

**PLANNING BOARD
MARCH 10, 2022
5:30 PM**



**BRYANT H. WOMACK
BUILDING
40 COURTHOUSE ST.
COLUMBUS, NC 28756**

-
1. Call to Order
 2. Approval of Agenda
 3. Approval of Minutes from February 10, 2022
 - A. Approval of Minutes from February 10, 2022
 4. Parking Lot Landscaping Requirements
 5. Unlisted Uses
 6. Other Business
 7. Public Comments
 8. Adjournment

POLK COUNTY PLANNING BOARD

AGENDA ITEM

MARCH 10, 2022 REGULAR MEETING

Agenda Item#: A.

ATTACHMENTS:

Description

Type

Upload Date

PB Minutes 2.10.2022 - DRAFT

Exhibit

2/23/2022

PLANNING BOARD
February 10, 2022 - 5:30 PM
Bryant H. Womack Building
40 Courthouse Street
Columbus, NC 28722
MINUTES

Members Present: Ray Gasperson, Ed Daniels, Don Hofmann, Libby Morris,
Lisa Krolak, Warren Eadus, Chris Jones
Members Present via Zoom: Anwar Timol
Staff Present: Cathy Ruth, Hannah Lynch, Chelsea Allen
Public: Peter Voisin

1. Call to Order

Ray Gasperson called the meeting to order at 5:32 PM.
Cathy Ruth introduced the two new members to the Board, Warren Eadus and
Lisa Krolak.
Lisa Krolak and Warren Eadus were given the Oath of Office and sworn in by
Chelsea Allen.

2. Approval of Agenda

A motion to approve the agenda was made by Don Hofmann, seconded by
Chris Jones. A vote was taken and the motion carried unanimously.

3. Approval of Minutes

A motion to approve the minutes from December 9, 2021 was made by Libby
Morris, seconded by Don Hofmann. A vote was taken and the motion carried
unanimously.

A. Minutes - December 9, 2021 Draft

4. Zoning Ordinance Discussion

Hannah Lynch continued the Parking Requirement presentation tabled from the
last meeting. The Board discussed individual uses and their suggested parking
requirements.

Don Hofmann stated he would like to have the wording in the RV Parking
Requirements to be reworded to make it clear that one parking space is
required in addition to the parking space for the actual RV. The Board agreed.
Ray Gasperson suggested this requirement only apply to commercial RV
parks. Don Hoffmann made a motion to change the wording in the RV Parking
Requirement definition to include one parking
space in addition to the RV pad and adjusted his motion that it only be applied
to Commercial RV Parks and not to residential properties. Libby Morris

seconded the motion. A vote was taken and the motion carried unanimously.

Ray Gasperson suggested the Board vote on the portion of the table that was just covered and made a motion, Chris Jones seconded. A vote was taken and all were in favor.

5. Other Business

The Board was provided with a School of Government article entitled, Planning Board Basics by Adam Lovelady.

Cathy Ruth presented the results of the Polk County Business/Non-Profit Survey regarding their impacts from Covid-19. she also shared about a presentation that was shared at the Polk County Commissioner's Meeting from Lindsey Edwards, Career and Technical Education Coordinator. She explained the programs currently offered to students at Polk County Schools in preparation for enrollment in college, enlistment or employment. She said she would forward the link to the presentation to the Board Members.

Peter Voisin with Carolina Foothills Chamber of Commerce spoke about his meeting with the Polk County School System. He explained his intentions to get Chamber Members involved with the schools' programs and to assist in getting the first stages of an internship program started.

6. Public Comments

The next scheduled meeting is on March 10, 2022.

7. Adjournment

Ray Gasperson made a motion to adjourn, seconded by Don Hofmann. A vote was taken and all were in favor. The meeting adjourned at 6:41pm.

POLK COUNTY PLANNING BOARD

AGENDA ITEM

MARCH 10, 2022 REGULAR MEETING

Agenda Item#: 4.

ATTACHMENTS:

Description	Type	Upload Date
Parking Lot Landscaping Requirements	Exhibit	3/1/2022

Section 4.2 Limitation on number of principal buildings on one lot.

