
CITY OF MOTLEY

BOARD OF ADJUSTMENT/ PLANNING COMMISSION

MEETING PACKET FOR
April 22, 2014



CITY OF MOTLEY
PLANNING AND ZONING COMMISSION
AGENDA
April 22, 2014
6:00 pm – Motley City Hall

1. Call to Order
2. Roll Call
3. Public Hearings
(NOTE: members of the public wishing to comment on a particular public hearing will be given an opportunity during the appropriate public hearing)
 - a. None
4. Additions or Deletions to Agenda
5. Open Forum
(NOTE: the open forum is an opportunity for members of the public to comment on any item not related to a specific agenda item, but relating to land use regulations or planning within the City)
6. Approval of Minutes
 - a. October 2013
 - b. November 2014
 - c. January 2014
 - d. February 2014
7. Planning and Zoning Administrator's Report
8. Other Business
 - a. Sign Ordinance interpretation/enforcement – BP/ Amoco Station
 - b. Multi-Family, Quad Dwelling ordinance interpretation – R-2 zoning district
 - c. Review of draft Comprehensive Plan update (if available from Region 5)
 - d. Training Session (if time allows) – Overview of Zoning/Subdivision Ordinances and Basic Zoning Terminology
9. Adjournment

This agenda is not exclusive. Other business may be discussed as deemed necessary.

Members of the public:

Please see the next page for the City of Motley's policy regarding "Standards of Conduct at Public Meetings".

**CITY OF MOTLEY
STANDARDS OF CONDUCT AT PUBLIC MEETINGS**

The City Council encourages good-faith testimony from its citizens and desires to provide an environment based on respect and civility. In order to do so, the City Council of the City of Motley has established the following Standards of Conduct at Public Meetings, based on the norms of acceptable and courteous business behavior:

1. Members of the audience wishing to address the Council shall first secure the permission of the Chairperson.
2. Members of the audience will refrain from disruptive actions such as hand clapping, stamping of feet, whistling, cheering, yelling or similar demonstrations, which conduct disturbs the peace and good order of the meeting and which conduct might have an intimidating effect upon members of opposing viewpoints.
3. Persons addressing the City shall also refrain from slurs against race, creed, color, religion, national origin, gender, sexual or affectional orientation, marital status, familial status, age, disability, or status with regard to public assistance.
4. Profanity, slander, false statements, violence, or the threat of violence in any form shall not be tolerated.
5. City Officials shall also comply with these **STANDARDS OF CONDUCT**, the City of Motley's **CODE OF ETHICS FOR PUBLIC OFFICIALS** and the **CITY OF MOTLEY CONFLICTS OF INTEREST POLICY**.

Violations of these **STANDARDS** shall be determined by the opinion of the Chairperson of the meeting or, absent such opinion, by the opinion of the majority of the members of the deliberating body.

1. Any person violating these standards shall be called to order by the Chairperson of the meeting. If such conduct continues, said person may, at the discretion of the Chairperson, lose the floor. With the exception of Elected Public Officials (e.g. City Council) at City Council meetings, said person may be denied further audience before the City for that meeting.
2. If said person refuses to come to order and obey the directives of the Chairperson of the meeting, the Chairperson may request that said person leave the building. An exception to this is made for Elected Public Officials at City Council meetings as protected by law.

AGENDA ITEM 8 - OTHER BUSINESS

a. Discussion – Sign ordinance interpretation/enforcement – BP Amoco Station

Staff received an application to switch out a sign on one of the pole/pylon signs located on the property at The BP Amoco station. The property is zoned Downtown Mixed Use (DMU). Three questions arose as a result of this application:

1. **Should the sign be considered a “digital display sign”?** The sign that was to be installed was an electronic sign that displays the gas price only (it does not flash or change every few seconds, but simply displays the gas price). If the sign is considered a “digital display sign” it would require a conditional use. However, such a sign would also appear to meet the definition of “changeable copy sign” which is not specifically identified as needing a conditional use permit. The relevant definitions are as follows:

198. Sign, Changeable Copy. A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. Changeable copy signs do not include signs upon which characters, letters or illustrations change or rearrange only once in a twenty-four (24) hour period.

