



**GENTRY LOCKE**  
Attorneys

Jonathan D. Puvak  
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November 30, 2016

**RECEIVED**

VIA E-MAIL AND HAND-DELIVERY

DEC 01 2016

Katharine Gray, Architect, Leed AP  
Land Use & Urban Design Planner  
Planning Building & Development  
City of Roanoke  
215 Church Avenue SW, Room 166  
Roanoke, Virginia 24011

CITY OF ROANOKE  
PLANNING BUILDING &  
DEVELOPMENT

Re: Proposed Zoning Amendment Application  
745 Townside Road, SW  
Roanoke, Virginia 24014  
Parcel ID: 5490307

Dear Ms. Gray:

On behalf of Puppy Land Ltd. (the "Applicant") please accept this letter as a statement of justification in support of the above referenced zoning amendment application amendment number two.

The Subject Property is currently zoned to the Light Industrial ("I-1") district with conditions approved by City Council in 2005. The Applicant's principal is the contract purchaser of the Subject Property, which consists of approximately four (4) acres. The Subject Property proposes a rezoning to the CG zoning district with conditions to allow the Applicant to establish a mixed-use building for animal boarding and related uses. The existing conditions do no permit the Applicant's proposed uses.

The Applicant currently operates the Taj Mapaw located at 3110-3112 Franklin Road SW. The existing location has been operating since 1975 and providing animal grooming and boarding services. The business has continued to grow since its inception and 745 Townside Road will serve as a second location for the business. The mixed-use building at 745 Townside Road will be improved with modern finishes and technology and will include the following animal related uses:

- Boarding kennel facility for dogs and cats with state-of-the-art cameras in each suite;
- Full service grooming for all dog breeds;
- Self-service dog wash: providing tubs, towels and a large variety of shampoos and professional assistance at different levels of pricing;



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- Animal daycare facility for small, medium and large dogs;
- Retail dog boutique: offering specialty animal items that are not available at local pet stores;
- Bakery: preparing and providing healthy foods for on-site purchase for the pet and pet owner;
- McPaw café: which will offer varieties of coffee and beverages for the pet owner and the pet for on-site purchase;
- Animal clinic space for a local veterinarian;
- Dog training;
- Agility course for classes, training and competition; and
- Facilities for social events and private parties for clients and customers.

The Applicant will use the existing building on the Subject Property and all animals will be boarded inside the building. The Applicant intends to also have one small, outdoor play yard to be covered with an awning and located immediately behind the existing building. The hours of operation will be as follows: Monday, Wednesday and Friday, 7 a.m. to 7 p.m., Tuesday and Thursday, 7:30 a.m. to 6 p.m., Saturday, 8:30 a.m. to 5:30 p.m., and Sunday, 9 a.m. to 10 a.m. and 6:15 p.m. to 7:15 p.m. Parking will be provided on-site. A traffic impact analysis is not required, because the proposed rezoning does not generate sufficient vehicle trips to meet the Virginia Department of Transportation requirements to justify the need for this analysis.

The proposed application satisfies the purposes of the City of Roanoke Zoning Ordinance and the purposes of the CG District as the use will create no adverse impacts on public resources or the transportation network and the rezoning will permit a long standing business to better serve the residents of the City of Roanoke. The proposed application is also consistent with the other retail and commercial uses in the vicinity. The Applicant proposes to amend the existing conditions to permit its desired uses, but has proposed a number of conditions that are similar to the previously approved conditions. The Applicant's proffered conditions are enclosed.

In accordance with the policy of the City of Roanoke, we have enclosed the following: application form and checklist, this justification letter, survey of the Subject Property as a concept plan, written proffered conditions and a copy of previously approved zoning ordinance. Under separate cover, the Applicant has submitted the contract for purchase of the property and other required ownership documents.



Ms. Katharine Gray  
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Thank you in advance for your consideration and please do not hesitate to contact me to further discuss any of the application materials. We thank you for your assistance prior to filing the application and look forward to continuing to work with you and other representatives of the City of Roanoke regarding this application.