Except as hereinafter provided in Section 6.2.3, 6.2.5, 7.3, and 7.4^{xiv}, only one principal building and its customary accessory buildings may hereafter be erected on any lot. Except as otherwise provided in this Ordinance, a mobile home shall in no event be considered a customary accessory building.

Section 4.3 Sharing of yard requirements.

No part of a yard, court, or other open space provided about any building or structure for the purpose of complying with the provisions of this ordinance shall be included as a part of a yard or other open space required under this ordinance for another building or structure.

Section 4.4 Reduction of lot and yard areas prohibited.

No yard or lot existing at the time of passage of this ordinance shall be reduced in size of area below the minimum requirements set forth herein.

Section 4.5 Road access.

No building shall hereafter be erected on a lot unless there is legal access to such lot adequate to serve the purposes of the building.

Section 4.6 Off-street parking. ^{xii}

Off-street automobile parking or automobile storage space shall be provided on every lot at the time any principal building is enlarged or increased in capacity, or at the time one (1) type of use is converted to another, or whenever any of the following uses listed in Section 4.7 are hereafter established. Such space shall be provided with vehicular access to a street or alley and shall not be provided in a setback area required by the provisions of Article 7. Each automobile space shall consist of an improved hard-surface or crushed stone, unless otherwise specified, not less than one hundred sixty two (162) square feet (18' by 9') in an area exclusive of adequate access drives and maneuvering space.

Parking Lot Landscaping Requirements

Trees and shrubs are required in and around parking lots with more than ten spaces to provide attractive views from roads and adjacent properties, provide shade to reduce the heat generated by impervious surfaces, help absorb runoff, reduce glare from parking lots, and to help filter exhaust from vehicles.

1. Where parking areas with more than ten spaces adjoin a public right-of-way, a landscaped planting strip 10 feet wide shall be established and continuously maintained between the public right-of way and parking area(s). Parking areas within 50 feet of the right-of-way shall have a visually modifying screen or barrier that meets one of these standards:
 - a. evergreen shrubs shall be planted 30 inches apart as measured from the center, and attain a height of at least 48 inches within four years of installation;
 - b. the screen or barrier is of the same material as the principal building; or

c. there is an earthen berm at least two feet high, with a minimum crown width of two feet and a width to height ratio of no greater than 2:1; shrubs shall be planted on top of the berm that will attain a height of at least 36 inches within four years of installation and shall be planted 30 inches apart.

No screen is required at parking lot entrances or exits, and no screen shall obstruct vision within 50 feet of an entrance, exit or intersection. The landscaped planting strip shall be covered with living material, including groundcover and/or shrubs, except for mulched areas directly around the trees, so that no soil is exposed.

2. Parking areas with more than five spaces shall have at least one deciduous tree for every five (5) parking spaces, with some appropriate clustering of trees permitted, and 6-foot by 18-foot projecting landscaped islands generally every 10 parking spaces. Whenever possible, interior parking spaces should have a continuous planter strip six (6) feet wide between rows of parking. Where appropriate, provisions shall be made to ensure that adequate pedestrian paths are provided throughout the landscaped areas. In all cases, at least one deciduous tree shall be provided for a parking lot regardless of the number of spaces provided.

3. Areas in a parking lot not used for driveways, maneuvering areas, parking spaces, or walks shall be permanently landscaped with suitable materials and permanently maintained.

Law Enforcement Center – natural tree line buffers around the exterior of the parcel to be maintained, unless security issues will not allow.^{xvi}

Section 4.7 Minimum Parking Requirements.

The required number of off-street parking spaces shall be equal in number to at least the minimum requirements for the specific uses set forth below: `

Residential Uses

Single-family residence

Required Parking Spaces

2 spaces

Multifamily residence

1½ spaces per dwelling unit

Guest house

2 spaces

Mobile home

2 spaces for each mobile home

Public and Semi-Public Uses

Required Parking Spaces

Bowling alleys

1 space for each employee, 2 spaces for each lane

Churches

1 space for each 4 seats in the main sanctuary

Elementary school and junior high school

1 parking space for each classroom
administrative office

POLK COUNTY PLANNING BOARD

AGENDA ITEM

MARCH 10, 2022 REGULAR MEETING

Agenda Item#: 5.

