

**PLANNING BOARD - APRIL 28, 2026
COUNCIL CHAMBERS - 6:00 PM**

**Joe Terranova
Greg Caulder
Angela Jones
Jeffery McLean
Mitchell Prevatte**

**Walter Smith
Lisa Douglas
Lee-Pam Odom
Randy Hammonds
Ray Britt**

AGENDA

I. Call to Order

II. Minutes Approval

A. Planning Board - Regular Meeting - DATE

III. Agenda Items

A. Davis Ray rezoning request- 2109 Griffin St. – P2 - ArTriel Kirchner, Planning & Neighborhood Services

IV. Adjournment

MEMBERS - IF YOU ARE UNABLE TO ATTEND THE MEETING PLEASE CALL THE PLANNING DEPARTMENT AT 671-3838 BY 4 P.M.

Lumberton Planning Board

Item: II.A.

Lumberton, North Carolina



Request for Action

Meeting Date: April 28, 2026

Originated By:

Submission Date: 04/01/2026

Subject: Planning Board - Regular Meeting - DATE

Summary/Background of Subject Matter:

Staff Recommendation:

City Manager's Comments:

Signature:

Department:

ATTACHMENTS:

None

Lumberton Planning Board

Item: III.A.

Lumberton, North Carolina



Request for Action

Meeting Date: April 28, 2026

Originated By: Planning & Neighborhood
Services

Submission Date: 04/13/2026

Subject: Davis Ray rezoning request- 2109 Griffin St. – P2

Summary/Background of Subject Matter:

Davis Ray is requesting to rezone property located at 2109 Griffin St. (parcel # 10090200403), from B-3 (office residential) to B-2 (business community) for the development of a multifamily complex.

Staff Recommendation:

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

City Manager's Comments:

Signature:

Department: Planning & Neighborhood
Services

ATTACHMENTS:

1. Ray REZONING APPLICATION (pb)



DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

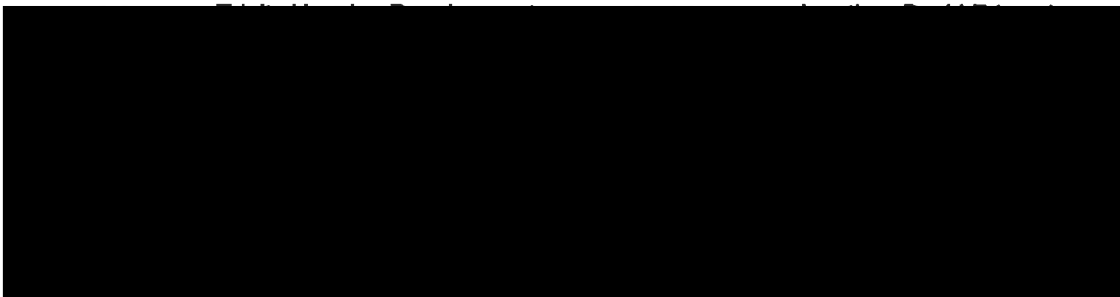
TO: THE CITY COUNCIL OF THE CITY OF LUMBERTON

The undersigned hereby respectfully requests that the Official Zoning Map of the City of Lumberton, North Carolina be amended as hereinafter described:

(NOTE: Please complete this application by typing or printing legibly.)

1. Applicant:

Owner:



Legal Name of Business: Trinity Housing Development, LLC

2. Description of Property:

2109 Griffin Street, Lumberton, NC 28358

(Address)

01059

(Deed Book)

0852

(Page)

63

(Map Book)

47

(Page)

192'

(Frontage)

5+/- acre

(Area)

3. Tax Map Identification Number (parcel number): 030204908300

4. Existing Zoning District Designation of Property: B-3

5. Requested Zoning District Designation of Property: B-2

6. Applicant's Interest In Property (check one): ☐ Owner ☐ Owner's Agent ☐ Lease-to-Own

☐ Tenant ☐ Family member ☒ Other (explain) Developer

7. Legal Description of Property: Attach a running description of the portion of the property to be rezoned in metes and bounds sufficient to reconstruct the same on the property.

