



**City of Lilburn
Planning Commission Meeting Agenda**

**January 22, 3036
Lilburn City Hall, 340 Main St., Lilburn, GA 30047**

*Board Members:
James Hampton
Kenneth Stephenson
Peter Sirbu
Beanie Danos
Michael Delashmit*

I. Call to Order

II. 2026 Appointments

2026 Appointments of Chairman, Vice Chairman and Secretary.

III. Roll Call

IV. Approval of Agenda

V. Approval of Minutes

1. DRAFT December 18th, 2025 Special Called Planning Commission Hearing Minutes

Documents:

[DRAFT PC MEETING MINUTES - 20251218.PDF](#)

VI. Old Business

VII. New Business

1. Zoning Ordinance Text Amendments

Text amendments are proposed to Appendix A, Article 6 Section 602. – Use Table and Article 8, Section 818 – Off-street loading required to add and regulate the Drone Delivery Hub use and to amend Off-street loading permissions within the Old Town Overlay District.

Documents:

[DRAFT - ZO TEXT AMENDMENTS - STAFF RECOMMENDATION TO PC
1.21.26 FINAL.PDF](#)

VIII. Adjournment

As set forth in the Americans with Disabilities Act of 1990, the City of Lilburn does not discriminate on the basis of disability in the admission or access to, or treatment or employment in its programs or activities. Joellen Wilson, 340 Main Street, Lilburn, GA 30047 has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice regulations, information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator.

The City of Lilburn will assist citizens with special needs given proper notice (seven working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of the City of Lilburn should be directed to the Joellen Wilson, 340 Main Street, Lilburn, GA 30047, telephone number 770-921-2210.



**City of Lilburn
Planning Commission Meeting Minutes**

DRAFT

Lilburn City Hall, 340 Main St., Lilburn, GA 30047

*Board Members:
Hugh Wilkerson, Chair
Kenneth Stephenson
Joe Gennusa
Beanie Danos
James Hampton*

A work session was held prior to the regular scheduled meeting, at 7:00 p.m., to allow the board members to discuss this evening's agenda items. No other items were discussed and no actions were taken.

12/18/2025 - Minutes

I. Call to Order

7:33 PM by Hugh Wilkerson, Chairman.

II. Roll Call

Present:

- Chairman Hugh Wilkerson
- Board member Beanie Danos
- Board member James Hampton
- Board member Kenneth Stephenson
- Board member Joe Gennusa

Absent:

- None

Staff Members Present:

- Reid Turner, Planning Director
- Matthew Ferreira, City Planner

III. Approval of Agenda

Motion by Board member, James Hampton. Motion seconded by Board member, Kenneth Stephenson. All voted for. Motion passes.

IV. Approval of Minutes

Motion by Board member, Kenneth Stephenson to approve Draft Meeting Minutes for the November 20, 2025 Planning Commission Meeting. Seconded by Board member, James Hampton. All voted for. Motion passes.

1. DRAFT November 20, 2025 Special Called Planning Commission Hearing Minutes

V. Old Business

1. Development Ordinance Text Amendments

Text amendments are proposed to Appendix B, Article 7, Sec. 7.5 – Street Cuts, to provide for a visual detail for restoration of cobblestone roads in the event of street cuts for utility installation.

Chairman Wilkerson asks for a staff report from Reid Turner, Planning Director.

Mr. Turner describes the City's intent to revitalize the streetscape of the Old Town District and the nature of the proposed text amendments, which is to provide details for a cobblestone-type paver roadway in the Development Regulations. The details would be provided in the instance that repairs may be needed in any future sections of roadway made of cobblestone.

Chairman Wilkerson asks if there are any comments or questions from the Board or the public. None heard.

Chairman Wilkerson asks the Board if there is a motion on the case.

Motion by Board member, Kenneth Stephenson to approve the text amendments. Seconded by Board member, Beanie Danos. All voted for. Motion passes.

VI. New Business

1. SUP-2025-04

Applicant, Mustangs LLC is requesting a Special Use Permit to allow for Automotive and Truck Service Center on the property located at 406 Pleasant Hill Rd, R6151 004. The subject property is comprised of 1.26+/- acres. The lot is zoned CB, Commercial Business.

Chairman Wilkerson asked for a staff report from Reid Turner, Planning Director.

