MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Bill Brown, Chair
Montgomery Co. Board of Supervisors

FROM: Robert Miller, Chair
Montgomery Co. Planning Commission

DATE: August 19, 2015

SUBJ: **Zoning Ordinance Amendment: Public Use Facilities**

An ordinance amending Chapter 10, entitled Zoning of the Code of the County of Montgomery, Virginia, by amending Sections10-21(3), 10-22 (3), 10-23(3), 10-24(3), 10-25(3), 10-26(3), 10-27(3), 10-28(3), 10-29(3), 10-30 (3), 10-31 (3), 10-32(5)(i)(b)(3), 10-32.1(6)(3), 10-33(3), 10-34(3), 10-35(3) and 10-36(3) respectively by allowing public use, public facility as defined under section 10-61 as a by right use in all of the County zoning districts.

During our meeting on July 15, 2015, the Planning Commission held a public hearing and reviewed the proposed ordinance amendment described above.

At the hearing no public spoke in favor or against the proposed amendment. Commission members discussed public facilities that are specifically defined in the ordinance and the districts in which they are allowed. Further discussion was held regarding the potential public uses and whether they should be permitted by right or by special use permit in residential and agricultural zoning districts. The Commission asked staff to provide additional information for them to make an informed recommendation to the Board of Supervisors.

At our meeting on August 12, staff provided the Commission an overview of the existing public uses in the ordinance by district and updated text which identified public uses as by-right in non-residential districts and by SUP in residential districts.

Upon a motion duly seconded and carried by a vote of 8 to 0 (Rice absent), the Planning Commission recommended **approving** the ordinance amendment allowing public use, public facility as defined under section 10-61 by right in non-residential districts and by special use permit in residential districts as shown on the attached ordinance.

MONTGOMERY COUNTY ZONING ORDINANCE

LIST OF PERMITTED PUBLIC USES/PUBLIC FACILITIES

PERMITTED USES	A1	C1	RR	R1	R2	R3	RM1	CB	GB	ML	M1	PIN	PUDC	PUDR	PMR
Community Center															
Disposal Facility, Landfill (See "Landfill")															
Fire, Police, and Rescue Stations															
Flag Pole Permit not required															
Homeless Shelter															
Landfill (See "Disposal Facility")															
Library															
Park															
Park, Lighted															
Park, Unlighted															
Park and Ride Lot, 50 or fewer spaces															
Park and Ride Lot, more than 50 spaces															
Park and Ride Lot															
Playground, Lighted															
Playground, Unlighted															
Post Office															
Public Facility															
Public Utility Lines, Water and Sewer															
Public Utility Lines, Other															
Public Utility Plant, Other															
Public Utility Plant, Water or Sewer															
Public Utility Substation															
Recreational Establishment															
Recycling Collection Points															
School															
Shooting Range															
Shooting Range, Indoor															
Solid Waste Collection Point															

Allowed By-Right

Allowed By- SUP

Not Allowed

AN ORDINANCE AMENDING CHAPTER 10, ENTITLED ZONING
OF THE CODE OF THE COUNTY OF MONTGOMERY, VIRGINIA,
BY AMENDING SECTIONS10-21(3), 10-22(3), 10-28(3), 10-29(3), 10-30(3), 10-31(3),
10-33(3), AND 10-34(3)
TO ALLOW PUBLIC USE, PUBLIC FACILITY AS DEFINED
UNDER SECTION 10-61 AS A BY RIGHT USE AND BY AMENDING SECTIONS 10-23(4),
10-24(4), 10-25(4), 10-26(4), 10-27(3) AND (4), 10-35(3) AND (4), AND 10-36(4) TO
ALLOW PUBLIC USE, PUBLIC FACILITY AS A USE BY SPECIAL USE PERMIT

BE IT ORDAINED, By the Board of Supervisors of the County of Montgomery, Virginia that Chapter 10, entitled Zoning of the Code of the County of Montgomery, Virginia, Sections 10-21(3), 10-22(3), 10-23(4), 10-24(4), 10-25(4), 10-26(4), 10-27(3) and (4), and 10-28(3), 10-29(3), 10-30(3), 10-31(3), 10-33(3), 10-34(3), 10-35(3) and (4), and 10-36(4) respectively shall be amended and reordained as follows:

Sec. 10-21. - A-1 Agricultural District.