8. Site Map: Attach a map of the property in question.

9. Application Fee: Submit the fee payment with application. The application fee is nonrefundable.

1 of 3

All property owners must provide a physical address and sign their application. Additional signature page(s) are available upon request.

File #

2/6/2014

Updated 4/5/2012

P.O. Box 1388 ♦ 500 N. Cedar Street ♦ Lumberton, NC 28359 ♦ Phone : 910-671-3838 ♦ Fax : 910-671-3975



**DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT**

10. Applicant's Intended Use of Property (Applicant should attach a detailed business plan which includes the intended use of the property):

The Lofts at Griffin River will be a new construction apartment community for families located in Lumberton, NC.

The community will consist of 12 one bedroom, 36 two bedroom and 36 three bedroom units and will target families with incomes between 50% and 60% of the area median income. A community building will also be constructed and will include the office, resident computer center with additional room for community gatherings. Each apartment will include a kitchen with a range, range hood, dishwasher, refrigerator (frost free), mini blinds, pantry, walk-in closets, central air heat pump and an outside storage area. Flooring will be a mix of carpet and VCT with Dura-ceramic used when possible.

Our design incorporates the use of maintenance free materials with an eye towards a dynamic market rate curb appeal. Our plans expand on an architectural approach that uses broken roof lines and various high quality elevation materials we have used over the years and refined while developing affordable communities throughout NC which promote our states diverse architectural background.

Additional community activities such as holiday parties, National night out annual cookout, educational and informative meetings will be scheduled in the community room and on the property grounds. All community space activities will be coordinated through our management team.

Our plan will provide trees and other landscape features and details throughout the property. The property will be well landscaped with plant beds located throughout at the buildings and in various locations around the site. Our plan will incorporate NC planting varieties that are attractive and easy to maintain over the life of the property.

2 of 3

*****All property owners must provide a physical address and sign their application. Additional signature page(s) are available upon request.*****

File #

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City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

Applicant: Trinity Housing Development, LLC
Full Legal Name (type or print)

3556 S Culpepper Circle, Springfield, MO 65804

Home Address

STATE OF Missouri COUNTY OF Greene

I, Mandi Paswaters, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Applicant: [Signature]
Signature

WITNESS my hand and official seal, this the 31st day of April, 2026

(Official Seal)



[Signature]
Official Signature of Notary

Mandi Paswaters, Notary Public
Notary's printed or typed name

My Commission Expires: 8/20/28

Owner: Jonathan David Edwards
Full Legal Name (type or print)

2109 Griffin Street, Lumberton, NC 28358

Home Address

STATE OF _____ COUNTY OF _____

I, _____, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Owner: _____
Signature

WITNESS my hand and official seal, this the _____ day of _____, 20____.

(Official Seal)

Official Signature of Notary

_____, Notary Public
Notary's printed or typed name

My Commission Expires: _____

3 of 3

All property owners must provide a physical address and sign their application. Additional signature page(s) are available upon request.

File # _____

2/6/2014

Updated 4/5/2012

P.O. Box 1388 ♦ 500 N. Cedar Street ♦ Lumberton, NC 28359 ♦ Phone : 910-671-3838 ♦ Fax : 910-671-3975

City of



Lumberton

DEPARTMENT OF PLANNING & NEIGHBORHOOD SERVICES
APPLICATION FOR ZONING MAP AMENDMENT

11. Notarized Signatures:

Applicant: Trinity Housing Development, LLC 3556 S Culpepper Circle, Springfield, MO 65804
Full Legal Name (type or print) Home Address

STATE OF _____ COUNTY OF _____

I, _____, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Applicant: _____
Signature

WITNESS my hand and official seal, this the _____ day of _____, 20____.

