion by Vice Chair Marie Mitchell, seconded by Commissioner Ashby Robinson, the Planning Commission voted 5-0 in favor of approving John Kinman's SUP application, and to recommend to the Town Council to also approve SUP-23-01.

UNFINISHED BUSINESS

Junior Student Commissioner Update:

Assistant Town Manager Matt Perkins informed the Commission, through information acquired by Vice Chair Marie Mitchell and Senior Student Commissioner Rayna Steele, that Conner Mattox had been nominated by the Altavista Combined School as a candidate for Junior Student Commissioner with the Altavista Planning Commission.

Commissioner Steele shared that Conner was a good student, with ambitions of becoming a lawyer and from there, pursuing politics. She said that Conner conveyed to her that he was interested in serving his community as a Student Commissioner.

With a motion by Vice Chair Marie Mitchell, seconded by Commissioner Ashby Robinson, the Commission voted unanimously in favor of Conner Mattox being the next Junior Student Commissioner for the Altavista Planning Commission.

NEW BUSINESS

There were no new business items scheduled for this meeting.

MATTERS FROM STAFF

Assistant Town Manager Matt Perkins gave the Commission a brief update on the most recent activities of the Community Development Department.

- Reviewed/approved (10) site plans
- Issued: (21) Zoning Permits
(4) Sign Permits
(2) Mobile Restaurant Permits
- Sent (27) "reminder letters" for tall grass violations, of which, (25) had been cleared

Mr. Perkins stated that he and the Town Manager, Gary Shanaberger, were currently reviewing permitted uses in the Town, as stated in Altavista's Zoning Ordinance. He referenced "correction centers", found in both the C-2 District and the M-Industrial District, and stated Staff was not in favor of the use being permitted in any of the Town's districts. Mr. Perkins said the matter would be introduced to the Commission as an agenda item at a future meeting.

MATTERS FROM THE COMMISSION

- Commissioner Robinson referenced an ad that he recently saw for a public meeting being held at the Spark Innovation Center pertaining to solar energy, and asked, with the Town's recent code amendment against solar facilities in Altavista, was the meeting pertaining to the same idea.

Mr. Perkins stated that the meeting Commissioner Robinson spoke of was not being sponsored by the Spark Center or the Town. He said the Spark Center was rented by a company that offered small commercial and residential solar panels, which the Town Code currently allowed, and he invited the public to the meeting to learn about their product.

Vice Chair Marie Mitchell asked Mr. Perkins to look into what the Town Code specifically stated regarding residential solar panels, and where the panels were allowed to be placed.

Town Attorney John Eller informed the Commission that the State Code had a provision regarding roof-top solar panels. He stated he would look at that specific code and bring back the information to the Commission.

- Vice Mayor Mitchell referenced a portion of 3rd Street, Altavista, that was recently rezoned to accommodate two Habitat Houses. She reminded the Commission that Altavista's Future Land Use Map was updated with the recent (2045) Comprehensive Plan update, which suggested 3rd Street and 5th Street be rezoned to accommodate residential, but stated, to date the action had not been done.

Mr. Perkins stated that he would bring this matter to the Commission for discussion at an upcoming meeting.

Chairman Jordan asked that Staff inform the Commission in advance of upcoming public hearings, or matters requiring a vote, so they had time to adequately review the matter.

ADJOURNMENT

With no further business to discuss, Chairman Jordan adjourned the meeting at 5:28pm.

John Jordan
Planning Commission Chairman

Matthew Perkins
Assistant Town Manager



TOWN OF ALTAVISTA
PLANNING COMMISSION
November 6, 2023
AGENDA COVER SHEET

AGENDA ITEM #: 8.1

New Business

Title: 2024 Meeting Calendar

Staff Resource: Assistant Town Manager Matt Perkins

Action(s):

Approve as presented; or inform Staff of changes

Explanation:

At the end of each calendar year, the Planning Commission reviews a draft meeting calendar for approval, or changes needed, for the following calendar year. After the meeting calendar is approved and adopted by the Commission, it is advertised to the public.