Mr. Turner described the history of the property as well as the zoning and use history of the property. Mr. Turner details the ownership and business licensing history of the property. Mr. Turner describes the application and the intent by the applicant with the proposed use on the property, how it is commensurate with surrounding uses, and that no development would be necessary on the property for the proposed use. Mr. Turner describes that the applicant intends to purchase the property to open a luxury auto repair shop that would specialize in the repair and maintenance of higher-end European automobiles and that the applicant intends to use the existing building with minimal exterior modifications and intend to comply with all Zoning and U.S. 29 Overlay District requirements. Mr. Turner states that after review, staff feels that the applicant is in substantial compliance with the guidelines governing the exercise of zoning power, and that as such would recommend approval of the Special Use Permit with conditions. Mr. Turner lists the recommended conditions per the Staff Analysis in the case of approval of the Special Use Permit. Mr. Turner states that all public advertisements were met by staff for this application and that no public comments have been received.

Chairman Wilkerson welcomes the applicant's representative to the podium.

Mr. Wilburn comes to the podium to speak. Mr. Wilburn makes a point to state that the property has been used for some time as an auto service or auto-focused property and has been vacant for two years. Mr. Wilburn states his client, the purchaser's, plan to comply with the conditions recommended by staff. Mr. Wilburn states that the applicant intends to adhere to all planting requirements under the Special Use Permit, though he makes a point to clarify that the landscaping would need to come short of the entranceway, in his opinion, because he finds that it is a slight rise to get to Pleasant Hill Road and if landscaping were planted to closely to the entrance it would pose a safety concern for vehicles exiting the property. Mr. Wilburn requests guidance on how far the landscaping would need to go along the right-of-way.

Board member Danos asks Mr. Wilburn if the applicant currently owns the property or if they are waiting for a decision from Mayor and City Council to approve the Special Use Permit to close on the purchase of the property.

Mr. Wilburn responds stating that the applicant intends to purchase the property before the City Council meeting and that whether it passes or not, the applicant is under contract on the property. Mr. Wilburn adds that the nature of the property, if not approved, would become economically obsolete with the surrounding area.

Chairman Wilkerson opens the meeting to the public for any comments. None heard.

Chairman Wilkerson closes the public comment section.

Chairman Wilkerson asks the Board if there is a motion on the Special Use Permit case.

Motion by Board member, Beanie Danos to approve the Special Use Permit with the following revisions to conditions recommended by staff: revise Condition #1 to read "All cars stowed on the lot must have a valid, current license plate and be screened from view of the right-of-way; and to add a condition (Condition #12) to read as follows, "Applicant shall be required to restore the vegetated buffer to the rear of the property to adequately screen business operations from the residential properties to the rear."

Motion seconded by Board member, James Hampton. All voted for. Motion passes.

VII. Adjournment

Chairman Wilkerson asks the Board if there is a motion for adjournment.

Motion to adjourn by Board member, Kenneth Stephenson. Motion seconded by Board member, Beanie Danos. All voted for. Meeting was adjourned at approximately 7:43 PM.

Approved this _____ day of _____, 20__.

Hugh Wilkerson, Planning Commission Chair

ATTEST:

Matthew Ferreira, Secretary



Small town. Big difference.

Staff Recommendation

Date of Report: December 31, 2025

Report by: Reid Turner, City Planner

Public Hearing Dates

Planning Commission January 22, 2026

City Council February 9, 2026

GENERAL APPLICATION

City Zoning Ordinance Article 10, Section 1002 accommodates text amendments initiated by the Planning Department, Planning Commission or City Council. Text Amendments are proposed to **Appendix A, Article 6 Section 602 -Use Table** of the Lilburn Zoning Ordinance to adopt regulations and permissions for a new accessory use, Commercial Drone Delivery Hub, within the City of Lilburn.

Further amendments are proposed to **Appendix A, Article 8 Section 818 – Off-Street Loading Required** for the purposes of prohibiting off-street loading on Main Street and Railroad Avenue to ensure traffic circulation is not impacted by businesses and to ensure preservation and quality of the streetscapes within Old Town Lilburn.

Exhibit A

*****NO TEXT ABOVE THIS NOTE OR PRECEEDING THE FOLLOWING TEXT ARE TO BE CHANGED****

Section 602. Use table.

SPECIFIC USES		R1	R2	MU*	OT	CB	O-I	IA	U.S. 29	Section Reference	Comment/Condition
*Upon Master Concept Plan approval											
RESIDENTIAL USES											
Residential Dwelling Types	Single-family Detached	P	P	P	P						See development standards for minimum unit size and lot configurations.
	Single-family (cluster-cottage, creative lot configuration)	P	P	P	P	S			S	U.S. 29 Overlay Provisions	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Single-family Attached (fee simple)		S	P	P	S			S	Sec. 734 U.S. 29 Overlay Provisions Art. 7	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Single-family Attached (condominium)		S	P	P	S			S	Sec. 734 U.S. 29	Permitted as part of a mixed-use

