

21 bisbee ct



08/06/2018 - 08/07/2018



NB-18

Use	CCD V	CCD NCC	CCD NC	CCD VN	CCD F	CCD IC	CCD RUR	CCD EN	CCD Open Space	CCD EC	CCD M	Special Conditions
Automotive parts, accessories, or tires	X	C	C	X	X	X	X	X	X	P	P	
Gasoline service	X	X	X	X	X	X	X	X	X	C	C	
Lumberyard and materials	X	P	P	X	X	X	X	X	X	P	P	
Outdoor resale business	X	C	X	X	X	X	X	X	X	C	C	
Pawnshops	X	C	C	X	X	X	X	X	X	P	P	
Tap or Tasting Room	X	P	P	C	X	P	X	X	X	P	P	
Beer, wine, and liquor store (off-premises consumption of alcohol)	X	P	C	C	X	C	X	X	X	P	C	
Shopping center	X	C	C	X	X	X	X	X	X	P	P	
Convenience stores or centers	X	P	P	X	X	X	X	X	X	P	P	
Car care center	X	C	C	X	X	X	X	X	X	P	P	
Car washes	X	C	C	X	X	X	X	X	X	P	P	
Office or bank (without drive-through facility)	X	P	P	X	X	P	X	X	X	P	P	
Office (with drive-through facility)	X	P	P	X	X	P	X	X	X	P	P	
Office or store with residence on top	P	P	P	P	P	P	P	P	X	P	P	
Office-over storefront structure	X	P	P	X	X	P	X	X	X	P	P	
Research and development services (scientific, medical, and technology)	X	C	X	X	X	P	X	X	X	P	P	
Car rental and leasing	X	C	X	X	X	X	X	X	X	C	C	
Leasing trucks, trailers, recreational vehicles, etc.	X	C	X	X	X	X	X	X	X	C	C	
Services including pest control, janitorial, landscaping, carpet upholstery, cleaning and other services	X	P	P	X	X	P	X	X	X	P	P	
Bars, taverns and nightclubs	X	C	C	C	X	C	X	X	X	C	C	
Sexually oriented business	X	X	X	X	X	X	X	X	X	X	X	
Tattoo parlors	X	P	P	X	X	P	X	X	X	P	P	
Industrial, manufacturing and wholesale trade												
Light industrial structures and facilities (not enumerated in Codes 2611-2615, below)	X	C	C	X	X	X	C	X	X	P	P	
Loft	X	C	C	X	X	X	C	X	X	P	P	
Mill-type factory structures	X	X	X	X	X	X	X	X	X	C	C	
Manufacturing plants	X	X	X	X	X	X	X	X	X	C	C	
Industrial parks	X	X	X	X	X	X	X	X	X	C	C	
Laboratory or specialized industrial facility	X	X	X	X	X	X	X	X	X	C	C	
Assembly and construction-type plants	X	X	X	X	X	X	X	X	X	C	C	
Process plants (metals, chemicals asphalt, concrete, etc.)	X	X	X	X	X	X	X	X	X	C	C	
Construction-related businesses	X	C	C	X	X	X	C	X	X	P	P	
Heavy construction	X	X	X	X	X	X	X	X	X	C	C	



