

Preliminary Plat Approved Development Property 44.75 AC



Dougherty Ranch · Tract B
Missoula, MT
Offered at \$8,000,000

Katie C. Ward
REAL ESTATE

OFFERING MEMORANDUM



Dougherty Ranch · Tract B
Missoula, Montana

Presented By



Katie L. Ward
Commercial Real Estate Broker

(406) 596-4000
katie@katieward.com

CONCEPTUAL SITE PLAN



Preliminary Plat Approved
NOTE: LOTS CAN BE BUILT OUT WITH OTHER PRODUCTS PER TRANSECT ZONE MAP (PG.5)

PROPERTY OVERVIEW

This is an incredible opportunity to step into a property with a preliminary plat approved subdivision. This Dougherty Ranch 44.75 acre tract in the path of development is approved for up to 614 units. Actual unit quantity and product type can vary per zoning exhibit on page 5 of this brochure and supporting documents showing transect standards. Complete approval documents available in pdf form for review. For an additional \$300k, full engineering CAD files available from the original developer.

BRING YOUR PRODUCT OR RE-SELL BLOCK BY BLOCK!

See supporting docs for permitted uses in Form Based Code and other pertinent information.

Zoom or in-person meeting recommended for overview of property.

PROPERTY DETAILS

GEOCODE:	04-2200-07-3-02-01-0000
ZONING:	See Transect Zone Map and Standards (pg 3)
LEGAL DESCRIPTION:	S07, T13 N, R19 W, C.O.S. 6850, ACRES 44.75, TRACT B
LOT SIZE:	44.75 acres
TAX ID:	514002
PROPERTY TAXES:	\$1,544.34
SEWER:	Public Sewer Available
WATER:	Public Water Available
UTILITIES:	Cable Available, Electricity Available, Natural Gas Available, Internet Available.
FLOODPLAIN:	Zone-X out of designated floodplain

High Traffic location -
Just off West Broadway



High Visibility & Easy Access to:
5 minutes to Missoula Airport
10 minutes to Downtown Missoula
10 minutes to Saint Patrick Hospital



Dougherty Drive a commuter road
will run down the center of the
property and Veterans Way will
border on the North (see COS pg.8)



Part of the historical
Dougherty Ranch



APPROVED TRANSECT ZONE MAP



See supporting docs pages 3-3, 3-40 & 3-41 of Form-Based Code Division 2: Transect Standards & Permitted Uses.



DATE: 05/20/2022
 REVISIONS: 05/20/2022
 03/18/2023
 05/20/2023
 05/20/2023

DESIGNED: 00
 DRAFTED: 00
 CHECKED: 00
 DATE: 05/17/2022

LOCATION: TRACT B OF COS 6850
 SWATPOYEN NEIGHBORHOODS
 S1/2, T150N, R19W
 PREPARED FOR: MISSOULA COUNTY
 PROJECT NAME: ICON APARTMENT HOMES AT DOUGHERTY RANCH
 SHEET TITLE: SUBDIVISION AND ANNEXATION REGULATION PLAN W/ BLOCK LENGTHS