Exhibit A

										Overlay Provisions	development in CB under the U.S. 29 Overlay with Concept Plan review.
	Boarding and Rooming Houses		S								Limited to not more than 10 non-transient boarders.
	Residential as Component of Mixed-Use Building			P	P	S			S	Sec. 603 U.S. 29 Overlay Sec. 702	Includes accessory apartments and condo or MF units above or behind ground floor commercial in MU and CB under the U.S. 29 Overlay.
	Conservation Subdivision	S	S							Art. 7	Conditions apply.
	Duplex		S	P	P					Sec. 734 U.S. 29 Overlay Provisions Art. 7	
	Live/Work Residence			P	P				P	Sec. 603	Permitted in mixed-use, OT Overlay, and U.S. 29 Overlay. Where resident's business is located.
	Manufactured/Modular Home	C								Art. 7	Mobile home on axles and wheels excluded. Includes pre-fab/modular.

Exhibit A

	Multi-family Attached Condominium		S	P	S	S			S	Sec. 736 U.S. 29 Overlay Provisions	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Multi-family (other)		S	P	S	S			S	Sec. 736 U.S. 29 Overlay Provisions	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Multi-Family (age restricted)		S	P	S	S	S		S	Sec. 603 Sec. 736 U.S. 29 Overlay Provisions	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review. In OT, density restricted to 18 du/ac.
ACCESSORY USES											
Dwelling Uses	Accessory Use — attached	P	P	P	S	S			S	Art. 7, Sec. 701 and Sec. 702	
	Amateur Radio Transmitter	P	P	P	P	P	P	P	P		
	Caretaker or Watchman Quarters					P	P				As an accessory use.
	Community Amenity Recreation Facility	P	P	P	S	P			P		Permitted as part of a mixed-use

Exhibit A

	(subdivision tennis courts and/or pool or building)											commercial project in CB under U.S. 29 Overlay in MU. Commercial standards apply.
	Conservation and/or Common Area	P	P	P	P	P	P	P	P			Permitted when integrated into site plan as non-primary use and recorded on final plat.
	Dormitory			P			P					Permitted as ancillary supporting use to a hospital use, medical facility, or associated educational facility.
Residential	Home-based Occupation	C	C	C	C	C	C		C	Art. 716		Subject to HO criteria and licensing. In OI and CB, permitted in existing residential dwellings only.
	Pet House Structure	P	P	P	P							Restricted to rear yard setback area. No kennels.
	Private Tennis Court	P	P	P	P					Art. 7		Administrative conditional approval required for lighting.
	Storage Shed	P	P	P	P							Rear yard only. Subject to setback,

Exhibit A

												bldg. separation and material review.
	Swimming Pool (private)	P	P	P	P					Art. 7		Subject to structure separation and fencing requirements.
Business	Farm Stand Sale of Products Produced on Premises	C			C							Requires a temporary use permit in nonresidential districts and subject to minimum lot size and setback requirements.
	Personal Hair Salon	S	S									Single family residence only.
	Short Term Rental	C	C	C	C	C				C	Art. 7	Compliance inspections and business license apply.
Agricultural	Non-commercial Keeping of Fowl/Livestock	C									Art. 7	Subject to minimum lot size and setback requirements on private lot.
	Non-commercial Agriculture	C										Subject to minimum 1 acre lot size, R-1 minimum setback, and floodplain requirements on private lot.

Exhibit A

	Agricultural/Livestock Accessory Buildings and Uses	P							P			Includes ponds, fishing lakes, barns, storage/tack sheds. Subject to minimum lot size and setback requirements.
	Private Horse Stables Riding for Residents	C									Art. 6, § 603	Subject to minimum lot size and setback requirements.
PARKS AND RECREATION USES												
Parks and Trails	Community Garden	P	P	P	P	P	P	P		P		
	Parks	P	P	P	P	P	P	P	P	P		Permitted use under U.S. 29 Overlay under O-I district. The planning director may designate certain areas in parks as allowing dogs and/or other pets to be off-leash.
	Passive Open Space	P	P	P	P	P	P	P	P	P		Includes greens and non-paved common areas in mixed-use commercial projects in MU and CB under U.S. 29 Overlay.
	Walking Trails/Greenway	P	P	P	P	P	P	P	P	P		
Community Sports Facilities	Athletic Fields (with lights)	S			S	P	S	P	S			

Exhibit A

	Athletic Fields (non-lighted)	S		P	S		P	P	P		
	Community Center/Gymnasiums	S	S	P	S	P	P	P	P		
	Public Swimming Facilities	S	S	S	S	P	P	P	P		
	Public Tennis Facilities	S	S	S	S	P	P	P	P		
PUBLIC/INSTITUTIONAL USES											
Care Facilities	After School Program	C	C	C	C	P	P	P	P	Art. 6, § 603	Permitted in conjunction with a family day care facility in a residential unit, or daycare center in commercial districts.
	Continuing Care Retirement Facilities			S	S	S	P	P	S	Art. 7	May include many levels of independent living through nursing home care.
	Day Care Center Facilities (all ages)			C		C	C	C	C	Art. 7	
	Family Daycare Home	C	C	C	C					Art. 7	
	Group Home (small)	S	S	S			S			Art. 7	A community living arrangement with 6 or fewer unrelated adults in a residence, plus caretakers. In R1 & MU limited to 4 adults.