(3) Uses permitted by right. The following uses are permitted by right, subject to compliance with all approved plans and permits, development and performance standards contained in this chapter, and all other applicable regulations:

(a) Agriculture.

(b) Agriculture, intensive.

(c) Agriculture, small scale.

(d) Amateur Radio Tower (subject to requirements of Section 10-41(20) of County Code).

(e) Bed and breakfast homestay.

(f) Cemetery.

(g) Church.

(h) Dwelling, single-family.

(i) Farm enterprise.

(j) Fire, police and rescue stations.

(k) Home occupation.

(l) Manufactured (mobile) home, Class A or B.

(m) Natural area.

(n) Park, unlighted.

(o) Pet, farm.

(p) Pet, household.

(q) Playground, unlighted.

(r) Public use, public facility

(~~r~~s) Public utility lines, other; and public utility lines, water and sewer.

(~~s~~t) Sawmill, temporary.

(~~t~~u) School.

(~~u~~v) Telecommunications tower, attached.

(~~v~~w) Veterinary practice, animal hospital.

Sec. 10-22. - C-1 Conservation District.

(3) Use permitted by right. The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter, and all other applicable regulations:

(a) Agriculture.

(b) Agriculture, small scale.

(c) Amateur Radio Tower (subject to requirements of Section 10-41(20) of County Code).

(d) Bed and breakfast homestay.

(e) Cemetery.

(f) Dwelling, single-family.

(g) Farm enterprise.

(h) Game preserve.

(i) Home occupation, as defined in this chapter.

(j) Manufactured home, Class A and Class B.

(k) Natural area.

(l) Pet, farm.

(m) Pet, household.

(n) Public use, public facility.

(~~n~~o) Public utility lines, other; public utility lines, water and sewer.

(~~o~~p) Sawmill, temporary.

(~~p~~q) Telecommunications tower, attached.

(~~q~~r) Veterinary practice, animal hospital.

Sec. 10-23. - R-R Rural Residential District.

(4)(i) Uses permissible by special use permit. The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and to all other applicable regulations:

(a) Accessory structures greater than twelve hundred (1,200) square feet in area and/or eighteen (18) feet in height when part of an application requesting a rezoning or other use permitted by a special use permit from the board of supervisors.

(b) Bed and breakfast inn.

(c) Cemetery.

(d) Civic club.

(e) Country club.

(f) Day care center.

(g) Fire, police and rescue stations.

(h) Golf course.

(i) Golf driving range.

(j) Home business.

(k) Park, lighted.

(l) Park and ride lot.

(m) Playground, lighted.

(n) Public use, public facility.

(~~n~~o) Public utility substations.

(~~o~~p) Public utility plant, water or sewer.

(~~p~~q) Stable, commercial.

(~~q~~r) Structures over fifty (50) feet in height.

(~~r~~s) Telecommunications tower, freestanding.

(~~s~~t) Veterinary practice, animal hospital.

Sec. 10-24. - R-1 Residential District.

(4)(i) Uses permissible by special use permit. The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and to all applicable regulations:

(a) Accessory structures greater than twelve hundred (1,200) square feet in area and/or eighteen (18) feet in height when part of an application requesting a rezoning or other use permitted by a special use permit from the board of supervisors.

(b) Bed and breakfast inn.

(c) Boarding house.

(d) Cemetery.

(e) Civic club.

(f) Country club.

(g) Day care center.

(h) Fire, police and rescue stations.

(i) Funeral home.

(j) Golf course.

(k) Home business.

(l) Nursing home.

(m) Park, lighted or unlighted.

(n) Park and ride lot.

(o) Playground, lighted or unlighted.