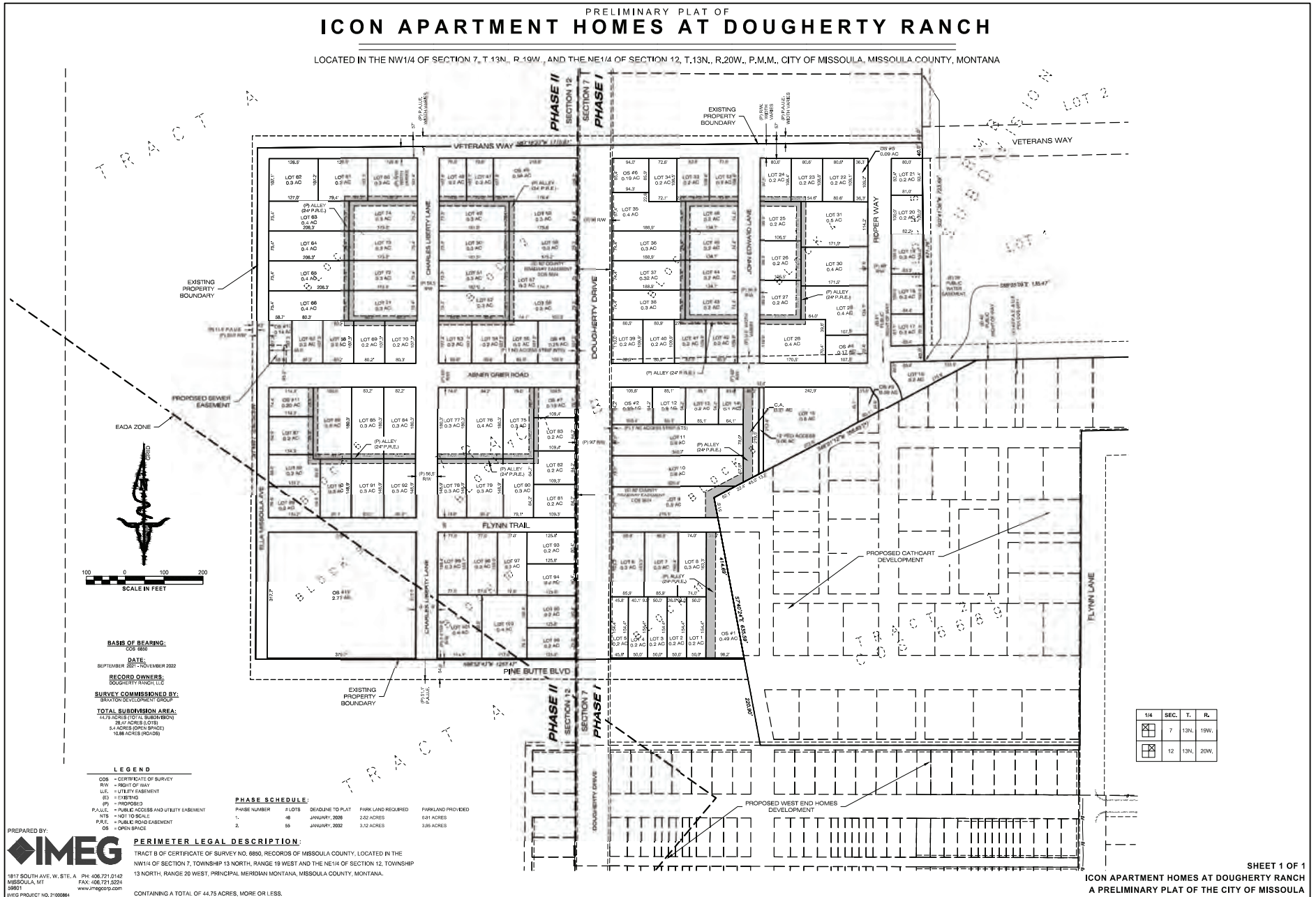
PROJECT NO: 210002675
 SHEET: 1 OF 1
PRELIMINARY

CONCEPTUAL RENDERING



PRELIMINARY PLAT OF ICON APARTMENT HOMES AT DOUGHERTY RANCH

LOCATED IN THE NW1/4 OF SECTION 7, T.13N., R.19W., AND THE NE1/4 OF SECTION 12, T.13N., R.20W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



TRACT A

TRACT B



BASIS OF BEARING:
COS 880

DATE:
SEPTEMBER 2022 - NOVEMBER 2022

RECORD OWNERS:
DOUGHERTY RANCH, LLC

SURVEY COMMISSIONED BY:
DOUGHERTY RANCH, LLC

TOTAL SUBDIVISION AREA:
44.75 ACRES (TOTAL SUBDIVISION)
36.47 ACRES (LOTS)
5.4 ACRES (OPEN SPACES)
16.88 ACRES (ROADS)

LEGEND

CSB = CERTIFICATE OF SURVEY
RW = RIGHT OF WAY
UE = UTILITY EASEMENT
(E) = EXISTING
(P) = PROPOSED
P.A.U.E. = PUBLIC ACCESS AND UTILITY EASEMENT
N/S = NOT TO SCALE
P.A.E. = PUBLIC ROAD EASEMENT
OS = OPEN SPACE

PHASE SCHEDULE:

PHASE NUMBER	# LOTS	DEADLINE TO PLAT	PARK LAND REQUIRED	PARK LAND PROVIDED
1	48	JANUARY, 2026	2.52 ACRES	0.91 ACRES
2	69	JANUARY, 2032	3.12 ACRES	3.95 ACRES

PERIMETER LEGAL DESCRIPTION:
TRACT B OF CERTIFICATE OF SURVEY NO. 6850, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NW1/4 OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST AND THE NE1/4 OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA.
CONTAINING A TOTAL OF 44.75 ACRES, MORE OR LESS.

