Zoning Rewrite Implementation
Worksession #7

Commercial Zones
April 25, 2013
Proposal

- To accommodate fuel sales/drive-thru uses
- No change in densities/heights proposed
- Translation
  - NR if abutting R-150 or lower density (no change) or 5 acres+ or contiguous with 5 acres+
  - CRT for all other sites, except
  - CRN when covered by Rural Village Overlay Zone (fuel sales allowed as conditional use in overlay)
Box Stores

Translation

- NR
- GR
- CRT
- CR

- Combination retail store
  - > 120,000 sf
  - Pharmacy & full line grocery store
  - SE in C-2, C-3, MXPD

- Rockville Big Box ZTA/ Draft CRT & CR:
  - > 50,000 sf footprint or > 100,000 sf total GFA for one tenant
  - Within ½ mile of metro
  - Max 80,000 sf footprint
  - Mixed-use requirement
  - Design standards
  - No SE
Box Stores

Translation
- NR
- GR
- CRT
- CR

Median Grocery Store Size
2010  46,000
2009  46,235
2008  46,755
2007  47,500
2006  48,750
2005  48,058
2004  45,561
2003  44,000
2002  44,000
2001  44,000
2000  44,600
1999  44,843
1998  40,483
1997  39,260
1996  38,600
1995  37,200
1994  35,100

- Proposal
  - Add grocery store as separate retail use
    - Defined as a store with at least 80% of sales floor devoted to the sale of food products for home preparation.
    - Permitted in CRT, CR, GR, NR
    - Limited in CRN to mapped density or 47,500sf, whichever is less
Box Stores

Translation

- NR
- GR
- CRT
- CR
- Industrial

Proposal

- Retail/Service Establishment (50,000 – 84,999 SF)
- Retail/Service Establishment (85,000 – 119,999 SF)
  - Limited in CRT and CR (no change)
  - Limited in IL, IM, IH (no change)
  - Limited in GR, NR (new)
    - Site plan where abutting ag/rur/res
    - Metro station requirements for mixed-use (3.5.1.1.A.2.c.), exception in regional mall overlay
- Retail/Service Establishment (120,000 SF and over)
  - Limited in CRT and CR (no change)
  - Limited in IL, IM, IH (no change)
  - Conditional in CRT, CR, GR, NR (keep G-2.15 requirements)
Funeral Homes

Translation

• CRT
• CR

• Current
  – SE in C-T, C-4, CBD-1, CBD-2, O-M, C-O
  – P in C-2, C-3

• Proposed
  – P in GR (C-2 & C-3)
  – C in EOF (O-M, C-O, & I-3)
  – L in CRT & CR

New use in many zones (C-1, RMX, MXTC, some CBDs, MXTC, TOMX, TMX)

• Proposed Conditional Standards
  – Side/rear setback 50’
  – Frontage on road with >1 travel lane each way

• Proposed Limited Standards
  – Site plan if abutting ag/rural/res?
  – Minimum parking/queuing area?
GR Uses

• Car Wash proposed limited use standards
  – When a Car Wash occupies a corner lot, the ingress or egress driveways are located a minimum of 20 feet from the intersection of the front and side street lines of the lot.
  – Obstructions which adversely affect visibility at intersections or to the Car Wash driveways are prohibited.
  – All driveways must be perpendicular to the curb or street line.
  – Vehicle stacking space must be equivalent to 5 times the vehicle capacity of the automatic car wash or 3 times the vehicle capacity of the manual car wash bays.
  – Demonstrate that the vehicles using the Car Wash will not queue off-site.
  – Where abutting or confronting a property zoned Residential that is vacant or improved with a residential use:
    – All buildings must be set back a minimum of 100 feet from the abutting residential lot line; and
    – All parking and drive aisles for vehicles must be set back a minimum of 50 feet from the abutting residential lot line.

Translation
• C-2
• C-3
GR Uses

• **Heavy Vehicle Sales/Rental** proposed limited use standards
  
  – Vehicles must be stored or parked only on a hard surface that is constructed of material resistant to erosion, is adequately treated to prevent dust emission, and is surrounded by a raised curb. The parking and storage area must be set back a minimum of 15 feet from any right-of-way, 15 feet from any lot line abutting land in a Residential zone, and 3 feet from any other lot line.

