



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

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February 28, 2014

TO: Marsha McLaughlin, Director
Department of Planning & Zoning

RE: ZRA-148, Dayton Rural Preservation Society, LLC.

Attached is Petition No. ZRA-148, filed by Dayton Rural Preservation Society, LLC., to amend the Zoning Regulations for composting facility definition; county preservation easement; conditional uses for compost and mulch manufacturing; and add as M-1 use permitted as a matter of right for compost and mulch manufacturing facilities.

Please notify our office when you schedule this case before the Planning Board. Should you have any questions, please contact me at 313-2395 or Theodore Wimberly at 313-2001.

Robin Regner
Administrative Assistant

Attachment

cc: Council Members
Paul Johnson, Esq.
Sheila Tolliver
T. Wimberly
Jessica Feldmark
Jennifer Sager
T. Sieglein
Dayton Rural Preservation Society, LLC.



PETITION TO AMEND THE ZONING REGULATIONS OF HOWARD COUNTY

DPZ Office Use Only:
Case No. ZRA- 148
Date Filed: 2-28-14

1. Zoning Regulation Amendment Request

I (we), the undersigned, hereby petition the County Council of Howard County to amend the Zoning Regulations of Howard County as follows: To amend current sections 103.0 (C), 106.1 (D)(1)(a)&(b), 106.1 (D)(2)(a)&(b), 131.0 (N)(46)(g), 122.0 (B)(54)&(67) for composting facility definition, county preservation easement and conditional uses for compost and mulch manufacturing, and M-1 light industrial permitted use as matter of right for compost and mulch manufacturing facilities.

[You must provide a brief statement here. "See Attached Supplement" or similar statements are not acceptable. You may attach a separate document to respond to Section 1 in greater detail. If so, this document shall be titled "Response to Section 1"]

2. Petitioner's Name Dayton Rural Preservation Society, LLC

Address PO Box 88 Dayton, Maryland

Phone No. (W) C: 301-996-5102 (H) C: 858-774-5705

Email Address daytoncommunity@gmail.com

3. Counsel for Petitioner _____

Counsel's Address _____

Counsel's Phone No. _____

Email Address _____

4. Please provide a brief statement concerning the reason(s) the requested amendment(s) to the Zoning Regulations is (are) being proposed To help define composting, allow industrial composting and mulch manufacturing operations

as matter of right in M-1 zones, and to limit Conditional Use land area operations in ALPP and Dedicated agricultural easements to 2% up to a maximum of 1-acre of the easement land area, but to allow limited compost and mulch manufacturing facilities as conditional uses on RC farm easements to help supplement farm income for farmers. Large industrial mulch manufacturing and composting facilities are not typical and will have significant negative impact on properties, safety of the surrounding area above, and beyond those impacts ordinarily associated with a primary agricultural preservation use.

2014 FEB 28 PM 2:00

5. Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with current General Plan for Howard County The proposed amendments follow the intent of the General Plan for Howard County by allowing all existing Conditional Uses associated with RC zones and allows actual farmers the ability to maintain their farms through additional economic services, but helps limit non-farming industrial operations and associated health and safety concerns in rural residential conservation easement areas. The proposed amendments maintain the aesthetic farming nature of the land which is in line with the intent of placing Howard County land in agricultural preservation.

[You may attach a separate document to respond to Section 5. If so, this document shall be titled "Response to Section 5"]

6. The Legislative Intent of the Zoning Regulations in Section 100.A. expresses that the Zoning Regulations have the purpose of "...preserving and promoting the health, safety and welfare of the community." Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with this purpose and the other issues in Section 100.A. The proposed amendments help ensure health safety and welfare of the community by limiting nuisance to the immediately surrounding area due to potential releases from fuel storage tanks, vehicles, airborne particulate matter, including exhaust, dust and organic matter, commercial traffic, equipment noise, entrainment of mud and dirt to the roadways, odors, litter, habitat for vermin, potential surface and groundwater issues, reduction of local property values, and the potential for fire hazards from the mulch piles with limited rural water resources. The amendments will also limit some large scale commercial and industrial activities on agricultural land including the size of trucks accessing these facilities.

[You may attach a separate document to respond to Section 6. If so, this document shall be titled "Response to Section 6."]