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	7	13N.	19W.
<input checked="" type="checkbox"/>	12	13N.	20W.

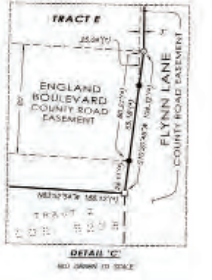
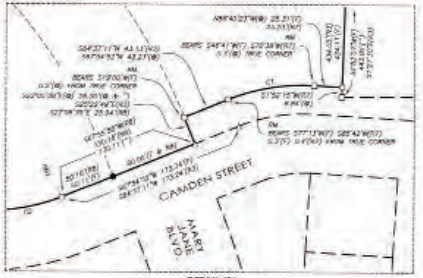
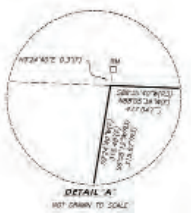
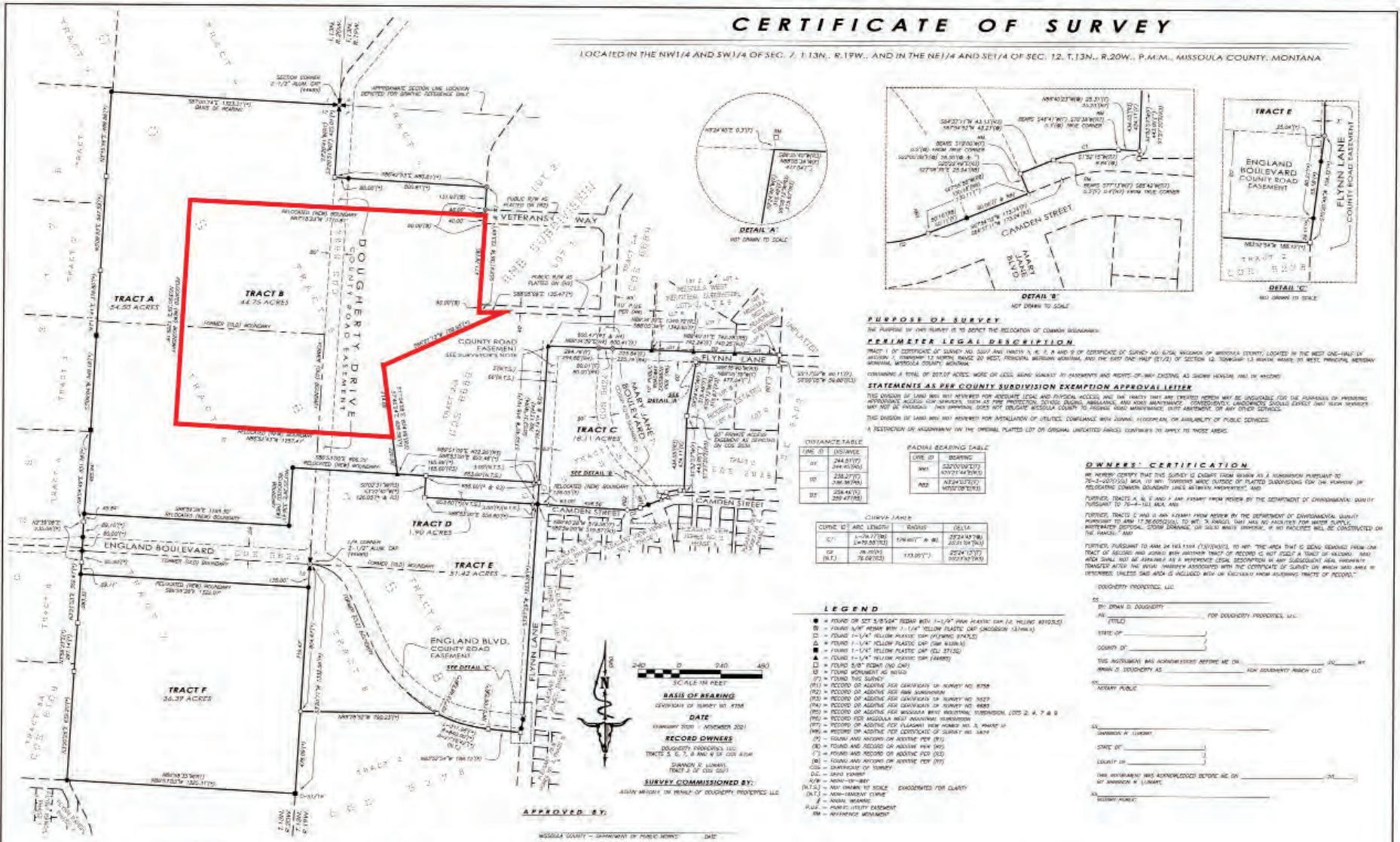
PREPARED BY:
IMEG
1817 SOUTH AVE. W. STE. A MISSOULA, MT 59801
PH: 406.721.0142 FAX: 406.721.0224 www.imegcorp.com

