

Planned Development Guidelines for

Charleston Tea Plantation

American Classic Tea Lane
Off Maybank Highway
Charleston County
South Carolina

(Amended March 5, 2012)

Prepared for:

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Planned Development Guidelines

Charleston Tea Plantation

American Classic Tea Lane, Off Maybank Highway, Charleston County,

South Carolina

(Amended) March 5, 2012

1. Property

The Property, located on Wadmalaw Island in Charleston County, contains approximately 29.7 acres. The property is located on American Classic Tea Lane, which is on Wadmalaw Island directly off Maybank Highway. A map showing the general location of the Property is attached as Exhibit A.

TMS Numbers: 151-00-00-093, 282 and 283 (Zoning PD-109)

2. Owner

The current owners of the Property are DELC Realty, LLC., a South Carolina Partnership & Hall, William B.

3. Relationship to the Official Zoning Ordinance

The development Guidelines consider any improvements or uses contained within the overall property. Where not addressed within this Planned Development, the requirements of the Charleston County Zoning and Land development Regulations Ordinance (ZLDR) for the AG-15 Zoning District, as attached shall apply (Exhibits E & F).

- Chapter 4 Article 4 Section 1-5 Attached
- Chapter 6 6.1-1 Attached

No person shall erect or alter any building, structure, or sign on any tract of land or use any tract of land within the Charleston Tea Plantation PD except in conformance with these guidelines and regulations. Administration and enforcement of the adopted Charleston Tea Plantation PD Master Plan shall follow of the Zoning Ordinance of the County of Charleston.

4. General Summary of Development Concept

Bigelow Tea is a family owned and oriented business founded more than 50 years ago. Their goal from day one was to provide the best tasting cup of tea possible. This is accomplished through satisfied customers, strong relationships, satisfied employees, and being a good corporate citizen.

Bigelow Tea wishes to bring the joys of the family business to Charleston, South Carolina with an educational flair. Supporting local communities has always been an important aspect of Bigelow Tea and creating a tourist attraction with a gift shop full of local products enforces the belief. The tourist will

enjoy the video displays as well as first hand experiencing the tea production process. The tour will be punctuated with a sample of Charleston's finest tea samplings.

The rustic nature of the factory's design is consistent with the Low Country Farm and actually improves the character of the existing Tea Plantation.

The facility currently operates as the only tea plantation in the continental United States with all of the tea leaves produced in the existing fields and processing contained in an existing processing building.

5. Proposed Land Uses

The proposed use of the Property is as set forth below:

- Gross Land Area for Development 29.70 Acres
- All building additions, renovations, and new construction plans shall be reviewed by St. John's Fire Prevention Division, in addition to the Charleston County Building Inspection Services Department.
- The additional existing structures on the property are equipment and old factory storage, and a covered deck. The uses of these structures will remain the same.

Permitted Uses

Uses will follow Charleston County's zoning of AG-15 as attached in Exhibits E & F with the ability to allow Retail Sales of up to 6,000 square feet located on the grounds. If any cell towers are proposed they would need to conform to section 6.4.5 of the Charleston County ZLDR and would not exceed 150 feet in height and will be no less than 1,000 feet from Maybank Highway. Office uses associated with the Tea Farm, resource extraction and tea manufacturing, which includes growing and harvesting of tea leaves, screening of cuttings, packaging and shipment to distributors. Uses also included in AG-15:

- Uses Shown in the Attached ZLDR for AG-15 (Exhibit F):

In addition the annual First Flush Festival which is open to the public and celebrates the beginning of harvest season will be permitted along with weddings and charitable events. Property owner will coordinate any services required for such events as required by Charleston County. These services may include, but are not limited to police, fire, EMS, dispatch, etc. Any building permits, licenses for events or signage permits will be required to permit through Charleston County. Any permitted special events apply only to the properties contained within PD-109A and that any special events held on the AG-15 zoned adjacent tea farm shall comply with the ZLDR.

6. Development Criteria

The tea factory will be setback over 1,000 feet from Maybank Highway. Buffer landscaping is provided by the tea leaf plantings that surround the plantation. Grand oaks line the drive to and from the proposed tea factory. The small parking lot and bus parking area are tucked nicely into the natural landscape of the plantation. Tour bus turn around is provided on site. Activities within the majority of

The Charleston Tea Plantation are allowed uses within the AG-15 zoning district with the addition of the permitted uses listed above.

Buffers will be maintained in a natural state except for selective pruning to remove debris; dead plants, limbs, or trees; exotic or poisonous plants, or conditions constituting safety or health hazard; or to provide limited view corridors. Roads, utility lines, etc. may cross buffers as reasonably necessary to implement the Conceptual Site Plan or other plans approved pursuant to the Zoning Ordinance. Tree removal will be kept to an absolute minimum to preserve the character of the Charleston Tea Plantation. Buffers will be protected during construction by the placement and maintenance of fending or other barriers between the buffers and construction activity.

All open space, including buffers and setback areas, will be maintained by the Charleston Tea Plantation.

A partial tree survey was conducted of the proposed site to locate as accurately as possible any existing grand trees on this property. A copy of this partial Boundary and Tree Survey is enclosed as Exhibit C. A revised partial tree survey was conducted in August 2011.

7. Signage

All Signage for the Charleston Tea Plantation will comply with the Charleston County ZLDR. Any special event signage will comply with Charleston County ZLDR.

