

Preliminary Drafting Note

This section of the Unified Development Ordinance outlines where particular uses are allowed in the county's planning jurisdiction and any use-specific standards they must follow.

In this draft, we've included an outline of how different uses are organized—which helps us determine where uses may be appropriate and how to treat new uses not specifically listed. We've also updated our Table of Permitted Uses. It now includes new uses (such as microbreweries), clarifies older uses (like attached single-family dwellings), and organizes them in a way where they're easier to find. We've also added new tables for accessory uses (like electric vehicle charging stations) and temporary uses (like food trucks).

Many of the uses outlined here will have use-specific standards. The use-specific standards are still being drafted as we receive public comment on our use tables. We anticipate that the draft use-specific standards will be released for comment with the general development standards in Phase 2 of this project. The use-specific standards will be located in this article in the final Unified Development Ordinance.

The regulations proposed in this draft may be revised based on public comment and discussions that result from other phases of this project. We also anticipate that we may need to make revisions so there are no conflicts between our final ordinance and the one being drafted by the City of Wilmington.

NEW HANOVER COUNTY UDO DRAFT ART. III USES AND USE- SPECIFIC STANDARDS

PRELIMINARY PUBLIC REVIEW DRAFT | APRIL 2018

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Article III – Use Regulations

Article 3: Uses And Use Standards	4
Section 3.1 Allocation of Uses	4
3.1.1 Organization.....	4
3.1.2 Use Specific Standards	4
3.1.3 Application and Interpretation	4
3.1.4 Explanation of Table Abbreviations	4
3.1.5 Classification of New or Unlisted Uses.....	5
Section 3.2 Use Categories	6
3.2.1 Agricultural Uses	6
3.2.2 Civic and Institutional Uses	6
3.2.3 Commercial Uses.....	7
3.2.4 Residential Uses	8
3.2.5 Manufacturing, Processing, and Assembly	8
Section 3.3 Table of Permitted Uses.....	9
Section 3.4 Use Standards	30
Section 3.5 Accessory Use Standards	30
3.5.1 Purpose	30
3.5.2 Approval of Accessory Uses and Structures.....	30
3.5.3 Interpretation of Unidentified Accessory Uses and Structures	30
3.5.4 Generally Applicable Standards	30
3.5.5 Accessory Use Table.....	31
3.5.6 Standards Applicable to Specific Accessory Uses	32
Section 3.6 Temporary Use Standards.....	33
3.6.1 Purpose	33
3.6.2 Temporary Use Table	33
3.6.3 Interpretation of Unidentified Temporary Uses	34
3.6.4 General Standards for All Temporary Uses and Structures	34
3.6.5 Standards Applicable to Specific Temporary Uses.....	35
Section 3.7 Special Event Standards	35

Preliminary Draft Editing Note

The purpose of this draft is to allow for public review and discussion of the substantive contents of the proposed updates to the New Hanover County Unified Development Ordinance. This draft will have incomplete cross-references and may have inadvertent numbering errors and typos. While the reading experience may be less pleasant for those of us who like our details addressed, we anticipate editing and moving sections of this document before it is finalized. Formatting, numbering, spelling, and grammatical issues will be subject to a thorough proof reading and will be cleaned-up in later drafts.

Thanks for your patience.

ARTICLE 3: USES AND USE STANDARDS

SECTION 3.1 ALLOCATION OF USES

3.1.1 Organization

In Table 3-1, Permitted Uses, land uses and activities are classified into five general “use categories” – residential, civic and institutional, commercial, industrial, and agricultural - and then into specific “use types” that are based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. Use types may also be organized into “use type subgroups” where there are a number of possible variations of a use type, such as residential dwellings or senior living. This classification provides a systematic basis for assigning present and future land uses into appropriate zone districts.

3.1.2 Use Specific Standards

In addition to allocating uses to zone districts, Table 3-1 also identifies any additional standards that are applicable to the use. The existence of these use-specific standards is noted through a cross-reference in the last column of Table 3-1.

3.1.3 Application and Interpretation

A. Permitted Uses and Approval Process

1. If a use is specifically listed in Table 3-1 and the applicant demonstrates that the use complies with the applicable use-specific standards for that use in Section 3.2, that use and only that specific use may be authorized according to the process identified in Section 3.1.4 for /U/ and /S/

uses. No other uses may be substituted for the use requested.

2. Multiple uses may be permitted on a parcel where the site layout can be achieved in compliance applicable with zone district and use standards. Each use must be approved pursuant to the appropriate process.

B. Interpretation of Uses

1. New or unlisted uses may be interpreted into the use table through the process outlined in Section 3.1.5, Classification of New or Unlisted Use.
2. If a use is identified in a specifically use category listed in Table 3-1, Permitted Uses, it may not be interpreted into a different use category even though it may broadly fit within the non-identified use category definition.

3.1.4 Explanation of Table Abbreviations

A. Permitted by Right Use

/P/ in a cell indicates the use is permitted by right in the district. Permitted uses that are not exempt agricultural uses are subject to all other applicable standards of these regulations and the requirements of Article xx,¹ Development Standards.

B. Permitted Uses Subject to Use-Specific Standards

/U/ in a cell indicates the use is allowed only if it complies with applicable standards of this

¹ When we are not sure how a future section will be numbered, we designated it with xxs. We will clean up cross-references in future drafts.

UDO, including use-specific standards in Section 3.2 and the requirements of Article xx, Development Standards. Compliance with applicable use-specific standards shall be determined through Section xx.xx, Site Plan Review.

C. Special Uses

/S/ in a cell indicates the use is allowed only if reviewed and approved as a special use in accordance with the procedures of Section xx.xx, Special Use Permits. Special uses are subject to all other applicable standards of these regulations, including the use-specific standards in Section 3.2 and the requirements of Article xx, Development Standards.