  – A minimum of 20 feet between access driveways on each street is required, and all driveways must be perpendicular to the curb or street line.

  – On a corner lot, the access driveway must be located a minimum of 20 feet from the intersection of the front and side street rights-of-way, and is a maximum of 30 feet in width.

  – Product displays, parked vehicles and other obstructions, which would adversely affect visibility at intersections or to driveways are prohibited.

Translation

• C-2
• C-3
GR Uses

Translation

C-2
C-3

• Animal Boarding L or C?
  – C-3: P (in soundproof building)
  – C-2: Not allowed

  – Limited use with standards:
    ▪ In the Commercial/Residential and Employment zones, an outdoor exercise yard is allowed if:
      • it is fenced and set back a minimum of 50 feet from any Residential zone; and
      • any animal is prohibited from being outdoors between 9:00 p.m. and 7:00 a.m.
    ▪ All interior areas for the keeping of animals must be soundproofed.
    ▪ Site plan if abutting or confronting residential/ag...
Limited Commercial

C-4

- 58.03 acres
- 0.02%

Mapping
## C-4 Translation

<table>
<thead>
<tr>
<th>C-4</th>
<th>Translation</th>
<th>Acres</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Classification</td>
<td></td>
<td></td>
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<tr>
<td>MP recommends low intensity</td>
<td>CRT 0.25 0.25 0.25 H 30</td>
<td>3.53</td>
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<tr>
<td>Otherwise</td>
<td>CRT 0.75 0.75 0.5 H 40</td>
<td>31.08</td>
<td>39</td>
</tr>
</tbody>
</table>
C-4 to CRT Translation:

— **New Permitted uses**

- Agricultural Vending *(current CRT)*
- Seasonal Outdoor Sales *(current CRT)*
- Nursery *(current CRT)*
- Residential Care *(up to 8)* *(current CRT)*
- Live/Work Units *(current CRT)*
- Playground *(private)* *(current CRT)*
- Hospital *(current CRT)*
- Private Club, Service Org *(current CRT)*
- Hotel, Motel *(current CRT)*
- Med/Dental Lab *(current CRT)*
- R&D *(current CRT)*
- Conference center *(current CRT)*
- Artisan manufacturing *(current CRT)*
- Belowground pipeline *(current CRT)*
- Transmission Lines *(belowground)* *(current CRT)*

— **New Limited uses**

- Community gardens
- Urban farming *(modified CRT)*
- Animal husbandry *(only bees)*
- Farm market, on site
- Independent Living *(current CRT)*
- Residential Care *(9+)* *(current CRT)*
- Home Occupation *(no/low)* *(current CRT)*
- Home Health Practitioner *(low)* *(current CRT)*
- Vet *(site plan if adj...)* *(current CRT)*
- B&B
- Light Vehicle Sales/ Rental *(current CRT)*
- Med/Sci Manufacturing & Production *(current CRT)*
- Bus, Rail Terminal
- Transmission Lines *(aboveground)*
- Solar Collection System
C-4 to CRT Translation:

**Special Exceptions becoming Limited or Permitted**

- Household Living (current CRT)
- Private Education (current CRT)
- Structured Parking (current CRT)
- Rec & Ent Indoor (up to 1000)
- Minor Auto Repair (current CRT)
- Drive-thru (current CRT)
- Public Utility Structure
- Storage Facility < 10,000sf (current CRT)

**Permitted use becoming Limited use**

- Day Care 30+ (site plan if adj...) (current CRT)
- Surface Parking (only for interim use)

**New Conditional uses**

- Home Health (Major) (current CRT)
- Home Occupation (Major) (current CRT)
- Animal Boarding and Care (current CRT)
- Aboveground Pipeline
- Self-storage (current CRT)

**Removed Uses**

- Swimming Pools, community
- Telecommunications Tower
- Helistop
- Helipad, Heliport
- Storage Facility >10,000sf
Regional Commercial (low density)

