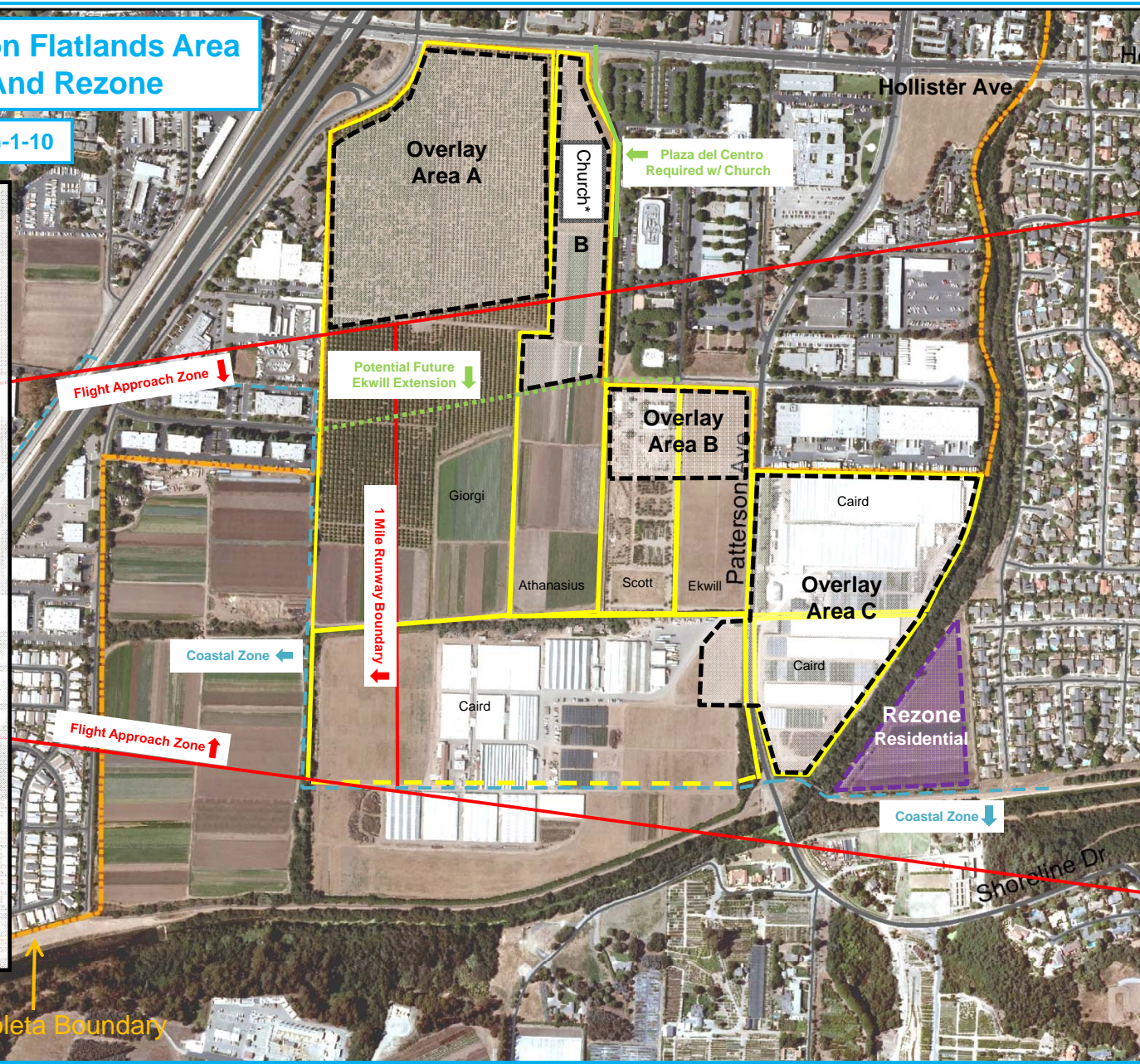


South Patterson Flatlands Area Overlay Zone And Rezone

All parcels zoned AG-1-10

- Urban Ag Uses Allowed in Areas A, B, & C**
- Agritourism
 - Permanent farmers market
 - Public marketplace for local products
 - Wholesale/retail operation(s) to sell products grown on site
 - Outdoor furniture/lawn/garden store
 - Hardware and building materials store
 - Horticultural services including retail sales
 - Café or restaurant associated with sale of local products
 - Warehousing, transfer and transport services
- Area A – General Commercial/Mixed Use/Institutional**
- General commercial
 - General office
 - Business Incubator
 - Residential
 - Mixed-use
 - Institutional
 - Hotel/Bed and Breakfast
 - Antique shops, gift shops, arts and craft studios
- Area B – Office/Light Industry/Institutional**
- Medical office
 - Medical services – e.g. physical therapy & rehabilitation
 - Office - Research and Development
 - General office
 - Business incubator
 - Light Industry
 - Institutional
 - Recycling facility
 - RV and boat storage
 - Contractor storage yard
 - Storage or work space for lease
- Area C – Office/Light Industry**
- Office - Research and Development
 - General office
 - Light Industry
 - Business Incubator
 - Recycling facility
 - RV and boat storage
 - Contractor storage yard
 - Storage or work space for lease



- Approved Church on northerly 4.6 acres. Remaining 17.2 acres in Ag Covenant. With overlay, an additional 5 acres of non-ag use potentially allowed.
- SPFA Overlay boundaries to be surveyed and documented as necessary upon adoption.