

## MEMORANDUM

**TO:** Chairman Durham and Planning Commissioners  
**FROM:** Chuck Johnston, Director, Community Planning & Building Department  
Mike Craig, Principal Planner  
Bailey Thompson, Community Development Planner  
**DATE:** March 3, 2023 (for the March 8 meeting)  
**RE:** Recommendation of approval of a modification to the Unified Development Ordinance to the Planned Development-Residential District regulations.

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### **ISSUE**

Should the Planning Commission recommend approval of a modification to the Unified Development Ordinance, Section 72-33.1, Planned Development-Residential District regulations to the City Council? These amendments would increase allowed density from 6 to 24 units per acre, allow (instead of require) limited neighborhood commercial uses, provide Form-Based Development Criteria replacing conventional development standards, and allow Adult Day-Care Centers and Bakeries as permitted institutional/commercial uses and Cemeteries, subject to a special use permit.

### **RECOMMENDATION**

Recommend approval of the proposed ordinance to the City Council.

### **PLANNING COMMISSION REVIEW TIMELINE**

After initiation by the City Council on February 14, the ordinance was scheduled for Planning Commission public hearing on March 8. Per City Code, Planning Commission has 100 days from the March 8 public hearing to make a recommendation to City Council. The final meeting the Planning Commission has to review the ordinance is June 14, 2023.

### **BACKGROUND**

#### ***Density changes***

The PD-R district was created approximately 20-years ago explicitly for the 390-acre Idlewild neighborhood, which is now built out with a mixture of single-family attached and detached units. Increasing the potential residential density PD-R now from 6 to 24 units would help meet current and anticipated market expectations for housing opportunities. Such additional residential development would have to address its public service capital impacts through the rezoning process. But, without the possibility of additional residential uses, the City is likely to experience

greater housing costs and increased vehicle congestion with longer trips.

The US Census determined there were 11,887 households with 27,982 people, and 2.4 people per household in the City in 2020. The Weldon-Cooper Center<sup>1</sup> projects future population growth for the City that would generate a demand for an additional 1,400 dwelling units by 2030, another 1,628 units by 2040, and another 1,852 units by 2050 (See Table 4 in Appendix). If this projected housing demand is not met, there will be additional increased costs for the supply available. The more housing demand is met in surrounding counties, the greater the road congestion between residential and business areas. Expecting these additional county residents to continue to shop in the City will be discouraged with increased road congestion.

The proposed density increase to 24 units per acre would make the PD-R District comparable to residential densities in other planned development districts and other more intense zoning districts.

ZONING DISTRICT	DENSITY (UNITS PER ACRE)			
	Single-family detached	SF attached	Multi-family	Mixed Use
PD-MU	16	16	30	NA
PD-C	24 units (any unit type) (maximum 10% of acreage in each district may be residential)			
Commercial Downtown **		12	18	24 36 in Hist. Dist.
Creative Maker ** (T5-M on N. Princess Anne St & N. Rt 1)	12 units (any unit type)			

\*\* Residential density can be determined on a project by project basis by Special Use Permit in the Commercial Downtown and Creative Maker zoning districts.

**Form-Base Code Development Criteria**

The City’s Planned Development Districts represent a “Unique Challenge and Opportunity” (see Comprehensive Plan page 11 (1)-3, Area 1 Small Area Plan), evolving a 20<sup>th</sup> century tool to for 21<sup>st</sup> century settings. The general development plan criteria need updating. A more effective zoning tool is a blend of a traditional planned development zoning district, addressing the ‘what’ aspects of development (permitted uses and special uses), and a form based code, addressing the ‘how’ aspects through urban fabric, frontage, and building type standards.

The most significant text change for the district is the addition of Form-Based Development Criteria. These criteria would require a General Development Plan to be comprised of Urban Fabric, Frontage, and Building Type Standards. The proposed language also gives the applicant the opportunity and provides standards for any proposed “Optional Forms of Development” they

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<sup>1</sup> The Weldon-Cooper Center for Public Service at the University of Virginia provides ongoing demographic information about the Commonwealth and its localities.

would like to include. The applicant could propose their own standards within certain parameters or could use the City's established Form Based Code.

Further, the existing PD-R ordinance regulates height by use. It limits residential structures to 35 feet in height and non-residential structures to 60 feet in height. The proposed changes to PD-R would regulate the height of structures using Form Based Criteria. It would permit either residential or non-residential structures to be a maximum of 60 feet in height where appropriate. Form Based Criteria would also be used to establish "transitional zones" and "building type standards", which would limit the overall height of any structure where the proposed development abuts sensitive land uses. Transitions in mass and scale would be shown, reviewed, and approved if appropriate as part of the General Development Plan process.