SHEET 1 OF 1
ICON APARTMENT HOMES AT DOUGHERTY RANCH
A PRELIMINARY PLAT OF THE CITY OF MISSOULA

CERTIFICATE OF SURVEY

CERTIFICATE OF SURVEY

LOCATED IN THE NW1/4 AND SW1/4 OF SEC. 7, T.13N., R.19W., AND IN THE NE1/4 AND SE1/4 OF SEC. 12, T.13N., R.20W., P.41M., MISSOULA COUNTY, MONTANA



PURPOSE OF SURVEY:
 THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARIES OF COMMON BOUNDARIES.

PERMITS & LEGAL DESCRIPTION:
 THIS SURVEY IS A PART OF A CERTIFICATE OF SURVEY AND LEGAL BOUNDARIES OF MISSOULA COUNTY, MONTANA, LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, MERIDIAN 19 WEST, AND IN THE NW1/4 AND SW1/4 OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, MERIDIAN 19 WEST, MISSOULA COUNTY, MONTANA.

STATEMENTS AS PER COUNTY SUBDIVISION EXEMPTION APPROVAL LETTER:
 THIS DIVISION OF LAND HAS BEEN APPROVED FOR ADEQUATE LEGAL AND PHYSICAL ACCESS, AND THE PARTS THAT ARE CREATED HEREIN MAY BE SEPARATELY MARKETED FOR THE PURPOSES OF FINANCING, INVESTMENT, DEVELOPMENT, OR OTHER PURPOSES. THE APPLICANT HAS BEEN ADVISED THAT THE APPLICANT SHOULD EXERCISE DUE DILIGENCE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND THE APPLICANT'S OBLIGATION TO PROVIDE ACCURATE INFORMATION, AND THAT THE APPLICANT'S OBLIGATION TO PROVIDE ACCURATE INFORMATION IS NOT LIMITED BY THIS APPROVAL. THIS APPROVAL DOES NOT RELIEVE THE APPLICANT OF ANY OTHER OBLIGATIONS.

A RESTRICTION OR EASEMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTAINS TO APPLY TO THIS PARCEL.

LINE ID	INSURANCE
01	244.81(7)
02	344.45(4)
03	232.27(7)
04	306.98(8)
05	238.45(7)
06	287.49(8)

LINE ID	BEARING
01	S22°00'00"E
02	S71°15'00"E
03	N23°00'00"E
04	N71°15'00"E
05	S23°00'00"E
06	S71°15'00"E

LINE ID	ARC LENGTH	RADIUS	DELTA
07	129.27(8)	100.00(7)	272.44(7)
08	129.27(8)	100.00(7)	272.44(7)
09	129.27(8)	100.00(7)	272.44(7)
10	129.27(8)	100.00(7)	272.44(7)

OWNER'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SURVEY OF COUNTY TRACTS IS A SUBDIVISION PURSUANT TO 26-5-303(1) MCA, IS NOT SUBJECT TO THE REQUIREMENTS OF THE MISSOULA COUNTY SUBDIVISION ACT, AND THAT THE APPLICANT HAS BEEN ADVISED THAT THE APPLICANT SHOULD EXERCISE DUE DILIGENCE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND THE APPLICANT'S OBLIGATION TO PROVIDE ACCURATE INFORMATION, AND THAT THE APPLICANT'S OBLIGATION TO PROVIDE ACCURATE INFORMATION IS NOT LIMITED BY THIS APPROVAL. THIS APPROVAL DOES NOT RELIEVE THE APPLICANT OF ANY OTHER OBLIGATIONS.