(Official Seal)

Official Signature of Notary

_____, Notary Public
Notary's printed or typed name

My Commission Expires: _____

Owner: Jonathan David Edwards 2109 Griffin Street, Lumberton, NC 28358
Full Legal Name (type or print) Home Address

STATE OF NC COUNTY OF Robeson

I, Emily D Herring, a Notary Public in and for said County and State, do hereby certify that the following individual personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Owner: Jonathan David Edwards
Signature

WITNESS my hand and official seal, this the 1st day of April, 2026



Emily D Herring
Official Signature of Notary

Emily D Herring, Notary Public
Notary's printed or typed name

My Commission Expires: 9-4-29

3 of 3

All property owners must provide a physical address and sign their application. Additional signature page(s) are available upon request.

File # _____

2/6/2014

Updated 4/5/2012

P.O. Box 1388 ♦ 500 N. Cedar Street ♦ Lumberton, NC 28359 ♦ Phone : 910-671-3838 ♦ Fax : 910-671-3975

City of



Lumberton

Planning & Neighborhood Services

Authorization to appear before City Council/Planning Board/Board of Adjustment on the behalf of the property owner(s).

Application File No.: _____

Property address: 2109 Griffin Street, Lumberton, NC 28358 Parcel #: 030204908300

I, Jonathan David Edwards (property owner), give Dr. Mr. Davis Ray the authority to appear before City

Council/Planning Board/Board of Adjustment on my behalf.

Authorized Person (print/type full name): Jonathan David Edwards

Signature: [Signature] (Authorized Person)

Authorized Actions: Appear before City Council/Planning Board/Board of Adjustment on property owner's behalf; Answer questions of the board(s) on property owner's behalf; Appear as the applicant.

1. The North Carolina State Bar has opined on more than one occasion, that non-lawyers representing someone else at a quasi-judicial hearing (such as variances and special use permits) constitutes the unauthorized practice of law (The City Attorney can provide copies of these opinions). Simply providing factual or expert testimony as a witness does not violate this rule.
2. If the applicant is not present and the representative does not have sufficient knowledge regarding the application to satisfy the Planning Board or Board of Adjustment, this may cause the request to the tabled or denied.

I, the undersigned, (owner of the above described property), do hereby acknowledge: (1) that I give authority to the authorized person listed above to appear before City Council/Planning Board/Board of Adjustment on my behalf, (2) that this authorization will not waive my rights as the property owner.

STATE OF NC COUNTY OF Robeson

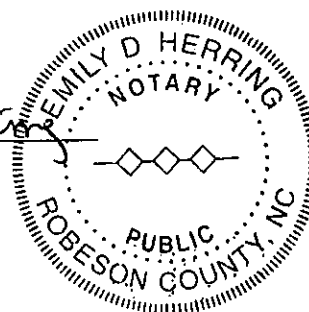
I, Emily D Herring a Notary Public in and for said County and

State, do hereby certify that Jonathan Edwards personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 1st day of April, 2026

Emily D Herring
Notary Public

My Commission Expires: 9-4-29



City of *Lumberton*

Planning & Neighborhood Services

Request for Rezoning
2109 Griffin St.

File# 6.246

PETITIONER(S):	OWNER(S):
	