### ***General Standards***

The existing PD-R text contains 13 "General Standards" with statements on topics ranging from the Comprehensive Plan to sidewalk slopes. The General Standards section was written before the adoption of the Unified Development Ordinance, which has comprehensive development standards. Some of the General Standards are retained in the 2023 PD-R. Open space and transportation criteria from the existing PD-R have been incorporated into the Form Based-Code Urban Fabric Criteria. The remaining criteria have been consolidated into six statements dealing with neighborhood commercial uses, arrangement of land uses, the transportation system, historic and cultural resources, the environment, and public facilities. These consolidated standards provide concise guidance on the underlying vision/values that are used to evaluate new proposed developments.

### ***Use Changes***

The final area of change addresses land use.

Currently, the PD-R district requires 'one or more neighborhood commercial uses'. The current PD-R Use Table is attached as the PD-R Use Table Appendix. The proposed change would delete this stipulation, but to continue to allow up to 15% of the gross area of a development to be neighborhood commercial. It is expected that this zoning district would be appropriate in areas where the commercial component of a full mixed-use project is not feasible due to location and access. Appropriately scaled commercial development should be encouraged, but to mandate such use on every site does not take into consideration market parameters.

In reviewing the allowed neighborhood commercial uses it was noted that 'Child Care Center' is allowed as a permitted use in PD-R, as well as PD-C and PD-MU. And, 'Adult Day-Care Center' is allowed as a permitted use in PD-C and PD-MU, but not allowed in PD-R. For consistency with other planned development districts, as well as to meet this social need, adding Adult Day-Care as a permitted use in PD-R is proposed. 'Bakery' was one common neighborhood commercial use that is not allowed in PD-R; it is now proposed as a permitted use. Finally, it was noted that 'Cemetery, Columbarium, Mausoleum' uses were allowed in other residential zoning districts with

a special use permit, but not in PD-R; it is proposed in PD-R as well as a special use.

### ***Population Projection Appendix***

The Population Projection Appendix examines projections of population growth, growth rate, housing units, and density between 2020 and 2055. The Appendix provides data for the City of Fredericksburg, Stafford County, and Spotsylvania County. The Appendix was calculated using data from the Weldon-Cooper Center<sup>1</sup> and the U.S. Census Bureau. The Appendix provides a forecast of the direction of the City's housing market. The City of Fredericksburg and the surrounding jurisdictions will be growing in population. From the year 2020 to the year 2055, the City of Fredericksburg's population is projected to increase by 49%, Stafford County's population is projected to increase by 65%, and Spotsylvania County's population is projected to increase by 53% (See Table 1). See attached Appendix for further detail.

### **CONCLUSION**

The attached ordinance includes the proposed UDO Text Amendments that modify the PD - R Zoning District. The proposed changes will address issues identified by the Celebrate Virginia / Central Park Small Area Plan and should be approved and sent to City Council for Implementation.

### **ATTACHMENTS**

1. Draft ordinance amending the PD-R zoning district regulations
2. Population Projections Appendix
3. PD-R Use Table Appendix



February 14, 2023  
Regular Meeting  
Ordinance No. 23-\_\_

**MOTION:**

**SECOND:**

**RE: Amending the Planned Development - Residential District regulations.**

**ACTION: APPROVED: Ayes: 0; Nays: 0**

**FIRST READ: \_\_\_\_\_ SECOND READ: \_\_\_\_\_**

**Sec. I. Introduction.**

The purpose of the PD-R District is to encourage innovative and creative design, to facilitate use of the most advantageous construction techniques, and to permit a greater degree of flexibility in terms of layout, design and construction of planned development than is found in conventional zoning classifications. In order to fulfill those purposes and the planned future use of land under the Comprehensive Plan, it is necessary to increase the maximum permitted residential density in the district, and to incorporate form-based design regulations, among other amendments.

The City Council adopted a resolution to initiate this text amendment at its meeting on \_\_\_\_\_, 202\_. The Planning Commission held its public hearing on the amendment on \_\_\_\_\_, after which it voted to recommend the amendment to the City Council. The City Council held its public hearing on this amendment on \_\_\_\_\_.

In adopting this ordinance, City Council has considered the applicable factors in Virginia Code § 15.2-2284. The City Council has determined that public necessity, convenience, general welfare and good zoning practice favor the requested rezoning.

**Sec. II. City Code amendment.**

**1. City Code §72-33.1, “Planned Development-Residential District,” is hereby amended as follows:**

72-33.1 Planned Development-Residential District.