199. Sign Digital Display. A sign or portion thereof that displays electronic, static graphics or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light emitting diodes (LED’s), fiber optics, light bulbs or other illumination devices with the display area where the message change sequence is accomplished immediately or by the means of fade, repixelization or dissolve modes. Digital display signs include computer programmable, microprocessor controlled electronic or digital displays. Digital display signs include projected images or messages with these characteristics onto buildings or other objects.

2. **Was the pre-existing sign (Hot Stuf Pizza/Diesel) installed prior to the City’s adoption of a sign ordinance or after?** The sign that the new sign would be replacing did not appear to be present in a photo submitted by the applicant two years ago when they applied for the conditional use permit to install a digital display sign on a second pylon sign on the property. It also did not appear to be present in a Google StreetView map dated August of 2008. Staff investigated the situation with the applicant to determine if the sign had been installed prior to the City’s ordinances required a permit for signs (September 2008) or if it had been installed without the required permits after the sign ordinance was adopted. The applicant presented a photo showing a sign in that location, but the photo was undated. The applicant indicated that they thought the sign was installed sometime in 2008. Staff requested any other documentation they might have (i.e. receipts or invoices from the sign installation company) but none were provided.

The date of installation is important in that if the sign was installed prior to any requirement by the city for sign permits, it would be considered a grandfathered sign and the replacement of the sign with a sign of equal or lesser size (the proposed sign would be smaller than what is there now) would be allowed with an over-the-counter permit.

If the sign were installed without required permits, it would then require a permit to install the sign they now want to put there now. That would lead to the third question...

3. **Is installing a new sign within the structure of an existing pole/pylon sign considered an "expansion"?** If the sign that has been requested now requires a permit, it would be placed on what is considered a legal nonconforming sign. The ordinance only allows one pole/pylon sign per property unless it is a corner lot, in which case they can have one sign on each road frontage. This lot is not a corner lot. As a legal nonconformity, any expansion to the existing sign would be considered not allowable by the ordinance ("It is the intent of this Ordinance that non-conforming signs shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other signs or uses prohibited elsewhere in the same district.") Is adding an additional sign cabinet within the confines of the existing sign structure considered an expansion? If so, it would then require a variance. If not, it could be allowed with a permit.

Staff is seeking direction from the Planning Commission/Board of Adjustment as to how to proceed with this application and the answer to these questions specifically:

1. Should the sign be considered a digital sign that requires a conditional use permit? Or a changeable copy sign that presumably requires only an over-the-counter permit?
2. Was the sign they want to replace installed prior to the City's requirement for permits or after?
3. Is adding a new sign within the structural confines of an existing sign considered an expansion?

b. Discussion - Multi-family/Quad dwelling ordinance interpretation

Staff was presented with a conceptual plan to construct four separate four-unit dwellings on a single property. These would be placed on Parcel 41.0028.009 - just south of the Mill Pond Townhomes development along 3rd Ave S. between Mill Pond Street and the west edge of West River Road.

The interpretation question is that the ordinance specifies that a "Dwelling, Quad" is not listed as an allowed or conditional use (and is therefore considered prohibited) in the R-2 district while "Dwelling, Multi-Family" is considered a conditional use. This means that to allow for the proposed development, the City would either need to:

1. Consider the development to be a multi-family development, in which case it would be processed as a conditional use.
2. Consider the development to be a "Dwelling, Quad" in which case it could not be allowed without a rezoning of the property to R-3, a change to the ordinance to allow "Dwelling, Quad" as a permitted or conditional use in the R-2 district, or at least a formal policy/interpretation that "Dwelling, Quad" is allowed in some manner in the R-2 district.

The owner of the property intends to be present at the meeting to describe his project and to answer any questions. He is looking to go through whatever public hearings might be necessary in May so that he may begin construction - if approved - in July.