C-6
- Under study in White Oak Science Gateway MP
- Recommended for CR

C-6
- 41.84 acres
- 0.01%
C-Inn

- Convert to zoning preceding creation of C-Inn zone
- Existing Country Inns become limited uses
- New County Inns allowed as conditional uses

C-Inn
- 45.88 acres
- 0.02%
Mapping

Hotel-Motel (H-M)

Translation
CRT-1.0 C-1.0 R-0.75 H-150

- 21.42 acres
- 0.01%
New Permitted uses

- Ag Vending
- Seasonal Outdoor Sales (current CRT)
- Nursery (current CRT)
- Household Living (current CRT)
- Residential Care (all sizes) (current CRT)
- Live/Work Units (current CRT)
- Charitable, Philanthropic (current CRT)
- Cultural Institution (current CRT)
- Day Care (up to 30) (current CRT)
- Private Ed (current CRT)
- Hospital (current CRT)
- Private Playground (current CRT)
- Private Club, Service Org (current CRT)
- Public Use (current CRT)
- Religious Assembly (current CRT)
- Clinic (current CRT)

- Med/ Dental Lab (current CRT)
- Office (current CRT)
- R&D (current CRT)
- Conference Center (current CRT)
- Health Club (current CRT)
- Rec & Ent (up to 1,000) indoor (current CRT)
- Artisan manufacturing (current CRT)
- Med/Sci Manufacturing (current CRT)
- Railroad Tracks (consistency)
- Underground pipeline (current CRT)
- Underground transmission line (current CRT)
H-M to CRT Translation:

**New Limited uses**

- Community gardens
- Urban farming *(modification of current CRT)*
- Animal husbandry *(only bees)*
- Farm market, on site
- Independent Living ... *(current CRT)*
- PLQ < 50 *(current CRT)*
- Home Occupation *(no/low)* *(current CRT)*
- Home Health Practitioner *(low)* *(current CRT)*
- Private Ambulance/ Rescue *(current CRT)*
- Day Care *(over 30)* *(current CRT)*
- Vet *(current CRT)*
- B&B
- Light vehicle sales & rental *(current CRT)*
- Minor auto repair *(current CRT)*
- Drive-thru *(current CRT)*
- Dry cleaning *(up to 3,000sf)* *(current CRT)*
- Bus, Rail Terminal
- Taxi/Limo Facility
- Underground transmission line *(current CRT)*
- Storage *(up to 10,000sf)* *(current CRT)*
- Solar Collection System
H-M to CRT Translation:

New Conditional uses

- PLQ > 50
- Home Health (Major) (current CRT)
- Home Occupation (Major) (current CRT)
- Animal Boarding and Care (current CRT)
- Funeral Home (current CRT)
- Rec & Ent Outdoor & over 1000
- Car Wash
- Fuel Sales (current CRT)
- Major auto repair
- Aboveground Pipeline
- Self-storage (current CRT)

Special Exception becoming Limited or Permitted

- Public Utility Structures (site plan if adj...)

Permitted becoming Limited

- Parking

Removed

- Telecom Tower
Mapping

Office Zones

- C-O
- C-P
- O-M
- I-3
- LSC
Mapping

Commercial, Office Building
(C-O)

Translation:
EOF-3.0 H-100

- 42.59 acres
- 0.02%
Commercial, Office Building (C-O)
Examples

Proposed EOF
C-O to EOF Translation:

**New Permitted uses**

- Live/Work Units
- Private Playground
- Med/ Dental Lab
- Taxi/Limo Facility
- Bus, Rail Terminal

**New Limited uses**

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Ag Vending
- Seasonal Outdoor Sales
- Household living (single-unit currently allowed? See footnote 2)
- Home Occupation (no/low)
- Home Health Practitioner (low)
- Expanded Retail/Service (up to 15,000sf)
- Minor auto repair
- Drive-thru
- Solar Collection System
C-O to EOF Translation:

New Conditional uses

- Home Health (Major)
- Home Occupation (Major)
- Expanded Indoor Rec & Ent Uses
- Fuel Sales