Exhibit A

	Group Home (large)		S	S						Art. 7	A community living arrangement with 7 to 12 persons plus caretakers.
	Halfway House				S		S	S			Transitional Housing Facility.
	Homeless Shelter						S	S			
	Hospitals			P			P	P	P		
	Hospice			P		P	P	P	P		
	Institutional Residential Living and Care Facility			S	S	S	P	P	S	Art. 7	Includes assisted living facility, intermediate care home, nursing home, skilled nursing care facility.
Assembly	Assembly Hall			P	P	P	P		P		
	Banquet Halls			P	P	P			P		Min. Square footage requirements for alcohol sales (see Article 6) Prohibited as an accessory use unless associated with a Hotel.
	Club, Private			P	P	P	P	P	P		
	Community Center				P	P	P	P	P		City, Gwinnett County or Non-profit.

Exhibit A

	Hookah/Vapor Bar or Lounge					C			C	U.S. 29 Overlay Provisions	Subject to Sec. 735, city licensing and other State laws.
	Meeting Hall, Fraternal Organization, Civic Clubs or Lodges			P	P	P	P	P	P		Non-commercial - not for profit (VA, Elks, Masons, Greek Fraternity). No overnight lodging.
	Religious Assemblies	S	S	S	P	P	P	P	P	Art. 7	
Public Safety/Government	Fire and Police Stations	P	P	P	P	P	P	P	P		
	Government Buildings/Facilities	P	P	P	P	P	P	P	P		Includes post office.
Educational	Educational Facilities (Public)	S	S	S	S	S	S	S	S	Art. 7	
	Library	P	P	P	P	P	P	P	P		
	Museum	P	P	P	P	P	P	P	P		
	Private, Vocational, Trade Schools					S	S	S	S	Art. 7	
PROFESSIONAL SERVICES											
Business Office	Accounting Firm, Bookkeeper Offices			P	P	P	P	P	P		
	Administration			P	P	P	P	P	P		
	Advertising Agency			P	P	P	P	P	P		
	Architect, Engineer, Land Development Office			P	P	P	P	P	P		
	Auto Leasing and Brokerage Office			C	C	C	C	C	C	Art. 6, § 603	Internet sales only, no display or inventory.
	Brokerage Firm			P	P	P	P	P	P		
	Consulting Firm			P	P	P	P	P	P		

Exhibit A

	Corporate Headquarters			P	P	P	P	P	P		
	Employment Agency			P	P	P	P	P	P		
	Financial Institutions			P	P	P	P	P	P		Automatic teller as accessory use.
	Insurance Sales			P	P	P	P	P	P		
	Law Firm/Attorney			P	P	P	P	P	P		
	Real Estate Office			P	P	P	P	P	P		
	Secretarial Services			P	P	P	P	P	P		
	Travel Agency			P	P	P	P	P	P		
Medical/Clinical	Chiropractor			P	P	P	P	P	P		
	Counseling Services			P	P	P	P	P	P		
	Dentist/Orthodontist/Oral Surgeon			P	P	P	P	P	P		
	Doctors' Office			P	P	P	P	P	P		
	Medical Clinic/Emergency Care			P	P	P	P	P	P		Pain Mgmt. further restricted by licensing requirements (distance to sensitive uses).
	Veterinary Clinic			C		P		P	P		Grooming and care allowed. No outdoor boarding. Adaptive reuse of dwelling permitted in MU.
	Veterinary Clinic with Outdoor Kennel					S		P	S	Art. 6, § 603	Outdoor boarding. May include large animals as appropriate.