(p) Private club.

(q) Public use, public facility.

(~~q~~r) Public utility plant, other.

(~~r~~s) Public utility plant, water or sewer.

(~~s~~t) Transition house.

Sec. 10-25. - R-2 Residential District.

(4)(i) Uses permissible by special use permit. The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and to all applicable regulations:

(a) Accessory structures greater than twelve hundred (1,200) square feet in area and/or eighteen (18) feet in height when part of an application requesting a rezoning or other use permitted by a special use permit from the board of supervisors.

(b) Bed and breakfast inn.

(c) Boarding house.

(d) Cemetery.

(e) Civic club.

(f) Country club.

(g) Day care center.

(h) Fire, police and rescue stations.

(i) Funeral home.

(j) Golf course.

(k) Home business.

(l) Nursing home.

(m) Park, lighted or unlighted.

(n) Park and ride lot.

(o) Playground, lighted or unlighted.

(p) Private club.

(q) Public use, public facility.

(~~q~~r) Public utility plant, other.

(~~r~~s) Public utility plant, water or sewer.

(~~s~~t) Transition house.

Sec. 10-26. - R-3 Residential District.

(4)(i) Uses permissible by special use permit. The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and to all other applicable regulations:

(a) Accessory structures greater than twelve hundred (1,200) square feet in area and/or eighteen (18) feet in height when part of an application requesting a rezoning or other use permitted by a special use permit from the board of supervisors.

(b) Bed and breakfast homestay.

(c) Boarding house.

(d) Cemetery.

(e) Civic club.

(f) Country club.

(g) Day care center.

(h) Fire, police and rescue stations.

(i) Funeral home.

(j) Golf course.

(k) Home business.

(l) Manufactured home, Class A and Class B.

(m) Medical care facility.

(n) Nursing home.

(o) Park, lighted or unlighted.

(p) Park and ride lot.

(q) Playground, lighted or unlighted.

(r) Public use, public facility.

(~~r~~s) Public utility plant, other.

(~~s~~t) Public utility substations.

(~~t~~u) Transition house.

Sec. 10-27. - RM-1 Multiple-Family Residential District.

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter, and with all other applicable regulations:

(a) Church.

(b) Dwelling, multifamily (apartment).

(c) Dwelling, single-family attached (townhouse).

(d) Dwelling, two-family (duplex).

(e) Home occupation.

(f) Pet, household.

~~(g) Public facility~~.

(~~h~~g) Public utility lines, other.

(~~i~~h) Public utility lines, water or sewer.

(~~j~~i) School.

(~~k~~j) Telecommunications tower, attached.

(4)(i) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and to all other applicable regulations:

(a) Boarding house.

(b) Cemetery.

(c) Civic club.

(d) Congregate care facility.

(e) Country club.

(f) Country inn.

(g) Day care center.

(h) Dormitory.

(i) Fire, police and rescue stations.

(j) Funeral home.

(k) Golf course.

(l) Medical care facility.

(m) Nursing home.

(n) Park, lighted or unlighted.

(o) Park and ride lot.

(p) Playground, lighted or unlighted.

(q) Public use, public facility.

(~~q~~r) Public utility substations.

(~~r~~s) Senior living facility.

(~~s~~t) Transition house.

Sec. 10-28. - GB General Business.

(3) Uses permitted by right. The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter and with all other applicable regulations:

(a) Amateur Radio Tower (subject to requirements of Section 10-41(20) of County Code).

(b) Apartment as accessory use, maximum of two (2) per business structure.

(c) Assembly of electrical, electronic devices, less than three thousand (3,000) square feet floor area.

(d) Automotive, light truck, sales, service, rental and repair, excluding motor fuel sales.

(e) Building material sales.

(f) Business or trade school.

(g) Cabinet shop, furniture, upholstery, craft industry of less than three thousand (3,000) square feet.

(h) Cemetery.

(i) Church.

(j) Civic club.

(k) Community center.

(l) Conference or training center.