LEGEND:
 (S) FOUND OR SET 5/8" x 5/8" IRON NAIL 1/4" FROM PLASTER OR 1/2" FROM BRICK
 (C) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (M) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (P) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (A) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (L) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (R) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (T) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (B) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (K) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (J) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (I) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (H) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (G) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (F) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (E) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (D) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (C) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (B) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK
 (A) FOUND 1/4" x 1/4" YELLOW PLASTER OR 1/2" FROM BRICK

APPROVED BY:
 MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS DATE: _____
 MISSOULA CITY - CLERK OF DISTRICT COURT DATE: _____

IMEG
 3177 SOUTH WALKER W. STE. A MISSOULA, MT 59701
 406.721.4141
 406.721.5224
 www.imeg.com

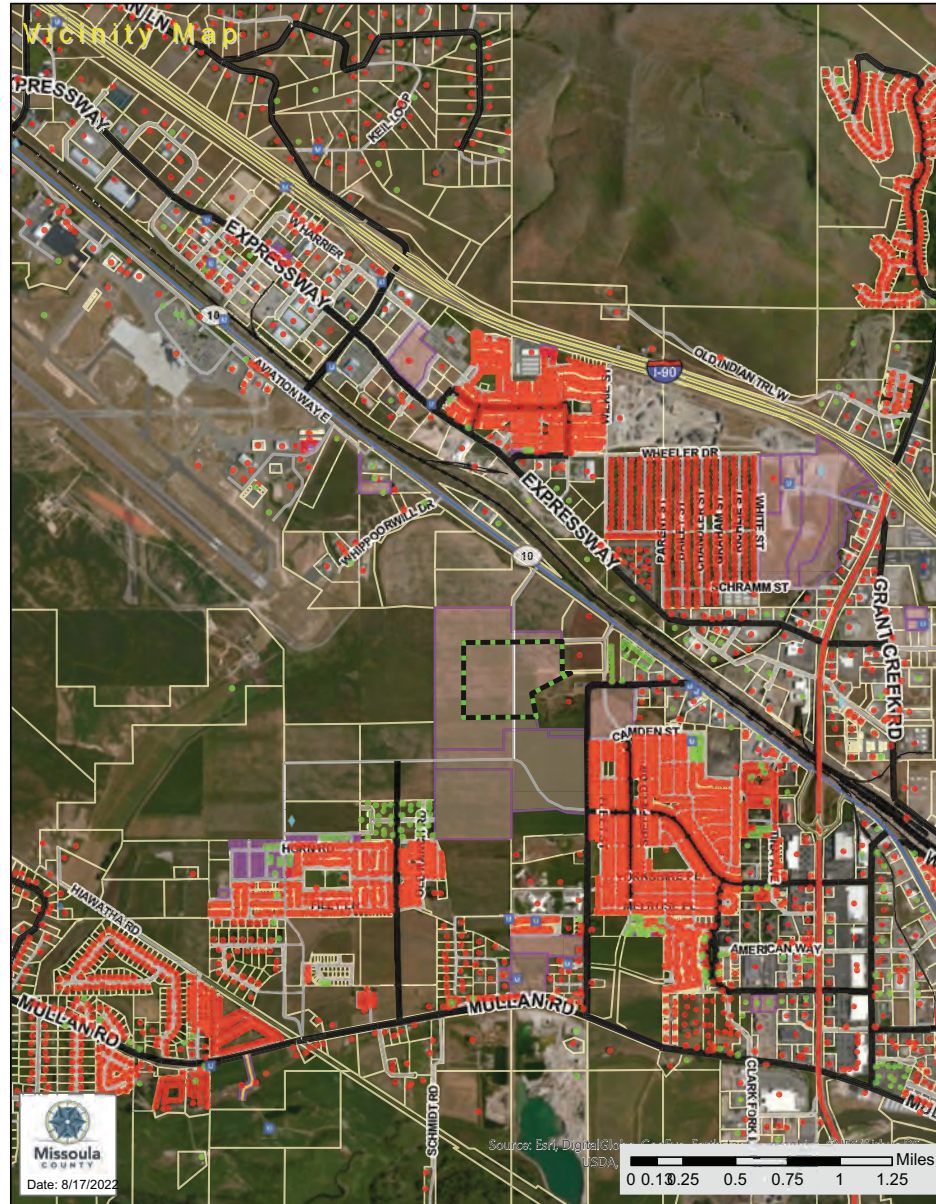
SURVEYOR'S NOTE REGARDING FLYNN LANE:
 RECORD SURVEYS IN THE AREA REFERENCED HEREIN HAVE REVEALED FLYNN LANE AS A 50' WIDE EASEMENT. THESE RECORD SURVEYS ARE SUBJECT TO THE PLATTING AND SUBDIVISION ACTS AND THE APPLICANT'S OBLIGATION TO PROVIDE ACCURATE INFORMATION. THE APPLICANT HAS BEEN ADVISED THAT THE APPLICANT SHOULD EXERCISE DUE DILIGENCE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND THE APPLICANT'S OBLIGATION TO PROVIDE ACCURATE INFORMATION IS NOT LIMITED BY THIS APPROVAL. THIS APPROVAL DOES NOT RELIEVE THE APPLICANT OF ANY OTHER OBLIGATIONS.