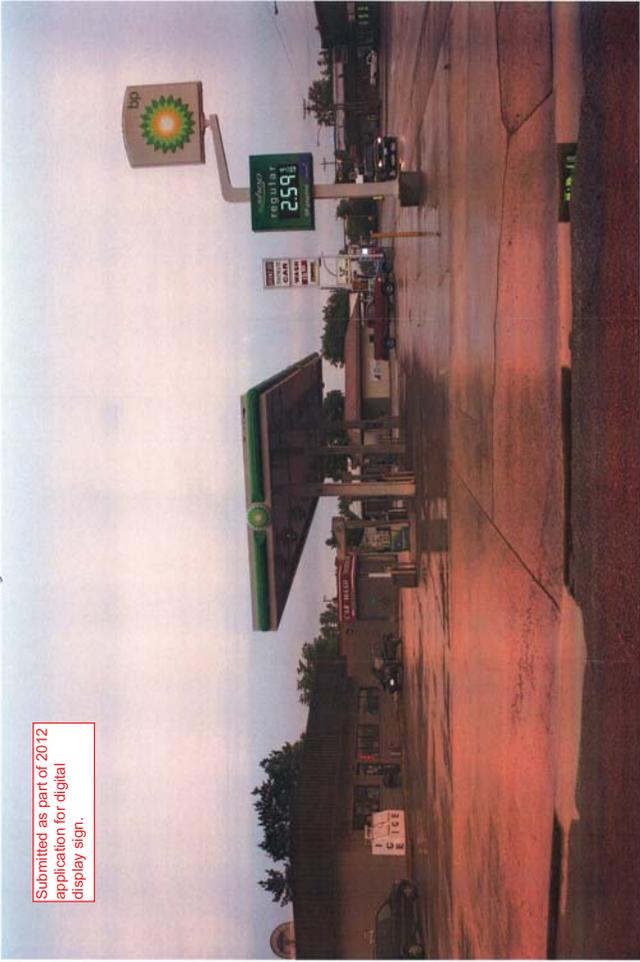
c. Review - Draft Comprehensive Plan update (if available)

Staff's understanding is that the City's Draft Comprehensive Plan update has been prepared by Region 5 staff and is ready to be presented for review. As of the writing of this staff report, it was not know if the draft had been delivered to the City or not. If it is available, it can be distributed and reviewed by the Commission.

d. Training Session (if time allows)

Staff will present a training session regarding Basic Zoning Terminology as well as a basic summary of the City's existing Zoning/Land Use ordinances, if time allows.

- Existing -

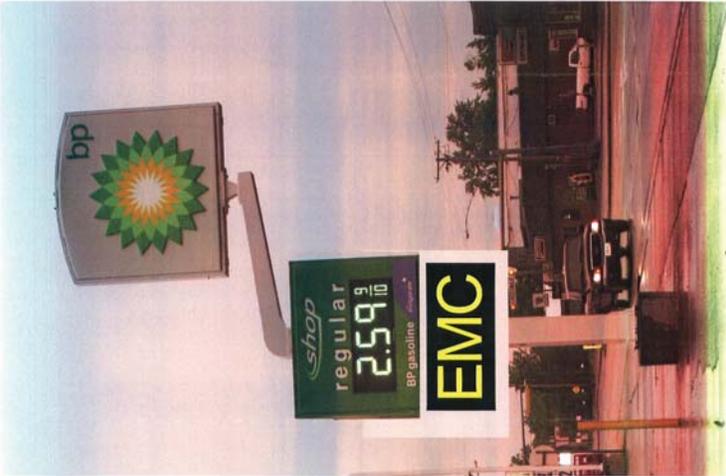


Submitted as part of 2012 application for digital display sign.

Photo submitted by applicant's sign company March 2014.