Regards,

GENTRY LOCKE

A handwritten signature in blue ink, appearing to read 'Jonathan D. Puvak'.

Jonathan D. Puvak

Enclosures

cc: Chris Benson

# Zoning Amendment Application



Department of Planning, Building and Development  
Room 166, Noel C. Taylor Municipal Building  
215 Church Avenue, S.W.  
Roanoke, Virginia 24011  
Phone: (540) 853-1730 Fax: (540) 853-1230

[Click Here to Print](#)

Date:

Submittal Number:

### Request (select all that apply):

- |   |   |
|---|---|
| <input type="checkbox"/> Rezoning, Not Otherwise Listed                       | <input type="checkbox"/> Amendment of Proffered Conditions                |
| <input checked="" type="checkbox"/> Rezoning, Conditional                     | <input type="checkbox"/> Amendment of Planned Unit Development Plan       |
| <input type="checkbox"/> Rezoning to Planned Unit Development                 | <input type="checkbox"/> Amendment of Comprehensive Sign Overlay District |
| <input type="checkbox"/> Establishment of Comprehensive Sign Overlay District |   |

### Property Information:

Address:

Official Tax No(s):

Existing Base Zoning:  
(If multiple zones, please manually enter all districts.)

- With Conditions  
 Without Conditions

Ordinance No(s), for Existing Conditions (If applicable):

Requested Zoning:

- With Conditions  
 Without Conditions

Proposed  
Land Use:

### Property Owner Information:

Name:

Phone Number:

Address:

E-Mail:

Property Owner's Signature: 

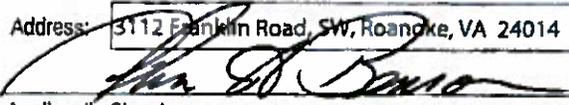
### Applicant Information (if different from owner):

Name:

Phone Number:

Address:

E-Mail:

Applicant's Signature: 

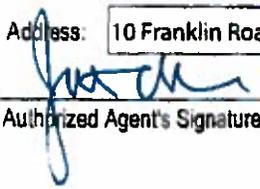
### Authorized Agent Information (if applicable):

Name:

Phone Number:

Address:

E-Mail:

Authorized Agent's Signature: 

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DEC 01 2016

CITY OF ROANOKE  
PLANNING BUILDING &  
DEVELOPMENT

**SPECIAL POWER OF ATTORNEY**

**Property Description (Tax Map Number, Street Address or Common Description, Borough):**

745 Townside Road, SW  
Roanoke, Virginia

**Tax Map #**    5490307

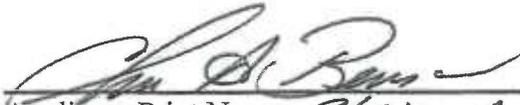
We, Puppy Land, Ltd., are:

  X   the applicant for the above-referenced application  
       the owner(s) of the property described above

We do hereby make, constitute, and appoint Jonathan D. Puvak, authorized agent of Gentry Locke Rakes & Moore, our true and lawful attorney-in-fact, and grant unto our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to a zoning amendment application, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to a zoning amendment application, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

We ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to a zoning amendment application, on the Property.

The rights, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the 26<sup>th</sup> day of September, in the year 2016, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Department of Planning, Building and Development of the City of Roanoke, Virginia, or by another written document, stating that the terms of this power have been revoked or modified.

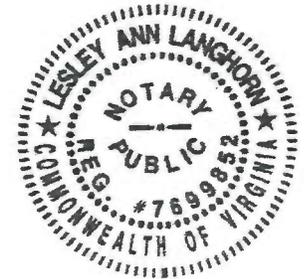
  
Applicant Print Name Chris A. Dawson

Commonwealth of Virginia ~~City~~ County of Roanoke, to-wit:

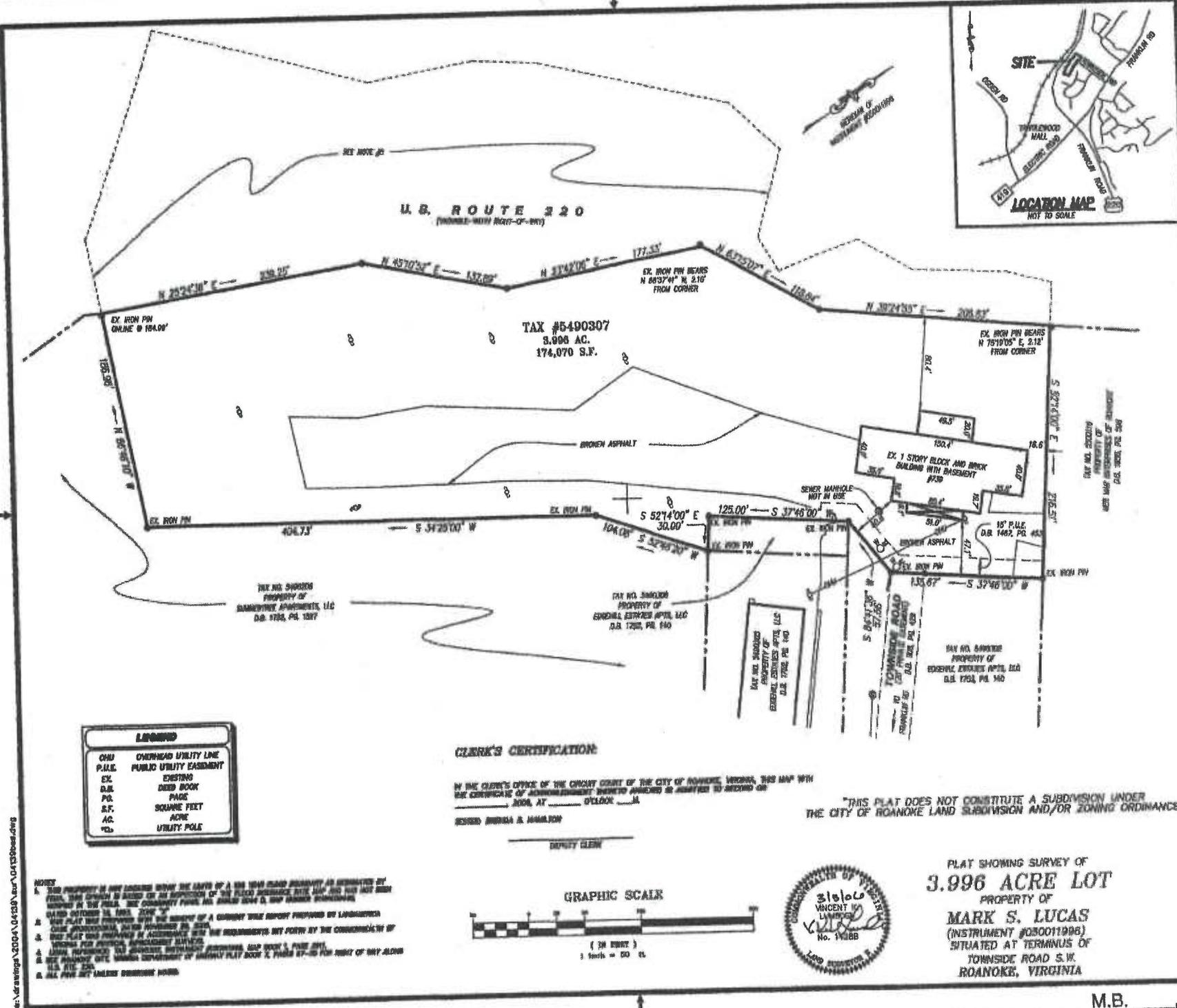
Subscribed and sworn to before me this 26<sup>th</sup> day of September, 2016, in my City and

State aforesaid, by Lesley A. Langhorn Notary Public.

My Commission Expires: November 30, 2020.