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SURVEY IS A PART OF A CERTIFICATE OF SURVEY AND LEGAL BOUNDARIES OF MISSOULA COUNTY, MONTANA, LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 20 WEST, MERIDIAN 19 WEST, AND IN THE NW1/4 AND SW1/4 OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, MERIDIAN 19 WEST, MISSOULA COUNTY, MONTANA.



1/4	2/4	3/4	4/4
7	156	196	
8	174	216	

SHEET 1 OF 1
CERTIFICATE OF SURVEY NO.
MISSOULA COUNTY, MONTANA
 COUNTY RECORDING NO. 27-0089



The material displayed on this page is informational and should be used for reference only. No reliance should be placed thereon without verification by the user. Missoula County does not warrant that the information is either complete or accurate. No representation, warranties or covenants of any kind are made by Missoula County. Before acting on the information contained on this page the user should consult original documents.

PUBLIC CITY SEWER & WATER MAP



City Limits		Stormwater Flow Direction Arrows	
Utility Service Area		Storm Gravity Main Direction Arrows	
Parcel Data		Storm Open Channel Direction Arrows	
Connection Records		Stormwater	
Sanitary Sewer Flow Direction Arrows		Storm Gravity Main	
Sanitary Gravity Main Flow Direction		Owned By	
Sanitary Pressurized Main Flow Direction		City	
Sanitary Sewer		Other	
Sanitary Gravity Main		Storm Open Channel	
Owned By		Owned By	
City		City	
Other		Other	
Sanitary Pressurized Main		Water	
Owned By		Water Hydrant	
City		Owned By	
Other		City	
		Other	
		Water Main	
		Owned By	
		City	
		Other	

Katie L. Ward

REAL ESTATE

Katie L. Ward

Managing Broker

Commercial & Development Specialist



406.596.4000



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katieward.com

DISCLAIMER

All information contained herein is derived from sources deemed reliable, however, it is not guaranteed by Katie L Ward LLC., Managing Brokers, Agents or Sellers. Offering is subject to error, omissions, prior sales, price change or withdrawal without notice and approval of purchase by Seller. We urge independent verification of each and every item submitted, to the satisfaction of any prospective purchaser.