A. Purpose and intent. The Planned Development-Residential (PD-R) District is established to encourage innovative and creative design, to facilitate use of the most advantageous construction techniques, and to protect watercourses, stream valleys, forest cover in watersheds, and areas with scenic vistas. The district is designed to permit a greater degree of flexibility in terms of layout, design and construction of planned development than is found in conventional zoning classifications. It will permit planned mixed use communities comprising residential, commercial, office and service uses. For these reasons, the PD-R District shall not be appropriate unless the General Development Plan submitted by an applicant satisfies the requirements of this division and the adopted Comprehensive Plan to a significantly greater degree than the requirements of a conventional zoning district.

B. Procedure. The PD-R District shall be established or modified only in accordance with § 72-22.5, Planned development districts.

C. Use limitations.

(1) Residential uses.

a. The maximum density for residential uses within the PD-R District shall not exceed ~~six~~ *twenty-four* units per gross acre.

b. ~~Residential uses shall be permitted in the PD-R District only in conjunction with one or more neighborhood commercial uses, unless authorized by the City Council in accordance with the Comprehensive Plan.~~

(2) Neighborhood commercial uses.

Up to 15% of the gross area of the PD-R development may be devoted to neighborhood commercial uses. The neighborhood commercial uses must be provided in such a manner that they are accessible to both vehicles and pedestrians, with primary emphasis on the pedestrian circulation system. ~~Such neighborhood commercial uses shall be located~~

~~within a cohesive commercial area and contain such uses as professional offices, specialty shops, hardware stores and other permitted uses, as listed in Table 72-40.2, Use Table.~~

D. Site size requirements. Site size requirements in PD-R Districts are as follows:

(1) Minimum district size. The minimum size for any PD-R District is five acres.

(2) Minimum lot size.

a. The minimum site and yard requirements, including site size requirements for residential and nonresidential uses, the number of townhouse units per building, the setback of dwelling units from site boundaries and private drives, parking areas and walkways, separation between townhouse buildings (dwelling groups), and common areas shall be as required by this section and, where not specified in this section, shall be specified on the face of the General Development Plan (GDP), and all shall be shown on the approved GDP. In the event such requirements are not depicted on the approved GDP, the requirements in § 72-31.4, Residential (R-8) District, shall apply to single-family detached and attached dwellings, and the requirements in § 72-31.5, Residential (R-12) District, shall apply to multifamily dwellings.

b. The location and arrangement of structures shall not be such that they result in an adverse impact on existing or prospective adjacent dwellings or to existing or prospective development of the neighborhood.

~~c. No single family detached dwelling shall be erected closer than 16 feet to any other structure.~~

~~d. No single family detached or attached dwelling or accessory structure shall be erected closer than 15 feet to any public street right of way.~~

E. ~~Bulk regulations.~~ [this sub-section is repealed and its provisions have been relocated]

E. *Form Based General Development Criteria.* The General Development Plan for a PD-R District shall incorporate form based elements. These elements shall either be applied through a illustrative plan or through the development of Urban Fabric, Frontage, Building Type Standards using the following required elements:

- (1) *Urban Fabric Standards. Urban Fabric standards approach bigger picture site considerations. They address the access pattern to the site, the organization of the site into blocks, the transition from the site to adjacent urban fabric, and the location and character of proposed open spaces. Each of the following Urban Fabric components shall be incorporated into the General Development Plan:*
- (a) *The Development Site. The Development site shall be defined on the GDP and include all the land, buildings, and structures both existing and proposed, used to calculate the total residential density, use-mix, or floor area ratio calculations for the development.*
  - (b) *Access. The development provides a comprehensive and integrated transportation system that separates pedestrian and vehicular traffic, including roadways, bicycle paths, pedestrian walkways, and public transportation facilities, where applicable. Each development shall promote interconnectivity and accommodate a hierarchy of street and alley widths that provide for multiple travel options and points of connection to existing streets, including sidewalks and other pedestrian access. Existing streets that are planned to continue shall be extended through the Development Site.*
  - (c) *Blocks. The Development Site shall be organized into blocks meeting the standards in § 72-51.2.*
  - (d) *Transitional Zones. Transitional Zones shall be established where a development abuts single-family detached residential lots. The components of the Transitional Zone shall be defined on the GDP and include: the width and depth of the Transitional Zone, any setback, buffer, or other feature required within the Transitional Zone, and the appropriate Building Types permitted in the Transitional Zone.*
  - (e) *Open Space. The Development shall include a mix of general and formal open space. A minimum of 25% of the total gross area of the site shall be general open space. Half of the required open space shall be usable formal open space.*
- (2) *Frontage Standards. Frontages shall create the form and fabric of the development and the public realm. Frontages create an active, attractive, and safe public and semi-public edge where the development site abuts a street. In addition, frontages interior to the site shall produce a connected environment through the site, enlivening the development's internal connections and spaces. Frontage standards shall include the following elements:*
- (a) *A Frontage Map showing the locations of different frontage types.*
  - (b) *A public frontage component. The public frontage component consists of the land and elements between the center line of the street and the front property line, often also called the streetscape. The component shall list the elements of the streetscape including the type*



