
CITY OF MOTLEY

BOARD OF ADJUSTMENT / PLANNING COMMISSION

**MEETING PACKET FOR
February 23, 2016**



CITY OF MOTLEY
PLANNING AND ZONING COMMISSION
AGENDA
February 23, 2016
6:30 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. January 26, 2016
7. Planning and Zoning Administrator's Report
8. Other Business
 - a. Discussion - Sign Ordinance
 - b. Discussion - Use of land within Industrial Park
 - c. Discussion - Regulation of land uses within zoning districts
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.

STAFF REPORT

Issue: Sign Ordinance review for consistency with Summer 2015 US Supreme Court decision regarding sign ordinances

Agenda Item: 8(a)

Background Information:

- **Issue:** The Commission has directed staff to review the City's sign ordinance in light of the Summer 2015 US Supreme Court decision (*Reed v. Town of Gilbert*) that likely affects most sign ordinances in the United States.

The main issue arising from the case was that the Court indicated that regulations based on the content of *any* message on a sign is subject to a very high degree of scrutiny ("strict scrutiny" in legal terms) that essentially means there can be no distinction based on the content of a sign in the ordinances – even if such regulations only impact classifications of signs (i.e. directional signs vs. political signs, for instance) and not the actual content of signs within that classification. As an example, it appears that a common exemption in many city sign ordinances for "realtor" signs or "contractor" signs is no longer valid.

The following represents the City's current sign ordinance. Staff has made comments in the sidebar for areas that it would recommend changing to ensure compliance with the US Supreme Court ruling.

7.7 Signs¹

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. Gene
 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.

¹ Amended 9/23/08
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- 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.
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

Commented [BJO1]: General comment: Most sign ordinances have a section on signs considered "exempt" from regulation. This is a section that is likely to cause problems with the Supreme Court decision, but Motley does not currently have such a section. While this means the City does not need to change much in its current ordinance to comply with the decision, the City may wish to add a section with some exemptions so that small, unobtrusive signs that do not contribute to clutter or distraction of drivers are not regulated. Staff has worked with a community recently where this became a significant issue in relation to enforcement and administration of the ordinance because it was argued that very small signs (i.e. a small "Welcome" sign next to someone's door) had to be regulated under the ordinance. Since Motley's ordinance limits residential properties to one sign, a small sign like that could have to be considered their one sign and no additional realtor or contractor or political signs could be allowed.

Commented [BJO2]: While some members of the Court specifically noted they felt regulating off-premise signs vs. on-premise signs was still valid after the *Reed v. Town of Gilbert* decision, Staff suggests considering eliminating the prohibition on off-premise signs. In addition to potential legal concerns, defining off-premise signs presents some practical challenges that might mean pulling in signs that aren't intended to be prohibited (i.e. is a sign that advertises a national non-profit organization – such as the American Red Cross – an off-premise sign?). The City can still restrict billboards by limiting the size of signs and can regulate against clutter by limiting the total amount of signage allowed on a property.

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*

Commented [BJO3]: While not directly related to the *Reed* case, the City may wish to eliminate the permit requirement for residential signs in certain cases. It may not be worth the time and effort to require permits and enforce when permits are not obtained provided the landowner meets certain limits.

- 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

Commented [BJO4]: As noted previously, the City may wish to include a listing of exempted signs – signs that are not regulated and do not require a permit.

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.

3.2 DEFINITIONS

- 140. Sign.** Any letter, word or symbol, poster, picture, statuary, reading matter or representation in the nature of advertisement, announcement, message or visual communication, whether painted, posted, printed, affixed or constructed, including all associated brackets, braces, supports, wires and structures, which is displayed for informational or communicative purposes.²
- 141. Sign, Abandoned.** Any sign and/or its supporting sign structure which remains without a message or whose display surface remains blank for a period of one (1) year or more, or any sign which pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned. Signs applicable to a business temporarily suspended because of a change in

² Amended 9/23/08
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ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of one (1) year or more. Any signs remaining after demolition of a principal structure shall be deemed to be abandoned. Signs which are present because of being legally established nonconforming signs or signs for which a Conditional Use Permit or a variance have been approved shall also be subject to the definition of abandoned sign.³

- 142. **Sign, Awning.** A building sign or graphic printed on or in some fashion attached directly to the awning material.⁴
- 143. **Sign, Balloon.** A sign consisting of a bag made of lightweight material supported by helium, hot, or pressurized air which is greater than twenty-four (24) inches in diameter.⁵
- 144. **Sign, Building.** Any sign attached or supported by any structure used or intended for supporting or sheltering any use or occupancy.⁶
- 145. **Sign, Canopy.** Any sign that is part of or attached to a canopy, made of fabric, plastic, or structural protective cover over a door or entrance. A canopy sign is not a marquee and is different from service area canopy signs.⁷
- 146. **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.⁸
- 147. **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.⁹
- 148. **Sign, Directory.** A sign erected at an intersection that lists the residences or businesses that reside along the intersecting roadway.¹⁰
- 149. **Sign Face.** The surface of the sign upon, against, or through which the message of the sign is exhibited.¹¹
- 150. **Sign, Flashing.** A directly or indirectly illuminated sign which exhibits changing light or color effect by any means, so as to provide intermittent