3.1.5 Classification of New or Unlisted Uses

A. Interpretation Process

The County recognizes that new types of land uses will develop and applicants may seek to locate land uses not anticipated in this UDO. When a use category or use type is proposed that is not specifically listed in Table 3-1, the Zoning Administrator shall make a determination as to the appropriate classification of any new or unlisted form of land use based on the criteria listed below.

B. Interpretation Criteria

1. The Zoning Administrator is authorized to classify uses on the basis of the use category, subcategory and specific use type descriptions of this article.
2. When a use cannot be reasonably classified into a use category, subcategory or specific use type, or appears to fit into multiple categories, subcategories or specific use types, the Zoning Administrator is authorized to determine the most similar, and thus most appropriate use category, subcategory or specific use type based on the actual or projected characteristics of the principal use or activity in relationship

to the use category, subcategory and specific use type descriptions provided in this section. In making such determinations, the Zoning Administrator shall consider:

- a. The types of activities that will occur in conjunction with the use;
 - b. The types of equipment and processes to be used;
 - c. The existence, number and frequency of residents, customers or employees;
 - d. Parking demands associated with the use;
 - e. Any special public utility requirements for serving the proposed use type, including but not limited to electricity, water supply, wastewater output, pre-treatment of wastes and emissions required or recommended, and any significant power structures or infrastructure and communications towers or facilities;
 - f. The impact on adjacent structures, uses, or lands created by the proposed use type, which should not be greater than that of other use types in the zone district; and
 - g. Other factors deemed relevant to a use determination.
3. If a use can reasonably be classified in multiple categories, subcategories or specific use types, the Zoning Administrator shall categorize the use in the category, subcategory or specific use type that most closely matches the number of factors met and identify the key reasons for that determination.

C. Appeal

The Zoning Administrator's determination may be appealed to the Board of Adjustment.

SECTION 3.2 USE CATEGORIES

3.2.1 Agricultural Uses

A. Use Category Description

This is a category of uses characterized by active and on-going agricultural uses, activities, and related uses. An agricultural use, in general, means the use of and for the growing and production of field crops, livestock, aquatic, and animal products for the production of income. Other agricultural uses might include fruit and vegetable stands, livestock sales, wholesale nurseries, and stables. Lands in agricultural uses and districts may also be held for preservation and conservation purposes. This use category may be used to help implement the Agricultural Development and Farmland Preservation Enabling Act, N.C.G.S. §106-735 et seq.

3.2.2 Civic and Institutional Uses

A. Use Category Description

This is a use category for public, quasi-public, and private uses that provide unique services that are of benefit to the public at-large.

B. Use Types

1. Civic and Cultural Assembly

Civic and cultural assembly uses are permanent places where persons regularly assemble for religious worship or secular activities, and which are maintained and controlled by a body organized to sustain the religious or public assembly. Public assembly uses include civic and social organizations such as private lodges, clubs, fraternities, and similar private membership organizations.

2. Communication and Information Facilities

This use type includes structures, locations, and equipment for the transmission of voice, data, image, or video programming.

3. Educational Services

This use type includes institutions of learning that provide educational instruction to students. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care.

4. Government Services

This is a use type for locations and structures that provide a place for the regular transaction of governmental business.

5. Health Care Facilities

This use type is characterized by activities focusing on medical services, particularly licensed public or private institutions that provide primary health services and medical or surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions. Accessory uses may include laboratories, outpatient, or training facilities, and parking, or other amenities primarily for the use of employees in the firm or building.

6. Recreation, Parks, and Open Space

This use type includes uses that focus on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. These lands tend to have few structures. Accessory uses may include clubhouses, playgrounds, maintenance facilities, concessions, caretaker's quarters, and parking.

7. Transportation

This is a use type for uses that provide public and private modes of transportation.

8. Utilities

This use type includes structures and locations for public or private lines and

facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and facilities for the generation of electricity. Utility uses may or may not have regular employees at the site and the services may be public or privately provided.

3.2.3 Commercial Uses

A. Use Category Description

This is a use category for any retail, consumer service, or office use.

B. Use Types

1. Amusement and Entertainment Uses

This use type includes a broad array of commercial establishments that operate indoor or outdoor facilities or provide services to meet varied artistic, cultural, entertainment, and recreational interests of their patrons. Uses within this category comprise: (1) establishments involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing; (2) establishments that create, preserve and exhibit objects and sites of artistic, historical, cultural, sports or educational interest; and (3) establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, or leisure time interests. Excluded are restaurants and night clubs that provide live entertainment in addition to the sale of food and beverages, which this UDO categorizes as "Food and Drink."

2. Animal Sales and Services

This is a use type that includes the sale, boarding, and care of animals on a commercial basis.

3. Commercial Services

This use type includes uses that provide for consumer or business services and for the repair and maintenance of a wide variety of products. Personal services are not included in this use category.

4. Food and Drink

This is a use category for businesses that prepare or serve food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking.

5. Lodging

Uses in this use type provide customers with temporary housing for an agreed upon term of less than 30 consecutive days; any use where temporary housing is offered to the public for compensation, and is open to transient rather than permanent guests.

6. Office

This type includes uses where people are engaged primarily in on-site administrative, business, or professional activities. These uses are characterized by activities in an office setting that focus on the provision of off-site sale of goods or on-site information-based services, usually by professionals. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking or other amenities primarily for the use of employees in the firm or building.

7. Personal Services

This use type is characterized by establishments that provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to

the customer, which have been treated or processed at that location or another location.