TABLE 3-1: TRANSECT STANDARDS SUMMARY

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
Residential Density								
Minimum, By Right ^{1,2}	n/a	1 unit / 20 ac.	6 units / ac.	12 units / ac.	24 units / ac.	24 units / ac.	n/a	n/a
Maximum, By Right ^{1,2}	n/a	1 unit / 20 ac.	8 units / ac.	36 units / ac. (R)	72 units / ac.	72 units / ac.	n/a	n/a
Building Placement								
Front Build-to-Zone, or Setback	by warrant	20' min.	20' min., 48' max.	6' min., 18' max.	0' min., 10' max.	0' min., 10' max.	6' min., 40' max.	0' min.
Front Street Frontage Buildout	by warrant	n/a	40% min.	60% min.	80% min.	80% min.	25% min.	by warrant
Side Street Frontage Buildout	by warrant	n/a	n/a	30% min.	40% min.	40% min.	20% min.	by warrant
Side Street Build-to-Zone	by warrant	20' min.	12' min.	6' min. to 18' max.	0' min., 10' max.	0' min., 10' max.	6' min., 40' max.	0' min.
Interior Side Property Line Setback	by warrant	30' min.	8' min.	0' (Attached) 5' (Detached)	0' min.	0' min.	15' min.	0' min.
Rear Setback (Lot or Alley)	by warrant	30' min.	12' min.	5' min.	5' min.	5' min.	15' min.	0' min.
Lot and Block Standards								
Maximum Block Perimeter	n/a	by warrant	2,400 linear ft	2,000 linear ft	2,000 linear ft ³	2,000 linear ft ³	3,000 linear ft	n/a
Lot Width	n/a	by warrant	50' min.	18' min., 100' max.	18' min., 180' max.	18' min., 180' max.	None	n/a
Lot Depth	n/a	by warrant	110' min.	80' min.	30' min.	30' min.	None	n/a
Lot Coverage	by warrant	by warrant	60% max.	70% max.	90% max.	90% max.	60% max.	by warrant
Building Heights								
Principal Building	by warrant	2 Stories max.	2 Stories max.	3 Stories max.	5 Stories max.	5 Stories max.	3 Stories max.	by warrant
Ground Floor Elev. Above Sidewalk ⁴	by warrant	0' min.	24" min.	6" max. (Non-Res.) 24" min. (Res.)	6" max. (Non-Res.) 24" min. (Res.)	6" max. (Non-Res.) 24" min. (Res.)	n/a	by warrant
Ground Floor Ceiling Height	by warrant	9' min.	9' min.	12' min. (Non-Res.) 9' min. (Res.)	14' min. (Non-Res.) 9' min. (Res.)	14' min. (Non-Res.) 9' min. (Res.)	14' min.	by warrant
Upper Floor(s) Ceiling Height	by warrant	9' min.	9' min.	9' min.	9' min.	9' min.	14' min.	by warrant
Parking Location⁵								
Front Setback	by warrant	12' min.	30' min.	30' min.	30' min.	30' min.	40' min.	by warrant
Side Street Setback	by warrant	12' min.	12' min.	6' min.	5' min.	5' min.	20' min.	by warrant
Interior Side Property Line Setback	by warrant	5' min.	8' min.	0' (Attached) 5' (Detached)	0' min.	0' min.	5' min.	by warrant
Rear Setback	by warrant	5' min.	5' min.	5' min.	5' min.	5' min. 0' min. (When Adjacent to Alley)	5' min.	by warrant
Allowed Frontages & Encroachments								
Allowed Frontage Types	n/a	n/a	Common Yard, Porch	Shopfront (only in T4-R), Forecourt, Gallery, Porch, Stoop	Shopfront, Forecourt, Gallery, Stoop	Shopfront, Forecourt, Gallery, Stoop	n/a	n/a
Other Allowed Encroachments	n/a	n/a	Balconies, Bay Windows, Awnings, and Other Frontage Elements				n/a	n/a
Front Setback	n/a	n/a	12' max.	3' T4-O / 6' T4-R	12' max.	12' max.	n/a	n/a
Side Street Setback	n/a	n/a	8' max.	3' max.	8' max.	8' max.	n/a	n/a
Rear Setback	n/a	n/a	3' max.	3' max.	0' max.	0' max.	n/a	n/a

Notes:

1. See Section 3.1.D for more information about density requirements.
2. Residential Density within the EADA Zone is 4 Dwelling Units per Acre.
3. 3,000 linear ft max. with parking structure
4. Lobbies for multi-family residential buildings shall have a 6" max. ground floor elevation above sidewalk or finished grade.
5. Parking Location applies to location of garage, surface parking lot, and parking structure.

DIVISION 3

TRANSECT STANDARDS

SECTION 3.12 PERMITTED USES

The Permitted Uses Table, Table 3-2, lists the various types of uses and identifies whether or not a use is permitted By Right, or By Warrant.

- = By Right
- = By Warrant

A. Listed Uses

1. **Permitted Use:** A Land Use that is allowed by right in a Transect Zone because it is considered to be consistent with the vision and goals established for that Transect Zone.
2. **By Warrant:** A Land Use that is allowed By Warrant shall seek special approval as described in Division 7.