ATTACHMENTS:

Description	Type	Upload Date
Coates' Canons - Unlisted Uses	Exhibit	3/1/2022
Permitted Use Table	Exhibit	3/1/2022

<https://canons.sog.unc.edu/2015/11/dealing-with-land-uses-not-specifically-addressed-in-a-zoning-ordinance-the-saga-continues/>



Coates' Canons NC Local Government Law

Dealing with Land Uses Not Specifically Addressed in a Zoning Ordinance: The Saga Continues

Published: 11/17/15

Author Name: David Owens

If a person is considering undertaking a particular land use, it is important that they know whether or not that would be allowed by the zoning ordinance.

It is usually a simple proposition to determine whether or not the use is allowed. The owner finds out how the property is zoned – what zoning district applies to this parcel – and then sees whether the intended use is listed as a permitted use on the property. The ordinance may provide that the use is always allowed in the applicable zoning district (often referred to as a “use by right” or “permitted use”) or only allowed with a special review (a special or conditional use permit). If the intended use is prohibited, the person must find a different site or seek to have the property rezoned to a district that allows the intended use.

But what if the zoning ordinance does not specifically address the intended use? Perhaps it is a new type of land use that was not contemplated when the ordinance was adopted. If the ordinance is more than a few years old it likely does not address solar farms, sweepstakes parlors or other “new” land uses.

Perhaps it is a use the local government did not anticipate would be proposed in their community, such as a tattoo parlor, race track, or shooting range. Or perhaps the local government tried to shorten and simplify the ordinance by deleting page after page with detailed listings of specific uses in a permitted use table.

Whatever the reason, from time to time someone will propose to undertake a type of land use that is not expressly addressed by the ordinance. What happens then? In recent years our court of appeals has dealt with this question in a series of cases, with the state Supreme Court recently weighing in with some important conceptual guidance.

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<https://canons.sog.unc.edu/2015/11/dealing-with-land-uses-not-specifically-addressed-in-a-zoning-ordinance-the-saga-continues/>

Prior Cases

The first in this series of cases involved a private shooting range in Union County. Dr. Michael Land, a gun collector and enthusiast, created a private shooting range on a six acre parcel he owned in what was then a relatively rural area. The surrounding area gradually filled in as new subdivisions were created and built. The property became a part of the town of Wesley Chapel. Eventually neighbors objected to continued use of the range, particularly for the semi-automatic and fully automatic rifle fire that Dr. Land and his guests occasionally enjoyed. The town concluded the shooting range was not allowed in the applicable residential zoning district.

The ordinance in effect at the time the range was established did not specifically list shooting ranges as a permitted use, special use, or prohibited use. The ordinance did include a provision that uses not listed were prohibited, but that since the list of permitted uses could not be all-inclusive, the ordinance stated that permitted uses should be interpreted to include uses with similar impacts. The town contended that the listed use with most nearly similar impacts was a “privately-owned outdoor recreational facility.”

Since that use required a special use permit and Dr. Land did not secure such a permit when he built the shooting range, the town contended the use was not a lawful nonconformity. The court noted the approach of prohibiting uses that are not expressly permitted is problematic for two reasons: (1) it fails to put the public on notice as to how an unlisted use would be classified; and (2) it is the antithesis of the axiom that zoning ambiguity is to be construed in favor of free use of property. The court of appeals thus held in **Land v. Village of Wesley Chapel**, 206 N.C. App. 123, 697 S.E.2d 458 (2010), that absent a clear provision regulating shooting ranges, Dr. Land was not required to get a special use permit for this unlisted use. Richard Ducker has a post on that decision [here](#).

The next two cases involved a training facility for military, law enforcement, and security personnel proposed to be located on a nearly 1,000-acre site in a rural portion of Cumberland County. The proposed facility included multiple outdoor firing ranges. The ordinance did not specifically list this type of land use as permitted or prohibited. The property was in an Agricultural zoning district that included as a permissible use “School, public, private, elementary or secondary.” The zoning administrator approved the plan, classifying the business as a “private school.” Neighbors appealed. The court of appeals in **Fort v. County of Cumberland**, 218 N.C. App. 401, 721 S.E.2d 350, *review denied*, 366 N.C. 401 (2012), held the type of facility proposed was not a permitted use. The court concluded that inclusion of the terms “elementary or secondary” in the definition of “schools” was intended to exclude other types of schools.