Background:

The Altavista Planning Commission meets on the first Monday of each month, unless the day is a holiday, then the meeting is moved to the first Tuesday. The Commission meets at 5:00pm in Town Council's chambers, located in the Town Hall building, at 510 7th Street.

Funding Source(s):

Attachments: *(click item to open)*

attachment. Altavista Planning Commission draft 2024 Meeting Schedule

Altavista Planning Commission

2024 Meeting Schedule

The Altavista Planning Commission meets on the first Monday of each month - on holidays that fall on a Monday, the meetings are held the next day (Tuesday). Meetings are held in the Council Chambers of Town Hall, located in the J. R. “Rudy” Burgess Municipal Building, 510 7th Street, at 5:00 p.m. All meetings are open to the public and can be viewed live on the Town’s website.

<u>MONTH</u>	<u>DATE</u>
January	January 2nd (Tuesday)
February	February 5th
March	March 4th
April	April 1st
May	May 6th
June	June 3rd
July	July 1st
August	August 5th
September	September 3rd (Tuesday)
October	October 7th
November	November 4th
December	December 2nd

Additional meetings may be scheduled, as necessary.

Meetings may be cancelled for inclement weather, or if there are no items for consideration.

Please check the town’s social media page for updates.



TOWN OF ALTAVISTA
PLANNING COMMISSION
November 6, 2023
AGENDA COVER SHEET

AGENDA ITEM #: 8.2

New Business

Title: Introduction and Discussion of Zoning Text Amendment for Aviation Facility - Private by Special Use Permit

Staff Resource: Matt Perkins, Asst Town Manager

Action(s):

Planning Commissioners review/discussion and approval to move to Public Hearing

Explanation:

Current Town Code contains a definition for Aviation Facility - Private, however it is not listed as a permitted use in any of the zoning districts. Staff is bringing forward this topic for discussion in preparation for a Public Hearing.

Background:

In May 2023, the Altavista Town Council heard a concern from a citizen (Martula) residing on West Road related to a neighbor (Kinman) who had been flying an airplane from his property. They believed this was a violation of Altavista's Town Code and Zoning Ordinance. Subsequently, Town Council directed the Community Development Director to investigate the matter. As noted in the case file (VIO-23-126), the Community Development Director had an opportunity to speak with an individual with specific knowledge of previous aviation use at the subject property and also spoke with the current owner. No violation was directly observed. Further, it was noted that one course of action to resolve this matter was through a zoning text amendment.

Staff, in researching the aforementioned matter as directed by Town Council, was able to determine the following:

Specifically that,

- 1) a portion of the subject property was once used as an active private airplane runway
- 2) any non-conforming use rights previously granted have expired
- 3) the Town Community Development Office staff, at the time of the alleged violation, had signaled to the property owner (Kinman), after expressing his interest in pursuing the subject property for private aviation use, that an amicable resolution was through a Zoning Text Amendment process. The same was expressed to ATM when matter was staffed (discussed) within the department.

More broadly that,

- 4) neither "general aviation facility" or "private aviation facility" are permitted uses in any zoning district
- 5) that staff does not believe that "general aviation facility" is an appropriate use to incorporate into the Town's Zoning Districts by right or by special use permit
- 6) contemplating "private aviation facility" use should include establishing development standards

- 7) "private aviation facility" as defined in Sec 86-32, Use Types, should be amended to remove helicopters
- 8) a zoning text amendment is the mechanism to initiate consideration of granting "private aviation facility" use in zoning districts

Town staff has researched similar uses from other communities, evaluated best practices, and drafted a set of development standards for review. Further, staff proposes that granting "private aviation facility" use in by Special Use Permit only, will address any noise and safety concerns that a community may express.

Funding Source(s):

Community Development Budget

Attachments: *(click item to open)*

[attachment. Aviation Attachment for Agenda Item 8.1](#)

OA-23-07
Proposed Zoning Ordinance Amendment
Aviation Facility – Private
DRAFT – FOR DISCUSSION PURPOSES ONLY (2 pgs)

Sec. 86-32 Use Types

Aviation facility, private means any area of land used or intended to be used for the landing or taking-off of aircraft for personal use of the tenant or owner of the site, and not available for public use or commercial operations. Aircraft include ~~helicopters~~, and all fixed wing planes and gliders, including hang gliders.