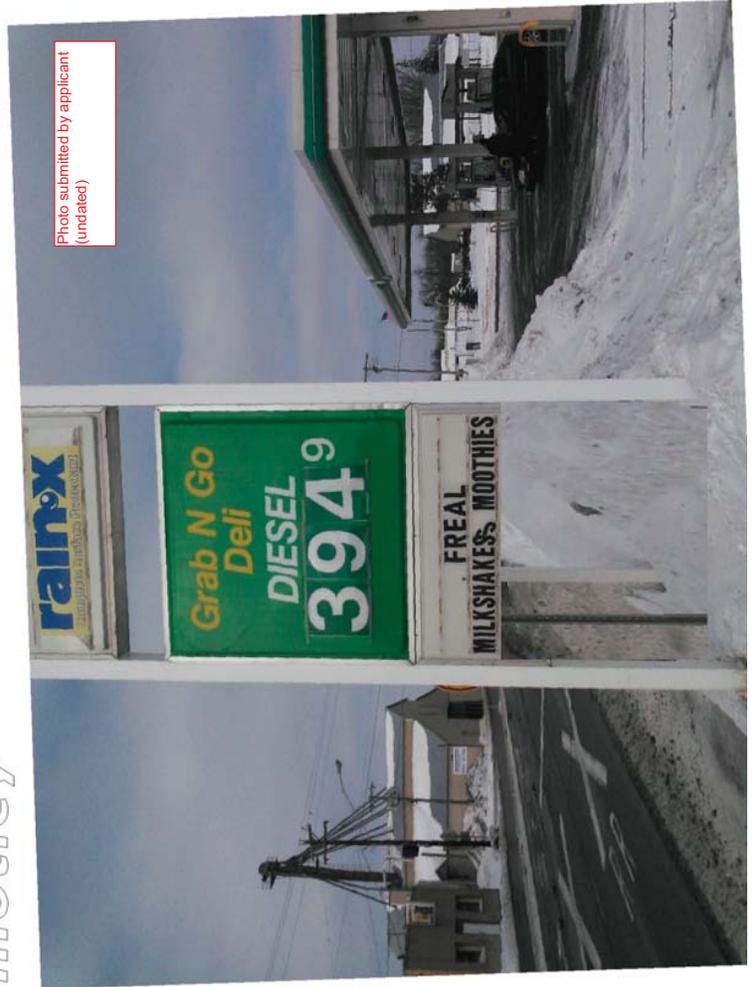
- NEW -



Submitted as part of 2012 application for digital display sign (the "EMC" sign below)

innovey

Photo submitted by applicant (undated)



Use	NR	R1	R2	R3	DMU	PU	C2	C1	I
<i>Light Repair Shops</i>					C				P
<i>Manufacturing</i>					C		C		C
<i>Mobile Home / Manufactured Home Park</i>				E	E				E
<i>Motel / Hotel</i>					C				E
<i>Municipal Sewage Facility</i>					E	P			
<i>Nursery</i>					C		C		
<i>Office Buildings</i>					P			P	
<i>On-sale Liquor Sales</i>					C		AC(4)	AC(4)	
<i>Outside Storage</i>		E			E				C
<i>Packaging Plants</i>					E				C
<i>Parking Lot</i>	E	C	C	C	C	P	P	P	P
<i>Parking Structure</i>					C		C		
<i>Parks, Playgrounds and Historic Sites</i>	C		P	P	P	P		C(3)	
<i>Personal Service Buildings</i>					P			P	
<i>Plumbing Shops</i>					C				C
<i>Police and Fire Facilities</i>					P	P			
<i>Post Office</i>					P		P	P	
<i>Principal Structure</i>	E				P				
<i>Print and Copy Shops</i>					P		P	P	
<i>Processing</i>					C		C		
<i>Professional Service Buildings</i>					P		C	P	
<i>Public Buildings</i>					P		P	P	
<i>Public Maintenance Facilities</i>					C		C		
<i>Public Utility Substation Buildings or Exchanges</i>					C				C
<i>PUD, Commercial</i>	E	E	E		P				
<i>PUD, Mixed Use</i>	E	E	E		P				
<i>PUD, Residential</i>	E	E	C		P				
<i>Residential Uses</i>					P	E	E		E
<i>Restaurant / Bar</i>					C		P	P	
<i>Retail Sales</i>					P		P	P	
<i>Schools</i>					C	P			
<i>Sign, Balloon</i>	E	E	E	E	P	P	P	P	P
<i>Sign, Banner</i>	E	E	E	E	A	A	A	A	A
<i>Sign, Canopy</i>	E	E	E	E	P	P	P	P	P