<https://canons.sog.unc.edu/2015/11/dealing-with-land-uses-not-specifically-addressed-in-a-zoning-ordinance-the-saga-continues/>

The proposed project was back before the court of appeals in 2014. The zoning ordinance provided that all uses of property are prohibited if not permitted or otherwise allowed. It also provide that if a use was not specifically addressed in the ordinance, the standards for the land use that is “most closely related” to that use applied. As this particular use was not specifically addressed in the ordinance, the county this time around determined the use “Recreation/Amusement, Outdoor (with mechanized vehicle operations)” had the most similar impacts. As this was a permitted use, the project was approved. The neighbors again appealed. In **Fort v. County of Cumberland II**, 761 S.E.2d 744 (2014), the court held the intent of the adopting board was critical and in that context noted the ordinance expressly stated that all uses of property are allowed as a matter of right except where the ordinance specifically provides otherwise. The court held there was sufficient evidence to support a conclusion that this use was most nearly similar in impacts to an outdoor recreation activity with mechanized vehicles and was thus properly permitted. The court of appeals also touched on this issue in **Fairway Outdoor Advertising, LLC v. Town of Cary**, 225 N.C. App. 676, 739 S.E.2d 579 (2013). The controversy was over a nonconforming billboard. The Cary ordinance had a provision on uses not specifically listed in the ordinance as permitted. The ordinance allowed the zoning administrator to permit unlisted uses upon making specified findings (click [here](#) for the Cary ordinance provision dealing with review of unlisted uses). Without addressing the conceptual issues regarding the ambiguity of unlisted uses, the court held that since the ordinance language was permissive rather than mandatory (“may” issue as opposed to “shall” issue), the administrator’s decision not to approve this use would not be overturned absent showing an abuse of discretion.

Recent Decision

The most recent instance of the court wrestling with this issue again involved a shooting range. The ordinance in question, this time the zoning provisions in Franklin County’s unified development ordinance, did not specifically address shooting ranges one way or another. The ordinance did include a provision that uses not specifically listed are prohibited. The staff first advised the owners to seek a zoning text amendment to include shooting ranges in the table of permitted uses in the applicable zoning district. The staff later concluded, however, that a shooting range could be considered as a “facility for open air games,” which could be allowed as a special use. So the owners applied for a special use permit, which the county board of commissioners denied. The land owners appealed. The court of appeals in **Byrd v. Franklin County**, 765 S.E.2d 805 (2014), held it was improper to classify a shooting range as an “open air game” under the terms of the ordinance. The court construed the *Land* case narrowly, holding it applied only where the ordinance allowed unlisted uses if they had similar impacts to permitted uses. The

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majority on the court of appeals found the provision in this ordinance that uses not listed as permitted are prohibited was unambiguous. Since shooting ranges were not listed, they were prohibited. There was a dissenting opinion however that eventually carried the day. On November 6, 2015 the state supreme court **reversed** the court of appeals “for the reasons stated in the dissenting opinion.” That dissenting opinion read *Land* to “reject the notion that a zoning ordinance may prohibit uses not explicitly allowed.” The dissent continued that *Land* “made it clear that the law favors uninhibited free use of private property over government restrictions.”

So, while the court of appeals has in the past been sympathetic to an ordinance provision that unlisted uses are prohibited, the supreme court is clearly considerably less inclined to sanction this approach. The court does not favor interpretations or ordinance provisions that presume an otherwise lawful use of land is prohibited. The court has not said that every use must be allowed somewhere (see this **post** for more on that question). But the court has said prohibitions need to be clear and any uncertainty will be resolved against a prohibition.

Implications for Land Use Regulation

So what does this mean for zoning ordinances going forward?

As a practical matter, this issue does not arise frequently. For most types of land uses, ordinances are clear as to what is permitted and where it can be undertaken. But new land uses in unanticipated places arise from time to time. A recreational shooting range or go-cart track in a residential backyard. A sweepstakes parlor or adult cabaret in a vacant building in a small town. Some of these “disruptive uses” can be quite controversial, pitting the landowner’s right to free use of their property directly in conflict with the neighbors’ right to the peaceful use and enjoyment of their property.