B. Use Not Listed:

If a proposed use is not listed in Table 3-2, the applicant may seek approval by Warrant/Exception, as described in Division 7.

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
RESIDENTIAL TYPES								
Mixed Use Building/Block					■	■	■	
Apartment Building				■	■	■	■	
Mansion Apartment			■	■	■	■		
Live/Work Unit					■	■		
Live/Make Unit					■	■		
Townhouse				■	■	■		
Duplex House			■	■	■	■		
Courtyard House				■	■	■		
Sideyard House			■	■	■	■		
Cottage			■	■	■			
House		■	■	■	■			
Villa		■	■					
Accessory Dwelling Unit			■	■	■	■		
Residential Convertible to Retail					■	■	■	
Nursing Home				■	■	■	■	
Assisted Living Facility				■	■	■	■	
Group Living (Under 12)			■	■	■	■		
School Dormitory				■	■	■	■	■

Notes:

1. Tourist Homes shall be permitted within the Sx*tpqyen FBC area where lawfully established dwelling units are permitted. Tourist Homes shall meet all standards and requirements of Title 20.40.135 - Tourist Homes.
2. Mini-Storage/Self-Storage shall be permitted within the T4-O and T5 Transect Zones only within the EADA Zone.

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
LODGING								
Hotel (no room limit)						■	■	
Inn (up to 12 rooms)		□			■	■		
Bed & Breakfast		□	□	□	■	■		
Hostel					□	□		
COMMERCIAL								
Office					■	■	■	
Medical Office					□	■	■	
Live/Work Unit					■	■	■	
Home Occupation			■	■	■	■	■	
Animal Services: Sales and Grooming / Veterinary		■			□	■	■	
Open-Market Building (Farm Markets)	■	■			■	■	■	■
Retail					■	■	■	
Food and Beverage Retail Sales					■	■	■	
Personal Improvement Service					■	■	■	
Financial Services					■	■	■	
Repair or Laundry Service, Consumer					■	■	■	
Restaurant					■	■	■	
Kiosk					■	■	□	
Push Cart						■	□	
Food Truck	□	□	□	□	□	■	□	□
Tavern or Nightclub						■	□	
Movie Theater						■		

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
CIVIC								
Bus Shelter	■	■	■	■	■	■	■	■
Convention Center							□	□
Conference Center		□				□	□	□
Exhibition Center							□	□
Fountain or Public Art	■	■	■	■	■	■	■	■
Library								■
Live Theater						■		
Museum						■		■
Amphitheater/Outdoor Auditorium	■	■						■
Parking Structure						■	■	
Playground	■							
Sports Stadium	□						□	□
Surface Parking Lot	■	■		■	■	■	■	■
Religious Assembly			■	■	■	■	■	
Government Building & Use								■
Trailhead	■	■						
Open Space	■							
Other: CIVIL SUPPORT								
Fire Station								■
Police Station								■
Hospital						■	■	■
Other: EDUCATION								
College							□	■
High School								■
Trade School							□	■
Middle School								■
Elementary School								■
Adult Day Care Center			■	■	■	■		
Child Day Care Center			■	■	■	■	■	

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
Other: INDUSTRIAL / MANUFACTURING								
Artisan Manufacturing, Production and Industrial						■	■	
Limited Manufacturing, Production and Industrial							■	
Distribution Center							■	
Research Service							■	
Water Supply Facility								□
Sewer and Waste Facility								□
Electric Substation		□	□	□	□	□	■	
Wireless Transmitter		□					■	
Warehouse							■	
Produce Storage		□					■	
Mini-Storage/Self-Storage ²					■	■	■	
Live/Make Unit					■	■	■	
Cottage Food		■	■	■	■	■		
Microbrewery/Microdistillery						■	■	
Utility-Scale Renewable Energy Generation		■	■				■	
Other: AGRICULTURE								
Agricultural Uses, Animals		□						
Agricultural Uses, Crops		■					■	
Community Garden	■	■	■	■	■	■	■	■
Agritourism		■						
Grain Storage		■					■	
Livestock Pen		□						
Greenhouse	■	■					■	
Stable		■						
Shelter or Boarding Kennel		■			□	■	□	
Other: Automotive								
Gasoline							□	
Automobile Service							□	
Truck Maintenance							□	
Drive-Through Facility						□	□	
Rest Stop								
Roadside Stand		■						
Billboard							□	