(m) Crematorium.

(n) Custom meat cutting, processing and sales (excluding slaughtering).

(o) Day care center.

(p) Equipment sales and service.

(q) Financial services.

(r) Fire, police, rescue facility.

(s) Funeral home.

(t) Garden center.

(u) General store, convenience store without motor fuel sales.

(v) Homeless shelter.

(w) Hotel, motel.

(x) Laundromat.

(y) Library.

(z) Medical care facility.

(aa) Motor vehicle rentals.

(bb) Office, administrative, business or professional.

(cc) Park.

(dd) Park and ride lot, of fifty (50) or fewer spaces.

(ee) Pet, household.

(ff) Post office.

(gg) Printing service.

(hh) Public use, public facility.

(~~hh~~ii) Public utility lines, other distribution or collection facility.

(~~ii~~jj) Public utility lines, water or sewer.

(~~jj~~kk)Radio station; excluding tower.

(~~kk~~ll)Restaurant.

(~~ll~~mm) Retail sales and services.

(~~mm~~nn) School.

(~~nn~~oo) School of special instruction.

(~~oo~~pp) Shopping center.

(~~pp~~qq) Telecommunication tower, attached.

(~~qq~~rr) Veterinary practice, animal hospital.

Sec. 10-29. - CB Community Business.

(3) Uses permitted by right. The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter and with all other applicable regulations:

(a) Apartment as accessory use, maximum of two (2) per business structure.

(b) Assembly of electrical, electronic devices, less than one thousand two hundred (1,200) square feet floor area.

(c) Automotive, light truck, sales, service, rental and repair, without motor fuel sales, less than two thousand (2,000) square feet.

(d) Business or trade school.

(e) Cabinet shop, furniture, upholstery, craft industry of less than one thousand two hundred (1,200) square feet.

(f) Cemetery.

(g) Church.

(h) Civic club.

(i) Community center.

(j) Conference or training center.

(k) Crematorium.

(l) Custom meat cutting, processing and sales (excluding slaughtering).

(m) Day care facility.

(n) Financial services.

(o) Fire, police, rescue facility.

(p) Funeral home.

(q) Garden center.

(r) General, convenience store less than three thousand (3,000) square feet, without motor fuel sales.

(s) Homeless shelter.

(t) Library.

(u) Medical care facility.

(v) Office, administrative, business or professional less than three thousand (3,000) square feet.

(w) Park, unlighted.

(x) Park and ride lot, of fifty (50) or fewer spaces.

(y) Pet, household.

(z) Post office.

(aa) Printing service.

(bb) Public use, public facility.

(~~bb~~cc) Public utility lines, other.

(~~cc~~dd) Public utility lines, water or sewer.

(~~dd~~ee) Restaurant.

(~~ee~~ff) Retail sales and services less than three thousand (3,000) square feet.

(~~ff~~gg) Roadside stand.

(~~gg~~hh) School.

(~~hh~~ii) School of special instruction.

(~~ii~~jj) Telecommunication tower, attached.

Sec. 10-30. - M-1 Manufacturing.

(3) Uses permitted by right. The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter and with all other applicable regulations:

(a) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts.

(b) Automobile or mobile home assembling, painting, public garages, upholstering repairing, rebuilding, reconditioning, truck repairing or overhauling and tire retreading or recapping.

(c) Cabinets, furniture and upholstery shop.

(d) Civic club.

(e) Contractor service establishment.

(f) Crematorium.

(g) Custom meat cutting, processing and sales.

(h) Day care center.

(i) Equipment sales and service.

(j) Feed and seed store and mill.

(k) Fire, police, rescue facility.

(l) Fruit processing and storage.

(m) Laboratory.

(n) Laundry, dry cleaning plant.

(o) Manufacture of musical instruments, toys, novelties, rubber and metal stamps.

(p) Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.

(q) Manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, rubber, precious or semiprecious metals or stones, shell, straw, textiles, tobacco, wood, yarn and paint.

(r) Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and tobacco products.