7. Unless your response to Section 6 above already addresses this issue, please provide an explanation of the public benefits to be gained by the adoption of the proposed amendment(s). Use of agricultural preservation land can be utilized for primary agricultural activities such as farming instead of using the land for industrial operations and helps provide economic viability to local farmers associated with their farming operations. It will also increase and maintain farmland, as well as increase rather than decrease the enjoyment of land property by local residents.

[You may attach a separate document to respond to Section 7. If so, this document shall be titled "Response to Section 7."]

8. Does the amendment, or do the amendments, have the potential of affecting the development of more

than one property, yes or no? Yes

If yes, and the number of properties is less than or equal to 12, explain the impact on all properties affected by providing a detailed analysis of all the properties based upon the nature of the changes proposed in the amendment(s). If the number of properties is greater than 12, explain the impact in general terms.

Proposed amendments will affect all RC agricultural preservation easement parcels in Howard County by reducing the size of operation, but still allowing small mulch manufacturing and compost operation activities. They will also help farmers utilize agricultural preservation lands in the intent they were put in preserve. These amendments will allow farming Conditional Uses to help make ancillary farming operations economically viable through secondary uses. The amendments will allow large industrial mulch manufacturing and composting operations as matter of right as previously known in M-1 Light Industrial zones where other similar industrial operations occur and where infrastructure is compatible.

[You may attach a separate document to respond to Section 8. If so, this document shall be titled "Response to Section 8."]

9. If there are any other factors you desire the Council to consider in its evaluation of this amendment request, please provide them at this time. Please understand that the Council may request a new or updated Technical Staff Report and/or a new Planning Board Recommendation if there is any new evidence submitted at the time of the public hearing that is not provided with this original petition. Composting is known to contribute heavy metals and pathogens to the environment through leaching. This is part of the reason for formulation of new compost regulations by the Department of the Environment under COMAR 26.04.11. Large size industrial facilities such as mulch manufacturing in rural areas may impose currently unknown environmental risks associated with operations that may adversely affect the quality or limit domestic potable water resources for residents that rely on clean and sufficient volume of groundwater. Regulations have the best intention to help avoid environmental, health and safety problems, but human nature allows for the possibility of unintended mistakes that may seriously affect residential neighborhoods that can easily be limited or even prevented.

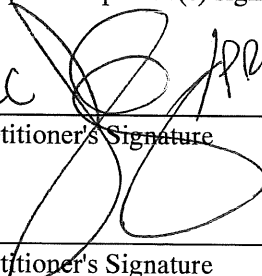
[You may attach a separate document to respond to Section 9. If so, this document shall be titled "Response to Section 9."]

10. You must provide the full proposed text of the amendment(s) as a separate document entitled

“Petitioner’s Proposed Text” that is to be attached to this form. This document must use this standard format for Zoning Regulation Amendment proposals; any new proposed text must be in CAPITAL LETTERS, and any existing text to be deleted must be in **[[Double Bold Brackets]]**. In addition, you must provide an example of how the text would appear normally if adopted as you propose.

After this petition is accepted for scheduling by the Department of Planning and Zoning, you must provide an electronic file of the “Petitioner’s Proposed Text” to the Division of Public Service and Zoning Administration. This file must be in Microsoft Word or a Microsoft Word compatible file format, and may be submitted by email or some other media if prior arrangements are made with the Division of Public Service and Zoning Administration.

- 11. The Petitioner agrees to furnish additional information as may be required by the Department of Planning and Zoning prior to the petition being accepted for scheduling, by the Planning Board prior to its adoption of a Recommendation, and/or by the County Council prior to its ruling on the case.
- 12. The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct. The undersigned has read the instructions on this form, filing herewith all of the required accompanying information. If the Petitioner is an entity that is not an individual, information must be provided explaining the relationship of the person(s) signing to the entity.

DANTON RURAL PRESERVATION SOCIETY LLC  APR 25 2014
Petitioner’s name (Printed or typed) (Petitioner’s Signature) Date

Petitioner’s name (Printed or typed) _____
Petitioner’s Signature Date

Petitioner’s name (Printed or typed) _____
Petitioner’s Signature Date

Counsel for Petitioner’s Signature
[If additional signatures are necessary, please provide them on a separate document to be attached to this petition form.]

