

# Northwest Winston-Salem Area Plan Update

## Recommendations

General policies from *Legacy 2030* provide the framework for recommendations in all area plans. Specific recommendations for the *Northwest Winston-Salem Area Plan Update* were developed through comments heard from citizens at public meetings in conjunction with the work of the City-County Planning staff.

### **\*LAND USE RECOMMENDATIONS**

Land use recommendations serve as a guide for future development and zoning decisions in the planning area. As directed by *Legacy 2030*, land use recommendations designate the locations and formulate policies for compatible residential development, commercial and office uses, industrial uses and activity centers. All future recommendations are shown on the Proposed Land Use Map (**Map 6 on page XX**). Additionally, the Proposed Land Use Changes Map (**Map 5 on page XX**) identifies properties where the proposed land use indicated on Map 7 is different than the existing land use shown on the Existing Land Use Map (**Map 3 on page XX**). Proposed land use changes may or may not require a change in zoning. Determinations of the need for rezoning would be evaluated when site-specific development proposals are submitted for review.

Sites in the Northwest Winston-Salem Planning Area that have significant development or redevelopment potential are also shown on the Proposed Land Use and Proposed Land Use Changes Maps and described in greater detail in the land use recommendations below.

### **GENERAL RECOMMENDATIONS**

Planning policies used to develop land use recommendations for area plans are:

- The highest intensity, mixed use development should be located in proposed activity centers.
- Commercial development should be concentrated in designated areas and not allowed to take the form of strip development along the major roads in the planning area.
- Goods and services should be available near where people live and work.
- The mix, type, and design of development should facilitate walking and bicycling where feasible.
- Industrial development should be concentrated in designated industrial areas.
- The revitalization of older/underutilized commercial and industrial sites and buildings is to be encouraged.
- Neighborhoods should be protected from inappropriate residential, commercial, industrial, and institutional encroachment.
- Site design should incorporate pedestrian-oriented design elements such as street trees, buildings located close to the street, building façade articulation and variety, and transparent windows and doors.
- Consideration should be given to protecting significant natural features, natural vegetation, historic resources and open space by clustering development on-site.

### **\*RESIDENTIAL**

*Legacy 2030* recommends a variety of housing types throughout the county. Residential recommendations are made for housing densities, and in some cases, types of housing. Factors such as amount of land available, surrounding land uses, proximity to major roads and services and access to utilities are all considered in determining recommendations for residential uses and densities.

The following are general descriptions for categories of residential land uses and specific recommendations for locations within the planning area suitable for these categories of use. Sites are shown on the Proposed Land Use Changes Map and the overall Proposed Land Use Map (see **Maps 5 and 6 on pages XX and XX**, respectively).

### **SINGLE-FAMILY RESIDENTIAL**

Single-family residential development consists mostly of single-family, detached units; however, scattered throughout neighborhoods are duplex, triplex, quadraplex, and a few multifamily developments built before zoning was established for the city and county. This plan makes no assumption on the legality of these uses. If uses are legally non-conforming,

they should be allowed to remain. If they are illegal uses, this plan does not recommend rezoning these properties to legalize their nonconforming status. Single-family residential development is recommended for:

- Existing individual lots and small tracts of land in existing single-family neighborhoods.
- Larger parcels of undeveloped residential land in many parts of the planning area, including parcels on the north side of Robinhood Road in the vicinity of the Southeast Center for Contemporary Art and parcels north of Coliseum Drive in the vicinity of Bartram Road.

## **LOW-DENSITY ATTACHED RESIDENTIAL**

Low-density attached residential development has a density of up to eight dwelling units per acre. Generally, low-density attached residential land use is recommended for sites greater than two acres that are most appropriately developed with duplex, triplex, quadraplex, multifamily, and townhouse uses. Design recommendations for multifamily developments can be found in the *Context Sensitive Multifamily Design Techniques* document, available online or in the Planning and Development Services office. Low-density residential attached residential uses are recommended for:

- The north side of Country Club Road at Silas Creek Parkway.
- The north side of Coliseum Drive at the intersection with Robinhood Road.
- The south side of Coliseum Drive at the intersection with Kent Road.
- The north side of Coliseum Drive at the intersection with Pilgrim Court.
- The southern portion of the Coliseum Drive Mixed Use Opportunity Area, which fronts on West Twenty-Fifth Street.