While it is impossible to for a local government to foresee and address all of these controversies in advance, there are several measures a local government can consider that will minimize problems with unlisted uses.

First, clarity on uses that are not permitted is critical. While an ordinance cannot specifically list all conceivable land uses, it should include as much specificity as is feasible and should have clear general “catchall” categories for unlisted uses.

Second, a local government should periodically update the ordinance to list how the local government intends to address specific controversial or emerging land uses. It is one thing if an ordinance a decade ago had not addressed telecommunication towers, but something altogether different if it still does not do so. Keeping the ordinance clear and current will minimize these difficulties.

<https://canons.sog.unc.edu/2015/11/dealing-with-land-uses-not-specifically-addressed-in-a-zoning-ordinance-the-saga-continues/>

Third, the courts clearly favor a provision that unlisted uses should be treated the same as the most nearly similar use as opposed to a blanket prohibition of unlisted uses. This makes attention to the first two points all the more important. But it also means a zoning ordinance should give some definition and guidance to staff as to how to evaluate the similarity of uses to avoid placing an impermissible degree of discretion in the hands of the zoning administrator. It would be helpful for the ordinance to specify the factors to be considered, such as the type, density and intensity of development, environmental effects, and the anticipated amount traffic, noise, light, vibration, odor, and other impacts on neighbors and the community.

Taking these steps will provide clarity for landowners, neighbors, and the staff, which in turn makes for a better, and in these situations, a more legally defensible ordinance.

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Article VI. Permitted Use Table.

P = Permitted

P* = Permitted with conditions

S = Allowed as a Special Use

Blank Space = Not Permitted

	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Accessory buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory dwelling unit ^{xiii}													P		
Agricultural building (10 acres or more) ^{xxi}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural building (less than 10 acres) ^{xxi}	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Automobile, truck, & farm Implement sales & service ^{xii}		P					S				P	P	P	P	S
Bed & Breakfast	P	P					P		P	P	P		P	P	P
Cemetery <i>*see 6.2.7 for restrictions</i>				P*	P*	P*	P*	P*	P*	P	P		P	P	P*
Church, synagoge, temple, or other religious Building <i>*see 6.2.1 for restrictions</i>	P	P		P*	P*	P*	P*	P*	P*	P	P		P	P	P*
Clubs, public or private <i>*see 6.2.1 for restrictions</i>	P	P		P*	P*	P*	P	P			P		P	P	P*
Community recreation centers	P	P	P	P	P	P	P	P	P	P			P	P	P
Courthouse ^{xvi}			P												
Convenience stores, including those that sell petroleum and petroleum products	P	P							S	S	P		P	P	
Customary home occupations, Class I ^{ix}	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Customary home occupation, Class II ^{ix}		P											P		P
Day care facility ⁱⁱ <i>*see 6.2.8 for restrictions</i>				P*	P*	P*	P*	P*	P*	P	P*	P*	P*	P*	P*
Duplex ^{xii}		P					P	P	P	P	P	P	P	P	P
Equestrian centers & facilities, multi-discipline <i>*see 6.2.11 for restrictions</i>	P	P*													
Events, shows & festivals	P	P													
Golf courses & country clubs		P		P	P	P	P	P	P	P	P	P	P	P	
Guest House <i>*see 6.2.3 for restrictions</i>		P		P*	P*	P*	P*	P*	P*	P	P	P	P	P	P*