- of on-street parking permitted, the location and width of any utility strip adjacent to the curb, the width of sidewalks or pedestrian infrastructure, and the scale of streetscape lights.*
- (c) *A private frontage component. The private frontage component consists of the arrangement of yards, buildings, and parking on-site. The component shall list building placement / build-to-zone rules, parking lot placement setbacks, and the Building Types permitted along the frontage.*
- (3) *Building Type Standards. Building Type and Placement Standards focus on the architectural planning of the building to complete the built form. The standards activate street frontages and other public open spaces. The standards also ensure that the form of the development transitions appropriately in mass, scale, and intensity towards adjacent land uses and transects. Building Type Standards shall include the following elements:*
- (a) *Building Placement and Orientation standards. These standards include minimum lot size, minimum lot width, side and rear setbacks, and the orientation of the buildings.*
- (b) *Mass and Scale. Mass and Scale standards shall include maximum height, footprint, and width of the building. Heights shall not exceed 60 feet within a PD-R District.*
- (c) *Façade Activation standards. Façade Activation standards shall include the location and frequency of entrances to buildings, required façade transparency levels, and standards regarding building materials.*
- (4) *Optional Forms of Development. While one of the main purposes of form-based regulations is to provide predictability, it is recognized that high-quality development can also be accomplished other than by strict adherence to the prescribed forms of development allowed by this ordinance. Therefore, a certain degree of flexibility is allowed in certain cases in order to encourage creative designs that may generate different, but equally desirable, means of accomplishing the purposes of a prescribed form of development. An applicant may include optional forms of development as by-right options similar to what has been adopted in the City's Form Based Code. Where proposed, the Optional Forms of Development shall include:*
- (a) *The purpose of the optional form;*
- (b) *Cite the standard and the proposed option; and*
- (c) *Provide design guidelines to be applied with each option.*
- F. **General standards.** No development for a PD-R District shall be approved under the provisions of this section unless the GDP accompanying the application satisfies the following general standards, as follows:
- (1) **The development offers a balanced variety of housing. *Neighborhood commercial uses, if provided are complementary to the residential uses and office types, employment opportunities, and commercial services;***

- (2) The development consists of an orderly and creative arrangement of land uses, both in respect to each other and to adjacent properties;
- (3) The development provides a comprehensive and integrated transportation system that separates pedestrian and vehicular traffic, including roadways, bicycle paths, pedestrian walkways, and public transportation facilities, where applicable. *The proposed pedestrian network connects developed areas of the City with the proposed new development.*
- (4) The development provides exceptional cultural, educational, and recreational facilities for all segments of the community. *The development includes special provisions for the identification, restoration, and preservation of any buildings, structures, areas and sites that have historic, architectural, or archaeological significance, as identified on federal, state or local registers, inventories, or designations;*
- (5) The development utilizes structures that take maximum advantage of their natural and man-made environment and utilize innovative design and architectural detail;
- ~~(6) The development provides at least 25% of the site areas as landscaped open space for the use of all residents;~~
- (6) The development provides for adequate public facilities, as set forth in §72-22.2, Comprehensive Plan;
- ~~(8) The development substantially conforms to the adopted Comprehensive Plan with respect to type, character and intensity of use and public facilities;~~
- ~~(9) The development is designed to prevent adverse impacts to the use and value of existing surrounding development, and does not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan;~~
- ~~(10) No travel routes, except pedestrian pathways, are to be constructed, installed or located on lands having a slope greater than 30%;~~

- ~~(11) Sidewalks or other pedestrian pathways that link older and developed areas of the City and proposed new development areas of the City are in accordance with the Comprehensive Plan and where available, should be located along natural waterways and scenic areas.~~
- ~~(12) The proposed land uses are those that are indicated on Table 72-40.2 as being permitted by right or by special use permit, and uses accessory thereto; and~~
- (13) The development includes special provisions for the identification, restoration and preservation of buildings, structures, areas and sites which have historic, architectural, or archeological significance as indicated by the applicant himself on the GDP, as identified on federal, state or local registers, inventories, or designations.