Use	NR	R1	R2	R3	DMU	PU	C2	C1	I
<i>Sign, Digital Display</i>	E	E	E	E	C	C	C	C	C
<i>Sign, Directory</i>	E	C	C	C	A	A	A	A	A
<i>Sign, Awning</i>	E	E	E	E	P	P	P	P	P
<i>Sign, Flashing</i>	E	E	E	E	C	C	C	C	C
<i>Sign, Marquee</i>	E	E	E	E	C	P	P	P	P
<i>Sign, Off-premise</i>	E	E	E	E	E	E	C	C	E
<i>Sign, On-premise</i>	E	P	P	P	P	P	P	P	P
<i>Sign, Portable</i>	E	E	E	E	P	P	P	P	E
<i>Sign, Pylon</i>	E	E	E	E	C	C	P	P	P
<i>Sign, Scrolling</i>	E	E	E	E	C	C	C	C	C
<i>Sign, Shimmering</i>	E	E	E	E	C	C	C	C	C
<i>Swimming Pools</i>					C	C			
<i>Temporary Structure</i>		P	P	P	P	P			E
<i>Temporary Vehicle Storage Facilities</i>					C		C	E	
<i>Tennis Courts</i>					C	C			
<i>Vegetation Removal, Clear Cutting</i>					C	C			
<i>Vegetation Removal, Open Cutting</i>	C	C	C	C	C	C			P
<i>Vegetation Removal, Select Cutting</i>	P	P	P	P	P	P			
<i>Vegetation Removal, Steep Slopes</i>	C	C	C	C	C	C			
<i>Vehicle Body Repair / Machine Shops</i>					E				C
<i>Warehousing</i>		E			E		C	E	C
<i>Welding Shops</i>					E				C

- (1) More than 100 feet from OHW
- (2) As Home Occupation
- (3) Only parks and playgrounds allowed as conditional use, historic sites not listed
- (4) Requires liquor license only, no land-use permit required
- (5) Producing noise, smoke, odor, nuclear waste, gaseous waste, liquid waste or solid waste, noxious to humans

- E. Applicant must obtain FCC licensure and approval as required for various communications applications. No interference with local television and radio reception will be allowed.
 - F. An intermodulation study which provides a technical evaluation of existing and proposed transmissions and indicates all potential interference problems, only if that is the basis for not co-locating
 - G. The applicant must submit proof of Liability and Worker's Compensation.
 - H. For towers over five hundred (500) feet, an Environmental Assessment Worksheet (EAW) is required and the applicant shall be responsible to provide the city with all information required to complete the EAW prior to the issuance of a permit from the city.
 - I. The owner of the tower shall provide the city with an acceptable financial guarantee in an amount equal to one and one-half (1&1/2) times the cost to remove the tower and related infrastructure, including footings and other underground improvements to a depth of thirty-six (36) inches below existing grade, and to restore the site. Failure to remove the structure shall be cause for the City to remove the tower and associated equipment at the expense of the property owners.
16. Towers Not Requiring a Permit. Permits are not required for the following:
- A. A satellite earth station antenna four (4) feet in diameter or less, located in an industrial or commercial district, meeting required setbacks.
 - B. A satellite earth station antenna three (3) feet or less in diameter, meeting the required setbacks.
 - C. A tower less than fifty (50) ft. as measured from the ground.