FEE

The Petitioner agrees to pay all fees as follows:

Filing fee\$695.00. If the request is granted, the Petitioner shall pay \$40.00 per 200 words of text or fraction thereof for each separate textually continuous amendment (\$40.00 minimum, \$85.00 maximum)
Each additional hearing night..... \$510.00*

The County Council may refund or waive all or part of the filing fee where the petitioner demonstrates to the satisfaction of the County Council that the payment of the fee would work an extraordinary hardship on the petitioner. The County Council may refund part of the filing fee for withdrawn petitions. The County Council shall waive all fees for petitions filed in the performance of governmental duties by an official, board or agency of the Howard County Government.

APPLICATIONS: One (1) original plus twenty (20) copies along with attachments.

For DPZ office use only:

Hearing Fee \$ _____

Receipt No. _____

PLEASE CALL 410-313-2395 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION

County Website: www.howardcountymd.gov

Revised:10/09
T:\Shared\Public Service and Zoning\Applications\County Council\ZRA Application

INSTRUCTIONS TO THE APPLICANT/PARTY OF RECORD

- As required by State Law, applicants are required to complete the **AFFIDAVIT AS TO CONTRIBUTION** that is attached, and if you have made a contribution as described in the Affidavit, please complete the **DISCLOSURE OF CONTRIBUTION** that is attached.
- If you are an applicant, Party of Record (i.e., supporter/protestant) or a family member and have made a contribution as described in the Affidavit, you must complete the **DISCLOSURE OF CONTRIBUTION** that is attached.
- Filed affidavits and disclosures will be available for review by the public in the office of the Administrative assistant to the Zoning Board during normal business hours.
- Additional forms may be obtained from the Administrative Assistant to the Zoning Board at (410-313-2395) or from the Department of Planning and Zoning.
- Completed form may be mailed to the Administrative Assistant to the Zoning Board at 3430 Courthouse Drive, Ellicott City, MD 21043.
- Pursuant to State Law, violations shall be reported to the Howard County Ethics Commission.

PETITIONER: DANTON RURAL PRESERVATION SOCIETY, LLC

AFFIDAVIT AS TO CONTRIBUTION

**As required by the Annotated Code of Maryland
State Government Article, Sections 15-848-15-850**

I, DANTON RURAL PRESERVATION SOCIETY, LLC the applicant in the above zoning matter

_____, HAVE

HAVE NOT

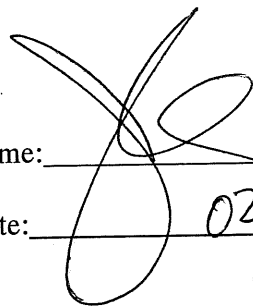
made any contribution or contributions having a cumulative value of \$500 or more to the treasurer of a candidate or the treasurer of a political committee during the 48-month period before application in or during the pendency of the above referenced zoning matter.

I understand that any contribution made after the filing of this Affidavit and before final disposition of the application by the County Council shall be disclosed within five (5) business days of the contribution.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Name: _____

Date: _____

 PRESIDENT
02-28-14

PETITIONER: DANTON RURAL PRESERVATION SOCIETY, LLC

DISCLOSURE OF CONTRIBUTION

**As required by the Annotated Code of Maryland
State Government Article, Sections 15-848-15-850**

This Disclosure shall be filed by an Applicant upon application or by a Party of Record within 2 weeks after entering a proceeding, if the Applicant or Party of Record or a family member, as defined in Section 15-849 of the State Government Article, has made any contribution or contributions having a cumulative value of \$500 or more to the treasurer of a candidate of the treasurer of a political committee during the 48-month period before the application was file or during the pendency of the application.

Any person who knowingly and willfully violates Sections 15-848-15-850 of the State Government Article is subject to a fine of not more than \$5,000. If the person is not an individual, each officer and partner who knowingly authorized or participated in the violation is subject to the same penalty.

APPLICANT OR
PARTY OF RECORD: DANTON RURAL PRESERVATION SOCIETY, LLC

RECIPIENTS OF CONTRIBUTIONS:

<u>Name</u>	<u>Date of Contribution</u>	<u>Amount</u>
<u>NA</u>	_____	_____
<u>NA</u>	_____	_____
<u>NA</u>	_____	_____

I understand that any contribution made after the filing of this Disclosure and before final disposition of the application by the County Council shall be disclosed with five (5) business days of the contribution.