Exhibit A

Other	Charitable Institution (office)			P	P	P	P	P	P		
	Public Utility or Other Similar Professional Office			P	P	P	P	P	P		Public office in MU and CB limited to tenant or component of mixed-use, office park, or commercial center.
	Office Park			S		S	S	P	S	Art. 6, § 603	
	Office Condominiums			P	P	P	P	P	P		
	Other Similar Professional Office Uses Not Specified			C	C	C	P	P	C		Subject to administrative conditional approval.
COMMERCIAL											
Personal Services	Barber Shop, Hair Salon			P	P	P	P	P	P		
	Clothing Alterations			P	P	P			P		Includes tailors and seamstresses.
	Dance/Fitness/Karate Studio			P	P	P		P	P		Limited to 2,500 sq. ft. in MU* and OT.
	Dry Cleaner and Laundry Facilities (no drive-thru)			P		P		P	P		Includes delivery, pick up and self-service facilities, limited to 2,500 sq. ft. of total floor space.
	Dry Cleaner (with drive-thru)					C		P	C	Art. 7	Limited to 2,500 sq. ft. No less than 3

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(Supp. No. 22)

Exhibit A

											vehicle stacking for drive through.
	Nail Salons			P	P	P	P	P	P		Subject to licensing requirements.
	Laundromats					P		P			
	Music and Art Instruction			P	P	P		P	P		Includes ancillary sale of equipment, instruments and accessories.
	Shoe Repair			P	P	P		P	P		
	Tanning Salons			P	P	P		P	P		
	Weight Loss/Nutrition Centers			P	P	P		P	P		
	Other Similar Personal Services Not Specified			C	C	C		C	C		Subject to licensing and distance requirements from sensitive uses in all districts.
Food and Convenience Stores	Bakery			P	P	P		P	P		
	Candy Stores			P	P	P		P	P		
	Convenience Store w/out Gas Pumps			C		P		P	P		No automatated car wash as an accessory use permitted in MU.
	Convenience Store w/Gas Pumps			S		S		P	S	Art. 6, § 603 Art. 7	Automated car wash as accessory use permitted only in CB.
	Drug Store w/Drive Thru Pharmacy			C		P	P	P	P		Administrative conditional approval required with Drive-

Exhibit A

											Thru in MU. No less than 3 vehicle stacking for drive through.
	Fruit and Nut Stores			P	P	P		P	P		
	Grocery Stores			C		P		P	P	Art. 7	Square footage limitations in MU.
	Health, Nutrition and Vitamin Food Stores			C	C	P		P	P		Limited to 2,500 sq. ft. in MU and OT.
	Ice Cream Shops			P	P	P		P	P		
	Newsstands			P	P	P	P	P	P		
	Specialty Food Stores			P	C	P		P	P		Includes ancillary catering services. Square footage limitations in TC.
Dining	Bars, Taverns, Microbrewery			S	S	S		P	S	Art. 7	Permitted with food service only and administrative conditional review.
	Cafes and Coffee Shops			P	P	P	P ₁	P	P		Permitted in O-I as accessory use.
	Restaurants (no drive-thru)			P	P	P		P	P		Includes bar or lounge subject to liquor sales licensing.
	Restaurants (with drive-thru)			S		S		P	<u>±S</u>		No less than 3 vehicle stacking for drive through.
	Wine Shop				P	P			P		Subject to City and State Licensing

Exhibit A

												requirements. Permitted as a primary use or accessory use to a Restaurant (no drive-thru) only.
Clothing	Bridal, Formal Wear			P	P	P		P	P			
	Clothing Store, Boutique or Similar			P	P	P		P	P			
	Consignment Store			P	P	P		P	P			
	Maternity Shop			P	P	P		P	P			
	Shoes or Children's Shoes			P	P	P		P	P			
	Specialty Store			P	P	P		P	P			Includes leather shops, uniform stores, women's foundations/lingerie.
Artists and Craftsmen's Stores	Antique Store			P	P	P		P	P			Refurbishing and restoration only in IA.
	Artists' Studios and Galleries			P	P	P		P	P			Includes pottery.
	Art/Hobby/Craft/School Supply Shop			P	P	P		P	P			Big Box prohibited in MU and OT.
	Frame Shops			P	P	P		P	P			
	Interior Design Services and Shop			P	P	P		P	P			Maximum 2,500 sq. ft. building limitations in OT.
	Music Studio, With Accessory Sales			P	P	P		P	P			

Exhibit A

	Photography Sales and Studios, Film Developing			P	P	P		P	P		
Specialty Retail	Bicycle Store			P	P	P		P	P		Temporary outdoor display only.
	Bookstores			P	C	P		P	P		Limited to 2,500 sq. ft. in OT.
	Camera/Photo Supply			P	P	P		P	P		
	Cellular Phone Vendor Sales and Service			P	P	P		P	P		
	Cigar/Tobacco Shops					P		P	P	Art. 6, § 603	
	DVD, Computer Game, and CD Music Rental and Retail Stores			P	P	P		P	P		Big box prohibited in MU and OT. Equipment sales limited to accessories and software.
	Fabric Shop			P	P	P		P	P		
	Florist			P	P	P	P	P	P		
	Furniture Repair and Upholstery			C		P		P			Limited to 2,500 sq. ft. in MU.
	Gift Shops			P	P	P	P	P	P		Accessory use in O-1.
	Hardware Store			C	C	P		P	P		Big Box prohibited in MU and TC. No outside storage.
	Jewelers			P	P	P		P	P		Includes repair.
	Locksmith			P	P	P		P	P		
	Mailbox, Copy and Mailing Service			P	P	P	P	P	P		