8. Site Utilities

A. Sanitary Sewer: A 6” sewer main shall be installed leading from each structure to a septic tank with leach field

B. Potable Water: An onsite well will be provided to serve the bathroom facility and tea factory.

C. Electric Service: Electrical Services shall be provided by Berkeley Electric Coop and are existing on site.

D. Telephone: Telephone lines of Bellsouth are located along Maybank Highway and American Classic Tea Lane.

E. Fire Protection: Adequate fire protection will be supplied by the St. Johns Fire District.

F. Law Enforcement: Adequate police protection will be supplied by the Charleston County Sheriff’s Department.

G. Emergency Medical Services: Adequate EMS protection will be supplied by Charleston County Emergency Medical Services.

ST. JOHN'S FIRE DISTRICT

P.O. BOX 56
3327 Maybank Hwy.
JOHNS ISLAND, S.C. 29455
PHONE: (843) 559-9194
FAX: (843) 559-3687



KARL E. RISTOW, Fire Chief

COMMISSIONERS:

J. BARRY HART, Chair
SUSANNE HOLLOMAN, Vice-Chair
ERIC P. BRITTON
SAMUEL BROWNLEE
THOMAS KULICK
GENEVA SMITH
H. ALBERT THOMPSON

30 November 2011

Charleston County Planning Department
Attn: Ms. Andrea Pietras
4045 Bridge View Drive
North Charleston, SC 29405

Re: Letter of Coordination Charleston Tea Plantation

Dear Ms. Pietras:

This letter has been generated in response to a request from Earth Source Engineering for coordination on their request to amend the plan development on American Classic Tea Farm Lane (TMS #151-00-00-093, 282, & 283), located on Wadmalaw Island. St. Johns Fire District acknowledges that Earth Source Engineering has submitted a request to rezone this property for future development. In addition St. Johns Fire District is requesting any plans submitted for additions, renovation, and new construction on the property also be submitted to the St. Johns Fire District Fire Prevention Division for review.

If you require any additional assistance regarding this issue or any further explanation regarding this issue, please contact the St. Johns Fire Prevention Division.

Sincerely,

C.W. Watlington
Chief Fire Inspector

c.c. Karl E. Ristow
Chief of Department

Captain D. L. Martin
Patrol Division Commander



J. Al Cannon, Jr., Esquire
Sheriff, Charleston County

OPERATIONS
3505 Pinehaven Drive
Charleston Heights, SC 29405-7789
(843) 762-2007

November 16, 2011

Earthsource Engineering
887 Johnnie Dodds Boulevard
Suite 220
Mt. Pleasant, S.C. 29464

Attn: Annie Martin

Re: Letter of Coordination

Dear Ms. Martin,

In response to your inquiry, the Charleston County Sheriff's Office has jurisdiction in and around the area of the Charleston Tea Plantation located at 6617 Maybank Highway on Wadmalaw Island in Charleston County.

With that in mind, the Charleston County Sheriff's Office can provide off duty services, for a fee, at the First Flush Festival to be located at the Charleston Tea Plantation in the future. Those services would include traffic coordination, security, and enforcement of all State and County Ordinances.

Attached to this letter is the Charleston County Sheriff's Office Off-duty contract.

Should you have any questions, please contact me in the Patrol Division of Operations at 762-2007.

Sincerely,

Captain Donald L. Martin
Patrol Division Commander
Operations
Charleston County Sheriff's Office

Don Lamb
Director



Phone: 843.202.6700
Fax: 843.202.6712
Louise Hamilton III Public Services Bldg.
3045 Bridge View Dr., Suite 8300
North Charleston, SC 29405

EMERGENCY MEDICAL SERVICES
2010 NATIONAL EMS SERVICE OF THE YEAR

November 30, 2011

Mr. Kevin Berry, P.E.
Earthsource Engineering
887 Johnnie Dodds Blvd., Ste. 220
Mount Pleasant, SC 29464

Re: Letter of Coordination for Charleston Tea Plantation Project, Wadmalaw Island

Dear Mr. Berry:

We received your request for a "Letter of Coordination" in reference to your rezoning project with Charleston County. It is Charleston County EMS's goal is to ensure that citizens and visitors attending festivals or special events are provided the best in emergency medical coverage. This correspondence helps us determine what type of EMS staffing will be required. This staffing determination is based on the expected number of attendees, any special needs or risk factors involved and the nature of the event. As a minimum guideline, the required level of coverage:

EMS coverage must be provided at all events defined as "major events."

- Expected attendance 3,000 to 5,000 - one EMS crew
- Expected attendance 5,000 to 15,000 - two EMS crews
- Expected attendance more than 15,000 - three EMS crews

It is preferred that Charleston County EMS be utilized as a resource in developing the special event plan (even if a private provider is utilized), and remember to involve Charleston County EMS as early as possible so that you can plan your event budget and logistics around the level of coverage appropriate to ensure safety for your attendees.

Event planners hiring Charleston County EMS to cover their special events will be asked to enter into a contract that defines the event dates and times, and the number of units/resources needed for adequate coverage. It should also set forth the costs for those services. Any changes in the event date, time, location, etc. must be communicated to Charleston County EMS as soon as possible. Charleston County EMS reserves the right to refuse EMS coverage if critical event information that could affect that coverage is not communicated in enough time to re-evaluate safety needs.

www.charlestoncounty.org



James R. Neal
Director

Public Works Department

November 22, 2011

843.202.7600
Fax 843.202.7601
jneal@charlestoncounty.org
Lonnie Hamilton, II
Public Services Building
4045 Bridge View Drive, Suite A301
North Charleston, SC 29405-7464

Kevin Berry, P.E.
Earthsource Engineering
887 Johnnie Dodds Boulevard Suite 220
Mount Pleasant, SC 29464

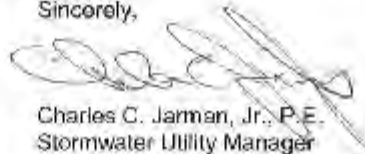
RE: CHARLESTON TEA PLANTATION – TMS Nos. 151-00-00-093 &
151-00-00-282
CHARLESTON COUNTY STORMWATER COORDINATION

Dear Mr. Berry:

We have reviewed the Charleston Tea Plantation Development PD concept master plan, dated August 19, 2004, and revised October 27, 2011, for the expansion of the commercial development off of Maybank Highway. At present, this letter represents sufficient coordination with Public Works in order to continue the revised planned development rezoning process for the property.