(s) Monument stone works.

(t) Park and ride lot, of fifty (50) or fewer spaces.

(u) Pet, household.

(v) Public use, public facility.

(~~v~~w) Public utility lines, other.

(~~w~~x) Public utility line, water or sewer.

(~~x~~y) Railroad facility.

(~~y~~z) Recycling facility.

(~~z~~aa) Retail sales and service incidental to any other permitted use.

(~~aa~~bb) Telecommunication tower, attached.

(~~bb~~cc) Truck terminal.

(~~cc~~dd) Welding or machine shop.

(~~dd~~ee) Wholesale business, storage warehouse.

(~~ee~~ff) Wood preserving operation.

Sec. 10-31. - M-L Manufacturing-Light.

(3) Uses permitted by right. The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter and with all other applicable regulations:

(a) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts.

(b) Business or trade school.

(c) Cabinets, furniture and upholstery shop.

(d) Civic club.

(e) Conference or training center.

(f) Contractor's service establishment.

(g) Crematorium.

(h) Day care center.

(i) Equipment sales and service.

(j) Financial services.

(k) Fire, police, rescue facility.

(l) Flex-industrial use.

(m) Homeless shelter.

(n) Hotel, motel.

(o) Laboratory.

(p) Laundry, dry cleaning plant.

(q) Manufacture of musical instruments, toys, novelties, rubber and metal stamps.

(r) Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.

(s) Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and tobacco products.

(t) Monument stone works.

(u) Offices, administrative, business or professional.

(v) Park and ride lot.

(w) Pet, household.

(x) Post office.

(y) Printing service.

(z) Public use, public facility.

(~~z~~aa) Public utility lines, other.

(~~aa~~bb) Public utility lines, water or sewer.

(~~bb~~cc) Research, experimental, testing or development activity.

(~~cc~~dd) Retail sales and service incidental to any other permitted use.

(~~dd~~ee) Telecommunication tower, attached.

(~~ee~~ff) Veterinary service; animal hospital.

(~~ff~~gg) Wholesale business, storage warehouses.

Sec. 10-33. - PIN Planned Industrial.

(3) Uses permitted by right. The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter:

(a) Animal hospital.

(b) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts.

(c) Business or trade school.

(d) Cabinets, furniture and upholstery shop.

(e) Cemetery, mausoleum or memorial park.

(f) Civic club.

(g) Conference or training center.

(h) Crematorium.

(i) Day care center.

(j) Equipment sales and service.

(k) Financial services.

(l) Fire, police, rescue facility.

(m) Flex-industrial uses.

(n) Homeless shelter.

(o) Hotel, motel.

(p) Laboratory.

(q) Laundry, dry cleaning plant.

(r) Manufacture of musical instruments, toys, novelties, rubber and metal stamps.

(s) Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.

(t) Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and tobacco products.

(u) Mini warehouse.

(v) Monument stone works.

(w) Office, administrative, business or professional.

(x) Park and ride lot, of fifty (50) or fewer spaces.

(y) Pet, household.

(z) Post office.

(aa) Printing service.

(bb) Public use, public facility.

(~~bb~~cc) Public utility lines, other.

(~~cc~~dd) Public utility lines, water or sewer.

(~~dd~~ee) Public utility substation.

(~~ee~~ff) Research, experimental, testing or development activity.

(~~ff~~gg) Retail sales and service incidental to any other permitted use.

(~~gg~~hh) Storage warehouse.

(~~hh~~ii) Telecommunication tower, attached.

(~~ii~~jj) Veterinary service.

(~~jj~~kk) Wholesale business.

Sec. 10-34. - PUD-COM Planned Unit Development-Commercial District.

(3) Uses permitted by right. The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter and with all other applicable regulations:

(a) Apartment as accessory use.

(b) Assembly of electrical, electronic devices, less than three thousand (3,000) square feet floor area.

(c) Automotive, light truck, sales, service, rental and repair.

(d) Building material sales.

(e) Business or trade school.