**2. Table 72-40.2, "Use Table," is amended to add permitted or special uses in the Planned Development – Residential Zoning District, as follows:**

<u>Use Category</u>	<u>Use Type</u>	<u>PD-R</u>
<u>Institutional Uses</u>		
Day Care	Adult Day-Care Center	P
Parks and Open Areas	Cemetery, Columbarium, Mausoleum	S
<u>Commercial Uses</u>		
Eating Establishments	Bakery	P

**Sec. III. Effective date.**

This ordinance shall become effective immediately.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

Approved as to form:

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Kathleen Dooley, City Attorney

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***Clerk's Certificate***

*I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Ordinance No. 23- duly adopted at a meeting of the City Council meeting held Date, 2023 at which a quorum was present and voted.*

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***Tonya B. Lacey, MMC***  
***Clerk of Council***

Subject: Population Projection Appendix (2020-2055)  
 From: Bailey Thompson, Community Development Planner  
 Mike Craig, Principal Planner  
 Chuck Johnston, Director, Community Planning and Building Development  
 Date: 3/3/2023

This appendix examines projected increases in population, housing units, and population per square mile. The three study areas within this appendix are Stafford County, Spotsylvania County, and the City of Fredericksburg. The appendix covers data points every five years from 2020 to 2055. The data for the year 2025 was not available, so it is an estimation using the median of 2020 and 2030 (displayed as: 2025\*). The data used is a combination from the Weldon-Cooper Center for population projections and the U.S. Census Bureau data for the amount of housing units.

Table 1 and Graph A illustrate the projected population increases in the three jurisdictions over the 35 year time period (from 2020 to 2055). The City of Fredericksburg's population is projected to grow 49% (increase of 13,596 residents) from the year 2020 to 2055. Over the same time period, Stafford County's population is projected to grow 65% (102,754 residents) and Spotsylvania County's population is projected to grow 53% (74,764 residents). The statistic with the most separation is the average population increase per year. The City of Fredericksburg is projected to increase, on average, 388 residents a year, Stafford County is projected to increase 2,936 residents per year (7.5 times faster than the City), and Spotsylvania County is projected to increase 2,136 residents per year (5.5 times faster than the City).

	Table 1: Population Projection								% Change (2020-2055)	Total Increase (2020-2055)	Average Amount per Year
	2020	2025*	2030	2035	2040	2045	2050	2055			
<b>Stafford County</b>	156,927	169,585	182,243	196,782	211,320	227,441	243,561	259,681	65%	102,754	2,936
<b>Spotsylvania County</b>	140,032	147,719	155,407	166,487	177,568	189,977	202,386	214,796	53%	74,764	2,136
<b>City of Fredericksburg</b>	27,982	29,603	31,224	33,137	35,051	37,227	39,402	41,578	49%	13,596	388