The proposed development being located on American Classic Tea Lane will be permissible. Additional review, coordination and approval by the Public Works Department will be required during the County Stormwater Permitting process at the time of construction approval and the County Site Plan Review process. Charleston County Public Works will work with the developer during design development to ensure the stormwater drainage is sufficiently provided without negative impact to the watershed.

Sincerely,



Charles C. Jarman, Jr., P.E.
Stormwater Utility Manager

CCJ:nd
c: Charleston County Planning Department, Andrea Pietras

Exhibit A: General Location Map

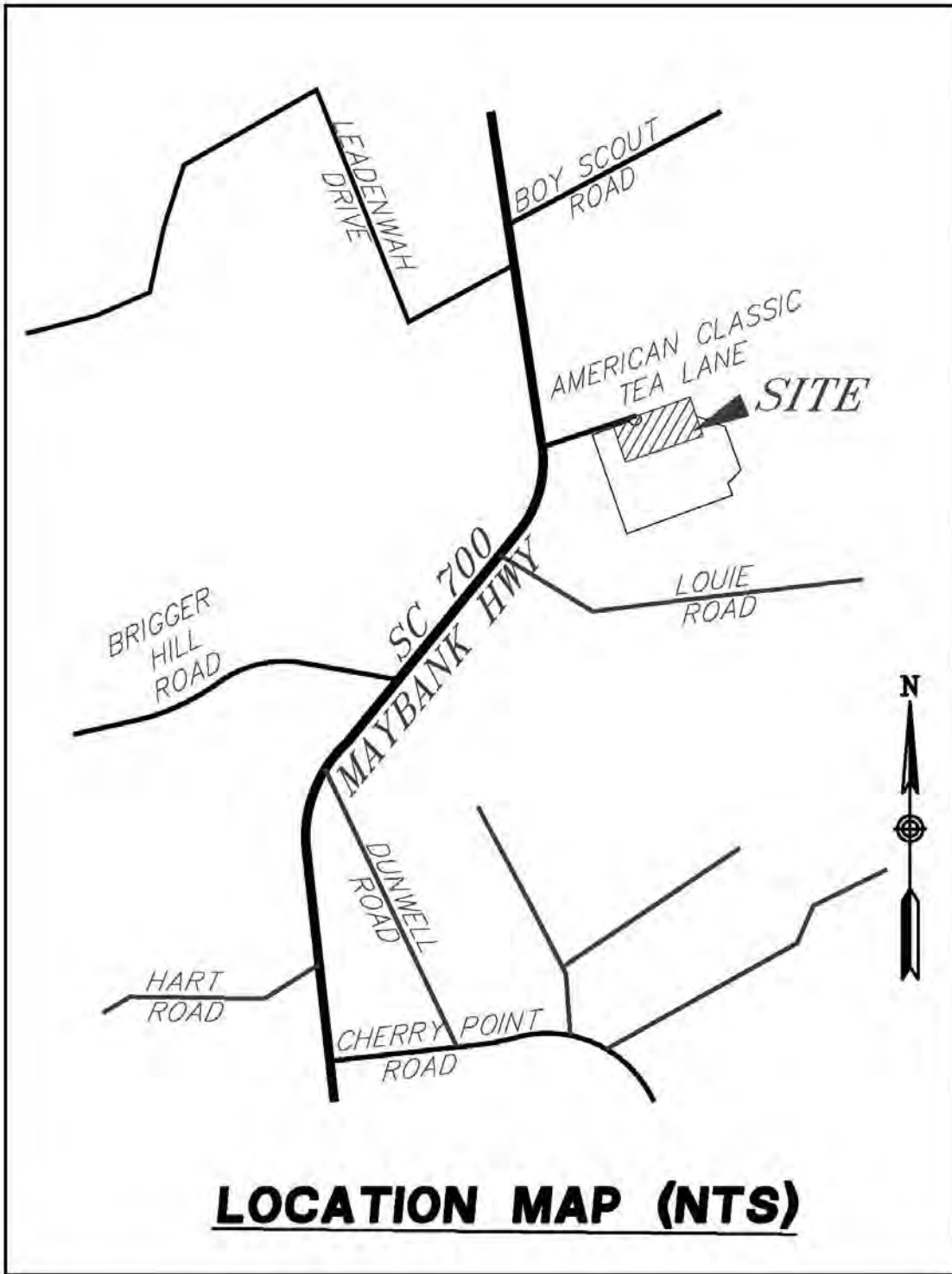


Exhibit B: Proposed Conceptual Site Plan

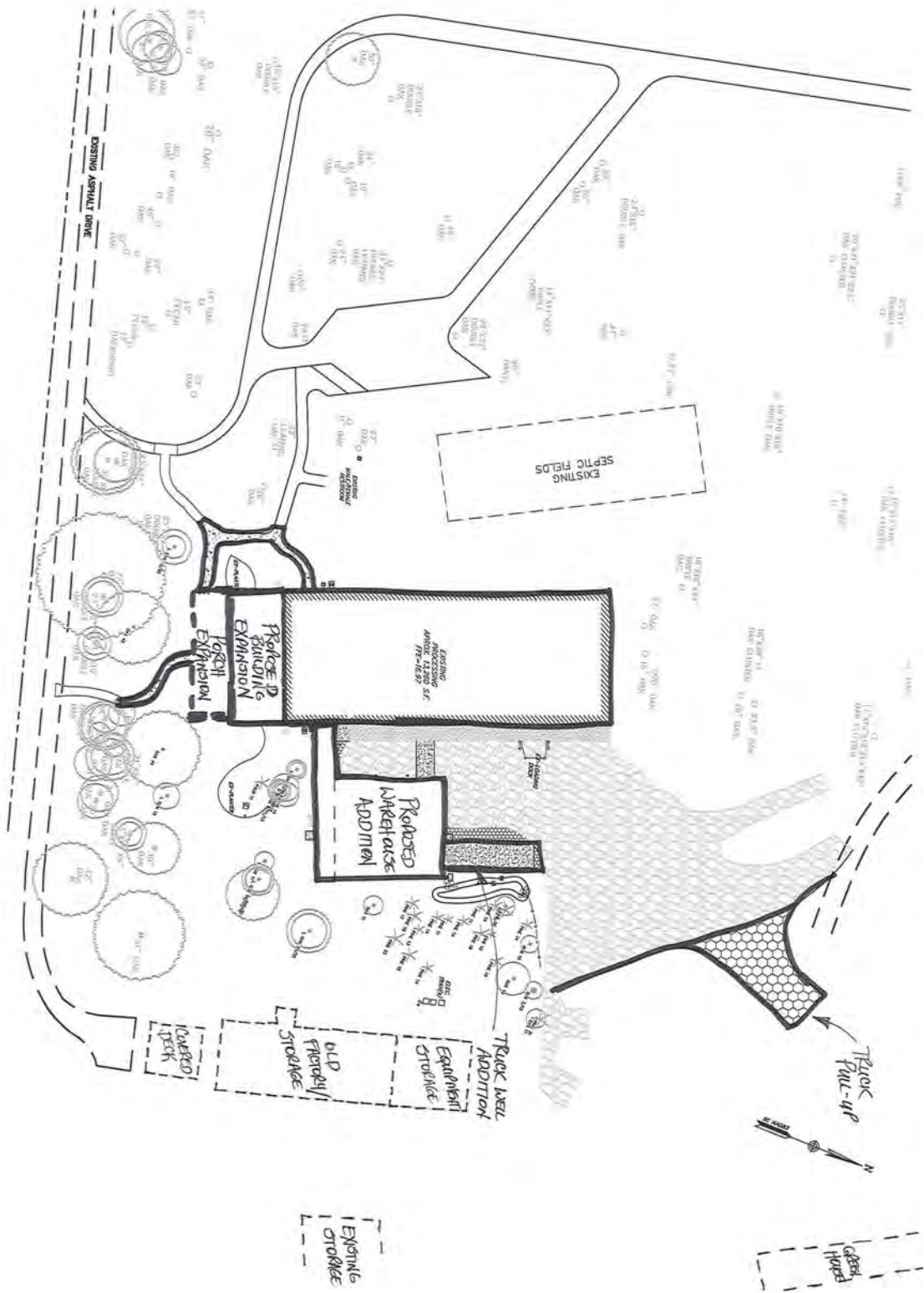


Exhibit C: (Updated 8/2011) Partial Boundary and Tree Survey

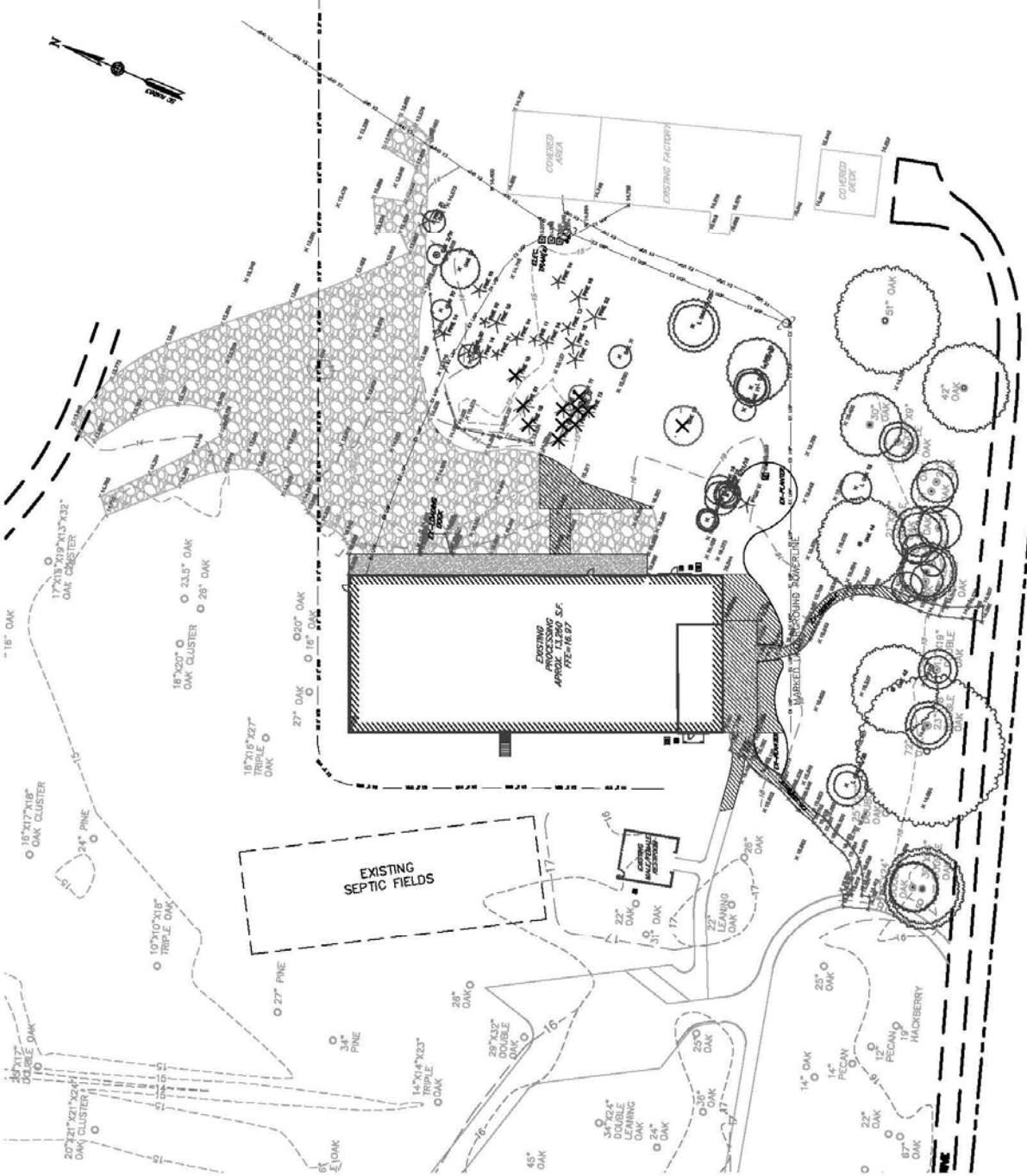


Exhibit D: Aerial Photo



Exhibit E: ZLDR Chapter 4.4.1-5

ARTICLE 4.4 AG-15, AGRICULTURAL PRESERVATION DISTRICT

§4.4.1 PURPOSE AND INTENT

The AG-15, Agricultural Preservation district implements the Agricultural Preservation (Rural Area) policies of the *Comprehensive Plan*.

§4.4.2 USE REGULATIONS

Uses are allowed in the AG-15 district in accordance with the Use Regulations of Chapter 6.

§4.4.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

A. Density/Intensity and Dimensional Standards Table