8. Retail Sales

This is a use type for businesses involved in the sale, lease, or rental of new or used products to the general public. Such uses may include, but are not limited to: convenience food store, drug store, hardware store, general merchandise store, garden supplies, furniture, home furnishings and equipment. Accessory uses may include offices, parking, storage of goods, and assembly, repackaging or repair of goods for on-site sales.

9. Vehicle/Equipment Sales and Services

This use type includes a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair and storage and offices.

3.2.4 Residential Uses

A. Use Category Description

This is a category of uses offering habitation on a continuous basis of at least 30 days. The continuous basis is established by tenancy with a minimum term of one month or property ownership. This use category also includes group residential facilities.

B. Use Types

1. Household Living

This use type is characterized by residential occupancy of a dwelling unit by one or more persons. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered to be a form of transient lodging.

2. Group Living

This use type is characterized by residential occupancy of a structure by a group of people who do not meet the definition of "Household Living". Generally, group living structures have a common eating area for residents. The residents may receive care, training, or treatment, and caregivers may also reside at the site.

3.2.5 Manufacturing, Processing, and Assembly

A. Use Category Description

This is a use category including uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage and handling of these products and the materials from which they are produced.

B. Use Types

1. Industrial Services

This use type is characterized by companies that are engaged in the repair or servicing of heavy machinery, equipment, products, or by-products, or the provision of heavy services including construction or contracting. Accessory activities and uses may include sales, offices, parking, and storage.

2. Intensive Manufacturing, Processing, and Assembly

This use type includes heavy industrial uses that produce noise, odors, noxious or toxic by-products. Toxic, hazardous, or explosive materials may be produced or used in large quantities as an integral part of the manufacturing process creating increased hazards of fire or explosion. Industrial processes are not required to take place within enclosed buildings. Work areas and the storage of finished products may be permitted within an enclosed yard.

These uses are generally incompatible with lower intensity land uses.

3. Waste and Salvage

This is a use type for uses that collect, store, process, or sell waste or salvage materials, or collect and process recyclable material, for the purpose of marketing or reusing the material in the manufacturing of new, reused, or reconstituted products.

4. Warehousing and Wholesale Sales and Distribution

This use type includes facilities used for the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking, and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.

SECTION 3.3 TABLE OF PERMITTED USES

Table 3-1 identifies permitted uses by zone district.

Drafting Note

In general, the majority of permissions shown in this table for existing uses should be similar to our current regulations in existing zoning districts. Over the years, new uses and definitions have not always been treated consistently so we have taken this opportunity to clean-up the table to better reflect development in New Hanover County. We have also suggested a number of new uses that will be relevant as we go forward. As you review this table, please note any changes that don't seem to make sense, as it is possible that unwitting typos may be included.

If you have not read the previous draft sections in this article, you may not be familiar with the use of the U in the table. Currently, certain uses have additional standards in certain zoning districts, but property owners and residents have to search the remainder of the zoning regulations to discover this. For example, there are minimum lot size requirements for commercial kennels based on the number of animals they are designed to hold. To improve the ease of use of our regulations, we have decided to highlight these uses with additional standards with a U.

We have started working through these use-specific standards, but they will not be complete until after we've had a discussion regarding the permissions in this table. They will likely be released with the general development standards in Phase II of this project.

Table 3-1: Permitted Uses

		Zone Districts ²																							Use Stds (Sec.)
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO	O&I	AC	I-1	I-2	PD	
Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																									
RESIDENTIAL		<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>			
Household Living; See dwelling definitions																									
Single Family, Detached		P	P	P	P	P	P	P	P		Residential uses as permitted in base district									P	P [1]			P	[1] One acre min. lot
Duplex					S	P	P	P	P	P		P												P	
Townhouse					P	P	P	P	P	P			P	P											
Multifamily										P			P	P											
Triplex									P	P			P	P											
Quadraplex									P	P			P	P											
Mixed-Use Residential													P	P	P										
Live/Work Unit													U	U	U		U	U	U		U	U	U	U	xx.xx
Manufactured Home		P			S	U	U	U															S	S	xx.xx
Mobile Home		S	P		S	P	P	P															S	S	
Manufactured Home Park		S				S	S	S																P	
Manufactured Home Subdivision		S	S		S	S	S	S																	
Tiny Home																									
Group Living																									
Family Care Home		U	U	U	U	U	U	U	U											U				U	xx.xx

² Grayed out columns of this table indicate that permissions have not been drafted for that particular district yet. They will be included in future drafts of this Article. District names highlighted in yellow are new.

Table 3-1: Permitted Uses

		Zone Districts ²																		Use Stds (Sec.)					
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO		O&I	AC	I-1	I-2	PD
		Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																							
	Fraternity/Sorority Res.															U	U			U					XX.XX
	Group Home	U	U	U	U	U	U	U	U											U				U	XX.XX
	Senior Living ³																								
	Independent Living	P			P	P	P	P	P	P		P								U					XX.XX
	Assisted Living	S		S	S	S	S	S	S	P		P								U					XX.XX
	Continuing Care	S		S	S	S	S	S	S	P		P				S				U				P	XX.XX
	Nursing Home	S		S	S	S	S	S	S	U		U								U				P	XX.XX
	Shelter Care Facility												S			S									
CIVIC AND INSTITUTIONAL																									
Child and Adult Care																									
	Adult Day Care	S		S	S	S	S	S												U		P		P	XX.XX
	Child Care Center	S		S	S	S	S	S		P		P	P	S		P	P			S		P	S	P	
	Family Child Care Home	P		P	P	P	P	P		P		P	P	S		S	S							P	XX.XX
Civic																									
	Animal Shelter																P				P	P			
	Community Center	S	P	S	S	S	S	S	S	U		U	U	U		U	U	U		U	U			P	XX.XX
	Civic Assembly, General	S	S	S	S	S	S	S								P	P			P	P	P		P	
	Food Pantry and Soup Kitchen															P	P	P		P	P				
	Library	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P		P				P	

³ The senior living uses will be updated to correspond to the updated city standards.