Additionally, the following are sites identified Low-Density Attached Residential Opportunity Areas:

### **Site 1. Country Club Road and Silas Creek Parkway**

This 2.8-acre site, located at the southeast corner of the Silas Creek Parkway and Country Club Road interchange, is currently developed with five single-family homes and is zoned RS-12, allowing single-family residential development with a minimum lot size of 12,000 square feet. Given the site's location across the street from a low-density attached residential development at the intersection of a major thoroughfare and an expressway, this site would be suitable for more intense residential development. This plan recommends:

- Redevelop the site with small footprint townhouse development or clustered single-family structures at a density up to 8 dwelling units per acre.
- The site should be redeveloped comprehensively rather than piecemeal.
- The development should be accessed by Keating Drive rather than Country Club Road.
- Vehicular access to Silas Creek Parkway should be prohibited given traffic volumes.

### **Site 2. Wake Forest and Reynolda Roads**

This 6.9-acre site is currently used for single-family residential, is in single ownership, and is zoned LO (Limited Office). The LO District is intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. Although the site is located along a major thoroughfare, topography and the adjacent Silas Creek floodplain make access difficult. Given these issues and the site's location within a single-family neighborhood, low-density attached residential development may be a better fit if this property is redeveloped. Such a development type could be attractive to area residents who desire to age in place or downsize from larger residences and continue to live in this area. This plan recommends:

- Redevelop with compatible duplex, quadraplex, and/or a small footprint townhouse development or clustered single-family structures at a density up to 8 dwelling units per acre, in the center of the parcel.
- Provide adequate buffers and screening where new development abuts single-family residential areas.
- Protect Silas Creek and its associated floodplain along the northern portion of this tract and any wetlands associated with it.
- New residential development should be accessed by Audubon Drive.

### **Site 3. Arbor Road**

This 4.1-acre site is located along Arbor Road at Pilgrim Court adjacent to a number of different land uses. Office and retail development are located to the north and east, low-density attached residential development to the south, and single-family residential to the west, making low-density attached residential a suitable transitional land use. However, creating a

unified development may prove difficult given that the tract is in four different ownerships and is zoned both RS-9, allowing single-family residential development with a minimum lot size of 9,000 square feet, and LO-S (Limited Office-Special Use). This plan recommends:

- Redevelop the site with small footprint townhouse development or clustered single-family structures at a density of up to 8 dwelling units per acre.
- Vehicular access should be from Pilgrim Court or Bumgardner Street rather than from Arbor Road or Coliseum Drive.
- An additional buffer should be provided adjacent to the Arbor Place single-family residential development to the west.

## **INTERMEDIATE-DENSITY RESIDENTIAL**

Intermediate-density residential development has a density of eight to eighteen dwelling units per acre. Generally, intermediate-density residential land use is recommended for sites greater than two acres that are most appropriately developed with multifamily or townhouse structures. Intermediate-density residential is recommended for:

- North Avalon Road south of Robinhood Road.
- The west side of Knollwood Street at the Business 40 interchange.
- Several smaller scale multifamily buildings along West First Street, North Hawthorne Road, and West Northwest Boulevard.

Additionally, the following site is identified as an Intermediate-Density Residential Opportunity Area:

### **Site 4. West First Street**

This 13.2-acre site includes a mixture of single-family residences, duplexes, and several mid-size apartment buildings. The area is bounded by a Norfolk Southern rail line on the north, West First Street on the east, the Edge Flats on the south, and a Duke Energy substation on the west. The entirety of the area is zoned RM-18, allowing multifamily residential development of up to 18 dwelling units per acre. The area is next to one of the larger multifamily redevelopments in the city, the Edge Flats, which was built in 2015. Given the age and condition of some of the structures in the area and its location near Wake Forest Baptist Medical Center, property owners may find redevelopment attractive. This plan recommends:

- Redevelop the site with a mixture of compatible urban scale townhomes and condominium or apartment developments of up to 18 dwelling units per acre.
- Developers should assemble a substantial number of contiguous lots before considering redevelopment.
- Concentrate denser development behind the single-family residences that line West First Street.
- Preserve the West First Street streetscape by keeping its historic single-family residences, walls, and trees in place.
- Provide adequate buffers between single-family residences and new development, including parking lots/structures.
- Refer to the *Context Sensitive Multifamily Design Techniques* document, available online or in the Planning and Development Services office when reviewing zoning requests and site plans for multifamily development within the planning area.