Rezoning Request: Davis Ray rezoning request- 2109 Griffin St. – P2

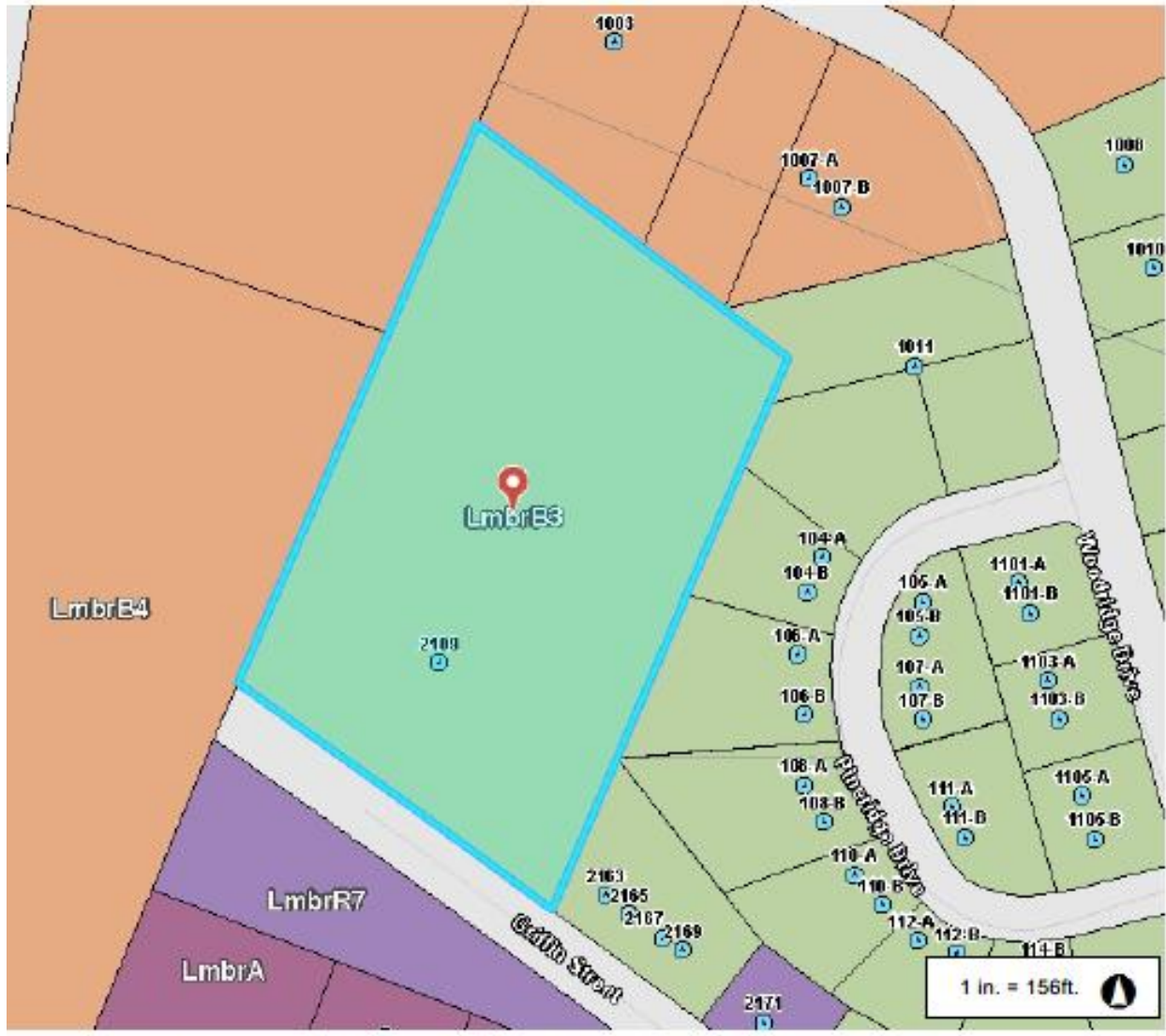
LOCATION: 2109 Griffin St.



City of Lumberton

Planning & Neighborhood Services

Zoning – The two lots subdivided from the track is not shown on this map.





Planning & Neighborhood Services

PROJECT OVERVIEW

Analysis: Davis Ray is requesting to rezone property located at 2109 Griffin St. (parcel # 10090200403), from B-3 (office residential) to B-2 (business community) for the development of a multifamily complex. Currently, there is an occupied single-family dwelling on the property.

Mr. Ray is also requesting a variance from the requirements of Section 35-167, Multifamily Developments-density, and Section 35-181. Minimum lot size of the City Code for property located at 2109 Griffin St. (parcel # 10090200403) for a multifamily development with 84 units.

DEPARTMENT PRELIMINARY COMMENTS:

Public Works:

- Even though we don't have any details, Public Works would recommend the street be improved for a multi-family project. The street will not be able to handle the additional trips per day without improvements. The existing pavement width is approximately 20' and the right of way varies between 30' and 40' (see attached). The street drainage is not well defined and there are multiple utility conflicts (over head and under ground) that make street improvements a challenge. One alternative that may be considered is a primary drive for the project that has direct access out to Noody Johnson or Woodridge. Our ordinance states the developer will be responsible for these improvements.