Special Exceptions becoming Limited or Permitted

- Private Ambulance/ Rescue
- Private Club/ Service Org
- Restaurant

Permitted becoming Limited

- Aboveground Trans Line (elec only)
Mapping

Commercial, Office Park (C-P)

Translation:
EOF-1.25 H-90

- 52.72 acres
- 0.02%
### New Permitted uses

- Live/Work Units
- Private Playground
- Ambulance/ Rescue (private)
- Hotel, motel
- Med/ Dental Lab
- Bus, Rail Terminal
- Railroad tracks
- Taxi/Limo Facility
- Aboveground Pipeline (current C-O)

### New Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Ag Vending
- Seasonal Outdoor Sales
- Household living
- Home Occupation (no/low)
- Home Health Practitioner (low)
- Private Club/ Service Org
- Minor auto repair
- Drive-thru
- Aboveground Transmission
- Solar Collection System
C-P to EOF Translation:

**New Conditional uses**
- Res Care (over 16) *(current CO)*
- Home Health (Major)
- Home Occupation (Major)
- Hospital *(current CO)*
- Media Broadcast Tower *(current CO)*
- Funeral Home *(current CO)*
- Indoor Rec & Ent
- Fuel Sales

**Special Exceptions becoming Limited or Permitted**
- Restaurant
- Retail/Service *(up to 50,000sf)*

**Removed Uses**
- Conference center *(corporate training center)*
Office Building (moderate intensity)

O-M

- 201.79 acres
- 0.07%
Office Building, Moderate Intensity (O-M) Examples

Proposed EOF
## O-M Translation

<table>
<thead>
<tr>
<th>O-M</th>
<th>Translation</th>
<th>Acres</th>
<th>Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classification</td>
<td>H</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abuts C-2, &lt; ½ acre</td>
<td>CRT1.5 C1.5 R0.5</td>
<td>H60</td>
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<tr>
<td>Abuts C-2, &gt; ½ acre</td>
<td>CRT1.5 C1.5 R0.5</td>
<td>H75</td>
<td>3.28</td>
</tr>
<tr>
<td>Other &amp; &lt; ½ acre</td>
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<td>H60</td>
<td>4.74</td>
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<td>Other &amp; &gt;½ acre</td>
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<td>H75</td>
<td>162.55</td>
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<tr>
<td>Custom</td>
<td>EOF1.0</td>
<td>Varies</td>
<td>5.42</td>
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</tbody>
</table>
O-M to EOF Translation:

New Permitted uses

- Live/Work Units
- Playground, Outdoor Area (private)
- Hotel/Motel (consolidation w/ C-O and I-3)
- Medical/Dental Labs (consolidation w/ I-3)
- Bus/Rail Terminal
- Railroad Tracks (consolidation w/ C-O and I-3)
- Taxi/Limo Facility
- Pipelines (consolidation w/ C-O and I-3)
- Transmission Lines

New Limited uses

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Agricultural Vending
- Seasonal Outdoor Sales
- Household Living (currently only those units grandfathered at reclassification to OM)
- Home Occupation (no/low)
- Home Health Practitioner (low)
- Private Club, Service Org (consolidation w/ C-O and I-3)
- Drive Thru
- Solar Collection System
O-M to EOF Translation:

**New Conditional uses**
- PLQs> 50
- Home Health (Major)
- Home Occupation (Major)
- Residential Care (all sizes)
- Hospital (consolidation w/ C-O)
- Golf Course, Country Club (consolidation w/ C-O)
- Swimming Pool (community) (consolidation w/ C-O)
- Media Broadcast Tower (consolidation w/ C-O)
- Filling Station
- Helipad/Heliport (consolidation w/ C-O)

**Special Exceptions becoming a Limited or Permitted uses**
- Freestanding Wireless communication (consolidation w/ C-P and C-O)

**Permitted use becoming Limited use**
- Retail/Service Establishments (limited to 30% gfa under one application)
### O-M to CRT Translation:

<table>
<thead>
<tr>
<th>New Permitted uses</th>
<th>New Limited uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Nursery</td>
<td>• Community gardens</td>
</tr>
<tr>
<td>• Agricultural Vending</td>
<td>• Urban farming</td>
</tr>
<tr>
<td>• Seasonal Outdoor Sales</td>
<td>• Animal husbandry (only bees)</td>
</tr>
<tr>
<td>• Live/Work Units</td>
<td>• Farm market, on site</td>
</tr>
<tr>
<td>• Playground, Outdoor Area (private)</td>
<td>• Independent Living ...</td>
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<tr>
<td>• Household Living (currently only those units grandfathered at reclassification to OM)</td>
<td>• PLQ &lt; 50</td>
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<tr>
<td>• Hospital</td>
<td>• Home Occupation (no/low)</td>
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<td>• Private Club, Service Org</td>
<td>• Home Health Practitioner (low)</td>
</tr>
<tr>
<td>• Hotel/Motel</td>
<td>• Vet</td>
</tr>
<tr>
<td>• Medical/Dental Labs</td>
<td>• More retail service uses &gt;50,000</td>
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<tr>
<td>• Rec &amp; Ent (Indoor &lt; 1000)</td>
<td>• Light vehicle sales, rental</td>
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<td>• More retail service uses &lt; 50,000</td>
<td>• Minor auto repair</td>
</tr>
<tr>
<td>• Artisan Manufacturing &amp; Produce</td>
<td>• Drive Thru</td>
</tr>
<tr>
<td>• Med/Sci Manufacturing &amp; Produce</td>
<td>• Dry cleaning (&lt; 3000sf)</td>
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<tr>
<td>• Railroad Tracks</td>
<td>• Bus/Rail Terminal</td>
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<tr>
<td>• Underground Pipe/Transmission Lines</td>
<td>• Taxi/Limo Facility</td>
</tr>
<tr>
<td>• Railroad Tracks</td>
<td>• Storage &lt; 10,000 sf</td>
</tr>
<tr>
<td>• Underground Pipe/Transmission Lines</td>
<td>• Solar Collection System</td>
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</tbody>
</table>
**O-M to CRT Translation:**

**New Conditional uses**
- Home Health (Major)
- Home Occupation (Major)
- Animal Boarding
- Rec & Ent (Outdoor & > 1000)
- Car wash
- Filling Station
- Major auto repair
- Aboveground Pipelines
- Self storage

**Special Exceptions becoming Limited or Permitted**
- Public Utility Structures

**Permitted becoming Limited**
- Day Care over 30 (site plan if adj...)
- Telecom Tower
- Parking
Industrial Zone
Translations (I-3 & LSC)

Density & Height
Open Space/Coverage
Setbacks
Process

<table>
<thead>
<tr>
<th>I-3 &amp; LSC</th>
<th>Translation</th>
<th>Acres</th>
<th>Parcels</th>
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</thead>
<tbody>
<tr>
<td>I-3</td>
<td>EOF0.75</td>
<td>100</td>
<td>970.29</td>
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<tr>
<td>LSC</td>
<td>LSC2.0</td>
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<td>661.47</td>
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</table>
Industrial Zone Translations (I-3 & LSC)

Density & Height

Open Space/Coverage

Setbacks

Process

Open Space/Coverage

- All C/R & Employment
  - ≤ 10,000sf: 0%
  - > 10,000sf
    - 0% for detached/duplex
    - 20% common open space for townhouses
    - 10% public open space for apartment/condo, multi-use, general

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...the effect of environmental certification (such as LEED or Energy Star) on rents and occupancy for industrial warehouses was contingent upon local politics. “Green” certified warehouses in politically liberal areas received rent and occupancy premiums, renting for 10% more than their counterparts. However, environmentally certified warehouses in conservative-leaning areas rented for 20% lower and had 25% higher vacancy than non-certified competing properties in the same area.”
Commercial Zone Translations (I-3 & LSC)