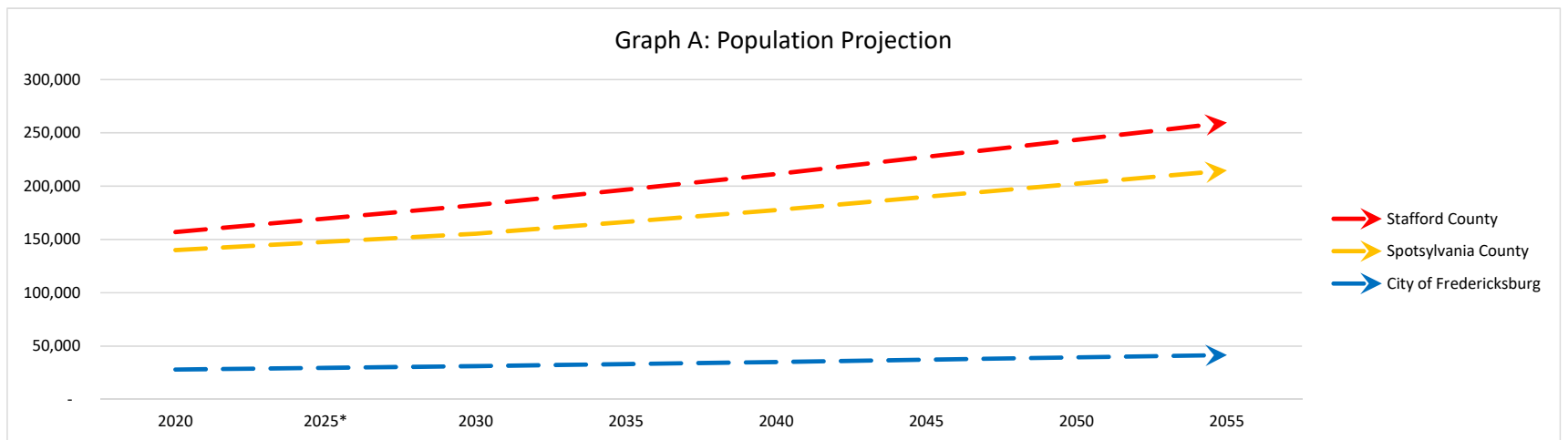
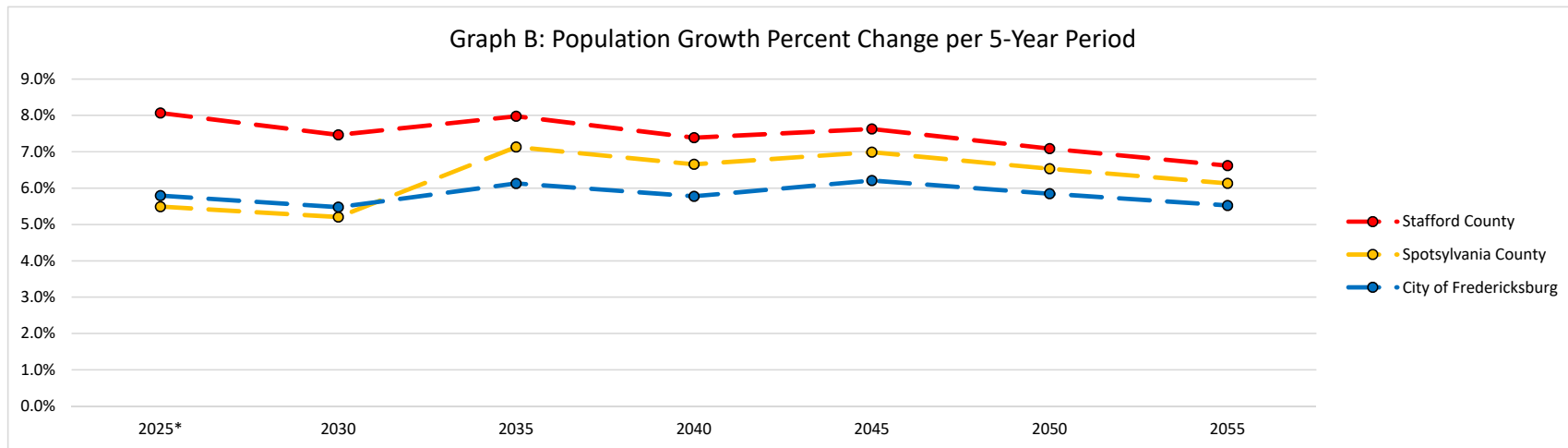


Table 2 and Graph B illustrate the percent change from one population projection to the next (each 5 year data point). The three jurisdictions generally follow the same pattern throughout Graph B. Starting at the year 2045, Graph B illustrates that the line is heading down. This does not translate that the population is decreasing, it signifies that the percentage of increase is decreasing. The bottom line in the plot area of Graph B signifies no population increase (0%). For the City of Fredericksburg the lowest percent of projected population increase is 5.5% (in 2055) and no neutral or negative percent changes were calculated.

Table 2: Percent Change per 5-Year Period								
	2020	2025*	2030	2035	2040	2045	2050	2055
<b>Stafford County</b>		8.1%	7.5%	8.0%	7.4%	7.6%	7.1%	6.6%
<b>Spotsylvania County</b>		5.5%	5.2%	7.1%	6.7%	7.0%	6.5%	6.1%
<b>City of Fredericksburg</b>		5.8%	5.5%	6.1%	5.8%	6.2%	5.8%	5.5%



For the three jurisdictions to maintain their average People per Housing Unit statistic (see Table 3), then the amount of housing units would need to increase in conjunction with the projected population increases. The City of Fredericksburg has the least amount of people per housing unit at 2.35 people, Stafford County has 3.12 people per housing unit, and Spotsylvania County has 2.89 people per housing unit. Table 4 and Graph C illustrate the required amount of new housing units needed to supplement the above population projections, while maintaining the current people per housing unit. The percent change from the year 2020 to 2055 remains the same as with the population projections in Table 1. For the City of Fredericksburg to house the projected population, while maintaining the 2.35 people per housing unit, the City will need to build 5,806 new housing units from 2020 to 2055 (166 housing units per year). For the two surrounding jurisdictions, Stafford County will need to build 32,595 new housing units (942 housing units per year), and Spotsylvania County will need to build 25,802 new housing units (737 housing units per year).