Fire Department:

- All portions of the buildings must be within 400' of a Fire Hydrant. The developer may have to add supporting hydrants to meet these requirements.



Planning & Neighborhood Services

PLANNING & ZONING

PARCEL INFORMATION					
Owner	Parcel #(s)	Zoning	Square Footage/ Area	Limits of Construction	PROPOSED USE
Jonathan David Edwards	10090200403	B-3 to B-2	~5.5 ACRES 239,580 SQ.FT.	~5.5 ACRES 239,580 SQ.FT.	#1.310 MULTIFAMILY 84 PROPOSED UNITS

Max Units	
Current - B-3 – 7,000 sq.ft for the first two dwelling units in each building (units 8=56,000) + 2,500 sq.ft. for each additional units (76 units=190,0000). Total of 246,000 sq.ft/5.647 acres Not to exceed 8 dwelling units per building and/or 10 units per acre	<u>Maximum number of units without a variance to Section 35-167, Multifamily Developments-density – 58</u> 84
Proposed - B-2 -3,000 square feet for each unit.	80

MAXIMUM HEIGHT: Notwithstanding subsection (b), in any zoning district the vertical distance from the ground to a point of access to a roof surface of any nonresidential building or any multifamily residential building containing four (4) or more dwelling units may not exceed thirty (30) feet unless the fire chief certifies to the permit-issuing authority that such building is designed to provide adequate access for firefighting personnel or the building inspector certifies that the building is otherwise designed or equipped to provide adequate protection against the dangers of fire. **This shall be addressed during the building plan review process.**

City of



Lumberton

Planning & Neighborhood Services

MINIMUM (MAX) SETBACK AND LOT SIZE REQUIREMENTS

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback (right of way)	Min. Side Setback	Min. Rear Setback	Max. Height
Existing Zoning B-3	239,580 sq.ft. 5.5 acres	70'	20' From all right of ways.	10' From all sides with no right of way	10' From all sides with no right of way	35 feet
Requested Zoning B-2 84 units	252,000 sq.ft. 5.79 acres	50'	20' From all right of ways.	10' From all sides with no right of way	10' From all sides with no right of way	35 feet