## **\*OFFICE AND COMMERCIAL**

This plan recommends the consolidation of office and commercial uses at existing commercial/office locations, in designated activity centers, and in Special Land Use Condition Areas. All new and redeveloped commercial and office uses should be designed and developed to be compatible with nearby residential uses.

### **OFFICE**

Office uses typically have few negative impacts on adjacent land uses and can provide services to area residents, making them an appropriate transitional use between residential uses and more intense uses. Office development is recommended for:

- The Five Points area at South Stratford Road, Miller Street, Country Club Road, and West First Street.
- The Coliseum Drive Mixed-Use Opportunity Area (see **page XX**).
- The South Stratford Road/Miller Street Mixed-Use Opportunity Area (see **page XX**).

## **COMMERCIAL**

This plan calls for the creation of new commercial opportunities and the improvement of existing commercial areas to blend with existing development and not negatively impact nearby neighborhoods. Commercial areas should be compact with limited access to major thoroughfares and should not promote strip development. The reuse of vacant buildings and the redevelopment of existing undeveloped and underutilized sites is recommended, where possible. New commercial development and improvements of existing commercial areas are recommended for the following areas:

- The Coliseum Drive Mixed-Use Opportunity Area (see **page XX**).
- The South Stratford Road/Miller Street Mixed-Use Opportunity Area (see **page XX**).
- Reynolda Village.
- The shopping center on the east side of Miller Street.
- West First Street east of Cloverdale Avenue.
- The west side of Reynolda Road at the intersection with Robinhood Road.
- Special Land Use Condition Areas (\*a and \*b) where existing commercial uses may be retained with specific conditions.

## **\*INSTITUTIONAL**

Institutional uses in the planning area are an important aspect of its character, vitality and future. Institutional uses include schools, churches, government offices and services, community organizations and nonprofit agencies. Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods. Because of the unique nature of institutions (many of which are allowed by right in residential zoning), it is not possible to indicate on the Proposed Land Use Map all properties for which institutional use would be appropriate.

Many institutional uses found in the planning area are surrounded by single-family residential uses. As these facilities grow, the potential to tear down single-family structures can be detrimental to the urban fabric of the neighborhood, particularly in older historic areas. New construction or additions to institutional uses can have a negative effect on adjacent single-family homes because institutional uses typically have a larger building footprint and massing. This plan recommends the following:

- Retain older single-family structures adjacent to institutional uses.
- When converting parcels to parking lots for institutional uses in residential districts, maintain neighborhood character by buffering lots with street yards.
- Encourage institutions owning single-family homes adjacent to their properties to maintain these structures in good condition.

## **\*PARKS/OPEN SPACE**

The Community Facilities Map (**Map 9** on **page XX**) shows proposed parks and open space areas. Open space may consist of land protected by conservation easements or City-, State- or railroad-owned land (see Community Facilities Recommendations on **page XX**, for detailed park recommendations).

## **\*MIXED-USE LAND USE CATEGORIES**

### **MIXED-USE DEVELOPMENT**

Mixed-use development typically includes a mixture of compatible commercial, office, varied residential types and densities, institutional, and recreational uses. This plan recommends two areas for mixed-use: the South Stratford Road/Miller Street and Coliseum Drive Mixed Use Opportunity Areas, which are described below and shown on the Proposed Land Use Map (see **Map 6** on **page XX**). However, the concept of mixing uses is not limited to these areas only. Other locations may be appropriate and will need to be evaluated individually based on how they are integrated with and compliment the surrounding neighborhoods.