Density & Height (covered 4/18)
Open Space/Coverage
Setbacks
Process

- **Setbacks**
  - **C/R**
    - Abutting Ag/Rural/Res: Compatibility Standards
    - All other: 0’
    - Parking: behind front building line
  - **Employment**
    - Generally same as C/R
    - Parking
      - may be in front of front building line
      - Behind front building line if on business district street or a build-to-line is recommended in a master plan (Planning Board may waive)

<table>
<thead>
<tr>
<th>Standard</th>
<th>I-3</th>
<th>LSC</th>
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<tbody>
<tr>
<td>Abutting Res.</td>
<td>30-200’</td>
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<tr>
<td>Other</td>
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## Commercial Zone Translations (I-3 & LSC)

### Density & Height

### Open Space/Coverage

### Setbacks

### Process

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>I-3</th>
<th>LSC</th>
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</thead>
<tbody>
<tr>
<td>Optional Method/Rezoning</td>
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<tr>
<td>Site Plan</td>
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### Subject Property’s Zone

<table>
<thead>
<tr>
<th>Subject Property’s Zone</th>
<th>Proposed Use</th>
<th>Proposed Intensity</th>
<th>Abutting/Confronting Property’s Zone</th>
<th>Site Plan Required</th>
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<tbody>
<tr>
<td>C/R or Employment</td>
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<td>&lt; 10,000sf and ≤ 40’</td>
<td>Any</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td></td>
<td>≥ 10,000sf or &gt; 40’</td>
<td>Ag/Rur/Res</td>
<td>Yes</td>
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<tr>
<td></td>
<td>Limited</td>
<td>Any</td>
<td>Any</td>
<td>If req’d under 59-3; if not follow permitted use</td>
</tr>
</tbody>
</table>

If req’d under 59-3; if not follow permitted use.
Mapping

Technology & Business Park (I-3)

Translation
EOF-0.75  H-100

- 1,174.09 acres
- 0.42%
Technology and Business Park (I-3)
Examples
— **New Permitted uses**

- Live/Work Units
- Playground, Outdoor Area (private)
- Ambulance/ Rescue (private)  
  (consolidation w/ C-O)
- Charitable/ Philanthropic  
  (consolidation w/ C-O)
- Hotel/Motel (consolidation w/ C-O)
- Bus/Rail Terminal
- Taxi/Limo Facility

— **New Limited uses**

- Community gardens
- Urban farming
- Animal husbandry (only bees)
- Farm market, on site
- Agricultural Vending
- Seasonal Outdoor Sales
- Home Occupation (no/low)
- Home Health Practitioner (low)
- Telecom towers  
  (consolidation w/ C-O)
- Minor Vehicle Repair
- Drive Thru
- Solar Collection System
Special Exceptions becoming a Limited or Permitted uses

- Household Living
- Private Club/ Service Org
- Restaurants (consolidation w/ C-O)
- Funeral home, undertaker (consolidation w/ C-O)
- Pipelines (aboveground) (consolidation w/ C-O)

Permitted use becoming Limited use

- R&D (includes some limitations from C-O)
- Aboveground Transmission Lines (only electric)

New Conditional uses

- Home Health (Major)
- Home Occupation (Major)
- Residential Care (over 16) (consolidation w/ C-O)
- Hospital (consolidation w/ C-O)
- Community Swimming Pool (consolidation w/ C-O)
- Golf Course, Country Club (consolidation w/ C-O)
- Swimming Pool (community) (consolidation w/ C-O)
- Filling Station
- Rec & Ent (Indoor) < 1000

Removed uses

- Conference Center
- Some light manufacturing uses
- Med/Sci Manufacturing and Production
- Storage Facilities
Mapping

Life Science Center (LSC)

Translation
LSC-2.0 H-200

- 661.44 acres
- 0.23%
LSC Translation:

— **New** Permitted uses

  • Live/Work Units
  • Playground, Outdoor Area (private)
  • Ambulance/ Rescue (private)
  • Charitable/ Philanthropic
  • Bus/Rail Terminal

— **New** Limited uses

  • Community gardens
  • Urban farming
  • Animal husbandry (only bees)
  • Farm market, on site
  • Agricultural Vending
  • Seasonal Outdoor Sales
  • Transitory Use
  • Solar Collection System