Jurisdiction	People per Housing Unit
Stafford County	3.12
Spotsylvania County	2.89
City of Fredericksburg	2.35

	Table 4: Housing Units								% Change (2020-2055)	Total Increase (2020-2055)	Average Amount per Year
	2020	2025*	2030	2035	2040	2045	2050	2055			
<b>Stafford County</b>	50,272	54,342	58,411	63,071	67,731	72,898	78,064	83,231	65%	32,959	942
<b>Spotsylvania County</b>	48,522	51,148	53,774	57,608	61,442	65,736	70,030	74,324	53%	25,802	737
<b>City of Fredericksburg</b>	11,887	12,587	13,287	14,101	14,915	15,841	16,767	17,693	49%	5,806	166

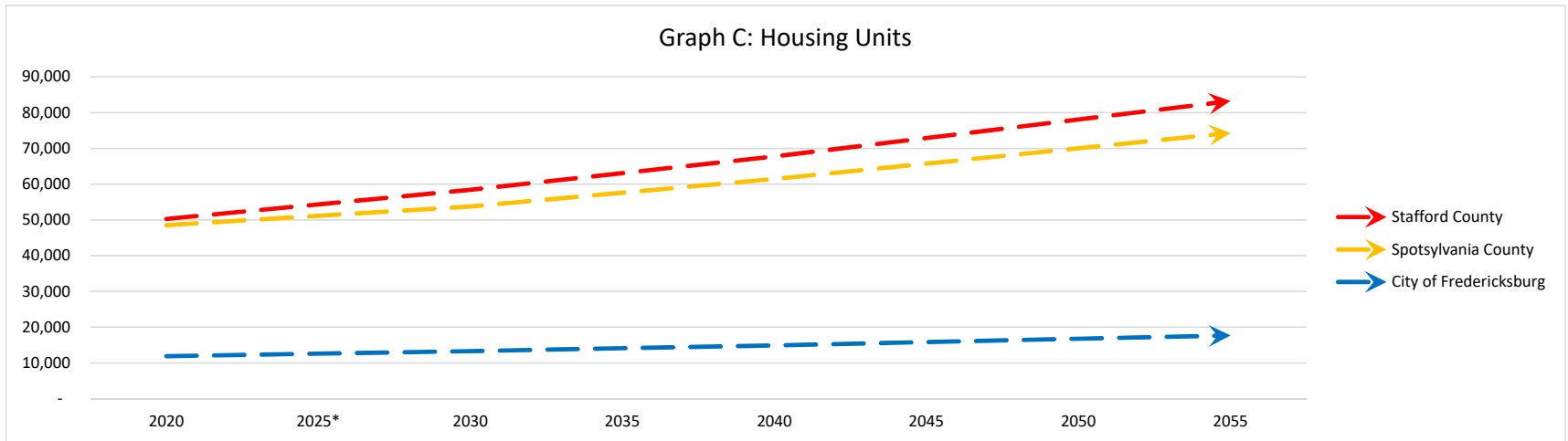
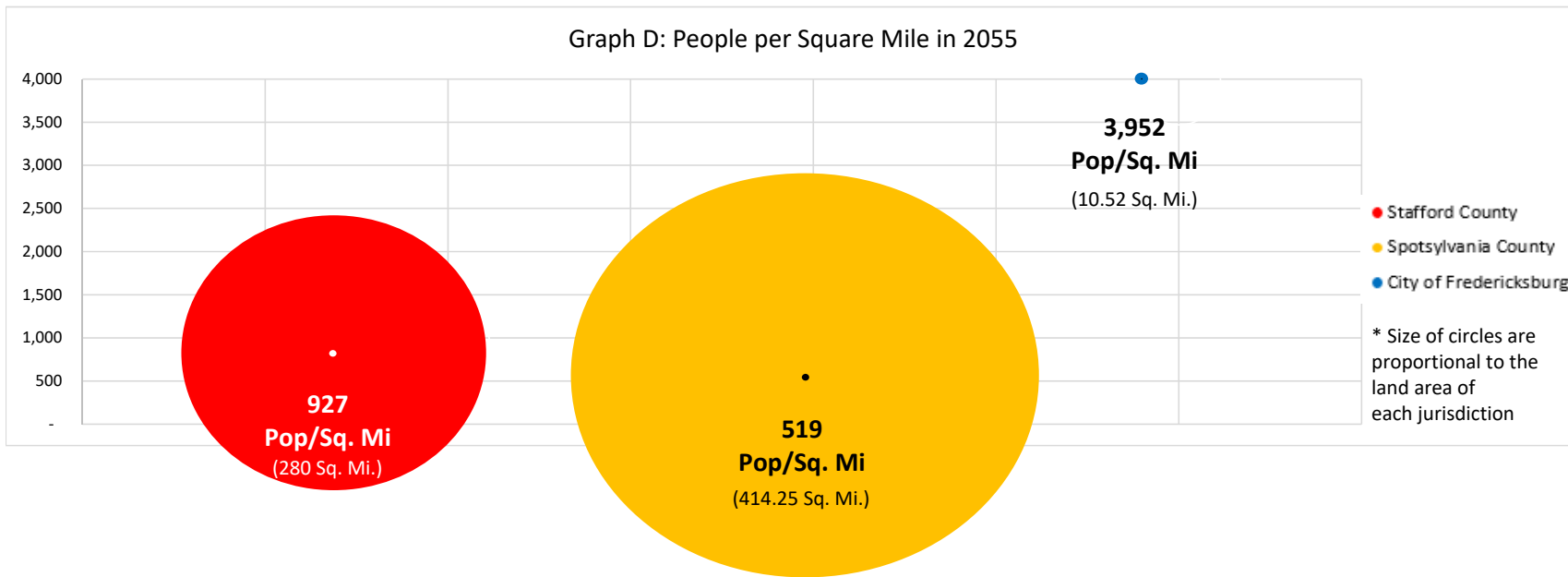