04399ase-lyout.dwg



PHONE: (540) 774-4411  
 FAX: (540) 773-9445  
 E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW  
 P.O. BOX 20669  
 ROANOKE, VIRGINIA 24018

**LUMSDEN ASSOCIATES, P.C.**  
 ENGINEERS-SURVEYORS-PLANNERS  
 ROANOKE, VIRGINIA



DATE	March 3, 2006
CONTRACT NO.	04-138
SCALE	1" = 50'
SHEET 1 OF 1	

LEGEND	
OHU	OVERHEAD UTILITY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
EX	EXISTING
D.B.	DEED BOOK
P.G.	PAGE
S.F.	SQUARE FEET
AC.	ACRE
U.P.	UTILITY POLE

**CLERK'S CERTIFICATION:**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ADJUSTMENT HERETO ANNEXED IS HEREBY RECORDED ON \_\_\_\_\_, 2006, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M.  
 JENNIFER BRUNDA A. HAMILTON  
 DEPUTY CLERK

"THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF ROANOKE LAND SUBDIVISION AND/OR ZONING ORDINANCE"



PLAT SHOWING SURVEY OF  
**3.996 ACRE LOT**  
 PROPERTY OF  
**MARK S. LUCAS**  
 (INSTRUMENT #050011998)  
 SITUATED AT TERMINUS OF  
 TOWNSIDE ROAD S.W.  
 ROANOKE, VIRGINIA

- NOTES**
- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AS DETERMINED BY FEMA. THIS SURVEY IS MADE ON AN ASSUMPTION OF THE FLOOD HAZARD DATA AND HAS NOT BEEN SURVEYED IN THE FIELD. THE COMMUNITY FLOOD RISK ANALYSIS MAP D, MAP NUMBER 15000000000, DATED OCTOBER 26, 1993, SHOWS A 100 YEAR FLOOD HAZARD AREA.
  - THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CURRENT SOIL REPORT PREPARED BY LUMSDEN ASSOCIATES, P.C. ON 02/28/06.
  - THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE COMMERCIALITY OF SURVEYING ACT AND THE REQUIREMENTS OF THE VIRGINIA SURVEYING BOARD.
  - LEGAL REFERENCES: THE VIRGINIA SURVEYING BOARD, SURVEYING BOARD ACT, CHAPTER 18.1, TITLE 18.1, AND THE VIRGINIA SURVEYING BOARD, SURVEYING BOARD ACT, CHAPTER 18.1, TITLE 18.1, AND THE VIRGINIA SURVEYING BOARD, SURVEYING BOARD ACT, CHAPTER 18.1, TITLE 18.1.
  - ALL FIVE SET ALIGNED SURVEYING BOARD.

***Rezoning of property totaling 3.998 acres, more or less, identified as 5490307 from I-1 (Light Industrial) District to CG (Commercial-General) District.***

TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF ROANOKE:

Chris Benson is the contract purchaser of a parcel of property containing 3.998 acres, more or less, which is identified as Tax Map No. 5490307 and situate at 745 Townside Road SW.

Puppy Land Ltd. is the applicant of a request for rezoning of the parcel of property containing 3.998 acres from I-1 (Light Industrial) District with conditions to the CG (Commercial-General) District with conditions for the purpose of locating a boarding kennel and related uses thereon.

The contract purchaser and applicant hereby request that the following proffered conditions enacted by Ordinance No. 37023 be amended or repealed, as noted below, as they pertain to Official Tax No. 5490307:

1. ~~That~~ *The property shall will be used only solely for the following uses:*

*Business service establishment, not otherwise listed;*

*Financial institution;*

*Laboratory, dental, medical, or optical;*

*Laboratory, testing and research;*

*Medical clinic;*

*Office, general and professional;*

*Animal hospital or veterinary clinic, no outdoor pens or runs;*

*Kennel, no outdoor pens or runs;*

*Mixed-use building;*

*Bakery, confectionary, or similar food production, retail;*  
*Contractor or tradesman's shop, general or special trade;*  
*Personal service establishment, not otherwise listed in the use table;*  
*Pet grooming;*  
*Retail sales establishment, not otherwise listed (as an accessory use only);*  
*Workshop;*  
*Eating establishment;*  
*Health and fitness center;*  
*Day care center, adult;*  
*Day care center, child; and*  
*Accessory uses, not otherwise listed in the use table as permitted uses.*

~~2. That the property will be developed according to the site plan prepared by Lumsden Associates, P.C. under date of January 31, 2005, revised March 3, 2005, to add the Tree Retention Area (attached hereto as **Exhibit 3**) subject to such changes as may be required by the City Staff during the comprehensive development plan review process.~~

3. That no sign, including one painted on the side or *rear* of the building, shall be visible from the adjacent expressway (*Route 220/Interstate 581*).