PROPOSED DEVELOPMENT	
BUILDING	NUMBER OF PROPOSED UNITS
BUILDING A	24
BUILDING B	24
BUILDING C	24
BUILDING D	12
TOTAL	84

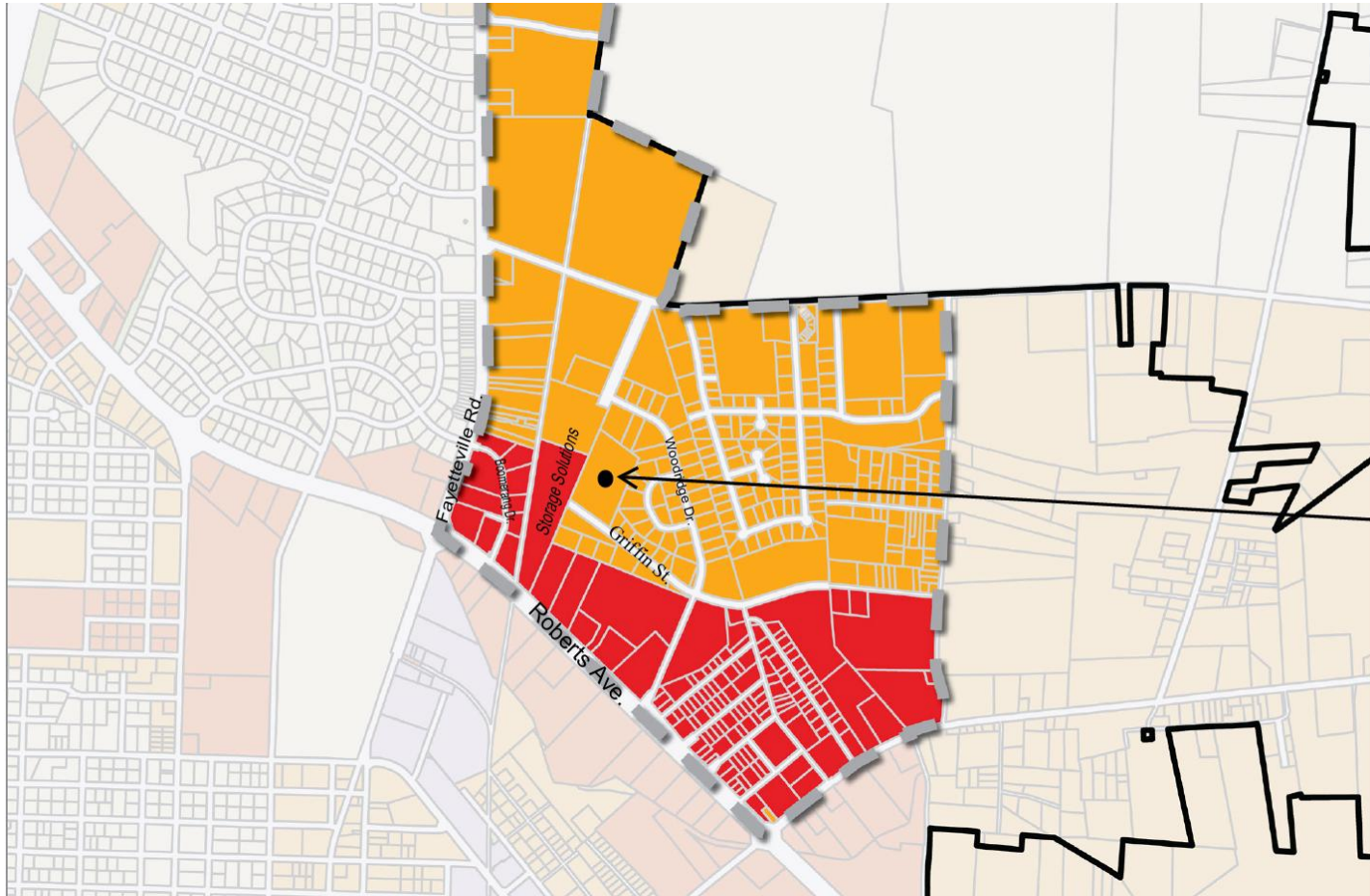
ADJACENT PROPERTY SITE DATA		
	Zoning	Land Use
Subject Property	- B-3, request to be rezoned to B-2	- Multifamily Residential
North	B-4, Business General Commercial B-3, Office Residential	Healing Hands Family Practice – Medical Dr. Santhos Augustine – Medical Robeson Digestive - Medical
South	R-7, Residential Single Family/Duplex	Residential Single Family Vacant
East	B-3, Office Residential	Duplex
West	B-4, Business General Commercial	Storage Solutions

ADJACENT PROPERTY SITE DATA		
	Zoning	Land Use
Subject Property	- R-7 to B-3	- Single Family to Multifamily Residential
North	B-4, Business General Commercial B-3, Office Residential	Healing Hands Family Practice – Medical Dr. Santhos Augustine – Medical Robeson Digestive - Medical
South	R-7, Residential Single Family/Duplex	Residential Single Family Vacant
East	B-3, Office Residential	Duplex
West	B-4, Business General Commercial	Storage Solutions

City of *Lumberton*

Planning & Neighborhood Services

Land Use Plan: The Land Use Plan Designation: Medium Intensity Precinct 2.



MEDIUM INTENSITY

The Medium Intensity land use category is intended to accommodate medium density residential development (up to 10 dwelling units / acre), including both single family residences and larger scale multi-family dwellings. This land use category is also intended to accommodate the use and development of land for medium intensity nonresidential uses, such as churches, schools, neighborhood scale retail, professional offices and similar uses when sited in a manner that does not negatively impact adjoining residential uses located within this or an adjacent lower intensity land use category. In general, these areas are intended to provide a transition between low and high intensity land uses, as well as to facilitate redevelopment in areas where increased density and/or intensity of use is desired.

