

ARTICLE A. RURAL ZONE

9-4A-4: SPECIAL USES:

The following uses are permitted in the rural zone with a special use permit:

Golf courses and athletic facilities.

A. Minimum Area: No special minimum area.

B. Site Development Plan: Subject to approval, by the planning and zoning commission, of a detailed site development plan showing parking, traffic circulation, access, landscaping and structures.

Mobile home parks.

Multiple-family dwellings.

Public utility complex facility.

A. Minimum Area: No minimum area required.

B. Land Coverage: The area of land covered by buildings shall not exceed thirty five percent (35%) of the total lot area.

C. Considerations: In considering applications, the planning and zoning commission shall consider public convenience and necessity of the facility. The planning and zoning commission will also consider any adverse effect that the facility will have upon properties in the vicinity and may require such reasonable restrictions or conditions of development; or protective improvements as to uphold the purpose and intent of this chapter and the comprehensive plan.

D. Conditions: Specified conditions with respect to emissions of noise, particulate matter or vibrations may be prescribed differently from those required in a given district, as to be compatible with other applicable state and federal standards.

Radio and television towers (commercial).

A. Minimum Area: The base of any tower shall not be closer to any property line than a distance of one and one-half ($1\frac{1}{2}$) times the height of the tower.

Veterinary clinics, orphanages, hospitals, boarding kennels, animal clinics, and animal training schools.

Rural District amendment (rental warehouses, boat and/or recreational vehicle storage or ministorage by special use permit) 7/2/2018

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Revised



- A. Minimum Area: No special minimum area.
- B. Housing Of Animals: All animals will be housed in permanent structures which can be physically enclosed during nighttime hours, excluding farm animals, but they must be in a fenced area.
- C. Distance From Dwellings: All buildings and fenced running areas will be a minimum of three hundred feet (300') from any existing dwelling other than that of the owner.
- D. Prevention Of Nuisance: The operator of such a use will maintain adequate housekeeping practices to prevent the creation of a nuisance. (Ord. 6-2e, 2000; Ord. 6-2f, 2002)

Rental warehouses, boat and/or recreational vehicle storage or ministorage

- A. A minimum of Five (5) acres is required.
- B. Setbacks
 - 1. Structures shall not be located within three-hundred feet (300') from the edge of right-of-way of the nearest arterial as defined under subsection 9-1-2B of this title. The Planning and Zoning Commission may authorize a setback reduction to not less than one-hundred-fifty feet (150') from the edge of right-of-way of the nearest arterial as defined under subsection 9-1-2B of this title, when it can be documented that adequate screening exists onsite. In the event that a setback reduction is granted a condition shall be placed to ensure the screening is retained.
 - 2. All side and rear yard setbacks shall be increased to not less than 25-feet.
- C. Site shall have direct access onto a public right-of-way.
- D. The use, any appurtenant structures and fencing shall be so arranged on the land as to minimize any adverse effects on the surrounding properties and rights-of-ways.
- E. A maximum of 35% of the total lot or parcel, may be used as a storage facility. The storage facility shall include storage structures, associated parking areas and fire lanes, that are located within fenced storage facility boundary.
- F. The exterior of all buildings shall be designed in a manner that is consistent with the rural character of the area.

- G. Fencing shall compliment the exterior building materials (similar color, materials and/or detailing) of the storage buildings, be of an agricultural nature or shall be obscured from view with landscaping and shall be maintained and kept in good repair.
- H. A landscape buffer 25-feet in width shall be installed and maintained around the perimeter of the site, which shall include evergreen trees a minimum of 4-feet in height and spaced no more than 15' on center. Or documentation demonstrating that an adequate buffer is provided by the existing natural vegetation. Exception: Storage located within existing agricultural buildings or new construction on active farm land providing a minimum of 90% open space.
- I. Outdoor storage shall be accessory to the indoor storage facility and shall be limited to major recreational equipment, including travel trailers, recreational vehicles, watercraft, boats or similar, vehicles or equipment.
- J. Units shall not be used as dwellings or as a commercial, service, repair or industrial place of business. The manufacturing, commercial repair or sale of items from or at a rental warehouse, mini storage or boat storage facility is specifically prohibited.
- K. If the property abuts rural or residential zoned property or property which is developed with a residence at the time of construction, the facility hours of public operation shall be limited to seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.
- L. All lighting shall be shielded and downward directed so as to confine lighting to the premises and produce no glare on adjacent properties or rights of way. External lighting shall be activated by motion and or activity within the facility.
- M. No portion of the above restrictions relating to storage shall be construed in a manner that shall inhibit agricultural pursuits.