Exhibit A

	Musical Instrument Sales and Repair			P	P	P		P	P		
	Optical and Hearing Center			P	P	P	P	P	P		
	Pest Control Business			P	P	P		P	P		
	Pet Supply, Pet Shop, w/Grooming			P	C	P		P	P		Size limitations of 2,500 sq. ft. building space in OT. No outdoor facilities.
	School Supply			P	P	P		P	P		
	Small Appliance, Electronics Sales and Service			P		P		P	P		Includes TV, stereo equipment, DVD and similar electronics.
	Stationary Shop			P	P	P		P			
	Toy Store			P	C	P		P	P		Subject to 2,500 sq. ft. building space restriction in OT.
Other	ATM Bank Machines			P	P	P		P	P		
	Bed and Breakfast Inn				S	S			S	Art. 7	Allowed in OT under R-1 zoning.
	Hotel/Motel			P		P			P		No extended stay allowed.
	Kennels							C			All structures and elements used for housing animals shall be located at least 300 feet from dwelling or business on any property.

Exhibit A

	Funeral Homes/Crematories					P		P	P	Art. 6, § 603	Crematory allowed in conjunction with funeral home. Stand-alone crematories subject to state law.
	Cemetery—New		S			S ₁	S			Art. 6, § 603	New cemetery allowed as accessory to funeral home in CB.
	Planned Commercial Center			C		P		P	P		Within MU, limited to 8,000 square feet per acre.
	Radio, Recording, TV Studios and Broadcasting					P		P	P		
	Similar specialty uses and services not specified			P	P	P	P ₁	P	P		Subject to administrative conditional approval. Retail and service are incidental uses in O-I districts.
Shops and Stores	Big Box Retail Stores					P			P		Includes wholesale/retail.
	Boat Sales and Service					S		P	S		Subject to auto sales and service requirements.
	Computer Sales and Service			P	P	P		P	P		

Exhibit A

	Contractor's Office (Building, Electrical, Plumbing Contractor)			P	P	P	P	P	P		Office functions only in MU, OT, CB and US29.
	Contractor's Offices with Outdoor Storage					S		P	S	Art. 6, § 603 Art. 7	
	Copy Centers and Print Shops			C	C	P		P	P		Size limitations of 2,500 sq. ft. building space in MU and OT.
	Department Stores, Discount Stores			C		P		P	P		Size limitations of 2,500 sq. ft. building space in MU and OT.
	Furniture Stores and Showrooms				C	P		P	P		Size limitations of 2,500 sq. ft. building space in OT.
	Garden Supply, Nursery and Greenhouses			P	C	P		P	P		Greenhouse must be enclosed within principal building. Limited to 2,500 sq. ft. in MU or OT.
	Home Improvement Center with Garden Centers				P	P		P	S	Art. 6, § 603	With outdoor storage. In IA, may include open mulch/ground cover storage.
	Retail Package Stores, Liquor Stores			S	S	S		S	S	Art. 7	
	Photocopy and Reproduction Service				P	P		P	P		
	Shoe Stores			P	P	P		P	P		

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	Sign Shops					P		P	P		
	Sporting Goods Stores			C	P	P		P	P		Limited to 2,500 sq. ft. in MU. No on-site uniform fabrication or screening.
	Weaving, Knit, Needlecraft Shop			P	P	P		P	P		Includes instruction.
Auto and Equipment Oriented Uses	Auto Supply and Accessory Store					P		P	P		No service, installation or repair.
	Auto and Truck Service Center					S		P	S	Art. 6, § 603	Includes oil/lubrication and similar maintenance repair. No body or paint repair.
	Auto and Truck Dealership					S		P	S	Art. 6, § 603	Includes limited service. No body repair.
	Auto Rental Agency					C		P	C		Office with no service or repair. Must have designated parking spaces in multi-tenant centers and CB/U.S. 29
	Car Washes and Detailing					S		P	S	Art. 7	Includes self-service. Buildings must be oriented so that wash bays do not directly face U.S. 29.
	Emission Inspection					S		P	S		Stand-alone.