City of Lumberton

Planning & Neighborhood Services

FLOOD RISK INFORMATION SYSTEM (FRIS) INFORMATION

Flood Zone 'X' (Not in 100-yr floodplain): Zone X is the flood insurance rate zone that corresponds to areas outside the 0.2% annual chance floodplain, areas within the 0.2% annual chance floodplain, and to areas of 1% annual chance flooding where average depths are less than 1 foot, areas of 1% annual chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone.

Map Number: 3720030200K **Panel #** 0302 **Panel Effective Date:** 12/6/2019



DEVELOPMENT UPON APPROVAL

If the rezoning request is granted the applicant must submit site development plans to the City of Lumberton's Planning Department for approval.

PLANNING STAFF RECOMMENDATION TO PLANNING BOARD

The planning staff recommends that the Planning Board hold tonight's public meeting, entertain public comment and make a recommendation to City Council regarding this matter.

The B-2 (community business) districts are designed to accommodate commercial development on a scale that is less intensive than that permitted in a B-1 district. A lesser intensity of development is achieved through setback, height, and minimum lot size requirements that are more restrictive than those applicable to the B-1 zone. The types of uses permissible in these zones are generally similar to the types permissible in a B-1 zone, except that additional automobile-oriented businesses (e.g. , drive-in banks and restaurants), not allowed in the B-1 zone, are permissible in these zones. The B-2 and B-2H thus may provide a transition in some areas between a B-1 zone and a residential zone or may provide for a smaller scale shopping center that primarily serves one neighborhood or area of the city (as opposed to a regional shopping center). The dimensional restrictions in the zone are also designed in appropriate areas to encourage the renovation for commercial purposes of buildings that formerly were single-family residences. The only difference between B-2 and B-2H zones is the difference in height limitations spelled out in section 35-186. Therefore, all other references in this chapter to the B-2 district shall be deemed to include the B-2H district.

I. B-2 Zoning District Permitted Uses

1.210 Duplex

1.220 Two-family conversion

1.310 Multifamily residences Other than mobile home parks

1.330 Multifamily conversion

1.410 Homes for handicapped or infirm, Family Care Homes (Level II & III)

1.510 Rooming houses, boarding houses

1.520 Tourist homes and other temporary residences renting by the day or week

1.600 Temporary emergency, construction, and repair residences

2.111 Miscellaneous Sales and Rental of Goods, Merchandise and Equipment

2.113 Convenience stores

2.120 Low- volume traffic generation sales

3.110 Offices - Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, realtors, other professions, insurance and stock brokers, travel agents, etc.

3.120 Offices - Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use

3.130 Office or clinics of physicians or dentists

3.230 Banks with drive-in windows

4.110 Majority of dollar volume of business done with walk-in trade Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment

4.120 Majority of dollar volume of business done without walk-in trade

5.200 Churches, synagogues and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)

5.310 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities) Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet

5.320 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities) Located within any permissible structure

5.400 Social, fraternal clubs and lodges, union halls, and similar

6.110 Bowling alley, skating rinks, indoor tennis and squash courts, indoor athletic and exercise facilities and similar uses

6.121 Movie theatres Seating capacity of not more than 300

8.100 Restaurants No substantial carry-out or delivery service, no drive-in service, no service or consumption outside fully enclosed structure

8.200 Restaurants No substantial carry-out or delivery service, no drive-in service, service or consumption outside fully enclosed structure

8.300 Carry-out and delivery service, consumption outside fully enclosed structure allowed

9.100 Motor vehicle sales or rentals, excluding manufactured home sales

9.500 Gas sales

9.600 Car wash

9.810 Manufactured home sales office without, display units.

10.100 Automobile parking garages or parking lots not located on a lot on which there is another principal use to which the parking is related

10.210 Storage of goods not related to sale or use of those goods on the same lot where they are stored within completely enclosed structures

16.000 Dry Cleaner, Laundromat

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

20.000 Funeral Homes

22.000 Nursery Schools; Day Care Centers

23.000 Temporary Structures used in Connection With the Construction of a Permanent Building or for Some Nonrecurring Purpose