7.7 Signs⁶³

1. Findings, Purpose, and Intent.
 - A. Findings. The City hereby finds as follows:
 1. Exterior *signs* have a substantial impact on the character and quality of the environment.
 2. *Signs* provide an important medium through which individuals may convey a variety of messages.
 3. *Signs* can create traffic hazards, aesthetic concerns, and detriments to property values, thereby threatening the public health, safety, and welfare.
2. Purpose and Intent. It is not the purpose or intent of these sign standards to regulate the message displayed on any *sign*; nor is it the purpose or intent of this Ordinance to regulate any building design or any display not defined as a *sign*, or any *sign* which cannot be viewed from the outside of a *building*. The purpose and intent of this Section is to:
 - A. Regulate the number, location, size, type, illumination, and other physical characteristics of *signs* within the City in order to protect and promote the public health, safety, and welfare.
 - B. Maintain, enhance, and improve the aesthetic environment of the City by preventing visual clutter that is harmful to the appearance of the community.
 - C. Improve the visual appearance of the City while providing for effective means of communication, consistent with constitutional guarantees and the City's goals of public safety and aesthetics.
 - D. Provide for fair and consistent enforcement of the sign regulations set forth herein under the zoning authority of the City.

⁶³ Amended 9/23/08

3. General Provisions.

- A. Regulations. Except as hereinafter provided, no *signs* shall be *erected* or maintained at any angle to a *building* or *structure* so that the *sign* extends or projects over the *street* or highway. No *sign* which is *erected* or maintained flat against any *building* or *structure* shall extend or project more than twelve inches from the *building*.
- B. Electrical *Signs*. Electrical *signs* must be installed in accordance with the current electrical code and a separate electrical permit from the State must be obtained prior to placement.
- C. All flashing, revolving and intermittently lighted *signs* and all *portable signs* are prohibited, except as specifically allowed in this section.
- D. *Temporary signs* pertaining only to the construction, sale, or rental of the premises are allowable provided they do not exceed nine (9) square feet in any District and are removed within thirty (30) days of the completion of construction, sale, or rental.
- E. *Temporary signs*, including *banners*, streamers and *portable signs*, are allowed for special events such as grand openings and promotions provided they are not in place longer than fourteen (14) days.
 - 1. *Portable signs* must be placed twenty (20) feet back from the Highway 210 / Highway 10 Intersection; and
 - 2. four (4) feet of clear space must be maintained in the center of the sidewalk for the passage of pedestrians.
- F. Prohibited *Signs*. The following *signs* are prohibited *signs*:
 - 1. Any *sign*, signal, marking or device which purports to be or is an imitation of or resembles any official traffic control device or railroad sign or signal, or emergency vehicle signal, or which attempts to direct the movement of traffic or which hides from view or interferes with effectiveness of any official traffic-control device or any railroad sign or signal.
 - 2. All off-premise advertising, including billboards.
 - 3. *Signs* painted, attached, or in any other manner affixed to *trees*, rocks, or similar natural surfaces, or attached to public utility poles, bridges, *towers*, or similar public *structures*.
- G. *Setbacks*. Permanent *signs* can be allowed up to the *right-of-way* as long as there are no safety or maintenance concerns as determined by the *Zoning Administrator*.
- H. Area. The area within the frame shall be used to calculate the square footage. If such letters or graphics are mounted directly on a wall of fascia or in such way as to be without a frame, the dimensions for calculating the square footage shall be the area within the periphery around such letters or graphics in a plane figure bounded by straight lines connecting the outermost points thereof. Each surface utilized to display a message or to attract attention shall be measured as a separate *sign* and shall be calculated in the overall square footage. Symbols, flags, pictures, wording, figures, or other forms of graphics painted on or attached to windows, walls, *awnings*, free-standing *structures*, suspended by balloons or kites or on persons, animals, or vehicles are considered a *sign* and are included in calculating the overall square footage.
- I. Canopies, *Marquees*, and Fixed *Awnings*. Canopies, *marquees*, and fixed *awnings* are an integral part of the *structure* to which they are attached. Where allowed, they shall meet the following requirements and the applicable square footage requirements.
 - 1. An *awning*, *canopy*, or *marquee* may not extend out from the *building* more than thirty (30) inches.