(f) Cabinet shop, furniture, upholstery, craft industry of less than three thousand (3,000) square feet.

(g) Cemetery.

(h) Church.

(i) Civic club.

(j) Conference or training center.

(k) Convenience store, without motor fuel sales.

(l) Crematorium.

(m) Custom meat cutting, processing and sales (excluding slaughtering).

(n) Day care center.

(o) Equipment sales and service.

(p) Financial services.

(q) Fire, police, rescue facility.

(r) Funeral home.

(s) General store, convenience store without motor fuel sales.

(t) Homeless shelter.

(u) Hospital, medical center, emergency care.

(v) Hotel, motel.

(w) Library.

(x) Medical care facility.

(y) Motor vehicle rentals.

(z) Movie theater.

(aa) Office, administrative, business or professional.

(bb) Park.

(cc) Park and ride lot, of fifty (50) or fewer spaces.

(dd) Pet, household.

(ee) Post office.

(ff) Printing service.

(gg) Public use, public facility.

(~~gg~~hh) Public utility lines, other.

(~~hh~~ii) Public utility lines, water or sewer.

(~~ii~~jj) Radio station, excluding tower.

(~~jj~~kk) Recreation club.

(~~kk~~ll) Recreation establishment.

(~~ll~~mm) Recycling collection point.

(~~mm~~nn) Restaurant.

(~~nn~~oo) Retail sales and services.

(~~oo~~pp) School.

(~~pp~~qq) Senior living facilities.

(~~qq~~rr) Shopping center.

(~~rr~~ss) Telecommunication tower, attached.

(~~ss~~tt) Veterinary practice, animal hospital.

(4) Uses permitted by special use permit. Other use types that are not listed above and that are determined to be appropriate and compatible with the proposed development and surrounding uses may be specifically approved in concurrent rezoning and special use permit applications or in a subsequent special use permit application.

(a) Park and ride lot of more than fifty (50) spaces.

(b) Public use, public facility.

Sec. 10-35. - PUD-RES Planned Unit Development-Residential district.

(3) Uses permitted by right. The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter:

(a) Cemetery.

(b) Church.

(c) Civic club.

(d) Conference or training center.

(e) Congregate care facility.

(f) Convenience store, without motor fuel sales.

(g) Day care center.

(h) Dwelling, multifamily (apartment).

(i) Dwelling, single-family.

(j) Dwelling, single-family attached (townhouse).

(k) Dwelling, two-family (duplex).

(l) Financial services.

(m) Fire, police and rescue station.

(n) Funeral home.

(o) Golf course.

(p) Home occupation (new).

(q) Library.

(r) Medical care facility.

(s) Mobile home, Class A.

(t) Nursing home.

(u) Office, administrative, business or professional.

(v) Park, lighted or unlighted.

(w) Park and ride lot, of fifty (50) or fewer spaces.

(x) pet, household.

(y) Playground, lighted or unlighted.

(z) Post office.

~~(aa) Public use, public facility~~.

(~~bb~~aa) Public utility lines, other.

(~~cc~~bb) Public utility lines, water or sewer.

(~~dd~~cc) Recreation establishment.

(~~ee~~dd) Recycling collection point.

(~~ff~~ee) Restaurant with gross floor area of less than two thousand (2,000) square feet.

(~~gg~~ff) Retail sales and services.

(~~hh~~gg) School.

(~~ii~~hh) Senior living facility.

(~~jj~~ii) Telecommunication tower, attached.

Sec. 10-36. - PMR Planned Mobile Home Residential Park.

(4) Uses permissible by special use permit.

(a) New Planned Mobile Home Residential Park-PMR.

(b) Existing Planned Mobile Home Residential Park-PMR.

(c) Retail convenience sales subject to subsection (7).

(d) Service facilities such as laundries, storage areas, recreation facilities.

(e) Expansion of existing PMR may be permitted when both existing and expansion portions comply with subsection (2).

(f) Park and ride lot.

(g) Public use, public facility.