24.300 Taxi stands

25.000 Commercial Greenhouse Operations

28.200 Minor Subdivisions

II. B-2 Zoning District Requires a Special Use Permit

1.420 Nursing care, intermediate care homes

1.430 Child care homes

1.440 Halfway houses

1.530 Hotels, motels, and similar businesses or institutions providing overnight accommodations

2.112 ABC stores

3.140 Government Office Buildings

4.400 Manufacturing, processing, creating, repairing, renovating, painting, cleaning, assembling of goods, merchandise and equipment Outside storage of recyclable materials greater in area than 400 sq. ft. and/or higher than 8 feet above the finished grade

5.110 Elementary and secondary (including associated grounds and athletic and other facilities)

5.120 Trade or vocational schools

5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)

6.122 Movie theatres Seating capacity 301—999

6.150 Billiard parlors/Pool Halls & Game Centers

6.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development

6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

13.510 & 13.520 Training Facilities Activity conducted within or outside fully enclosed building

14.400 Reclamation landfill

15.100 Post office

17.100 Neighborhood Utility Facilities

24.100 Bus stations

24.200 Train stations

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access

The B-3 (office/residential) district is designed to accommodate a mixture of residential uses and uses that fall primarily within the 3.000 classification in the table of permissible uses (office, clerical, research, services, etc.). It is intended that this zoning classification be applied primarily in areas that no longer are viable as single-family residential areas because of high traffic volumes on adjacent streets or because of other market factors but remain viable as locations for multifamily residential developments or offices. Such areas will also generally constitute transition or buffer zones between major arterials or more intensively developed commercial areas and residential districts.

I. B-3 Zoning District Permitted Uses

1.110 Single-family residences Other than mobile homes

1.210 Duplex

1.220 Two-family conversion

1.310 Multifamily residences Other than mobile home parks

1.330 Multifamily conversion

1.410 Homes for handicapped or infirm, Family Care Homes (Level II & III)

1.600 Temporary emergency, construction, and repair residences

3.110 Offices - Operations designed to attract and serve customers or clients on the premises, such as the offices of attorneys, realtors, other professions, insurance and stock brokers, travel agents, etc.

3.120 Offices - Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use

3.130 Office or clinics of physicians or dentists

3.210 Operations designed to attract and serve customers or clients on the premises

3.220 Operations designed to attract little or no customer or client traffic other than the employees of the entity operating the principal use

3.230 Banks with drive-in windows

5.200 Churches, synagogues and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)

9.810 Manufactured home sales office without, display units.

14.110 Agricultural operations, farming Excluding livestock

14.200 Silvicultural operations

18.100 Towers and antennas fifty feet in height or less

18.200 Disguised/attached antennas

22.000 Nursery Schools; Day Care Centers

23.000 Temporary Structures used in Connection With the Construction of a Permanent Building or for Some Nonrecurring Purpose

28.200 Minor Subdivisions

II. B-3 Zoning District Requires a Special Use Permit

1.130 Single- family residences with accessory apartment

1.420 Nursing care, intermediate care homes

1.430 Child care homes

1.440 Halfway houses

1.510 Rooming houses, boarding houses

1.520 Tourist homes and other temporary residences renting by the day or week

3.140 Government Office Buildings

5.110 Elementary and secondary (including associated grounds and athletic and other facilities)

5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)

5.310 Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet

5.320 Located within any permissible structure

6.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development

6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school

6.270 Recreational vehicle parks and/or campgrounds

7.100 Hospitals or other medical (including mental health) treatment facilities

7.200 Nursing Care Institutions, Intermediate Care Institutions, Handicapped or Infirm Institutions, Child Care Institutions

13.100 Police stations

13.200 Fire stations

13.300 Rescue squad, ambulance service

13.400 Civil defense operation

13.510 & 13.520 Training Facilities Activity conducted within or outside fully enclosed building

14.400 Reclamation landfill

17.100 Neighborhood Utility Facilities

21.100 Cemetery

28.100 Major Subdivisions

28.300 Public utility facilities without direct or indirect access