Suggested/Proposed Amendment: Remove “helicopters” from definition.

**Division 2 – R-1 (Low Density Residential) District Sec. 86-132 Permitted Uses (b)(7) –
*Miscellaneous use types.***

- Amateur radio tower—Subject to section 86-542***
- Satellite dish antenna one meter or less in diameter or measured diagonally***
- Satellite dish antenna in excess of one meter in diameter or measured diagonally—
Subject to section 86-544***

Suggested/Proposed Amendment: Add “Aviation facility, private – Subject to Sec XX-XXX – special use permit required.”

Proposed Development/General Standards as provisions of Special Use Permit, as follows:

Sec XX-XXX – Aviation Facility – Private

An Aircraft landing area or airport may be permitted as an accessory use to a principle residential use, provided:

- (a) A satisfactory airspace analysis by the Federal Aviation Administration for operation under visual flight rules shall be submitted with the Special Use Permit application.***
- (b) Proper registration documentation issued by the Federal Aviation Administration for each personal aircraft owned by the applicant shall be submitted with the Special Use Permit application.***

- (c) Runway requirements for the type of aircraft intended to be utilized on site shall be submitted by the applicant with the Special Use Permit application.
- (d) Applicant shall secure, by ownership or tenancy agreement, no less than fifteen (15) contiguous acres on which the aircraft landing site is purposed.
- (e) A minimum clear zone of five hundred (500) feet from the end of all runways shall be provided and the clear zone must be secured by ownership of the applicant and shall be adjacent to the landing area.
- (f) Neither the landing area nor any building or structure intended to be used to shelter, cover, or store private aircraft shall be permitted within one hundred (100) feet of any property line adjacent to residential use.



P.O. Box 420
Altavista, VA 24517
Phone (434) 369-5001
Fax (434) 369-4369

May 22, 2023

Case: VIO-23-126

John D. Kinman
216 West Rd
Altavista, VA 24517

**Re: Airplane Complaint
216 Rd (Tax Parcel# 68-7-2F)**

Dear Mr. Kinman:

I am writing to you because we do not have a number listed on your water account. At the May 9, 2023 Town Council meeting, a neighbor expressed his concern that you are landing an airplane at your home. He is concerned about the noise and potential safety hazard.

The town is aware that planes were historically used by previous property owners. However, we believe this use ceased prior to your purchase of the property. When a use is discontinued for a period of two (2) or more years, any nonconforming rights previously granted expire.

At your convenience I would like to speak with you about your neighbor's complaint and determine if there is an amicable way to resolve this issue.

Please contact me at your earliest convenience. I may be reached at 434-369-5001, x-103 or via email at sdwilliams@altavistava.gov. I may also be reached on my cell phone at 434-426-0344.

Sincerely,

Sharon D. Williams

Sharon D. Williams, AICP
Director of Community Development

Case #: 126

Case Date: 05/22/23

Complaint:

Complainant Name:

Complainant Phone:

Property Owner:

Owner Address:

Tax Map #:

Zoning:

Action Taken:

Date Action was Taken:

Description: landing plane on property

Address of Violation :

Status: Closed

Assigned To: Sharon Williams

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
68 7 2F	216 WEST RD	ALTAVISTA & LEESVILLE - ROAD	KINMAN JOHN DANIEL		R1


Notes

Date	Note	Created By:
2023-06-02	cannot see plane on property	Sharon Williams
2023-05-26	Met with property owner	Sharon Williams
2023-05-24	Spoke with Dennis Shirlen 434-851-1293 about the landing strip. His father used to fly planes and give rides, but he did not and a plan has not been used at the property since his father died.	Sharon Williams
	Any nonconforming rights would have expired.	
2023-05-22	Letter sent to property owner. I have heard from the public that planes were used on the property in the past. However, there is no one with knowledge that it was used 2 years prior to it being sold to Mr. Kinman. Sent letter asking to meet.	Sharon Williams

Uploaded Files

Date	File Name
05/22/2023	15492097-216 West Rd airplane complaint.pdf

Legend

- Feet
- 
- 0 100 200 300 400
- 1:4,514 / 1"=376 Feet



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Campbell County is not responsible for its accuracy or how current it may be.