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	Equipment Rental and Sales					P/S		P			Excluding heavy equipment with no service. SUP required for service and outside storage.
	Heavy Equipment Rental, Sales or Service					S		P			Includes heavy equipment, bulldozers, backhoes, forklifts, cranes, and similar. SUP required for outside storage or display in CB. Excludes heavy repair.
	Gas and Service Stations					S		P	S	Art. 7	Stand-alone only.
	Motorcycle Sales and Service					S		P			No outdoor service. Outside storage shall be screened.
	Tire Store					S		P	C	Art. 6, § 603	Installation and service permitted only in enclosed bays. In U.S. 29 Overlay, subject to design criteria.
	Vehicle Storage Lots					S		S		Art. 7, § 733	Minimum lot size 20 acres, security fencing required, no sales, service, washing, or detail operations on

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											premises, and no junk vehicles.
Supply and Wholesale	Building Supply, Equipment Sales and Showroom with Outdoor Storage					P		P	S	Art. 6, § 603	Includes cabinets, kitchen, pool, lumber, electrical plumbing, and similar uses.
	Office Supply Stores					P		P	P		
	Paint, Wallpaper, Flooring Supply and Sales					P		P	P		
Entertainment Venues	Arcades, Billiards					S		S	S		
	Bingo and Trading Card Gaming Establishments					P			P		
	Single or Multiplex Movie Theaters					P			P		
	Theaters			P	P	P		P	P		
Commercial Recreation	Fitness Center, Athletic Club			P	P	P		P	P		
	Golf Driving Range					P		P	S		
	Indoor Recreation Complex					P		P	P		
	Miniature Golf/Go Carts/Water Park					S		S	S		
	Private, Not-For-Profit Recreational Facilities					S		S	S	Art. 7	
	Skateboard Park					S		S	S		Includes ancillary sales and screened outdoor area.
	Skating Rink					P		P	P		Roller and/or ice skating or hockey.

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	Swimming Facilities/Swim Schools					P		P	P		Privately owned and operated.
Restricted Uses	Auto and Truck Body and Heavy Repair Services					S		S		Art. 6, § 603	Includes body and paint shops, van conversion, transmission and major vehicle overhaul.
	Adult-Oriented Establishments					S				City Code	Refer to City Code for requirements.
	Body Piercing/Tattoo Shops							S		Part II, Ch. 23	Refer to Municipal Code Part II: Chapter 23, Body Art Studios and Artists for conditions.
	<u>Commercial Drone Delivery Hub</u>					<u>S</u>				<u>S</u>	<p><u>Permitted only as an accessory use.</u></p> <p><u>Facilities associated with this use shall be:</u></p> <p><u>1. Placement:</u> <u>Approved via the SUP process with the submittal of a site plan showing layout and circulation of the site.</u></p>

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												<p><u>2. Appearance: Comply with all U.S. 29 Overlay Architectural and Site Guidelines.</u></p> <p><u>3. Shall be served by permanent utilities (water, sewer, electric), where possible. Should a generator be approved, screening shall be required.</u></p> <p><u>The accessory use shall only operate during the hours of 10 am to 5 pm.</u></p>
	Drive-in Movie Theaters					S						
	Flea Markets					S		S		Art. 7		Outdoor, temporary facility only.
	Manufactured Home and Building Sales							P				New and used.
	Mobile Food Vending	C	C	C	C	C	C	C	C	Art. 7, § 721		Refer to § 738 for brewery policy.
	Pawn Shops/Title Pawn/Check Cashing Business					S				Art. 7		

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	Private Clubs, Nightclubs, Taverns					S		S	S	Art. 7	
	Self-Storage, Mini Storage			S		S		S	S		Allowed only on properties fronting an arterial or major collector street. In MU/US29, site dimensions and architectural elements consistent with US29 Commercial Corridor Overlay and subject to additional conditions: multi-story, climate controlled, valet or on-demand, no outdoor storage, no truck storage or rental. Wall signage limited by office square footage.
	Smoke/Vape Shop										
LIGHT INDUSTRIAL											
Research/Science	Agricultural Research						P	P			
	Medical Lab			P		P	P	P	P		Subject to Master Concept Plan approval in MU.
	Research Facilities						P	P			
	Science Laboratories						P	P			

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	Similar Research Facilities not Specified						S	S			
Production and Processing	Commercial Bakery/Catering and Food Preparation							P			Includes preparation, cooking and/or baking, and packaging. Short term storage permitted.
	Custom Manufacturing							P			Includes assembly.
	Technology Industry							P			
	Machine, Welding, Radiator/Muffler Repair							S		Art. 6, § 603	Outside storage not permitted in business parks.
	Breweries and Soft Drink Bottling			S	S	S		P	S	Art. 7, Sec. 737 provisions, city licensing and State law	May include commercial production facilities.
	Newspaper Printing Plant							P			
	Distillery				C			P	C		Distillery uses with a gross floor area of 10,000 S.F. or greater are required to have a tasting room component.
Light Storage/Distribution/Warehousing	Building Supply Lumber Yards							C		See Light Outdoor Storage	Outdoor storage screening required subject to