Table 5 charts the projected population per square mile of the three jurisdictions from the year 2020 to 2055. Graph D displays the projected population per square mile in the year 2055 with the size of the circles proportional to the land area of each jurisdiction. The City of Fredericksburg is projected to increase from 2,660 to 3,952 people per square mile over the 35 year time period. Over the same time period, Stafford County is projected to increase from 560 to 927 people per square mile and Spotsylvania County is projected to increase from 338 to 519 people per square mile.

Table 5: Population per Square Mile									
	2020	2025*	2030	2035	2040	2045	2050	2055	sq. mi.
Stafford County	560	606	651	703	755	812	870	927	280
Spotsylvania County	338	357	375	402	429	459	489	519	414.25
City of Fredericksburg	2,660	2,814	2,968	3,150	3,332	3,539	3,745	3,952	10.52





**Table 72-40.2: Use Table**

<b>Commercial Uses</b>		<b>PD-R</b>
Adult Establishments	All	•
Agriculture	Agritourism	•
Alcoholic Beverage Production	Microbrewery	•
	Local Brewery	•
	Local Distillery	•
	Local Winery	•
	Regional Brewery	•
	Regional Winery	•
Animal Care	Regional Distillery	•
	Animal Grooming	•
	Animal Shelter/Kennel	•
Eating Establishments	Veterinary Clinic	•
	Bakery	•
	Restaurant, Fast-food	•
	Restaurant, Indoor and Outdoor Seating	P
Offices	Specialty Eating Establishment	P
	Business and Professional Services	P
	Medical and Dental	P
Parking	Parking Garage	•
	Parking Lot (commercial)	•
Recreation, Indoor	Fitness Center	P
	Recreation, Indoor	•
	Theater	•
Recreation, Outdoor	Arena or Stadium	•
	Fairgrounds	•
	Golf Course	P
	Marina	•
	Recreation, Outdoor	•
	Artist Studio	•
	Auction House	•
	Convenience Store (with gasoline sales)	•

Retail Sales and Services	Convenience Store (without gasoline sales)	P
	Crematorium	•
	Financial Institution	P
	Funeral Home	•
	Gasoline Sales	•
	Grocery Store	•
	Historic Dependency Limited Office/Retail	•
	Laundromat	P
	Lumber/Building Materials	•
	Open-Air Market	•
	Personal Services Establishment	P
	Pharmacy	P
	Plant Nursery	•
	Repair Service Establishment	P
	Retail Sales Establishment	S
Shopping Center	•	
Tattoo/Piercing Establishment	•	
Seasonal Event	All	•
Vehicle Sales and Service	Automotive Sales and Rental, Small Scale	•
	Automotive Sales and Rental, Large Scale	•
	Automotive Service	•
	Automobile Towing and Impoundment	•
	Car Wash	•
Visitor Accommodations	Bed-and-Breakfast Inn	P
	Historic Dependency Lodging	•
	Hotel or Motel	•