4. The following proffers shall relate to lighting:

(A) Any outdoor light fixture shall be a full cutoff fixture or a decorative fixture with full cutoff optics. A "full cutoff fixture" shall mean an outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane. A "decorative fixture with full

cutoff optics” shall mean an outdoor light fixture with manufacturer-provided or manufacturer-installed full cutoff optics.

- (B) The spillover of lighting from any parking area on the subject property onto public rights-of-way or abutting property in residentially zoned districts shall not exceed one-half (0.5) foot candle at the property line.
- (C) Any outdoor lighting in parking areas shall not exceed twelve (12) feet in height. The maximum height shall apply to the height of the poles or other standards to which the fixtures are attached or the top most point of the fixture itself, whichever is higher.
- (D) ~~Outdoor lighting information for the subject property shall be submitted during comprehensive development review. Such information shall include the following:~~

- ~~————— (i) Location of all outdoor lighting fixtures, including the manufacturer’s specifications, of the area to lighted with such fixtures;~~
- ~~————— (ii) Plans indicating the location on the property, and the type, of illuminating devices, fixtures, lamps supports, reflectors and other devices;~~
- ~~————— (iii) Description of the illuminating devices, fixtures, lamps, supports, reflectors and other devices;~~
- ~~————— (iv) Photometric data, such as that furnished by the manufacturers, showing the angle of cut off of light emissions; and~~

~~\_\_\_\_\_ (v) Other information as may be deemed necessary by the  
Zoning Administrator to determine compliance with  
lighting proffers.~~

~~\_\_\_\_\_ 5. Petitioners shall plant a minimum of fifteen (15) 2" caliper deciduous trees within  
the interior of the parking lot and maintain the same.~~

~~\_\_\_\_\_ 6. The primary exterior façade of the new structures shall not be constructed of  
cinder blocks or metal siding.~~

The contract purchase and applicant hereby request that the following proffered condition  
be adopted as it pertains to Official Tax No. 5490307:

1. There shall be no outdoor boarding of animals.

WHEREFORE, the applicant and contract purchaser request that the above-described  
property be rezoned as requested in accordance with the provisions of the Zoning Ordinance of  
the City of Roanoke subject to the aforesaid conditions.

2/17/05

Kathryn Gray  
Planning

IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA,

The 18th day of April, 2005.

No. 37023-041805.

AN ORDINANCE to amend §§36.1-3 and 36.1-4, Code of the City of Roanoke (1979), as amended, and Sheet No. 549, Sectional 1976 Zone Map, City of Roanoke, in order to rezone certain property within the City, subject to certain conditions proffered by the applicant; and dispensing with the second reading by title of this ordinance.

WHEREAS, Mark S. Lucas and Lucas Physical Therapy, Inc., filed an application to the Council of the City of Roanoke to rezone a tract of land located at 739 Townside Road, S.W., being designated as Official Tax No. 5490307, which property was previously conditionally rezoned by the adoption of Ordinance No. 36624-021704, adopted February 17, 2004;

WHEREAS, Mark S. Lucas and Lucas Physical Therapy, Inc., seeks to have the subject property zoned C-2, General Commercial District, with proffers;

WHEREAS, the City Planning Commission, which after giving proper notice to all concerned as required by §36.1-693, Code of the City of Roanoke (1979), as amended, and after conducting a public hearing on the matter, has made its recommendation to Council;

WHEREAS, a public hearing was held by City Council on such application at its meeting on April 18, 2005, after due and timely notice thereof as required by §36.1-693, Code of the City of Roanoke (1979), as amended, at which hearing all parties in interest and citizens were given an opportunity to be heard, both for and against the proposed amendment; and

WHEREAS, this Council, after considering the aforesaid application, the recommendation made to the Council by the Planning Commission, the City's Comprehensive Plan, and the matters presented at the public hearing, is of the opinion that the property located at 739 Townside Road,

S.W., being designated as Official Tax No. 5490307, should be rezoned from LM, Light Manufacturing District, subject to proffers, to C-2, General Commercial District, subject to proffers.