Name: [Signature] PRESIDENT
Date: [Signature] 02-28-14

PETITIONER: DARTON RURAL PRESERVATION SOCIETY, LLC

AFFIDAVIT AS TO ENGAGING IN BUSINESS WITH AN ELECTED OFFICIAL

**As required by the Annotated Code of Maryland
State Government Article, Sections 15-848-15-850**

I, DARTON RURAL PRESERVATION SOCIETY, LLC, the applicant in the above zoning matter

_____, AM

AM NOT

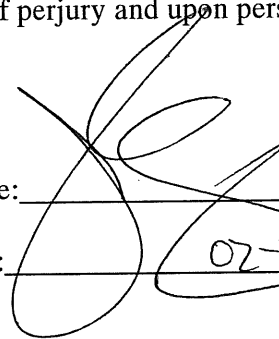
Currently engaging in business with an elected official as those terms are defined by Section 15-848 of the State Government Article of the Annotated Code of Maryland.

I understand that if I begin engaging in business with an elected official between the filing of the application and the disposition of the application, I am required to file an affidavit in this zoning matter at the time of engaging in business with elected official.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Name: _____

Date: _____

 (PRESIDENT)
02-28-14

DRPS Proposed ZRA Changes

(1)

Section 103.0: Definitions(C)

Composting Facility: A facility where organic material, specifically limited to vegetation, food waste, and manure, that is obtained principally from off-site locations is processed to generate a product through the microbiological degradation of this organic material under aerobic conditions. A COMPOST FACILITY DOES NOT INCLUDE A FACILITY THAT IS REQUIRED TO OBTAIN A NATURAL WOOD WASTE RECYCLING FACILITY PERMIT.

(2)

Section 106.1: County Preservation Easements

D. Conditional Uses

1. ALPP Purchased Easements and ALPP Dedicated Easements

a. Conditional Uses shall not be allowed on agricultural preservation easements unless they support the primary agricultural purpose of the easement property, or are an ancillary business which supports the economic viability of the farm, and are approved by the hearing authority in accordance with the applicable provisions of Sections 130.0 and 131.0 of these regulations. On an ALPP purchased or dedicated easement property, the area devoted to Conditional Uses may not exceed a cumulative use cap equal to 2% of the easement UP TO A MAXIMUM OF 1 ACRE MAY BE ALLOWED:

The following Conditional Uses may be allowed:

- (1) Animal hospitals
- (2) Barber shop, hair salon and similar personal services facilities
- (3) Bottling of spring or well water
- (4) Communication Towers
- (5) Farm tenant house on a parcel of at least 25 acres but less than 50 acres
- (6) Historic building uses
- (7) Home based contractors
- (8) Home occupations
- (9) Kennels and/or pet grooming establishments
- (10) Landscape contractors
- (11) Limited outdoor social assemblies
- (12) Sawmills, bulk firewood, mulch manufacture and/or soil processing
- (13) School buses, commercial service
- (14) Small wind energy systems, freestanding tower
- (15) Solar Facilities, commercial
- (16) COMPOST FACILITY

b. In addition, the following Conditional Uses which may require additional land area may be permitted on agricultural preservation easements:

- (1) Agribusiness, limited to uses itemized in Section 131.0.N.
- (2) Farm winery – class 2
- [[3) Composting Facility]]**

2. Other Dedicated Easements

a. Conditional Uses shall not be allowed on other dedicated easements unless they support the primary purpose of the easement property and are approved by the hearing authority in accordance with the applicable provisions of Sections 130.0 and 131.0 of these regulations. On these dedicated easements, the following Conditional Uses which do not require the construction of new principal structures or use of an outdoor area that is more than 2% of the preservation parcel acreage up to a maximum of 1 acre may be allowed:

- (1) Animal hospitals
- (2) Antique shops, art galleries and craft shops
- (3) Barber shop, hair salon and similar personal service facilities
- (4) Bottling of spring or well water
- (5) Child day care centers and nursery schools, day treatment and care facilities
- (6) Communication towers
- (7) Country inns
- (8) Historic building uses
- (9) Farm tenant house on a parcel of at least 25 acres but less than 50 acres
- (10) Home based contractors
- (11) Home occupations
- (12) Kennels and/or pet grooming establishments
- (13) Landscape contractors
- (14) Limited outdoor social assemblies
- (15) Museums and libraries
- (16) Retreats
- (17) Sawmills, bulk firewood, mulch manufacture and/or soil processing
- (18) School buses, commercial service
- (19) Shooting ranges – outdoor rifle, pistol, skeet and trap
- (20) Small wind energy systems, freestanding tower
- (21) Solar Facilities, commercial
- (22) Two family dwellings, accessory apartments and multi-plex dwellings
- (23) COMPOST FACILITY

b. In addition, the following Conditional Uses which may require additional land area may be permitted on other dedicated easements:

- (1) Agribusiness, limited to uses itemized in Section 131.0.N.2
- (2) Charitable or philanthropic institutions dedicated to environmental conservation
- ~~[[3) Composting Facility]]~~
- ~~[[4)] (3) Farm winery – Class 2~~
- ~~[[5)] (4) Golf Courses~~

(3)

Section 131.0: Conditional Uses

N. Conditional Uses and Permissible Zoning Districts

46. Sawmills, Bulk Firewood Processing, Mulch Manufacture, or Soil Processing

A Conditional Use may be granted in the RC or RR Districts for sawmills, the cutting of firewood in bulk, mulch manufacture, or soil processing provided that:

a. Buildings and structures used for processing activities, equipment and outdoor uses associated with the operation shall be at least 500 feet from existing residences on different lots and at least 300 feet from property lines. Buildings or structures which are principally used for storage and which are not used for processing activities shall be at least 100 feet from property lines.

- b. Parking, storage areas and equipment shall be screened from adjoining properties and public roads by landscaping or other appropriate means.
- c. Hours of operation shall be established by the Hearing Authority.
- d. Retail sales of materials produced on-site may be permitted if specifically approved by the Hearing Authority.
- e. The minimum lot size is 10 acres.
- f. The vehicular access to the use shall be from an arterial or collector highway and not from a local road **[[unless authorized by the Hearing Examiner]]. AND TRUCK SIZE IN AND OUT OF THE FACILITY WILL BE LIMITED TO A 1.5 TON, 2 AXLE PICK UP TRUCK**
- g. On an ALPP purchased or dedicated easement property, the following additional criteria are required:
 - (1) The use shall not interfere with farming operations or limit future farming production.
 - (2) Any new building or building addition associated with the use, including any outdoor storage **[[and]],** parking area AND IMPERVIOUS ROAD shall count towards the cumulative use cap 2% AND UP TO A MAXIMUM OF 1 ACRE of the easement.
 - (3) ONLY MATERIAL FROM THE FARM MAY BE MULCHED OR CUT FOR FIREWOOD.
- (4)

Section 122.0: M-1 (Manufacturing: Light) District

A. Purpose

The M-1 District is established to permit a mix of manufacturing, warehousing and business uses with provisions for limited retail sales.

B. Uses Permitted as a Matter of Right

- 1. Ambulance services.
- 2. Ambulatory health care facilities.
- 3. Athletic facilities, commercial
- 4. Banks, savings and loan associations, investment companies, credit unions, brokers and similar financial institutions.
- 5. Biodiesel fuel manufacturing from vegetable-based oils.
- 6. Biomedical laboratories.
- 7. Blueprinting, printing, duplicating or engraving services.
- 8. Breweries that manufacture 22,500 barrels or less of fermented malt beverages per year.
- 9. Bus terminals.
- 10. Carpet and floor covering stores.
- 11. Car wash facilities.
- 12. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.0.D.13. Carpet and rug cleaning.
- 14. Catering establishments and banquet facilities.
- 15. Child day care centers and nursery schools.
- 16. Concert halls.
- 17. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
- 18. Contractor's office and outdoor or indoor storage facility, including carpentry, cleaning, construction, electrical, excavation, exterminating, heating/air conditioning, home improvement, landscaping, masonry, painting, paving, plumbing, roofing, septic system, snow removal, well drilling, and other contractors.
- 19. Data processing and telecommunication centers
- 20. Day treatment or care facilities.
- 21. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.