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	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Heliport, public & private* <i>see 6.2.12 for restrictions</i>		P*													
Hospitals & clinics							P			P	P		P	P	S
Kennels ^{iv} * <i>see 6.2.9 for restrictions</i>					P*	P*	S			S	S		S	P	S
Laundry & dry cleaning services ^{xii}	P	P								S	P	P	P	P	
Law Enforcement Center ^{xvi}			P												
Libraries, public or private	P	P	P				P		P	P			P	P	P
Manufacturing, Light		P										P	P	P	S
Manufacturing												P	S	P	
Mobile or Manufactured Home, Individual							P						P	P	P
Mobile or Manufactured Home Parks							P		P				P	P	
Modular Home		P		P	P	P	P	P	P	P	P	P	P	P	P
Motels & hotels	P	P									P		S	P	
Museum	P	P													
Multifamily residences	P	P							P	P	P		P	P	
Nature-Oriented Non-Motorized Outdoor Recreation ^{vi}	P	P					S		S	S	P	P	P	P	
Nursery and/or landscape business, & greenhouse							P			P	P		P	P	P
Offices, business, medical, professional & public, including banks	P	P	P							P	P	P	P	P	
Offices pertaining to permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Printing, publishing, & engraving establishments	P	P								S	P	P	P	P	

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	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Public safety facilities (fire, police, etc...)	P	P	P				P			P	P	P	P	P	S
Quarantine Facilities ^{xxii}	P	P													
Radio & TV stations & studios ^{xii}	S	S									S	S	S	S	
Recreational facilities, for profit (bowling alleys, skating rinks, etc...)	P	P					S		S	S	P	P	S	P	
Recreational facilities, non-profit (parks, playgrounds, nature centers, equestrian courses, etc...)*see 6.2.4 for restrictions	P	P*	P	P*	P*	P*	S						S	P*	S
Recreational Vehicle (RV) ^{xv, xxii} *see 6.2.16 for restrictions	P*	P*		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Recreational Vehicle (RV) & Park and/or Camp Areas ^{xv, xvii} *see 6.2.14 for restrictions	P*	P*					S				P		S	P	
Restaurants, excluding fast food & drive thru services	P	P								P	P		P	P	S
Restaurants, including fast food & drive thru services	P	P									P	P	P	P	
Rest & convalescent homes, sanitariums	P	P					P	P	P	P	P	P	P	P	S
Residential Vacation Rentals ^{ix, xix, xxv}	P	P								P			P		P
Retail trade, commercial services, sales and rental of merchandise & equipment	P	P								S	P	P	P	P	S
Retail business customarily serving residential neighborhoods & conducted within an enclosed building									S	P	P		P	P	
Roadside stands selling home grown products							P				P		P	P	P
Sawmill							P						P	P	S
Schools, public or private ^{xxii}	P	P	P	P	P	P	P	P	P	P			P	P	P
Schools; vocational schools, business schools, & special schools ^{xvii, xxii}	P	P	P	P								P	P	P	

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	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Service stations ^{xii}	P	P									P	P	P	P	
Single family residences		P		P	P	P	P	P	P	P	P	P	P	P	P
Solar Energy Generating Facility, Major ^{vii}												S	S		
Solar Energy Generating Facility, Minor ^{vii} <i>*see 6.2.10</i>												P*	P*		
Spectator sport facilities 500 or more spectators ^{xxii} <i>*see 6.2.13 for restrictions</i>	P*	P*										S	S	S	
Spectator sport facilities less than 500 spectators ^{xxii} <i>*see 6.2.13 for restrictions</i>	P*	P*					S	S	S	S	S	S	S	P	
Stables, private <i>*see 6.2.5 for restrictions</i>	P	P		P*	P*	P*	P						P	P	P
Storage & warehousing ^{xii}	S	S										P	S	P	
Theaters	P	P								S	P		P	P	
Towers <i>*see Polk County Wireless Telecommunication Ordinance</i> ^{xix, xxiv}	P*	P*	P	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Towers (Non-Administrative Approval, Section 304 <i>*Polk County Wireless Telecommunication Ordinance</i>) ^{xix, xxiv}	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*
Truck terminals											P	P	P	P	
Utility buildings and facilities, public <i>*see 6.2.6 for Restrictions</i>			P	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P*
Veterans' Affairs Office ⁱⁱⁱ			P	P						P	P	P	P		
Veterinarian clinics, animal shelters ^{xii, xxii} <i>*see 6.2.9 for Restrictions</i>	P	P			P*	P*	S			S	S		S	P	S
Vineyard/Winery	P	P													
Waste Handling, Treatment, Processing, Management or Disposal Facility														S	
Wholesale sales, retail sales & supply houses											P	P	P	P	