**Table 3-1: Permitted
Uses**

		Zone Districts ²																		Use Stds (Sec.)						
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO		O&I	AC	I-1	I-2	PD	
		Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																								
	Museum											P	P			P	P	P		P	P			P		
	Religious Assembly	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P		P	P	P	P	P		
Communication and Information Facilities																										
	Antenna and Towers (Less than 70 ft. in height and ancillary to the principal use)	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P		P	P	P	P	P	xx.xx	
	Amateur Radio Antennas (up to 90 ft)	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P		P	P	P	P		xx.xx	
	Cellular and PCS Antennas	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P		P	P	P	P	P	xx.xx	
	Other Communication Facilities Including Towers	S	S	S	S	S	S	S	S	S		S	S	S		S	S	S		S	S	P	P	S	xx.xx	
	TV and Radio Broadcasting Equipment and Towers																P			P	P	P	P	P		
Education Services																										
	Colleges, Universities, Professional Schools, and Technical Institutions	S		S	S	S	S	S	S	S		S								P	P			P		
	Elementary and Secondary Schools	P		P	P	P	P	P	P	P		P	P							P	P			P		

Zone Districts²

⁴ Based on comments from other county staff, we will be specifically identifying some government uses such as fire stations but haven't worked out which government services will be separated and the districts in which they'll be allowed.

Table 3-1: Permitted Uses

		Zone Districts ²																						Use Stds (Sec.)	
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO	O&I	AC	I-1	I-2		PD
		Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																							
	Passive	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P		P	P	P	P	P	
	Active	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P		P	P	P	P	P	
Transportation																									
	Air Passenger Terminal																				P		P	P	
	Bus and Taxi Passenger Terminal																	P			P	P	P	P	
	Marina, Commercial	S		S	S	S	S	S	S	S		S	S	P			P	S			P	P	P	P	P
	with Floating Structures	S		S	S	S										S	S	S			S	S	S	S	xx.xx
	Park and Ride Lot											P	P			P	P	P		P	P	P	P	P	
	Railroad Passenger Terminal																	P			P	P	P		
	Transportation Vehicle Service and Storage Facility																				P	P	P	P	
	Water Transportation Passenger Facilities											P	P	P		P	P	P		P	P	P	P	P	
Utilities																									
	Minor Facilities	P	P	P	P	P	P	P	P	P		P	P	P		P	P	P		P	P	P	P	P	
	Utility Office ⁵																								
	Major Facilities/ Service Yard	S	S	S	S	S	S	S	S	S		S	S	S		P	P	P		P	P	P	P		
COMMERCIAL																									
Amusement and Entertainment																									

⁵ Permissions have not been drafted for this use yet.

**Table 3-1: Permitted
Uses**

		Zone Districts ²																				Use Stds (Sec.)				
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO	O&I	AC		I-1	I-2	PD	
		Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																								
	Adult Entertainment Establishments																						S		XX.XX	
	Electronic Gaming Operations																	S				S			XX.XX	
	Indoor Recreation Establishments																									
	Large Scale >10,000 sf											P	P				P	P	P			P			P	
	Small Scale <10,000 sf	S	S	S	S	S	S	S				P	P				P	P	P		P	P			P	
	Outdoor Recreation Establishments	S	S	S	S	S	S	S									P	P			P	S			P	
	Outdoor Shooting Ranges																							S		XX.XX
	Stadium or Arena												S	S				S				S	S	S		
Animal Sales and Service																										
	Animal Sales and Services, General											P	P	P			P	P	P			P				
	Kennels	S		S													U	U				U	U	U	U	XX.XX
	Stable, Commercial	U	U	S	S	S																			U	
	Veterinary Services	S										U	U	U			U	U	U		U	U	U		U	XX.XX
Commercial Services																										
	Assembly, Entertainment and Trade											P	P	P			P	P				P			P	
	Commercial Services, General											P	P	P			P	P	P			P	P		P	

**Table 3-1: Permitted
Uses**

		Zone Districts ²																					Use Stds (Sec.)		
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO	O&I	AC	I-1		I-2	PD
		Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																							
	Commercial Parking											P	P	P		P	P	P		P	P	P	P	P	
	Financial Services																								
	Banks, Credit Agencies, Savings & Loans											P	P	P		P	P	P		P	P			P	
	with Drive-Thru											U	U	U		U	U	U		U	U	U		U	
	Food and Drink																								
	Microbrewery/ Microdistillery											P	P	P		P	P	P			P	P	P	P	
	Commercial Kitchen, Catering															P	P	P			P	P			
	Eating and Drinking Places											P	P	P		P	P	P		P	P	P	P	P	
	with Drive- Thru											U	U			U	U	U			U	U	U	U	
	Bar/Nightclub											U	U	U		U	U	U			U			U	xx.xx
	Food Truck Court											U	U	U		U	U	U		U	U	U	U	U	
	Convenience Store	S	S									P	P	P		P	P	P			P	S	P	P	xx.xx
	Convenience Store with Fuel Sales																U	U		U	U	U	U	U	xx.xx
	Funeral Home															P	P	P		P		P		P	
Lodging																									
	Bed and Breakfast Inn	S	S	S	S	S	S	S	S																xx.xx
	Campground/RV Park	S		S	S	S	S	S									U							P	xx.xx
	Hotels and Motels											P	P	P		U	P	U		P	P	P		P	xx.xx