22. Flex- space
23. Funeral homes and mortuaries.
24. Furniture, appliance and business machine repair, furniture upholstery, and similar services.
25. Furniture stores.
26. Government structures, facilities and uses, including public schools and colleges.
27. Hotels, motels, conference centers and country inns.
28. Kennels.
29. Laundry or dry cleaning establishments or plants.
30. Light Industrial Uses.
31. Material recovery facilities - source separated.
32. Mobile home and modular home sales and rentals, but not including occupancy.
33. Motor vehicle, construction equipment and farm equipment maintenance, repair and painting facilities, including full body repair and incidental sale of parts.
34. Motor vehicle, construction equipment and farm equipment sales and rentals.
35. Motor vehicle inspections station.
36. Motor vehicle towing and storage facility.
37. Nonprofit clubs, lodges, community halls.
38. Offices, professional and business.
39. Pawn Shops.
40. Pet grooming establishments and daycare, completely enclosed.
41. Photographic processing plants.
42. Pizza delivery services and other services for off-site delivery of prepared food.
43. Printing, lithography, bookbinding or publishing.
44. Public utility uses, limited to the following:
 - a. Utility substations, provided that all uses are set back at least 50 feet from lot lines.
 - b. Above ground pipelines.
 - c. Pumping stations and compression stations.
 - d. Telecommunication equipment facilities.
 - e. Commercial communications antennas.
 - f. Commercial communication towers, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
45. Recreation facilities, commercial
46. Recycling collection facilities.
47. Religious facilities, structures and land used primarily for religious activities.
48. Research and development establishments.
49. Restaurants, carryout.
50. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor for consumption on premises only.
51. Retail centers. Retail centers to serve the employees and users of projects within this zoning district are permitted within projects of at least 200 acres when such centers conform to the requirements set forth below.
 - a. Purpose: The purpose of such retail centers is to provide employees and users of development in this zoning district with conveniently located commercial, retail and personal services; to reduce the need for vehicle trips off and onto the site to obtain such services; to provide employees and users with the useable open space and amenities associated with such services (e.g., outdoor eating areas); and to make more efficient use of the site by clustering together related retail, commercial and service activities in retail centers which typically would not exceed 40,000 square feet of gross floor area.
 - b. Uses permitted by right in such retail centers include any combination of the retail, commercial or service uses permitted by right in this district plus the following uses:
 - (1) Newsstand.
 - (2) Convenience store.
 - (3) Personal service establishments.

- (4) Specialty stores.
- (5) Telegraph offices, express mail, and messenger services.
- (6) Travel bureaus.
- (7) Drug and cosmetic stores.

c. Minimum requirements and conditions: Retail centers incorporating the uses cited in paragraph b. above shall be permitted within this zoning district when they meet the following conditions:

- (1) Minimum project size shall be 200 gross acres and such projects shall have a continuous internal road system.
- (2) The retail center(s) lot shall not occupy, in the aggregate, more than 2% of the gross acreage of the project.
- (3) Development of the retail center(s) shall be phased in with the development of permitted uses within the project so that at no time shall the aggregate floor area of the improvements in the retail center(s) exceed 10% of the total aggregate floor area of improvements for permitted uses either constructed or being constructed pursuant to approved Site Development Plans.
- (4) Retail center(s) may not be located on a lot that fronts on or abuts any street or highway unless such street or highway is internal to the project. All access to the retail center(s) shall be from interior streets within the project. The distance from any lot line of the retail center lot to the nearest street or highway right-of-way external to the project shall be no less than 500 feet and signage for the center shall not be oriented to such external streets.

52. Retail, limited:

For any manufacturing plant or warehouse permitted in the M-1 District, retail sales may be permitted, provided that:

- a. The products sold are either manufactured on the site, sold as parts or accessories to products manufactured on the site, or stored or distributed on the site;
- b. Not more than 30% of the floor space of the first floor of the main structure may be devoted to the retail sales of articles made, stored or distributed on the premises; and
- c. Any service facilities are limited to the repair and/or service of products manufactured, stored or distributed by the owner or lessee of the site.

Nothing herein contained shall be construed to permit the operation of general retail sales businesses.

53. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.

54. Sawmills, AND MULCH MANUFACTURE.

55. School bus, boat and recreational vehicle storage facilities.

56. Schools, commercial.

57. Schools, private academic, including colleges and universities.

58. Self storage facilities.

59. Sign making shops.

60. Special Hospitals – Psychiatric.

61. Taxicab businesses, including facilities for dispatch and maintenance of related vehicles.

62. Taxidermies.

63. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units, telephone equipment boxes; and other similar public utility uses not requiring a Conditional Use.

64. Volunteer fire departments.

65. Warehouses, truck terminals, and moving and storage establishments.

66. Wholesale sale and storage of building materials and supplies, including storage yards for lumber, bricks, masonry blocks, construction equipment, plumbing and electrical supplies.

67. COMPOST FACILITY