All residential and nonresidential development in the AG-15 district shall be subject to the following density, intensity and dimensional standards:

AG-15 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 15 acres
MINIMUM LOT AREA	3 acres
MINIMUM LOT WIDTH	135 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

B. Development Along Critical Line

The area of a parcel in the AG-15 district within 1,000 feet of the OCRM Critical Line has a Maximum Density of one dwelling unit per three acres with a minimum lot area of three acres. The remaining acreage of the parcel (more than 1,000 feet from the OCRM Critical Line) maintains a density of one dwelling unit per 15 acres.

§4.4.4 OTHER REGULATIONS

Development in the AG-15 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.26 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

§4.4.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AG-15 Zoning District.

Exhibit F: Chapter 6.1.1

TABLE 6.1-1	ZONING DISTRICTS																				Condition				
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR		CT	CC	I	
AGRICULTURAL USES																									
ANIMAL PRODUCTION																									
Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)	A	A	A	A	C	C																			§ 6.4.1
Apiculture (Bee Keeping)	A	A	A	A	A	A																			
Horse or Other Animal Production	A	A	A	A	C	C	C	C	C																§ 6.4.1
Concentrated Animal Feeding Operations	S	S	S	S																					
CROP PRODUCTION																									
Greenhouse Production or Food Crops Grown Under Cover	A	A	A	A	A	A	A	A	A	A	C	C										C	C	C	§ 6.4.1
Horticultural Production or Commercial Nursery Operations	A	A	A	A	A	A	A	A	A	S	S	S							A	A	A	A	A		
Hydroponics	A	A	A	A	A																				
Crop Production	A	A	A	A	A	A	A	A	A	A	A	A			A										
Wineries	C	C	C	C	C	C																	C	§ 6.4.60	
FORESTRY AND LOGGING																									
Bona Fide Forestry Operations	C	C	C	C	C	C	C	C	C																§ 6.4.23
Lumber Mills, Planing, or Saw Mills, including Chipping or Mulching	A	A	A	A	S																		A		
STABLE																									
Stable	A	A	A	A	C	C	C	C	C	C	C	C													§ 6.4.20
SUPPORT ACTIVITIES FOR AGRICULTURE USES																									
Agricultural Processing	C	C	C	C	S																		A	§ 6.4.1	
Agricultural Sales or Services	A	A	A	A	C															A		A	A	§ 6.4.44	
Roadside Stands, including the sale of Sweetgrass Baskets	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.58	
RESIDENTIAL																									
Congregate Living for the elderly (up to 15 residents)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S										
Duplex										S	S	S	A	A	S										
Dwelling Group	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C							C		§ 6.4.7	
Farm Labor Housing (up to 10 residents)	C	C	C	C	C																			§ 6.4.9	
Farm Labor Housing (Dormitory) (more than 10 residents)	S	S	S	S	S																			§ 6.4.9	