Table 3-1: Permitted Uses

		Zone Districts ²																		Use Stds (Sec.)						
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO		O&I	AC	I-1	I-2	PD	
		Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																								
	Resort Hotel / Motel											P	P	P		P	P	P		P	P			P		
Office																										
	Business and Professional											P	P	P		P	P	P		P	P	P	P	P		
Personal Services																										
	Instructional Services and Studios											P	P	P		P	P	P		P	P			P		
	Personal Services, General											P	P	P		P	P	P		P	P			P		
Retail Sales																										
	Retail Sales, General											P	P	P		P	P	P		P	P			P		
	Large Format Retail > 100,000 sf																P				P			P		
	Medium Format Retail 40,000 - 99,999 sf ⁶																							P		
	With outdoor storage																				U			U	XX.XX	
	Auction House																P					P				
	Flea Market																U									
	Retail Nurseries		S													P	P	P			P	P		P		
	Pharmacy											P	P	P		P	P	P						P		
Vehicle/Equipment Sales and Service																										
	Vehicle Sales																P				P	P	P	P		

⁶ Permissions have not been allocated for this use yet.

**Table 3-1: Permitted
Uses**

		Zone Districts ²																		Use Stds (Sec.)					
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO		O&I	AC	I-1	I-2	PD
Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																									
	Vehicle Rentals																P				P	P	P	P	
	Vehicle Service Station, Minor											U	U			U	P				P	P	P	P	XX.XX
	Vehicle Service Station, Major																P				P	P	P	P	
	Boat Sales																P				P	P	P	P	
	Boat Rentals																P				P	P	P	P	
	Car Wash															P	P	U			P	P	P	P	XX.XX
	Equipment Rental & Leasing																P				P	P	P	P	
	Fuel Sales											P	P			P	P	P				P	P	P	
	Mobile Home and Prefab Building Sales																P				P	P		P	
INDUSTRIAL SERVICES																									
Alternative Energy Production																									
	Cogeneration Facility																					S	S		
	Solar Array																				S	P	P		
	Wind Energy																								
	Commercial																					S	P		
	Small	U			U	U	U	U	U																XX.XX
Contractors																									
	Contractor Offices																P			P	P	P	P	P	
	w/Outdoor Storage																U				P	P	P	P	XX.XX
Design and Technology Services																									
	Computer Design and Development															P	P	P		P	P	P	P		

**Table 3-1: Permitted
Uses**

		Zone Districts ²																				Use Stds (Sec.)			
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO	O&I	AC		I-1	I-2	PD
		Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																							
	Data Center																				U	U	U		XX.XX
Manufacturing																					U				
	Aerospace Product and Parts																				P	S	P		
	Agriculture, Construction, and Mining Machinery																S				P	P	P	P	
	Alumina and Aluminum Production and Processing [Except: Alumina Refining and Primary Aluminum Production (NAICS 331313) and Secondary Smelting and Alloying of Aluminum (NAICS 331314)]																					S	P		
	Animal Food																S				P	P	P	P	
	Apparel Accessories and Other Apparel																				P	P	P		
	Apparel Knitting Mills																				S	S	P		
	Architectural and Structural Metals																				S	S	P		
	Artisan	P														P	P				P	P	P	P	
	Audio and Video Equipment																S				P	P	P	P	

**Table 3-1: Permitted
Uses**

		Zone Districts ²																		Use Stds (Sec.)					
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO		O&I	AC	I-1	I-2	PD
Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																									
	Bakeries and Tortilla																S				P	P	P	P	
	Basic Chemical																					S	P		
	Beverage																S				P	P	P	P	
	Boiler, Tank, and Shipping Container																				S	S	P		
	Cement and Concrete Product g [Except: Cement Manufacturing (NAICS 32731)]																					S	P		
	Clay Product and Refractory																					S	P		
	Coating, Engraving, Heat Treating, and Allied Activities																					S	P		
	Commercial and Service Industry Machinery																S				P	P	P	P	
	Computer and Peripheral Equipment																S				P	P	P	P	
	Communications Equipment																S				P	P	P	P	
	Converted Paper Product																					S	P		
	Cut and Sew Apparel																				P	P	P		
	Cutlery and Handtool																S				P	P	P	P	
	Dairy Product																S				P	P	P	P	

**Table 3-1: Permitted
Uses**

		Zone Districts ²																			Use Stds (Sec.)				
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO	O&I		AC	I-1	I-2	PD
Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																									
	Electric Lighting Equipment																S				P	P	P	P	
	Electrical Equipment																S				P	P	P	P	
	Engine, Turbine, and Power Transmission Equipment																S				P	P	P	P	
	Fabric Mills																				S	S	P		
	Fiber, Yarn, and Thread Mills																				S	S	P		
	Footwear																				P	P	P		
	Forging and Stamping																					S	P		
	Fruit and Vegetable Preserving and Specialty Food																S				P	P	P	P	
	Glass and Glass Product																					S	P		
	Grain and Oilseed Milling																S				P	P	P	P	
	Hardware																S				P	P	P	P	
	Household and Institutional Furniture and Kitchen Cabinet																S				P	P	P	P	
	Household Appliance																S				P	P	P	P	
	Industrial Machinery																S				P	P	P	P	
	Iron and Steel Mills and Ferroalloy																					S	P		