³ Amended 9/23/08

⁴ Amended 9/23/08

⁵ Amended 9/23/08

⁶ Amended 9/23/08

⁷ Amended 9/23/08

⁸ Amended 9/23/08

⁹ Amended 9/23/08

¹⁰ Amended 9/23/08

¹¹ Amended 9/2/3/08

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illumination which includes the illusion of intermittent flashing light by means of animation. Also any mode of lighting which resembles zooming, twinkling, or sparkling.¹²

151. **Sign, freestanding.** Any sign which has a supporting framework that is placed on, or anchored in, the ground and which is independent from any building or other structure.¹³
152. **Sign Height.** The height of a sign shall be computed as the vertical distance measured from the grade immediately below the sign to the top of the highest attached component of the sign.¹⁴
153. **Sign, Illuminated.** Any sign which contains an element designed to emanate artificial light internally or externally.¹⁵
154. **Sign, Legally Established Nonconforming.** Any sign and its support structure lawfully erected prior to the effective date of this ordinance which fails to conform to the requirements of this ordinance. A sign which was erected in accordance with a variance granted prior to the adoption of this ordinance and which does not comply with this ordinance shall be deemed to be a legally established nonconforming sign. A sign which was unlawfully erected shall be deemed to be an illegal sign.¹⁶
155. **Sign, Marquee.** Any building sign painted, mounted, constructed or attached in any manner, on a marquee.¹⁷
156. **Sign, Off-premise.** A sign which directs the attention of the public to a business, activity conducted, or product sold or offered at a location not on the same premises where such sign is located. For purposes of this ordinance, easements and other appurtenances shall be considered to be outside such platted parcel of land and any sign located or proposed to be located in an easement of other appurtenance shall be considered an off-premise sign.¹⁸
157. **Sign, On-premise.** A sign which identifies an establishment, person, activity, goods, products or services located on the premises where the sign is installed.¹⁹
158. **Sign, Pole.** See pylon sign.²⁰
159. **Sign, Portable.** Any sign which is manifestly designed to be transported, including by trailer or on its own wheels, even though the wheels of such sign may be removed and the remaining chassis or support is converted to another sign or attached temporarily or permanently to the ground since this characteristic is based on the design of such sign.²¹
160. **Sign, Projecting.** Any sign which is affixed to a building or wall in such a

Commented [BJOS]: See comments above about possibility removing any distinction between on- and off-premise signs.

¹² Amended 9/23/08

¹³ Amended 9/23/08

¹⁴ Amended 9/23/08

¹⁵ Amended 9/23/08

¹⁶ Amended 9/23/08

¹⁷ Amended 9/23/08

¹⁸ Amended 9/23/08

¹⁹ Amended 9/23/08

²⁰ Amended 9/23/08

²¹ Amended 9/23/08

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manner that its leading edge extends more than two (2) feet beyond the surface of such building or wall face.²²

- 161. Sign, Pylon.** Any freestanding sign which has its supportive structure(s) anchored in the ground and which has a sign face elevated above ground level by pole(s) or beam(s) and with the area below the sign face open.²³
- 162. Sign, Rotating.** A sign or portion of a sign which turns about on an axis.²⁴
- 163. Sign, Scrolling.** Any sign that uses changing lights or colors to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.²⁵
- 164. Sign, Shimmering.** A sign which reflects an oscillating sometimes distorted visual image.²⁶
- 165. Sign Structure.** Any structure including the supports, uprights, bracing and framework which supports or is capable of supporting any sign.²⁷
- 166. Sign, Temporary.** Any display device, constructed of cloth, canvas, light fabric, cardboard, wall board or other light materials, with or without frames, intended to be displayed for a limited period of time only. Temporary event signage includes but is not limited to balloons, banner, flags, pennants/streamers, wind animated devices, inflatable statuary, rigid portable signs, portable reader-boards, and searchlights. Other types of display devices will require the approval of the Zoning Administrator.²⁸
- 167. Sign, Wall.** Any building sign attached parallel to, but within two (2) feet of a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one (1) sign surface.²⁹
- 168. Sign, Window.** Any building sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window or glass and is visible from the exterior of the window.³⁰