### **Site 5. Country Club Road/South Stratford Road Mixed Use Opportunity Area**

This 20-acre site is located at the intersection of Country Club and South Stratford Roads, north of the Business 40 interchange. It includes several multistory and smaller scale office buildings as well as a gas station. The site located near many commercial uses, including several grocery stores. This plan recommends:

- Redevelop the site with a more intense mixture of uses that includes residential, commercial, and office in a well-designed development that connects streets, transit, and pedestrian facilities.
- Commercial uses should be limited to multi-story mixed-use buildings that front South Stratford Road. No commercial uses should front Country Club Road.
- Residential uses can be added to the site through the construction of new residential buildings or through vertical mixed use development, which mixes residential uses with commercial or office uses in the same building, usually with commercial or office on the ground floor and residential on upper floors.
- Residential development should include urban scale condominium or apartment developments of more than 18 dwelling units per acre.
- Build a parking structure toward the center of the site that can be accessed from both Country Club and South Stratford Roads to support intense redevelopment here.
- Create an internal street network that connects Country Club and South Stratford Roads and includes a focal point that can be used as a social gathering space and incorporates seating, fountains, public art, and other features.
- Existing large-variety trees on the site's western boundary should remain to serve as a buffer for the single family neighborhood to the west.
- Plant large-variety trees along all street frontages and surrounding all parking lots.

### **Site 6. South Stratford Road/Miller Street Mixed Use Opportunity Area**

This 16-acre site is located along South Stratford Road and Miller Street, just north of Business 40. It includes a multistory office building, a small scale office building, two single-story retail shopping centers, and a grocery store. The site is surrounded by multistory office buildings and shopping centers with very few residential units within walking distance. This plan recommends:

- Redevelop the site with a more intense mixture of uses that include residential, commercial, and office in a well-designed development that connects streets, transit, and pedestrian facilities.
- Residential uses can be added to the site through the construction of new residential buildings or through vertical mixed use development, which mixes residential uses with commercial or office uses in the same building, usually with commercial or office on the ground floor and residential on upper floors.
- Residential development should include urban scale condominium or apartment developments of more than 18 dwelling units per acre.
- Scale the proposed development to locate the more intense uses and taller structures closer to South Stratford and Miller Street. Parking lots and parking structures should be located toward the center of the site.
- Create an internal street network that connects South Stratford Road and Miller Street and includes a focal point that can be used as a social gathering space and incorporates seating, fountains, public art, and other features.
- Plant large-variety trees along all street frontages and surrounding all parking lots.

### **Site 7. Miller Street Mixed Use Opportunity Area**

This 3.5-acre site is located along Miller Street, south of the Five Points intersection. It includes a shopping center with a grocery store and other commercial uses. This plan recommends:

- Redevelop the site with a multistory mixed-use building that fronts Miller Street and includes first-floor commercial uses and residential units on the upper stories. A parking structure should be built to the rear of the site.
- Residential development should include urban scale condominium or apartments at a density greater than 18 dwelling units per acre.

### **Site 8. Coliseum Drive Mixed Use Opportunity Area**

This 25.5-acre site is located on the south side of Coliseum Drive on the eastern edge of the planning area. It contains several vacant as well as occupied office buildings, a partially vacant retail and office center, and several single-family residential homes. This location may be suitable for redevelopment to a mix of retail, office and residential uses that take on a more urban form. This plan recommends:

- Redevelop the site with a mixture of uses that include residential, commercial, and office in a well-designed development that connects streets, transit, and pedestrian facilities.
- Include neighborhood-serving commercial uses such as a grocery store, pharmacy, and restaurants.
- Residential uses can be added to the site through the construction of new residential buildings or through vertical mixed use, which mixes residential uses with commercial or office uses in the same building, usually with commercial or office on the ground floor and residential on upper floors.
- Redevelop the former Inmar building on Coliseum Drive with retail uses on the first floor and residential and/or office uses on the upper floors.
- Scale the proposed development to locate the more intense uses and taller structures closer to Coliseum Drive. Parking lots and parking structures should be located to the center of the site.
- Create a focal point that can be used as a social gathering space and incorporates seating, fountains, public art, and other features.
- New residential development along Coliseum Drive should include a mixture of compatible urban scale townhomes and condominium or apartment developments of more than 18 dwelling units per acre.
- The primary access to the proposed development should be off Pilgrim Court.
- Nonresidential uses should not be expanded along West Twenty-Fifth Street.
- Redevelop the single-family residences along West Twenty-Fifth Street with a small footprint townhouse development or clustered single-family structures at a density up to 8 dwelling units per acre.
- New development along West Twenty-Fifth Street should reflect the current streetscape pattern by establishing setbacks for structures to match those of the houses to the east.
- Preserve or plant new large-variety trees along all street frontages and surrounding all parking lots.