2. *Awnings*, canopies, or *marquees* may have no part of the *structure* other than supports nearer to the ground surface than seven (7) feet.
 3. Below *Marquee*. No *sign*, either illuminated or non-illuminated, may project below a *marquee*.
- J. Illumination. External illumination for *signs* shall be so constructed and maintained so that the source of light is not *visible* from the public *right-of-way* or neighboring residential properties.
- K. Height. The top of a *sign*, including its superstructure, if any, shall be no higher than fifty percent (50%) of the roof elevation of the *building* to which such *sign* may be attached or thirty (30) feet above ground level, whichever height is less. *Freestanding signs* shall not exceed an overall height of thirty (30) feet from ground level.
- L. *Non-commercial speech*. Notwithstanding any other provision of this Ordinance, all *signs* of any size containing *Non-commercial speech* may be posted in any number from August 1 in a (state) general election year until ten (10) days following the (state) general election and thirteen (13) weeks prior to any special election until ten (10) days following the special election.

4. Specific Regulations by *Zoning District*.

A. Residential Districts.

1. Within residential *Zoning Districts* one (1) *sign* per primary *structure* is allowed, with a permit, with a maximum *sign* area of eight (8) square feet.
2. The following types of *signs* are not permitted in residential *Zoning Districts*:
 - a. *Awning signs*
 - b. *Balloon signs*
 - c. *Digital Display Signs*
 - d. *Flashing signs*
 - e. *Marquee signs*
 - f. *Pole signs*
 - g. *Pylon signs*
 - h. Neon signs
 - i. *Scrolling signs*
 - j. *Shimmering signs*

B. Business Districts.

1. Within the Commercial District (C), *signs* are permitted as follows:
 - a. Each property is allowed one *freestanding sign* so long as the *sign's* placement does not create a safety hazard by obstructing lines of sight or pedestrian corridors.
 - b. For *corner lots*, one *freestanding sign* conforming to these standards is allowed on each roadway.
 - c. Maximum *sign* area of a single *sign* is one hundred twenty-eight (128) square feet.
 - d. Up to ten percent (10%) of any *principal structure* facade area which directly abuts and lies generally parallel with the road *right-of-way* or publicly traveled roadway may be dedicated to signage.
 - e. The maximum *sign* area for the side of the *principal structure* not *abutting* the road *right-of-way* or publicly traveled road is twenty-four (24) square feet.

- C. Industrial Districts. Within the Industrial District (I), *signs* are permitted as follows:
1. Each property is allowed one *freestanding sign* so long as the *sign's* placement does not create a safety hazard by obstructing lines of sight or pedestrian corridors.
 2. For *corner lots*, one *freestanding sign* conforming to these standards is allowed on each roadway.
 3. Maximum *sign* area of a single *sign* is one hundred twenty-eight (128) square feet.
 4. Up to ten percent (10%) of any *principal structure* facade area which directly abuts and lies generally parallel with the road *right-of-way* or publicly traveled roadway may be dedicated to signage.
 5. The maximum *sign* area for the side of the *principal structure* not *abutting* the road *right-of-way* or publicly traveled road is twenty-four (24) square feet.
5. Required Permits. No *sign* shall be *erected*, altered, reconstructed, or moved in the City without first securing a permit from the City. The content of the *sign* shall not be reviewed or considered in determining whether to approve or deny a sign permit.
6. Non-conforming Signs. It is recognized that *signs* exist within the *Zoning Districts* which were lawful before this Ordinance was enacted, which may be prohibited, regulated, or restricted under the terms of this chapter or future amendments. It is the intent of this Ordinance that *non-conforming signs* shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other *signs* or uses prohibited elsewhere in the same district. It is further the intent of this sign ordinance to permit *legally established nonconforming signs* existing on the effective date of this Ordinance, or amendments thereto, to continue as *legally established nonconforming signs* provided such *signs* are safe, are maintained so as not to be unsightly, and have not been abandoned or removed subject to the following provisions:
- A. No *sign* shall be enlarged or altered in a way which increases its nonconformity.
 - B. Should such *sign* or *sign structure* be destroyed by any means to an extent greater than fifty percent (50%) of its replacement cost and no sign permit has been applied for within one hundred eighty (180) days of when the property was damaged, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
 - C. Should such *sign* or *sign structure* be moved for any reason for any distance whatsoever, it shall thereafter conform to the regulations for the *Zoning District* in which it is located after it is moved.
 - D. No existing *sign* devoted to a use not permitted by the zoning ordinance in the *Zoning District* in which it is located shall be enlarged, extended, or moved except in changing the *sign* to a *sign* permitted in the *Zoning District* in which it is located.
 - E. When a *structure* loses its status as a legal *non-conforming structure*, all *signs* on the property shall be brought into conformance with this ordinance within sixty (60) days.
7. Substitution Clause. The *owner* of any *sign* which is otherwise allowed by this Ordinance may substitute non-commercial copy in lieu of any other commercial or non-commercial copy. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of *commercial speech* over *non-commercial speech*, or favoring of any particular non-commercial message over any other non-commercial message. This provision prevails over any more specific provisions to the contrary.