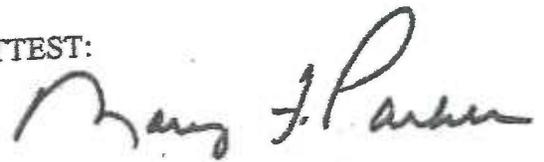
THEREFORE, BE IT ORDAINED by the Council of the City of Roanoke that:

1. Section 36.1-3, Code of the City of Roanoke (1979), as amended, and Sheet No. 549 of the Sectional 1976 Zone Map, City of Roanoke, be amended in the following particular manner and no other:

That tract of land located at 739 Townside Road, S.W. and designated on Sheet No. 549 of the Sectional 1976 Zone Map, City of Roanoke, as Official Tax No. 5490307, be, and is hereby rezoned from LM, Light Manufacturing District, subject to certain proffers, to C-2, General Commercial District, subject to the proffers contained in the Second Amended Petition filed in the Office of the City Clerk on March 25, 2005, and that Sheet No. 549 of the 1976 Zone Map be changed in this respect.

2. Pursuant to the provisions of Section 12 of the City Charter, the second reading of this ordinance by title is hereby dispensed with.

ATTEST:



City Clerk.

**SECOND AMENDED PETITION TO REZONE**

**IN THE COUNCIL OF THE CITY OF ROANOKE, VIRGINIA**

**IN RE:**

**Rezoning of property totaling 3.998 acres, more or less, identified as 5490307 and further identified as 739 Townside Road SW, from LM Conditional (Light Manufacturing District) to C-2 (General Commercial District).**

**TO THE HONORABLE MAYOR AND MEMBERS OF THE COUNCIL OF THE CITY OF ROANOKE:**

The Petitioners, MARK S. LUCAS and LUCAS PHYSICAL THERAPY, INC. are the contract purchasers of a parcel of property containing 3.998 acres, more or less, which is identified as Tax Map No. 5490307 and situate at 739 Townside Road SW; said tract being currently zoned LM Conditional (Light Manufacturing District). A location map of the property to be rezoned is attached hereto as Exhibit 1. A legal metes and bounds description of the property is attached hereto as Exhibit 2. A concept plan is attached hereto as Exhibit 3.

Pursuant to Section 36.1-690, Code of the City of Roanoke (1979), as amended, the Petitioners request that property containing 3.998 acres, more or less, which is identified as Tax Map No. 5490307, be rezoned from LM Conditional (Light Manufacturing District) to C-2 (General Commercial District), for the purpose of locating a medical office or medical clinic, general and professional offices, including financial institutions, personal service establishments and business service establishments thereon.

The Petitioners believe the rezoning of said tract of land will further the intent and purposes of the City's Zoning Ordinance and its Comprehensive Plan, in that it will enable a parcel of land located at 739 Townside Road to be used for commercial purposes (general and professional offices, including financial institutions, medical clinics, medical

STERHOUDT, PRILLAMAN,  
ATT. HELSCHER, YOST,  
WELL & FERGUSON, PLC  
ATTORNEYS-AT-LAW  
ROANOKE, VIRGINIA  
24018-0049

offices, personal service establishments and business service establishments) as other properties in the area are so utilized.

Attached as Exhibit 4 are the names, addresses and tax numbers of the owners of all lots or property immediately adjacent to and immediately across a street or road from the property to be rezoned.

The Petitioners request that the conditions existing on the subject property as adopted by Ordinance No. 36624-021704 and as set forth below be REPEALED:

1. The property shall be used only for mini warehouses, not to exceed a total of 48,000 s.f.
2. That no sign, including one painted on the side of a building, shall be visible from the adjacent expressway (220/581).
3. No outdoor storage shall be permitted on the property.
4. The buildings shall be earth tone in color. Earth tone shall be defined as any of various rich, warm colors with tones of brown; i.e., tan, taupe, wheat, beige, Navajo white, winter white, cream, ecru, almond and khaki.