TABLE 6.1-1	ZONING DISTRICTS																		Condition					
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG		CN	CR	CT	CC	I
Child Caring Institution (more than 20 children)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S									
Group Care Home, Residential (up to 20 children)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S									
Group Residential, including Fraternity or Sorority Houses, Dormitories, or Residence Halls	S	S	S	S	S	S				S	S	S	S	S										
Manufactured Housing Unit	A	A	A	A	A	C	C	C	C	C	C	C	C	C	A	A								§ 6.4.24
Manufactured Housing Unit, Replacement	A	A	A	A	A	A	A	A	A	C	C	C	C	C	A	A								§ 6.4.24
Manufactured Housing Park																A								
Multi-Family, including Condominiums or Apartments														A	A								A	
Retirement Housing	S	S	S	S	S	S	S	S	S	S	S	S	A	A	S									
Retirement Housing, Limited (up to 10 residents)	S	S	S	S	S	S	S	S	S	S	S	S	A	A	S									§ 6.4.8
Single family Attached, also known as Townhouses or Rowhouses											S	S	C	C	S					C	C	C		§ 6.4.2
Single family Detached	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	C	C	C	A	C	C	§ 6.4.25
Affordable Dwelling Units	S	S	C	C	C	C	C	C	C	C	C	C	A	A										§ 6.4.19
Single family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)	A	A	A	A	A	C	C	C	C	C	C	C												§ 6.4.24
Transitional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses													S	S			S	S	S		S	A		
CIVIC / INSTITUTIONAL																								
COURTS AND PUBLIC SAFETY																								
Court of Law	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A	A	A	A	A	
Correctional Institutions																							A	
Parole Offices or Probation Offices																							A	
Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	A	A	A	A	A	A	A	A	A	S	S	S	S	S	S		S	A	A	A	A	A	A	
DAY CARE SERVICES																								
Adult Day Care Facilities		C	C	C	C	C	S	S	S	S	S	S	S	S			S	S	A	A	A	A	A	§ 6.4.29
Child Day Care Facilities, including Group Day Care Home or Child Care Center		C	C	C	C	C	S	S	S	S	S	S	S	S			S	S	A	A	A	A	A	§ 6.4.29
Family Day Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	S	

TABLE 6.1-1	ZONING DISTRICTS																		Condition						
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG		CN	CR	CT	CC	I	
DEATH CARE SERVICES																									
Cemeteries or Crematories	A	A	A	A	C	C	C	C	C	C	C	C	C	C	S		A	A	A	A	A	A	A	A	§ 6.4.53
Funeral Services, including Funeral Homes or Mortuaries																	A	A	A	A		A	A		
EDUCATIONAL SERVICES																									
Pre-school or Educational Nursery		C	C	C	C	C	S	S	S	S	S	S	S	S	S		S	S	A	A	A	A	A	A	§ 6.4.29
School, Primary		S	S	S	A	S	S	S	S	S	S	S	S	S	S							S			
School, Secondary		S	S	S	S	S	S	S	S	S	S	S	S	S	S							S			
College or University Facility		S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	A	A		
Business or Trade School		S	S	S	S	S											S	S	S	S	S	A	A		
Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools		S	S	S	S	S											S	S	C	C	A	A	A	A	§ 6.4.26
HEALTH CARE SERVICES																									
Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities					S	S	S	S	S								A	A	A	A	A	A	A		
Community Residential Care Facilities					S	S							S	S				S		S		A			
Convalescent Services, including Nursing Homes					S	S	S	S	S	S	S	S	S	S	S		S	S		S		A			
Counseling Services, including Job Training or Placement Services					S	S											A	A	A	A	A	A	A		
Intermediate Care Facility for the Mentally Retarded					S	S							S	S				S		S		A			
Public or Community Health Care Centers					S	S	S	S	S								A	A				A			
Health Care Laboratories, including Medical Diagnostic or Dental Laboratories																	A	A	A	A		A	A		
Home Health Agencies					S	S											A	A	A	A	A	A	A		
Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices																	S	A	S	S		A	S		
Outpatient Facilities for Chemically Dependent or Addicted Persons																		S	S	S		A			
Rehabilitation Facilities																	S	A	A	A	A	A	A		
Residential Treatment Facility for Children or Adolescents (mental health treatment)					S	S							S	S			S		S		A				

TABLE 6.1-1	ZONING DISTRICTS																		Condition						
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG		CN	CR	CT	CC	I	
MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS																									
Historical Sites (Open to the Public)	C	C	C	C	C	C	C	C	C	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 6.4.27
Libraries or Archives		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	
Museums					A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	
Nature Exhibition	C	C	C	C	C																	S	A	§ 6.4.10	
Botanical Gardens	A	A	A	A	A																	S	A		
Zoos			S	S	S																	S	S		
POSTAL SERVICE																									
Postal Service, United States	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		A	A	A	A	A	A	A	§ 6.4.28
RECREATION AND ENTERTAINMENT																									
Community Recreation, including Recreation Centers	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fishing or Hunting Guide Service (Commercial)	A	A	A	A	A													A	A	A	A	A	A	A	
Fishing or Hunting Lodge (Commercial)	A	A	A	A																	A				
Golf Courses or Country Clubs			C	C	C	C	C	C	C	C	C	C			C										§ 6.4.50
Parks and Recreation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C		C		§ 6.4.11	
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades																						A	C	A	§ 6.4.30
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas			C	C																	C		C	C	§ 6.4.11
Drive-in Theaters																					C		C	A	§ 6.4.6 § 6.4.11
Golf Driving Ranges			S	S	S	S	S	S	S																§ 6.4.11
Outdoor Shooting Ranges	C	C	C	C																				§ 6.4.11	
Recreation or Vacation Camps	C	C	C	C	C																			§ 6.4.11	
Special Events (Commercial & Industrial)																				C	C	C	C	§ 6.7.3	
Special Events (Residential & Agricultural)		S	S	S	S	S	S	S	S	S	S	S												§ 6.7.4	
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS																									
Business, Professional, Labor, or Political Organizations																		A	A	A	A	A	A	A	
Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities			S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	A	A	A	A	A	
Religious Assembly	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.13
Social Club or Lodge			S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	A	A	A	A	A	