**Table 3-1: Permitted
Uses**

		Zone Districts ²																			Use Stds (Sec.)				
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO	O&I		AC	I-1	I-2	PD
Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																									
	Leather and Hide Tanning and Finishing																					S	P		
	Machine Shops; Turned Product; and Screw, Nut, and Bolt																					S	P		
	Medical Equipment and Supplies																				P	P	P		
	Metalworking Machinery																S				P	P	P	P	
	Motor Vehicle																				S	S	P		
	Motor Vehicle Body and Trailer																				S	S	P		
	Motor Vehicle Parts																				P	S	P		
	Navigational, Measuring, Electromedical, and Control Instruments																S				P	P	P	P	
	Nonferrous Metal (except Aluminum) Production & Processing																					S	P		
	Office Furniture (including Fixtures)																S				P	P	P	P	

**Table 3-1: Permitted
Uses**

		Zone Districts ²																				Use Stds (Sec.)			
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO	O&I	AC		I-1	I-2	PD
Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																									
	Other Chemical Product and Preparation [Except: Explosives Manufacturing (NAICS 325920) and All Other Miscellaneous Chemical Product and Preparation Manufacturing (NAICS 325998)]																					S	P		
	Other Electrical Equipment and Component																S				P	P	P	P	
	Other Fabricated Metal Product																				S	S	P		
	Other Food																S				P	P	P	P	
	Other Furniture Related Product																S				P	P	P	P	
	Other General Purpose Machinery																S				P	P	P	P	
	Other Leather and Allied Product																				P	P	P		
	Other Miscellaneous																S				P	P	P	P	
	Other Nonmetallic Mineral Product																					S	P		
	Other Textile Product Mills																				S	S	P		

**Table 3-1: Permitted
Uses**

		Zone Districts ²																			Use Stds (Sec.)				
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO	O&I		AC	I-1	I-2	PD
Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																									
	Other Transportation Equipment																				P	S	P		
	Other Wood Product																					S	P		
	Paint, Coating, and Adhesive																					S	P		
	Pharmaceutical and Medicine																				P	P	P		
	Plastics Product																				P	S	P		
	Printing and Related Support Activities																S				P	P	P	P	
	Railroad Rolling Stock																				P	S	P		
	Reproducing Magnetic and Optical Media																S				P	P	P	P	
	Resin, Synthetic Rubber, and Artificial Synthetic Fibers and Filaments																					S	P		
	Rubber Product																					S	P		
	Sawmills and Wood Preservation																					S	P		
	Seafood Product Preparation and Packaging																S				P	P	P	P	
	Semiconductor and Other Electronic Component																S				P	P	P	P	

**Table 3-1: Permitted
Uses**

		Zone Districts ²																			Use Stds (Sec.)				
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO	O&I		AC	I-1	I-2	PD
Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																									
	Ship and Boat Building																				P	S	P		
	Soap, Cleaning Compound, and Toilet Preparation																					S	P		
	Spring and Wire Product																	S			P	P	P	P	
	Steel Product Manufacturing from Purchased Steel																					S	P		
	Sugar and Confectionery Product																	S			P	P	P	P	
	Textile and Fabric Finishing and Fabric Coating Mills																				S	S	P		
	Textile Furnishings Mills																				S	S	P		
	Tobacco Manufacturing																					S	P		
	Ventilation, Heating, Air-Conditioning, and Commercial Refrigeration Equipment																	S			P	P	P	P	
	Veneer, Plywood, and Engineered Wood Product																				P	S	P		

**Table 3-1: Permitted
Uses**

		Zone Districts ²																				Use Stds (Sec.)			
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO	O&I	AC		I-1	I-2	PD
		Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																							
Intensive Manufacturing																									
	All Other Miscellaneous Chemical Product and Preparation																							S	
	Alumina Refining and Primary Aluminum Production																							S	
	Animal Slaughtering and Processing																							S	
	Cement																							S	
	Electricity Generating Facilities																							S	
	Explosives																							S	
	Foundries																							S	
	Fuel Bulk Storage Facilities																							S	
	Lime and Gypsum Product																							S	
	Mining & Quarrying (Low Intensity)																						S	S	xx.xx
	Mining & Quarrying (High Intensity)																							S	xx.xx
	Pesticide, Fertilizer, and Other Agricultural Chemical																							S	

**Table 3-1: Permitted
Uses**

		Zone Districts ²																				Use Stds (Sec.)			
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO	O&I	AC		I-1	I-2	PD
Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																									
	Petroleum and Coal Products																						S		
	Pulp, Paper, and Paperboard Mills																						S		
	Secondary Smelting and Alloying of Aluminum																						S		
Warehousing, Wholesale, and Storage																									
	Dry Stack Storage of Boats																								
	Stand-Alone Warehouse																P					P	P		
	Accessory to a Marina			S	S	S	S	S	S		S	S	S				P					P	P	P	xx.xx
	Self-Storage																P				P	P	P	P	
	Motor Freight Transportation Warehousing																				P	P	P	P	
	Moving and Storage Facilities																				P	P	P	P	
	Recreational Vehicle and Boat Trailer Storage Lots															P	P				P	P	P		xx.xx
	Outdoor Storage																S				S	S	P		
	Vehicle Towing Service and Storage Yard																S					P	P		xx.xx

**Table 3-1: Permitted
Uses**

		Zone Districts ²																				Use Stds (Sec.)				
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO	O&I	AC		I-1	I-2	PD	
		Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																								
	Warehousing																P				P	P	P			
	Wholesaling																				P	P	P			
	With Outdoor Storage																							XX.XX		
	No Outdoor Storage																P				P					
	Seafood With Water Frontage															P	P					P		P		
Waste and Salvage																										
	Hazardous Material Waste and Storage																						S			
	Junk Yards, Scrap Processing																						P	XX.XX		
	Landfill																									
	Demolition		P	P																		P	P	P	XX.XX	
	Landscape	S	P	P																		P	P	P	XX.XX	
	Commercial Recycling Facilities																							XX.XX		
	Small Collection	S	S	S	S	S	S							P		P	P			S		P		P	XX.XX	
	Large Collection	S	S	S	S	S								S		P	P			S		P		P	XX.XX	
	Processing																P					P		XX.XX		
	Large Collection with Processing															S	S					S		XX.XX		
	Septage, Sludge Disposal																						S	XX.XX		
	Waste Incinerator																						S			