The Petitioners voluntarily SUBMIT the following proffers to be included as a part of the rezoning request:

1. That the property will be used solely as a medical office or medical clinic, general and professional offices, including financial institutions, personal service establishments and business service establishments.

2. That the property will be developed according to the site plan prepared by Lumsden Associates, P.C. under date of January 31, 2005, revised March 3, 2005, to add the Tree Retention Area (attached hereto as Exhibit 3) subject to such changes as may be required by the City Staff during the comprehensive development plan review process.

TERHOUDT, PRILLAMAN,  
ATT, HELSCHER, YOST,  
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ATTORNEYS-AT-LAW  
ROANOKE, VIRGINIA  
24018-0049

3. That no sign, including one painted on the side of a building, shall be visible from the adjacent expressway.

4. The following proffers shall relate to lighting:

(A) Any outdoor light fixture shall be a full cutoff fixture or a decorative fixture with full cutoff optics. A "full cutoff fixture" shall mean an outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane. A "decorative fixture with full cutoff optics" shall mean an outdoor light fixture with manufacturer-provided or manufacturer-installed full cutoff optics.

(B) The spillover of lighting from any parking area on the subject property onto public rights-of-way or abutting property in residentially zoned districts shall not exceed one-half (0.5) foot candle at the property line.

(C) Any outdoor lighting in parking areas shall not exceed twelve (12) feet in height. The maximum height shall apply to the height of the poles or other standards to which the fixtures are attached or the top most point of the fixture itself, whichever is higher.

(D) Outdoor lighting information for the subject property shall be submitted during comprehensive development review. Such information shall include the following:

(i) Location of all outdoor lighting fixtures, including the manufacturer's specifications, of the area to be lighted

with such fixtures;

- (ii) Plans indicating the location on the property, and the type, of illuminating devices, fixtures, lamps supports, reflectors and other devices;
- (iii) Description of the illuminating devices, fixtures, lamps, supports, reflectors and other devices;
- (iv) Photometric data, such as that furnished by the manufacturers, showing the angle of cut off of light emissions; and
- (v) Other information as may be deemed necessary by the Zoning Administrator to determine compliance with the lighting proffers.

5. Petitioners shall plant a minimum of fifteen (15) 2" caliper deciduous trees within the interior of the parking lot and maintain the same.

6. The primary exterior façade of the new structures shall not be constructed of cinder blocks or metal siding.

WHEREFORE, the Petitioners request that the above-described property be rezoned as requested in accordance with the provisions of the Zoning Ordinance of the City of Roanoke.

Respectfully submitted this 23 day of MARCH, 2005.

Applicants:

  
MARK LUCAS

ERHOUDT, PRILLAMAN,  
IT, HELSCHER, YOST,  
ELL & FERGUSON, PLC  
ATTORNEYS-AT-LAW  
ROANOKE, VIRGINIA  
24018-0049



# ZONING DISTRICT MAP

745 Townside Road SW  
 Official Tax Parcels: 5490307

 Area to be Rezoned

## Zoning

-  AD: Airport Dev
-  CG: Commercial-General
-  CLS: Commercial-Large Site
-  CN: Commercial-Neighborhood
-  D: Downtown
-  I-1: Light Industrial
-  I-2: Heavy Industrial
-  IN: Institutional
-  INPUD: Institutional Planned Unit Dev
-  IPUD: Industrial Planned Unit Dev
-  MX: Mixed Use
-  MXPUD: Mixed Use Planned Unit Dev
-  R-12: Res Single-Family
-  R-3: Res Single-Family
-  R-5: Res Single-Family
-  R-7: Res Single-Family
-  RA: Res-Agricultural
-  RM-1: Res Mixed Density
-  RM-2: Res Mixed Density
-  RMF: Res Multifamily
-  ROS: Recreation and Open Space
-  UF: Urban Flex
-  Conditional Zoning

0 200 400 Feet