TABLE 6.1-1	ZONING DISTRICTS																				Condition				
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR		CT	CC	I	
UTILITIES AND WASTE-RELATED USES																									
Utility Service, Major	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21 § 6.4.17	
Electric or Gas Power Generation Facilities	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21 § 6.4.17	
Utility Substation	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21	
Electrical or Telephone Switching Facility	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21	
Sewage Collector or Trunk Lines	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21	
Sewage Disposal Facilities	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.17	
Utility Pumping Station	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21	
Water Mains	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21	
Water or Sewage Treatment Facilities	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21	
Water Storage Tank	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21	
Utility Service, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 6.4.31	
Electric or Gas Power Distribution	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 6.4.31	
Sewage Collection Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 6.4.31	
Water Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 6.4.31	
Waste-Related Uses																							S		
Hazardous Waste Treatment or Disposal																								S	
Nonhazardous Waste Treatment or Disposal																								S	
Septic Tank Installation, Cleaning, or Related Services																						S	S		
Solid Waste Combustors or Incinerators, including Cogeneration Plants																								S	
Solid Waste Disposal Facility (Public or Private)	C																						C	§ 6.4.51	
Waste Collection Services																								S	
Waste Transfer Facilities																								S	
COMMERCIAL																									
ACCOMMODATIONS																									
Bed and Breakfast Inns	C	C	C	C	C	C	S	S	S	S	S	S	A	A	S			C	C	C	C	C	C	§ 6.4.4	
Hotels or Motels																			S	A	A		A	A	
Rooming or Boarding Houses													A	A					S	A	A	A	A		
RV (Recreational Vehicle) Parks or Campgrounds	S	S	S	S	S																			§ 6.4.12	
ANIMAL SERVICES																									
Kennel	A	A	A	A	C	C	S	S	S													S		§ 6.4.54	
Pet Stores or Grooming Salons																					C	S	A	A	§ 6.4.32

TABLE 6.1-1	ZONING DISTRICTS																		Condition								
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG		CN	CR	CT	CC	I			
Small Animal Boarding (enclosed building)	A	A	A	A	C	C	C	C	C												C	S	A	A	\$ 6.4.32		
Veterinary Services	A	A	A	A	S	S														C	C	C	A	A	\$ 6.4.32		
FINANCIAL SERVICES																											
Banks																				C	C	C	C	A	A	\$ 6.4.33	
Financial Services, including Loan or Lending Services, Savings and Loan Institutions, or Stock and Bond Brokers																				C	C	C	C	A	A	\$ 6.4.33	
FOOD SERVICES AND DRINKING PLACES																											
Bar or Lounge (Alcoholic Beverages), including Taverns, Cocktail Lounges, or Member Exclusive Bars or Lounges																					S	S	S	S	S		
Catering Service		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				C	C	C	C	A	A	\$ 6.4.34	
Restaurant, Fast Food, including Snack or Nonalcoholic Beverage Bars																					C	C	C	C	C	\$ 6.4.15	
Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants																				C	C	C	C	C	C	\$ 6.4.15	
Sexually Oriented Business																								C		\$ 6.4.18	
INFORMATION INDUSTRIES																											
Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices																					S	S	S	S	A	A	
Communications Towers	C	C	C	C																	C	C	C		C	C	\$ 6.4.5
Data Processing Services																					A	A	A	A	A	A	
Publishing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers																					A	A	A	A	A	A	
OFFICES																											
Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services																					C	C	C	C	A	A	\$ 6.4.35
Government Office																					C	C	C	C	A	A	\$ 6.4.35
Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services																					C	C	C	C	A	A	\$ 6.4.35

TABLE 6.1-1	ZONING DISTRICTS																				Condition					
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR		CT	CC	I		
Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items																				C	C	A	A		§ 6.4.38	
Heavy Duty Truck or Commercial Vehicle Rental or Leasing																							A	A		
Self-Service Storage / Mini Warehouses																					C		A	A		§ 6.4.16
Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles																					A		A	A		
REPAIR AND MAINTENANCE SERVICES																										
Boat Yard		C	C	C	C	S																	C	C		§ 6.4.39 Art. 5.3
Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops																				C	C		A	A		§ 6.4.40
Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops																					S	S	A	A		
Vehicle Repair, Consumer, including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops																					S	C	A	A		§ 6.4.22
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes																				C	C	C	A	A		§ 6.4.22
RETAIL SALES																										
Nonstore Retailers																							A	A		
Direct Selling Establishments																							A	A		
Electronic Shopping or Mail-Order Houses																							A	A		
Fuel (except liquefied petroleum gas) Dealers, including Heating Oil Dealers																								A		
Liquefied Petroleum Gas (Bottled Gas) Dealers																							A	A		§ 6.4.41
Vending Machine Operators																							A	A		

TABLE 6.1-1	ZONING DISTRICTS																				Condition				
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR		CT	CC	I	
Building Materials or Garden Equipment and Supplies Retailers																				C	C		A		§ 6.4.42
Hardware Stores																				C	C	C	A		§ 6.4.42
Home Improvement Centers																							A		
Garden Supplies Centers																				C	C		A		§ 6.4.42
Outdoor Power Equipment Stores																				C	C		A		§ 6.4.42
Paint, Varnish, or Wallpaper Stores																				C	C		A		§ 6.4.42
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops																				C	C		A	A	§ 6.4.43
Liquor, Beer, or Wine Sales																				S	S		S		
Retail Sales or Services, General																				C	C		A	A	§ 6.4.44
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store																				C	C		A	A	§ 6.4.44
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store																				C	C		A	A	§ 6.4.44
Convenience Stores																				S	A		A		
Drug Stores or Pharmacies																				C	C		A	A	§ 6.4.44
Duplicating or Quick Printing Services																				C	C	C	A	A	§ 6.4.44
Electronics, Appliance, or Related Products Store																				C	C		A	A	§ 6.4.44
Florist																				C	C		A	A	§ 6.4.44
Furniture, Cabinet, Home Furnishings, or Related Products Store																				C	C		A	A	§ 6.4.44
Pawn Shop																							A	A	§ 6.4.44
Private Postal or Mailing Service																				C	C	C	A	A	§ 6.4.44
Tobacconist																				C	C		A	A	§ 6.4.44
Sweetgrass Basket Stands	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.58
Warehouse Clubs or Superstores																							A	A	
Service Stations, Gasoline (with or without convenience stores)																				C	C		A	A	§ 6.4.45
Truck Stop																							A	A	
Vehicle Sales (new or used)																							A	A	
Automobile, or Light or Medium Duty Truck Dealers																							A	A	
Heavy Duty Truck or Commercial Vehicle Dealers																							A	A	