**Table 3-1: Permitted
Uses**

		Zone Districts ²																				Use Stds (Sec.)			
		RA	AR	R-20S	R-20	R-15	R-10	R-7	R-5	RMF	RMF-CO	MSMU	TCMU	RFMU	NHCMU	B-1	B-2	B-3	B-RO	O&I	AC		I-1	I-2	PD
		Key: /P/ Permitted by Right /U/ Permitted Subject to Use Standards /S/ Special Use Permit Required																							
	Waste Transfer Station																						S		
Agriculture																									
	Farm Implement Sales																P				P	P	P	P	
	Fruit and Vegetable Market															P	P	P							
	Livestock Sales	S																					P		
	Stables	P			P	P											P			P			P		
	Wholesale Nurseries	P	P	P												P	P				P	P	P	P	

SECTION 3.4 USE STANDARDS

Drafting Note

Use-specific standards are currently being carried-forward, revised, or drafted and will take into account public comment received regarding the Table of Permitted Uses. Draft standards will likely be released along with the general development standards in Phase II of this project.

SECTION 3.5 ACCESSORY USE STANDARDS

3.5.1 Purpose

This section authorizes the establishment of accessory uses that are customarily subordinate to principal uses, provided that the accessory use complies with all applicable standards in this section.

3.5.2 Approval of Accessory Uses and Structures

All principal uses allowed in a zoning district shall be deemed to include those accessory uses, structures, and activities typically associated with the use, unless specifically prohibited in this Code. No accessory use may be established prior to establishment of the principal use with which such accessory use is associated. All accessory uses shall be subject to the standards in this section, as well as any use-specific standards applicable to the associated principal use as set forth in this chapter.

3.5.3 Interpretation of Unidentified Accessory Uses and Structures

The Director shall evaluate applications for accessory uses that are not identified in this section on a case-by-case basis. If the request meets the criteria identified below, the Director is authorized to determine the most similar, and thus most appropriate accessory use category and apply the regulations for the similar accessory use to the application.

1. The definition of "accessory use" in this chapter, and the general accessory use

standards and limitations established in this section;

2. The purpose and intent of the district in which the accessory use is located;
3. Potential adverse impacts the accessory use or structure may have on other lots, compared with other accessory uses permitted in the district; and
4. The compatibility of the accessory use with other principal and accessory uses permitted in the district.

3.5.4 Generally Applicable Standards

All accessory uses and structures shall comply with the following standards:

1. Compliance with this Code
 - a. All accessory uses and structures shall be subject to the dimensional requirements of the zone district in which they are located except as specifically provided in this section. In the case of any conflict between the accessory use/structure standards of this section and any other requirement of this Code, the more restrictive standards shall control.
 - b. Accessory uses shall comply with all standards of this Code applicable to the principal use with which they are associated. Parking requirements shall be

met for both the principal use and any accessory use.

2. Location

- a. The accessory use or structure shall be conducted or located on the same lot(s) as the principal use.
- b. No accessory building shall be erected in any required setback nor within five feet of any other building except that accessory buildings not exceeding 600 sq. ft. may be permitted in the required side and rear setbacks provided such accessory buildings are at least five feet from any property line and do not encroach into any access, utility, or drainage easements.
- c. Accessory buildings not exceeding 50 square feet and use exclusively to house well and pump equipment may be permitted in the required front, side and rear yards, provided such accessory buildings are at least five feet from any property line and do not encroach into any access, utility, or drainage easements or sight angles.

3.5.5 Accessory Use Table

Accessory uses may be permitted in the following districts and subject to applicable standards.

A. Permitted by Right Accessory Use

/P/ in a cell indicates the accessory use is permitted by right in the district. Permitted accessory uses are subject to all other applicable standards of these regulations and the requirements of Article xx, Development Standards.

B. Permitted Accessory Uses Subject to Accessory Use Permit

/A/ in a cell indicates the accessory use is allowed only if it complies with applicable standards of this UDO, including use-specific standards in Section 3.5 and the requirements of Article xx, Development Standards. Compliance with applicable use-specific standards shall be determined through Section xx.xx, Site Plan Review.

Table 3-3: Accessory Uses

Accessory Use	Zone Districts									Use Standards
	RA, AR, R-20S, R-20, R-15, R-10	R-7, R-5	RMF, MFMU	MSMU, CMU	TCMU	RFMU	B-1, B-2, O&I, PD	B-3, AC	I-1, I-2	
Accessory Dwelling Unit (ADU)										xx.xx
ATM, Stand-alone ATM				P	P	P	P	P	P	
Car Wash							A	P	P	xx.xx
Drive-Through										xx.xx
Dry Stack Storage	See Table 3-1									xx.xx
Electric Vehicle Charging Station	P	P	P	P	P	P	P	P	P	xx.xx

Table 3-3: Accessory Uses

Accessory Use	Zone Districts									Use Standards
	RA, AR, R-20S, R-20, R-15, R-10	R-7, R-5	RMF, MFMU	MSMU, CMU	TCMU	RFMU	B-1, B-2, O&I, PD	B-3, AC	I-1, I-2	
Electronic Gaming Operation				P	P	P	P	P		xx.xx
Garage/Shed										
Home Occupation	P	P	P	P	P	P				xx.xx
Outdoor Seating				A	P	P	P	P		xx.xx
Outdoor Storage							A	A	A	xx.xx
Residential Accessory Use, General	P	P	P	P	P	P				Must meet dimensional standards
Recycling Drop-off Center			P	P	P	P	P	P	P	xx.xx

3.5.6 Standards Applicable to Specific Accessory Uses

Drafting Note

Accessory use standards are currently being carried-forward, revised, or drafted and will take into account public comment received regarding the Table of Permitted Uses. Draft standards will likely be released along with the general development standards in Phase II of this project.