### **\*Special Land Use Conditions**

The Proposed Land Use Map (see **Map 6** on **page XX**) shows recommended land uses for all undeveloped property in the planning area and changes in land use for some developed sites. In six circumstances, there are special conditions or prohibitions of certain uses. These situations are referenced on the map with a blue ★ (star) and a lower case letter as follows:

#### **\*a. Nonconforming Use**

A restaurant at the northwest corner of Reynolda Road and Marguerite Drive, currently zoned for single-family residential use, is legally nonconforming. The existing commercial use can continue to operate under this status; however if this legal nonconforming status lapses, the property should be reused for small-scale office or moderate-density residential townhomes or apartments under RM-8 zoning requirements.

The plan also recommends the following for this site:

- Do not expand the present legal nonconforming use, as it has met its expansion capacity.
- Do not redevelop this property to a more intense use than the present restaurant use.
- If redeveloped, existing vegetation should be retained, wherever feasible, for shade and buffering, particularly along Reynolda Road.

#### **\*b. Small-Scale Commercial Site**

A restaurant located at the southeast corner of North Avalon and Spring Garden Roads is zoned LB (Limited Business) and is one of the few local neighborhood commercial areas from the World War II era that is still functioning well.

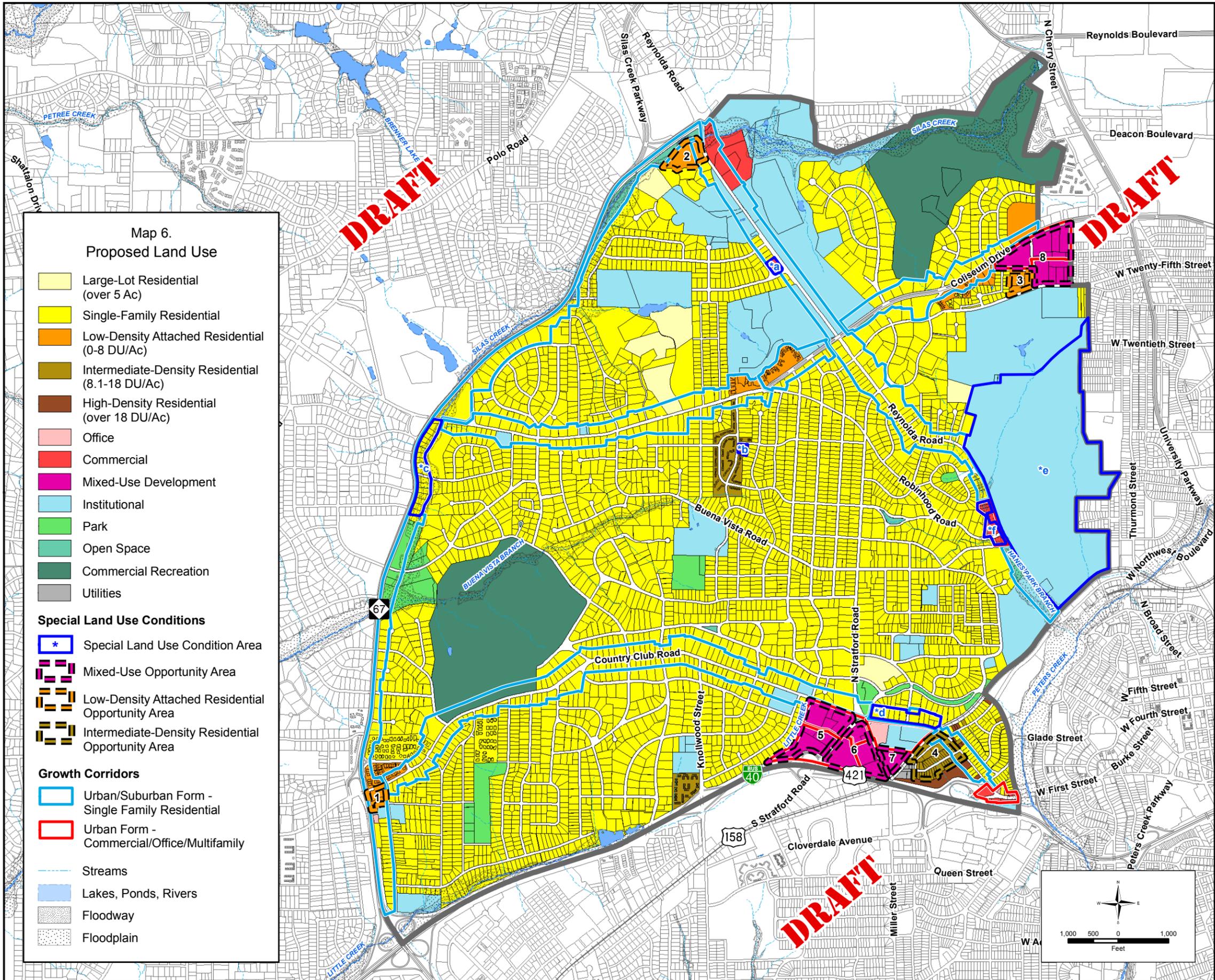
The plan recommends the following for this site:

- Do not expand current nonresidential zoning to adjoining properties.
- Redevelop the existing sites under current zoning or a less intensive zoning classification.

#### **\*c. Silas Creek Parkway Houses**

The properties on east side of Silas Creek Parkway between Shaffner Park and Robinhood Road are currently zoned for single-family residential use but may be under pressure to incrementally convert to neighborhood office uses. Since most of the homes are well maintained and the introduction of office uses would cause traffic conflicts and/or could negatively affect the surrounding homes, these areas should remain single-family residential use. However, if any of these properties





are designated for office use, they should meet the guidelines of **Appendix C, Guidelines for Converting Existing Homes to Office or Commercial Uses** regarding building integrity, parking, access, signage, landscaping and lighting.

#### **\*d. West First Street Houses**

The properties on north side of West First Street between North Stratford Road and the Norfolk Southern rail line are currently zoned for single-family residential use but may be under pressure to incrementally convert to more intense uses. Since most of the homes are well maintained, the introduction of other uses could negatively affect surrounding homes, this area should remain single-family residential use. However, if a significant number of properties can be assembled, redevelopment to single-family attached residential development may be considered. Under such a scenario, this plan recommends:

- Redevelop with compatible duplex, quadraplex, and/or a small footprint townhouse development or clustered single-family structures at a density up to 8 dwelling units per acre.
- Provide adequate buffers and screening where new development abuts single-family residential areas.

#### **\*e. Children’s Home Property**

The Children’s Home occupies a unique place in Winston-Salem as a century-old institution that offers residential treatment, foster care, and adoption services on a 212-acre rural campus close to the city center. Most nearby residents may think of this area as a beautiful natural space that will exist in perpetuity. However, it is possible that the Children’s Home may decide one day to sell part or all of its very valuable property.

While it is hoped that the Children’s Home continues to grow and operate on this site, approximately 100 acres of the campus grounds remain undeveloped. The size of this site makes it difficult to project future land uses, since it could be developed comprehensively or only in part. It could also be developed in phases over time. A new owner could reuse the internal campus area as a mix of institutional, office and residential uses, or pursue a wholesale redevelopment exclusively using newly constructed buildings.

There is a wide range of options for development of the site with its current C (Campus) zoning. These include campus, office, institutional and/or residential uses. Uses not allowed in the C zoning district, including commercial uses, would require a change to a different zoning district and an accompanying rezoning public hearing process (see **Appendix D** on **page XX** for a list of currently allowed uses). This plan recommends the following, whether the Children’s Home expands or the property is redeveloped for other uses:

- Reuse the existing Children’s Home campus to create a focal point and community gathering place. Add new buildings along the existing internal street network.
- Cluster new development as a means to preserve the natural beauty of the area, conserving the site’s trees.
- Limit development northwest of Peters Creek to single-family detached dwellings that blend with adjacent residential developments. Allow only one vehicular access point to the development northwest of Peters Creek.
- Construct the Reynolda Road connector to connect the Boston Thurmond neighborhood to Reynolda Road opposite Meadowbrook Drive (see **page XX**).
- Retain a natural viewshed of 30 feet in width along the frontage of Reynolda Road and 75 feet wide on either side of Peters Creek, which traverses the northern half of the property.
- Work with the City to construct a public greenway along the creek from Reynolda Road to West Twenty-Fifth Street.