²² Amended 9/23/08

²³ Amended 9/23/08

²⁴ Amended 9/23/08

²⁵ Amended 9/23/08

²⁶ Amended 9/23/08

²⁷ Amended 9/23/08

²⁸ Amended 9/23/08

²⁹ Amended 9/23/08

³⁰ Amended 9/23/08

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STAFF REPORT

Issue: Regulation of land uses within zoning districts

Agenda Item: 8(c)

Background Information:

- Issue:** The Commission/Council has directed staff to begin drafting out an amended land use matrix. Based on previous discussions of the Commission and after reviewing several options for how to structure this section, Staff has prepared a land use matrix that attempts to list out a wider variety of land uses than existed before. Further, some of the land uses previously listed were eliminated when they could be combined under a somewhat broader heading or were duplicative or confusing in some manner.

As per the direction of the Commission, the attached is a draft amendment to the Land Use Matrix for just one section – the section relating to residential uses.

We will plan to continue working through this section until completed, and then begin moving through the other sections in the coming months.

<u>Animal Feedlot</u>							
<u>Other uses of the same general character as those listed above, provided they are deemed fitting or compatible to the district by the Planning Commission</u>							

Key: A = Allowed, no permit required; P = A use allowed, but which may require a land use permit; CU = A use requiring a Conditional Use Permit; IU = A use requiring an Interim Use Permit; X = not permitted.

<u>RESIDENTIAL USES</u>	<u>NR</u>	<u>R1</u>	<u>R2</u>	<u>R3</u>	<u>R4</u>	<u>DM U</u>	<u>PU</u>	<u>C2</u>	<u>I</u>
<u>Accessory Dwelling Unit</u>	E	C	C	C		C	E	C	C
<u>Bed and Breakfast Facilities</u>	E	C	C	C		C	E	C	C
<u>Dwelling</u>									
<u>Single Family</u>	E	P	P	P		P	E	E	E
<u>Second single family on a parcel (permanent)⁶³</u>	E	E	E	E		E	E	E	E
<u>Second single family on a parcel (temporary)⁶⁴</u>	E	C	C	C		C	E	C	C
<u>Multi-Family (2 units)</u>	E	C	P	P		P	E	E	E
<u>Multi-Family (3-4 units)</u>	E	E ⁶⁵	C	P		P	E	E	E
<u>Multi-Family (5+ units), including rental offices and private recreational facilities for the enjoyment of residents.</u>	E	E ⁶⁶	C	C		C	E	E	E
<u>Guest Cottage (riparian lots only)</u>	E	C	N/A	N/A		N/A	E	N/A	N/A
<u>Mobile/Manufactured Home Park</u>	E	E	E	E	E	E	E	E	E

⁶³ Except as part of an approved planned unit development (PUD).

⁶⁴ Added 8/4/2014 (Resolution #14-02)

⁶⁵ Except as part of an approved planned unit development (PUD).

⁶⁶ Except as part of an approved planned unit development (PUD).

<u>Travel Trailers/ Campers/ Recreational Vehicles (1 per lot)</u>	E	P	P	P		P	E	P	P
<u>Keeping of Animals</u>	E	C	C	C		C	E	C	C
<u>Home Occupations, Low Activity</u>	E	P	P	P		P	E	P	P
<u>Home Occupations, Moderate Activity</u>	E	C	C	C		P	E	P	P
<u>Home Occupations, High Activity</u>	E	E	E	E		P	E	P	P
<u>Planned Unit Developments – Residential (R1 shoreland district)</u>	E	C	N/A	N/A		N/A	E	N/A	N/A
<u>Planned Unit Development – Single-Family</u>	E	C	C	C		C	E	E	E
<u>Planned Unit Development – Multi-Family</u>	E	C	C	C		C	E	E	E
<u>Solar Energy Systems and Structures, Individual</u>	E	P	P	P		P	E	P	P
<u>Solar Energy Systems and Structures, Neighborhood</u>	E	C	C	C		C	E	C	C
<u>Solar Energy Systems and Structures, Large Scale (Solar Farm)</u>	E	E	E	E		E	E	C	C
<u>Telecommunication antennas and towers, for personal use.</u>	E	C	C	C		C	E	P	P
<u>Other uses of the same general character as those listed above, provided they are deemed fitting or compatible to the district by the Planning Commission</u>	E	C	C	C		C	C	C	C

Key: A = Allowed, no permit required; P = A use allowed, but which may require a land use permit; CU = A use requiring a Conditional Use Permit; IU = A use requiring an Interim Use Permit; X = not permitted.

<u>COMMERCIAL USES</u>	<u>NR</u>	<u>R1</u>	<u>R2</u>	<u>R3</u>	<u>DM U</u>	<u>PU</u>	<u>C2</u>	<u>I</u>
<u>Adult Uses/Adult Oriented Business</u>								