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												administrative conditional review.
	Light Outdoor Storage								C		Art. 6, § 603	Not permitted in office park or planned business park. Vehicle storage prohibited.
	Warehousing, Wholesaling, Storage and Distribution (Light)								C		Art. 6, § 603	
Other	Light Industrial/Business Park								C		Art. 6, § 603	
HEAVY INDUSTRIAL												
Production and Processing	Agricultural Processing								C		Art. 6, § 603	May include activities which create emissions within federal standards.
	Alternative Energy Production								S		Art. 6, § 603	Solid waste incinerator and/or microwave facility prohibited.
	Dry Cleaning Plant								S		Art. 6, § 603	
	Heavy Industrial								C		Art. 6, § 603	May include activities which create emissions within federal standards.
	Manufacturing, Processing								C		Art. 6, § 603	May include activities which

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												create emissions within federal standards.
Distribution and Storage	Bulk Container Storage								S		Art. 6, § 603	
	Distribution Centers								P			
	Towing and Wrecker Service								P		Art. 6, § 603	Business Truck and operable vehicle parking only. Screening requirements apply.
	Wrecked Motor Vehicle Compound								S		Article 6: Sec. 603	Min. Lot Size 2 acres. Temporary Storage Only. No dismantling or salvage yard.
	Reclaimed Materials Processing Facility								S		Art. 6, § 603	Recovered materials processing does not include any operation which changes the nature of a material, its chemical composition, or its physical qualities.
	Truck and Railroad Terminals								S			
	Wholesaling, Storage and Distribution (Heavy)								S			
PUBLIC INFRASTRUCTURE												
Transit	Bus, train, or taxi lots and facilities			S					P		S	Within MU and CB, lot or facilities shall

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											be underground or on ground floor of the primary use and screened from views at street level.
	Parking Lot, Deck			P	S	P	P	P	S		20-acre min lot for vehicle storage.
	Passenger Facilities	P	P	P	P	P	P	P	P		Includes transit stops, no lots or GTC or transfer stations in R1, R2, MU or OT Overlay.
Utilities	Cellular/Wireless Communication Tower			S	S	S	S	S	S		Refer to Telecommunications Towers and Antennas Code.
	Electric Substation or Gas Regulator Station	S	S	S	S	S	S	S	S	Art. 6, § 603	As deemed required for location to serve land uses in vicinity.
	Public Utility Facilities	S	S	S	S	S	S	S	S		
TEMPORARY USES											
	Temporary Construction Field Office/Mobile Buildings/Portable Storage Units*			C	C	C	C	C	C	Art. 7	Permitted in conjunction with the development or redevelopment of any permitted or special use, during the construction period, subject to a temporary use permit.

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	Temporary Outdoor Events			C	C	C	C	C	C	Art. 6, § 603 Art. 7	Includes Christmas Tree lots, Pumpkin Patch/Halloween Sales, carnivals.
	Produce Stands			C	C	C	C	C	C	Art. 7	Temporary use permit required.
	Farmer's Market			C	C	C	C	C	C	Art. 7	Temporary use permit required.
	Charitable/Non-Profit Events			C	C	C	C	C	C	Art. 6, § 603 Art. 7	Exempt from fees, subject to approval of a temporary use permit.
	Temporary Retail Sales and Display Activities			C	C	C	C	C	C	Art. 7	Includes parking lot sales, tent sales, sidewalk sales in association with an existing business located on the premises as a principal use, subject to approval of a temporary use permit.
	Yard Sale	P	P	P	P					Art. 6, § 603	On properties zoned and occupied for residential use.
Other	Special Temporary Uses at a Flea Market Facility					C		C	C	Art. 7, § 714-4	Includes but not limited to: auctions, antique shows, farmers markets, traveling road

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*****NO TEXT BELOW THIS NOTE OR PROCEEDING THE ABOVE TEXT ARE TO BE CHANGED****

Section 818. Off-street loading required.

On the same lot with every building, structure or part thereof, erected or occupied for manufacturing, storage, warehouse, truck freight terminal, department store, wholesale store, grocery supermarket, hotel, hospital, mortuary, dry cleaning plant, retail business, college, or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained adequate space for the standing, loading, and unloading of such materials to avoid undue interference with public use of streets, alleys, and private or public parking areas.

This section shall not apply to uses permitted in the Old Town Overlay District, except that off-street loading areas shall be prohibited on Railroad Avenue and Main Street within said district. ~~This section shall not apply to uses permitted in the Old Town Overlay District.~~

(Ord. No. 2022-596, Att. 1, 11-14-2022)