#### **\*f. Reynolda Road Commercial Development**

On the west side of Reynolda Road at the intersection with Robinhood Road are a number of small scale commercial establishments, including restaurants and retail stores. Due to the high amount of vehicular traffic and the overall popularity of the area, redevelopment to a more intense commercial or mixed-use development might be desirable here. However, because much of the site is located adjacent to the Peters Creek floodway and is within its 100-year floodplain, regulations make redevelopment extremely expensive or even prohibited in some cases. As a result, redevelopment of this area is not recommended.

# Appendix C. Guidelines for Converting Existing Homes to Office or Commercial Uses

Converting homes to office or commercial uses can provide a way to re-use existing residential structures along roads where increased traffic, road expansions, or other changes have made an area less suitable for single-family residential uses. Converting these existing structures allows a neighborhood to accommodate changing land use demands while still retaining the residential scale and character of the area. The following recommendations will help these conversion projects fit in with the existing neighborhood context:

## **Existing Buildings**

- The current, street-facing building entrance should be retained as the primary entrance to the structure.
- The exterior appearance of existing single-family structures should be kept as intact as possible to preserve the residential character of the neighborhood.
- Porches on existing buildings should be kept open where possible. If enclosure is necessary, transparent materials, such as glass or screening, should be installed behind the original railings and/or columns.
- Incorporate accessible design features (such as wheelchair ramps) so that they have minimal visual impact on the existing structure.
- Exterior stairs may have a negative impact on the character of the neighborhood. Where exterior stairs are required, they should be located to the side or rear of structures and integrated into the overall building design.

## **New Buildings**

- New residentially-scaled office buildings in areas of home office conversions should be no larger than 4,000 square feet in size.

## **Parking**

- Parking should be located to the side or rear of the building where possible, and screened from view of any nearby residential development.
- On corner lots, parking on the street side corner of the lot should be avoided.
- Parking lots should be designed to minimize their effects on the existing streetscape. Large expanses of paving should be divided into smaller areas through the use of parking lot landscaping.
- Retain existing vegetation, such as mature trees, and incorporate them into the parking lot design where possible.
- Minimize curb cuts and share driveways with adjoining sites where possible.
- Include cross-access with adjacent properties where possible.

## **Lighting**

- An appropriate amount of indirect lighting is recommended. Lighting fixtures should not cast direct light on adjacent property.

## **Site Amenities**

- Site furnishings such as bollards, seating, trash containers, tree grates, special features, fencing and pedestrian level are recommended to enhance the character of the development.

## **Outside Utility Areas**

- All outside storage, waste disposal, and loading areas should be screened from view. All utility, heating, ventilation and air conditioning units should be located where they will have the least impact on the aesthetic character of the development.

## **Landscaping**

- Landscaping should be used to buffer the site from existing residential development.
- Landscaped areas should be properly maintained.

# Appendix D. Uses Allowed in the Campus (C) Zoning District

The C district is intended to accommodate medium to large sized public, semi-public, and institutional uses that have a major land use impact or traffic generation potential upon surrounding uses. The Campus district only allows the uses listed below. Any other land use will require a rezoning petition and approval after public hearings by the City-County Planning Board and the Winston-Salem City Council.

## **Uses Allowed with a Permit from the Zoning Officer**

- School, Public Academic Biomedical Research Facility
- Academic Medical Center
- Child Care, Drop-In
- Church or Religious Institution, Community
- Church or Religious Institution, Neighborhood
- College or University
- Correctional Institution
- Family Group Home A
- Family Group Home B
- Family Group Home C
- Fraternity or Sorority
- Habilitation Facility A
- Habilitation Facility B
- Habilitation Facility C
- Hospice and Palliative Care
- Hospital or Health Center
- Life Care Community
- Museum or Art Gallery
- Nursing Care Institution
- Police or Fire Station
- School, Private
- School, Vocational or Professional

## **Uses Allowed with Review and Approval by the Planning Board**

- Child Care Institution
- Child Day Care Center

## **Uses Allowed with Special Use Permit from the Zoning Board of Adjustment**

- Landfill, Land Clearing/Inert Debris

## **Uses Allowed with Special Use Permit from the Elected Body**

- Access Easement, Private Off-Site