SECTION VIII - IMPROVEMENTS



Parcel ID	410028009	Alternate ID	n/a	Owner Address	ROACH DEVELOPMENT LLC
Sec/Twp/Rng	18-133-31	Class	n/a		1414 PAUL LARSON DR
Property Address		Acreage	4.00		LITTLE FALLS MN 56345

District MOTLEY CITY-School District 2170

Brief Tax Description PT OF GOV LOT 19 LYING SLY OF CIC #7 MILL POND TOWNHOMES, WLY OF LN PARL WITH & 33 FT WLY OF FOLL DESC LN A & NLY & ELY OF FOLL DESC LN B, LN A: COM AT SE COR OF GOV LOT 19, N 89°47'30" W 426.08 FT ALG S LN TO PT OF BEG, N 0°16'08" W 137.10 FT, NELY ALG CURV RT 134.80 FT, N 9°43'52" E 200 FT & THERE TERM, LN B: BEG AT SW COR OF SEC 18, N 0°01'24" E 180 FT ALG W LN, S 89°47'30" E 450 FT, S 0°01'27" W 147 FT, S 89°47'30" E 348.85 FT TO W LN OF 3RD ST & THERE TERM, SUBJ TO EASEMENT

(Note: Not to be used on legal documents)

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Use	NR	R1	R2	R3	DMU	PU	C2	C1	I
<i>Building Material Yards, Lumber Yards</i>					E				C
<i>Campground</i>		E		E	E				E
<i>Camping</i>		P			E				E
<i>Car Wash</i>					E			C	
<i>Child Care, Center</i>					P		P	P	
<i>Church</i>		E		C	C		C	P	E
<i>Clinics and Ethical Pharmacies</i>					C		P	P	
<i>Commercial Uses</i>					C	E			
<i>Community and Recreation Centers</i>				C	C		P	C	
<i>Contractors Equipment Yards</i>					E				C
<i>Drive-in Window Facilities</i>					C		C	C	
<i>Dry Cleaning and Laundering Services</i>					P		C	C	
<i>Dwelling, Duplex</i>		C	P		P				
<i>Dwelling, Guest Quarters</i>		C			P				
<i>Dwelling, Mixed Use</i>					P		C	C	
<i>Dwelling, Multi-Family</i>			C	C	P				
<i>Dwelling, Single Family</i>		P	P	P	P			C	
<i>Dwelling Unit, Triplex</i>				P	P				
<i>Dwelling Unit, Quad</i>				P	P				
<i>Dwelling, Other</i>					C				
<i>Education and Training</i>					P		C		
<i>Extractive Use</i>	E	E			E				
<i>Fair Grounds</i>					E	P			
<i>Farm Machinery and Equipment - Rental</i>					E		C	E	
<i>Forest Land Conversion</i>	E	E			E				
<i>Gas Station</i>					E		C		
<i>Grading greater than 50 cubic yards</i>		C			C				
<i>Grocery Store</i>					P		P	P	
<i>Heavy Industrial</i>					E				E(5)
<i>Hiking Trails, Public or Private</i>	P	P	P	P	P	P			
<i>Interval Ownership</i>		E			E				
<i>Junk Yard</i>		E	E		E				E