TOWN OF ALTAVISTA PLANNING COMMISSION

November 6, 2023
AGENDA COVER SHEET

AGENDA ITEM #: 8.3

New Business

Title: Discussion on Zoning Text Amendment to Remove "Correction Facility - Special Use Permit Required" from Town Code

Staff Resource: Matt Perkins, Assistant Town Manager

Action(s):

Review and Discussion by Planning Commission

Explanation:

Background:

In review of Permitted Uses in Zoning Districts, staff notes that "Correction Facility - Special Use Permit Required" is a permitted use, albeit by Special Use Permit, in both the C-2 (General Commercial) and M (Industrial) Districts. Correction facility, defined in Section 86-32 of Town Code, is stated as, "...a public or privately operated use providing housing and care for individuals legally incarcerated, designed to isolate those individuals from a surrounding community." Currently, there are no development standards for this use listed in Town Code.

Staff is seeking input from the Planning Commission on this permitted use mainly, should Town Code be amended to remove this permitted use.

Funding Source(s):

N/A

Attachments: *(click item to open)*

[*attachment. Sec. _86_352 and Sec. _86-380 _Permitted _uses.*](#)

Sec. 86-352. Permitted uses. (C-2 General Commercial District)

The following uses are permitted by right or by special use permit in the C-2 general business district, subject to all other applicable requirements contained in this chapter. A special use permit is required where indicated. Certain uses are subject to additional, modified or more stringent standards as indicated.

(1) *Agricultural use types.*

(None)

(2) *Residential use types.*

Accessory apartment—Subject to section 86-453

Duplex—No Guidelines listed in Code

Home garden

Home occupation—Subject to section 86-454

Keeping of chickens per section 86-515.1

Multi-family dwelling—Subject to section 86-458, special use permit required

Single-family dwelling, attached—Subject to section 86-459

Single-family dwelling, detached—Subject to section 86-596

Temporary family health care structures—Subject to section 86-460

Townhouse—Subject to section 86-461

Upper-story housing unit—Subject to section 86-462

(3) *Civic use types.*

Assisted care residence—Regulated by the Commonwealth of Virginia

Club—Subject to section 86-473

Correction facility—Special use permit required

Crisis center

Cultural services

Educational facilities, college/university—Special use permit required

Educational facilities, primary/secondary

Food bank, food pantry, or similar uses. Subject to section 86-482.1. Special use permit required.

Governmental service

Guidance service

Halfway house—Special use permit required

Hospitals—Special use permit required

Life care facility

Nursing home

Park and ride facility

-
- Post office
 - Public assembly
 - Public maintenance and service facility—Special use permit required
 - Public parks and recreational areas—Special use permit required
 - Religious assembly—Subject to section 86-479
 - Safety services
 - Utility service, major—Special use permit required
 - Utility service, minor
 - (4) *Office use types.*
 - Financial institution—No Guidelines listed in Code
 - General office
 - Laboratory
 - Medical office
 - Substance abuse clinic—Licensed by the Commonwealth of Virginia, special use permit required
 - (5) *Commercial use types.*
 - Adult use—Subject to section 86-502, special use permit required
 - Agricultural service
 - Antique shop
 - Assembly hall
 - Automobile dealership, new—Subject to section 86-503
 - Automobile dealership, used—Subject to section 86-504, special use permit required
 - Automobile parts/supply, retail
 - Automobile rental/leasing
 - Automobile repair service, major—Subject to section 86-505, special use permit required
 - Automobile repair service, minor
 - Brewpub
 - Business support service
 - Business/trade schools
 - Car wash
 - Commercial indoor amusement
 - Commercial indoor entertainment
 - Commercial indoor sports and recreation
 - Commercial outdoor entertainment
 - Commercial outdoor sports and recreation