TABLE 6.1-1	ZONING DISTRICTS																				Condition					
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR		CT	CC	I		
Manufactured (Mobile) Home Dealers																							A	A		
Motorcycle, Watercraft, or Recreational Vehicle Dealers																								A	A	
Vehicle Parts, Accessories or Tire Stores																					A		A	A		
RETAIL OR PERSONAL SERVICES																										
Consumer Convenience Service																				C	C	A	A		§ 6.4.46	
Automated Bank / Teller Machines																				C	C		A		§ 6.4.46	
Drycleaners or Coin-Operated Laundries																				C	C		A		§ 6.4.46	
Drycleaning or Laundry Pick-up Service Stations																				C	C		A		§ 6.4.46	
Locksmith																				C	C		A		§ 6.4.46	
One-Hour Photo Finishing																				C	C	A	A		§ 6.4.46	
Tailors or Seamstresses																				C	C	A	A		§ 6.4.46	
Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	A	A	§ 6.4.3	
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios																			C	C	C	C	A	A	§ 6.4.47	
Tattoo Parlors																							S	C	§ 6.4.59	
Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial services																			C	C	C	C	A	A	§ 6.4.48	
Landscaping and Horticultural Services to commercial, industrial, or institutional buildings, and residences	C	C	C	C	S	S	C	S	S										C	C	A	A	A	A	§ 6.4.48	
VEHICLE AND WATERCRAFT STORAGE																										
Vehicle Storage, including Bus Barns, Boat or RV Storage, or Impound Yards																							A	A		
Boat Ramps	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Art. 5.3, §5.3.4	
Community Dock	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Art. 5.3, §5.3.3	
Commercial Dock			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Art. 5.3, §5.3.6	
Marina				S	S	S	S	S	S	S	S	S	S	S				S	S	S	S	S	S	S	Art. 5.3, §5.3.5	

TABLE 6.1-1	ZONING DISTRICTS																			Condition						
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR	OG	CN		CR	CT	CC	I		
WHOLESALE SALES																										
Aircraft Wholesalers, including Related Parts																								A	A	
Beverage or Related Products Wholesalers, including Alcoholic Beverages																									A	A
Book, Periodical, or Newspaper Wholesalers																									A	A
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers, or Pesticides)																									A	A
Clay or Related Products Wholesalers																					S				A	A
Computers or Electronic Products Wholesalers																									A	A
Construction Material Wholesalers, including Brick, Cement, Concrete, Lumber, Millwork, Plywood, Shell, Stone, Wood Panel or other Related Materials																					S				A	A
Electrical Equipment, Appliances or Components Wholesalers																									A	A
Fabric or Apparel Wholesalers																									A	A
Farm Supplies or Equipment Wholesalers																									A	A
Flower, Nursery Stock or Florists Supplies Wholesalers	A	A	A	A																	S				A	A
Food or Related Products Wholesalers																									A	A
Furniture, Cabinets, or Related Products Wholesalers																									A	A
Glass or Related Products Wholesalers																									A	A
Leather Products Wholesalers																									A	A
Machinery, Tools, or Construction Equipment Wholesalers																									A	A
Manufactured Home (Mobile Home) or other Prefabricated Structures Wholesalers																									A	A
Metal or Mineral (except Petroleum) Wholesalers																									A	A
Motor Vehicles (Commercial or Passenger) or Trailers Wholesalers, including Related Parts																									A	A
Paint, Varnish or Related Supplies Wholesalers																									A	A
Paper or Paper Products Wholesalers																									A	A
Petroleum Wholesalers																						S			A	A

TABLE 6.1-1	ZONING DISTRICTS																	Condition							
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MH S	MH P	OR		OG	CN	CR	CT	CC	I	
WAREHOUSE AND FREIGHT MOVEMENT																									
Warehouse and Distribution Facilities																								A	
Cold Storage Plants																								A	
Freight Container Storage Yards, excluding Fuel Storage Facilities																								C § 6.4.52	
Freight Forwarding Facilities, including Truck Terminals, Marine Terminals, or Packing and Crating Facilities																							C	C § 6.4.49	
Fuel Storage Facilities, excluding Nuclear Fuels																								A	
Household Moving Storage																								A	
Grain Terminals and Elevators																								A	
Parcel Services																								A	
Retail Store Warehouses																								A	
Stockpiling of Sand, Gravel, or other Aggregate Materials																								A	
Storage of Weapons or Ammunition																								S	
OTHER USES																									
RECYCLING SERVICES																									
Recycling Center																								A	
Recycling Collection, Drop-Off	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A § 6.4.55	
RESOURCE EXTRACTION/MINING																									
Resource Extraction/Minning, including Borrow Pits, Mining, Oil or Gas Extraction, Quarries, or Sand or Gravel Operations	S	S	S	S	S	S																		S § 6.4.14	
TRANSPORTATION																									
Aviation, including Private Air Strips	S	S	S	S																				C § 6.4.56	
Railroad Facility																								A	
Sightseeing Transportation, Land or Water	S	S	S	S																A	A	A	A	Art. 5.3	
Taxi or Limousine Service																			A	A			A	A	
Urban Transit Systems																								A	
Water Transportation, including Coastal or Inland Water Passenger Transportation			S	S		S													A	A			A	A	Art. 5.3