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Machinery related	X	X	X	X	X	X	X	X	X	C	C	
Trade contractor, plumbing, electrical, roofing, painting, landscaping	X	C	C	X	X	X	C	X	X	P	P	
Automotive paint and body	X	C	C	X	X	X	X	X	X	P	P	
Automotive wrecking and graveyards, salvage yards, and junkyards	X	X	X	X	X	X	X	X	X	X	X	
Vehicle storage for towing or related business	X	X	X	X	X	X	X	X	X	X	X	
Demolition, building and structure business	X	X	X	X	X	X	X	X	X	C	C	
Warehouse or storage facility Structure	X	X	X	X	X	X	X	X	X	P	P	
Mini-warehouse, mini-storage units	X	C	C	X	X	X	X	X	X	C	C	
High-rise mini-warehouse	X	C	C	X	X	X	X	X	X	C	C	
Warehouse structure	X	X	X	X	X	X	X	X	X	P	P	
Produce warehouse	X	X	X	X	X	X	X	X	X	P	P	
Refrigerated warehouse or cold storage	X	X	X	X	X	X	X	X	X	P	P	
Large area distribution or transit warehouse	X	X	X	X	X	X	X	X	X	P	P	
Wholesale trade - durable goods	X	X	X	X	X	X	X	X	X	P	P	
Wholesale trade nondurable goods	X	X	X	X	X	X	X	X	X	P	P	
Food, textiles, and related products	X	X	X	X	X	X	X	X	X	C	C	
Wood, paper, and printing products	X	X	X	X	X	X	X	X	X	C	C	
Tank farms	X	X	X	X	X	X	X	X	X	C	C	
Public assembly structures												
Performance theater	X	P	P	X	X	P	X	X	X	C	P	
Movie theater	X	P	C	X	X	C	X	X	X	P	P	
Amphitheater	X	P	C	X	X	C	X	X	X	X	P	
Drive-in theaters	X	P	C	X	X	C	X	X	X	X	X	
Indoor games facility	X	P	C	X	X	C	X	X	X	X	P	
Amusement, sports, or recreation establishment not specifically enumerated	X	P	C	X	X	C	X	X	X	X	C	
Amusement or theme park	X	X	X	X	X	X	X	X	X	C	C	
Arcade	X	P	C	X	X	C	X	X	X	X	C	
Miniature golf establishment	X	P	P	C	C	P	X	X	X	X	X	
Fitness, recreational sports, gym, or athletic club	X	P	P	X	X	P	X	X	X	P	P	
Bowling, billiards, pool, etc.	X	P	C	X	X	C	X	X	X	X	X	
Skating rinks	X	P	C	X	X	C	X	X	X	X	X	
Sports stadium or arena	X	P	P	P	X	P	P	X	C	C	C	
Racetrack or raceway	X	X	X	X	X	X	X	X	X	C	C	

1.10.2. SLDC as Paramount Regulation. Where a regulation or standard contained within the SLDC imposes more stringent criteria or standards than those required under another County ordinance or regulation, the regulation adopted under the SLDC controls. If the other County ordinance or regulation imposes higher standards, that ordinance or regulation controls so long as it is consistent with the purposes, findings and intent of the SLDC and with the goals, objectives, policies and strategies of the SGMP. Where a regulation or standard contained in State or Federal laws or regulations imposes less stringent standards than established in the SLDC, the SLDC shall apply.

1.10.3. Rules of Construction. Provisions of the SLDC are basic and minimum requirements for the protection of public health, safety, comfort, convenience, prosperity and welfare. The SLDC shall be liberally interpreted in order to further its underlying purposes, intent, criteria and standards and to implement the goals, objectives, policies and strategies of the SGMP. The meaning of any and all words, terms, or phrases in the SLDC shall be construed in accordance with Appendix A (Rules of Interpretation, Definitions and Acronyms) which is incorporated herein by reference. The SLDC contains numerous tables, graphics, pictures, illustrations and drawings in order to assist the reader in understanding and applying the SLDC. To the extent there is any inconsistency between the text of the SLDC and any such table, graphic, picture, illustration or drawing, the text controls unless otherwise provided in the specific section.

1.10.4. Minimum Requirements. The SLDC establishes minimum requirements for land use and development. The issuance of any development approval or development order pursuant to the SLDC shall not relieve the recipient from the responsibility to comply with all other County, state or federal laws, ordinances or regulations.

1.11. TRANSITIONAL PROVISIONS.

1.11.1 Effect of Zoning Map on Prior Zoning Approvals. The Zoning Map adopted in conjunction with the SLDC shall incorporate zoning or rezoning of property actions completed prior to the effective date of the SLDC.

1.11.2. Prior Development Permits and Approvals. Except as otherwise provided in Section 1.11.1, development permits and approvals previously granted by the Board, County Development Review Committee or the Administrator before the effective date of the SLDC for which rights have not vested (approved master plans, special exceptions, recognition of nonconforming uses, development plans, subdivisions, exception plats, and lot line adjustments) shall be henceforth governed by the SLDC.

1.11.3. Permits and Approvals With Vested Rights. Development permits and final approvals granted by the Board, County Development Review Committee or the Administrator prior to enactment of the SLDC for which rights have vested shall remain valid, and development and use of the property shall be allowed so long as the development and use is in accordance with the development permit and final approval.

1.11.4. Approved Master Plans. Properties that have received final approval of a master plan within five years of the effective date of the SLDC shall file an application for approval of a development plan, preliminary development plan or subdivision plat pursuant to this SLDC no later than January 2017, or the approval of the master plan shall nevertheless expire. In the case of a phased master plan that has moved forward with a phase or phases in accordance with an approved phasing plan, the master plan shall be considered a conceptual plan and its expiration shall be governed by section 4.9.9.10. Any zoning established by an expired master plan shall be included in the Zoning Map as described in Section 1.11.1 of the SLDC.