Communications service
Construction sales and service
Consumer repair service
Convenience store
Dance hall—Special use permit required
Day care center—Subject to section 86-510
Equipment sales and rental—Special use permit required
Farmers market—Special use permit required
Flea market—Special use permit required
Funeral service
Garden center
Gasoline station—Subject to section 86-513
Hospital
Hotel/motel/motor lodge
Kennel, commercial—Subject to section 86-515, special use permit required
Laundry
Manufactured home sales
Microbrewery
Mini-storage—Subject to section 86-517, special use permit required
Modular home sales
Pawn shop
Payday loan establishment
Personal improvement service
Personal service
Recreational vehicle sales and service
Restaurant, small
Restaurant, fast food or drive-thru—Subject to section 86-562
Restaurant, general
Restaurant, mobile per section 86-520
Retail sales—Subject to section 86-519
Studio, fine arts
Transient merchant—Subject to section 86-514 - Itinerant merchant
Travel center—Special use permit required
Veterinary hospital/clinic

Wedding/event facility—Subject to section 86-521

(6) *Industrial use types.*

Construction yard—Special use permit required

Custom manufacturing

Recycling center

Transportation terminal—Special use permit required

Truck terminal—Special use permit required

(7) *Miscellaneous uses.*

Amateur radio tower—Subject to section 86-542

Parking facility, surface/structure—Special use permit required

Satellite dish antenna one meter or less in diameter or measured diagonally

Satellite dish antenna in excess of one meter in diameter or measured diagonally—Subject to section 86-544

Tower—Subject to section 86-545 and article VI, special use permit required

(Ord. of 10-11-2011(3), § 2; Ord. of 1-14-2014(5), § 1; Ord. of 7-14-15(4); Ord. of 4-12-2016(5), § 1); Ord. of 5-9-12-2017(17), § 1; Ord. of 12-11-2018(2); Ord. of 5-14-2019(3), § 1; Ord. of 7-9-2019(1), § 1; Ord. of 3-14-2023(1), § 1)

Sec. 86-382. Permitted uses. (M Industrial District)

The following uses are permitted by right or by special use permit in the M (industrial) district, subject to all other applicable requirements contained in this chapter. A special use permit is required where indicated. Certain uses are subject to additional, modified or more stringent standards as indicated.

(1) *Agricultural use types.*

(None)

(2) *Residential use types.*

Home garden

Home occupation—Subject to section 86-454, special use permit required

Keeping of chickens per section 86-515.1

Multi-family dwelling Subject to section 86-458.—Special use permit required—Only when redeveloping or renovating an existing industrial building

(3) *Civic use types.*

Correction facility—Special use permit required

Educational facilities, college/university—Special use permit required

Food bank, food pantry, or similar uses—Subject to section 86-482.1

Governmental services

Post office

-
- Public maintenance and service facility
 - Safety services
 - Utility service, major—Special use permit required
 - Utility service, minor
 - (4) *Office use types.*
 - Financial institution—No guidelines listed in Code
 - General office
 - Laboratory
 - Medical office
 - (5) *Commercial use types.*
 - Automobile repair service, major—Subject to section 86-505
 - Business support services
 - Business trade school
 - Communication services
 - Construction sales and services
 - Equipment sales and rental
 - Mini-storage—Subject to section 86-517
 - Restaurant, mobile per section 86-520
 - Wedding/event facility—Subject to section 86-521
 - (6) *Industrial use types.*
 - Construction yard
 - Custom manufacturing—Special use permit required
 - Industry, light
 - Industry, medium
 - Industry, heavy—Special use permit required
 - Recycling center
 - Transportation terminal
 - Truck terminal
 - Warehousing and distribution
 - (7) *Miscellaneous use types.*
 - Parking facility, surface/structure—Special use permit required
 - Satellite dish antenna one meter or less in diameter or measured diagonally
 - Satellite dish antenna in excess of one meter in diameter or measured diagonally—Subject to section 86-544

Tower—Special use permit required, subject to section 86-545

(Ord. of 10-11-2011(3), § 2; Ord. of 1-14-2014(6), § 1; Ord. of. 4-12-2016(6), § 1; Ord. of 5-9-12-2017(18), § 1; Ord. of 12-11-2018(3); Ord. of 5-14-2019(4), § 1; Ord. of 7-9-2019(5), § 1; Ord. of 12-10-2019(1) , § 1; Ord. of 3-14-2023(2) , § 1)