SECTION 3.6 TEMPORARY USE STANDARDS**3.6.1 Purpose**

This section allows for the establishment of certain temporary uses and structures of limited duration, provided that such uses comply with the standards in this subsection, and are discontinued upon the expiration of a set time period. Temporary uses shall not involve the construction or alteration of any permanent building or structure.

3.6.2 Temporary Use Table

Temporary uses may be approved in the following districts as identified in Table 3-4 and the following temporary use standards.

Drafting Note

We are in the initial stages of drafting an approach to temporary uses that classifies major temporary uses and minor temporary uses based on their impact on surrounding uses and the community. Draft standards will likely be released in Phase II of this project.

Table 3-4: Temporary Uses⁷

Temporary Use	Zone Districts									Use Regulations		
	RA, AR, R-20S, R-20, R-15, R-10	R-7, R-5	RMF, MF MU	M/SMU, CMU	TCMU	RFMU	B-1, B-2 O&I, PD	B-3, AC	I-1, I-2	Occurrence per Parcel per Year	Days per Occurrence	Use Standards
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Construction Office	P	P	P	P	P	P	P	P	P			
Farm Stand	P											
Farmers' Market				P	P	P	P					
Food Truck				P	P	P	P	P	P			
Garage/Yard/Estate Sale	P	P	P	P	P	P						
Outdoor Sale/Promotional Event				P	P	P	P	P				
Portable Storage Container	P	P	P	P	P	P	P	P	P			
Public Event on Private Property	P	P	P	P	P	P	P	P	P			
Searchlights				P	P	P	P	P				
Seasonal Sales			P	P	P	P	P	P				

⁷ The regulations in this table regarding number of occurrences and allowable time period are still being considered by staff and may be revised based on public comments.

Table 3-4: Temporary Uses⁷

Temporary Use	Zone Districts									Use Regulations		
	RA, AR, R-20S, R-20, R-15, R-10	R-7, R-5	RMF, MF MU	MSMU, CMU	TCMU	RFMU	B-1, B-2 O&I, PD	B-3, AC	I-1, I-2	Occurrence per Parcel per Year	Days per Occurrence	Use Standards
Sidewalk Displays			P	P	P	P	P	P				
Temporary Office Facility				P	P	P	P	P	P			
Temporary Vehicle Wash					P	P	P	P				

3.6.3 Interpretation of Unidentified Temporary Uses

The Director shall evaluate applications for temporary uses that are not identified in this section on a case-by-case basis. If the request meets the criteria identified below, the Director is authorized to determine the most similar, and thus most appropriate temporary use category and apply the regulations for the similar temporary use to the application.

1. The definition of "temporary use" in this chapter, and the general temporary use standards and limitations established in this section;
2. The purpose and intent of the district in which the temporary use is located;
3. Potential adverse impacts the temporary use or structure may have on other lots, compared with other temporary uses permitted in the district; and
4. The compatibility of the temporary use with other principal, accessory, and temporary uses permitted in the district.

3.6.4 General Standards for All Temporary Uses and Structures

All temporary uses shall be subject to the issuance of a temporary use permit, and shall meet the following general requirements, unless otherwise specified in this UDO.

A. Impact on Subject Property and Surrounding Properties and Uses

1. Permanent alterations to the site are prohibited.
2. If the property is undeveloped, it shall contain sufficient land area to allow the temporary use to occur, as well as any parking and traffic circulation as required that may be associated with the temporary use, without disturbing sensitive or protected resources including required buffers, 100-year floodplains, river protection setbacks, and required landscaping. At the conclusion of the temporary use, or at expiration of the permit, whichever occurs first, all disturbed areas of the site shall be restored or improved to the condition that existed prior to the use.
3. If the property is developed, the temporary use shall be located so as to have minimal impact on the regular functioning of the principal use unless the proposed temporary use is a short-term

enhancement of the principal use, such as sidewalk sales.

4. Off-street parking shall be adequate to accommodate the proposed temporary use.
5. Trash containers shall be provided on site for debris, and all waste from the permitted use shall be properly disposed of.

B. Compliance with Applicable Regulations

1. The temporary use shall comply with all applicable general and specific regulations of this section and this UDO, unless otherwise expressly stated.
2. Temporary uses are only permitted on private property with the written permission of the property owner.
3. All temporary signs associated with the temporary use shall be properly permitted

and removed when the activity ends or the permit expires, whichever occurs first.

4. The temporary use shall not violate any applicable conditions of approval that apply to a principal use on the site.
5. The applicant or operator must obtain any other required permits, such as health or building permits prior to the commencement of the temporary use.
6. Tents and other temporary structures shall be located so as not to interfere with the normal operations of any permanent use located on the property, shall be anchored, and meet all requirements of the Code.

3.6.5 Standards Applicable to Specific Temporary Uses

Drafting Note

Temporary use standards are currently being carried-forward, revised, or drafted and will take into account public comment received regarding the Table of Permitted Uses. Draft standards will likely be released along with the general development standards in Phase II of this project.

SECTION 3.7 SPECIAL EVENT STANDARDS

Drafting Note

Special event standards are currently being drafted and will take into account public comment received regarding the Table of Permitted Uses. Draft standards will likely be released along with the general development standards in Phase II of this project.