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# CITY OF MOTLEY

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## BOARD OF ADJUSTMENT/ PLANNING COMMISSION

MEETING PACKET FOR  
**July 28, 2015**





CITY OF MOTLEY  
PLANNING AND ZONING COMMISSION  
AGENDA  
July 28, 2015  
6:00 pm – Motley City Hall

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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. June 2015
7. Planning and Zoning Administrator's Report
8. Other Business
  - a. Discussion – Storage POD ordinance
  - b. Discussion – Use of land within Industrial Park
  - c. Discussion – Regulation of land uses within zoning districts (if time allows)
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

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**Discussion:** Storage POD regulations

**Applicant:** City of Motley

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### **Background Information:**

- **Proposal:** The city does not currently have clear regulations regarding portable storage units that are sometimes used on properties for temporary storage. These units are usually the rectangular metal structures commonly seen on train cars and are used when people are moving or for other purposes.

Based on the discussion at the June 2015 meeting and a review of other ordinances, Staff is attaching a draft ordinance to regulate such units.

As noted last month, most City ordinances reviewed did one of the following:

1. Prohibited such storage units completely - at least from residential property;
2. Allowed such units, but only during active construction on a site (presumably up to 6 months or longer if construction actually took that long) or during active loading/unloading related to moving into a new building/home (i.e. for up to 4-7 days)
3. Allowed such units, but for a limited duration of time (i.e. 30-90 days). Some ordinances allowed for extension of this time frame after Council approval.

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**Planning Commission/Board of Adjustment Direction:** The attached represents a possible set of regulations for these units, which is for discussion purposes. Ultimately, if such an ordinance is to be adopted, a public hearing may need to be scheduled.

## Section 1. Authority, Purpose and Intent.

The following regulation has been adopted pursuant to Minnesota Statutes \_\_\_\_\_ for the protection of public and private property, and the promotion of health, safety, order, convenience, and the general welfare as these may relate to the placement of portable storage units on public and private property.

## Section 2. Definitions.

The following definitions shall apply under this Ordinance.

- A. "Applicant" shall mean the person that owns, rents, occupies, or controls the property and is herein required to obtain a permit for the placement of a Portable Storage Unit on private property.
- B. "Supplier" shall mean the company or vendor which supplies the Portable Storage Unit to the residential property, if applicable.
- C. "Portable Storage Unit" shall mean a storage unit designed, constructed or reconstructed so as to be capable of movement via towing, hauling or attachment to a vehicle from one site to another and designed to be used without a permanent foundation. Portable storage units shall include semi-trailers and similar units which have been modified to make them unable to be readily transported from one location to another. Storage buildings constructed on skids, properly licensed fish houses and other similar structures designed for common use as residential storage structures shall not be considered portable storage units for the purposes of this ordinance.

## Section 2. Exemptions

The following portable storage units are exempt from the requirements of this ordinance:

- A. Portable storage units which are entirely contained within a building ~~or screened to an equivalent manner by fences, trees, shrubs, natural topography or other means acceptable to the City Zoning Administrator shall be exempted from these regulations.~~
- ~~B. Portable storage units which are located at least one hundred (100) feet from a public road right of way and at least one hundred (100) feet from an occupied or unoccupied dwelling (excepting any dwelling on the same property where the unit is to be located or a dwelling owned by the same landowner as the property where the unit is located).~~
- C.B. Portable storage units which are actively being unloaded and will be located on-site for less than ninety-six (96) hours.
- D.C. Portable storage units for sale or rent or awaiting services which are located on premises owned or leased by a person or business legally engaged in the sale, rental or service of such units.
- ~~E. Semi-trailers that are licensed and road-ready.~~

## Section 3. Requirements for Permitting of Portable Storage Units.

- A. Prior to or within ninety-six (96) hours following the initial delivery of a Portable Storage Unit, the Applicant or the Supplier shall obtain a permit for the placement of a Portable Storage Unit with the City.
- B. The application for a portable storage unit permit shall be obtained from the City by:
  - 1. Completing an application form provided by the City;
  - 2. Presenting a valid and active City permit for that property if the Portable Storage Unit is to be used for the storage of building materials;

3. Payment of a \$ \_\_\_\_ nonrefundable application fee; and

~~3.4.~~ Submittal of a refundable cash deposit in the amount of \$100 which shall be refunded upon proper removal of the portable storage unit in accordance with this ordinance.

- C. The application shall contain the name of the Applicant to whom the temporary storage unit is supplied, whether the person owns, rents, occupies, or controls the property, the address at which the Temporary Storage Unit will be placed, the expected delivery date, the expected removal date, active building permit number, if applicable, and a sketch depicting the location and the placement of the Temporary Storage Unit.
- D. The effective date of the permit shall be the date of the City's written approval.

#### **Section 4: Requirements for Placement of Portable Storage Units.**

The following requirements shall apply to the placement of Portable Storage Units within the City:

- A. A Portable Storage Unit permit, once granted, shall be valid for a period of time not exceeding ~~90-seven (7)~~ days. A permit for the initial ~~90-seven (7)~~ day period may be issued by the City Zoning Administrator. An application to extend this time frame must be approved by the City Council, which may permit for an extension of up to an additional ~~90-30~~ days. An applicant may have apply for multiple permits in a year, but in no case shall an applicant be permitted to have a portable storage unit on the same property for more than ~~180-90~~ days in any 365 day period.
- B. The Applicant, as well as the Supplier, shall be responsible for ensuring that the Portable Storage Unit is maintained in good condition, free from evidence of deterioration, weathering, discoloration, graffiti, rust, ripping, tearing or other holes or breaks, at all times.
- C. No Portable Storage Unit shall be used to store solid waste, construction debris, demolition debris, recyclable materials, business inventory, commercial goods, goods for property other than at the residential property where the Temporary Storage Unit is located.
- D. No Portable Storage Unit shall be used to store any illegal or hazardous material.
- E. Upon reasonable notice to the Applicant, the City may inspect the contents of any Portable Storage Unit at any reasonable time to ensure that it is not being used to store unpermitted materials.

#### **Section 5. Enforcement and Penalties.**

The City may imposed an administrative fine in the amount of \$ \_\_\_\_\_ for a violation of this ordinance. Any person or entity who shall intentionally, knowingly, recklessly, or with criminal negligence, violate any provision of this Ordinance shall be deemed guilty of a misdemeanor. Each day shall constitute a separate offense.

#### **Section 6. Severability**

In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional.



## STAFF REPORT

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**Issue:** Regulation of land uses within zoning districts

**Agenda Item:** 8(c)

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### **Background Information:**

**Issue:** The Commission/Council has directed staff to begin drafting out an amended land use matrix. Based on the discussion in February 2015, 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.

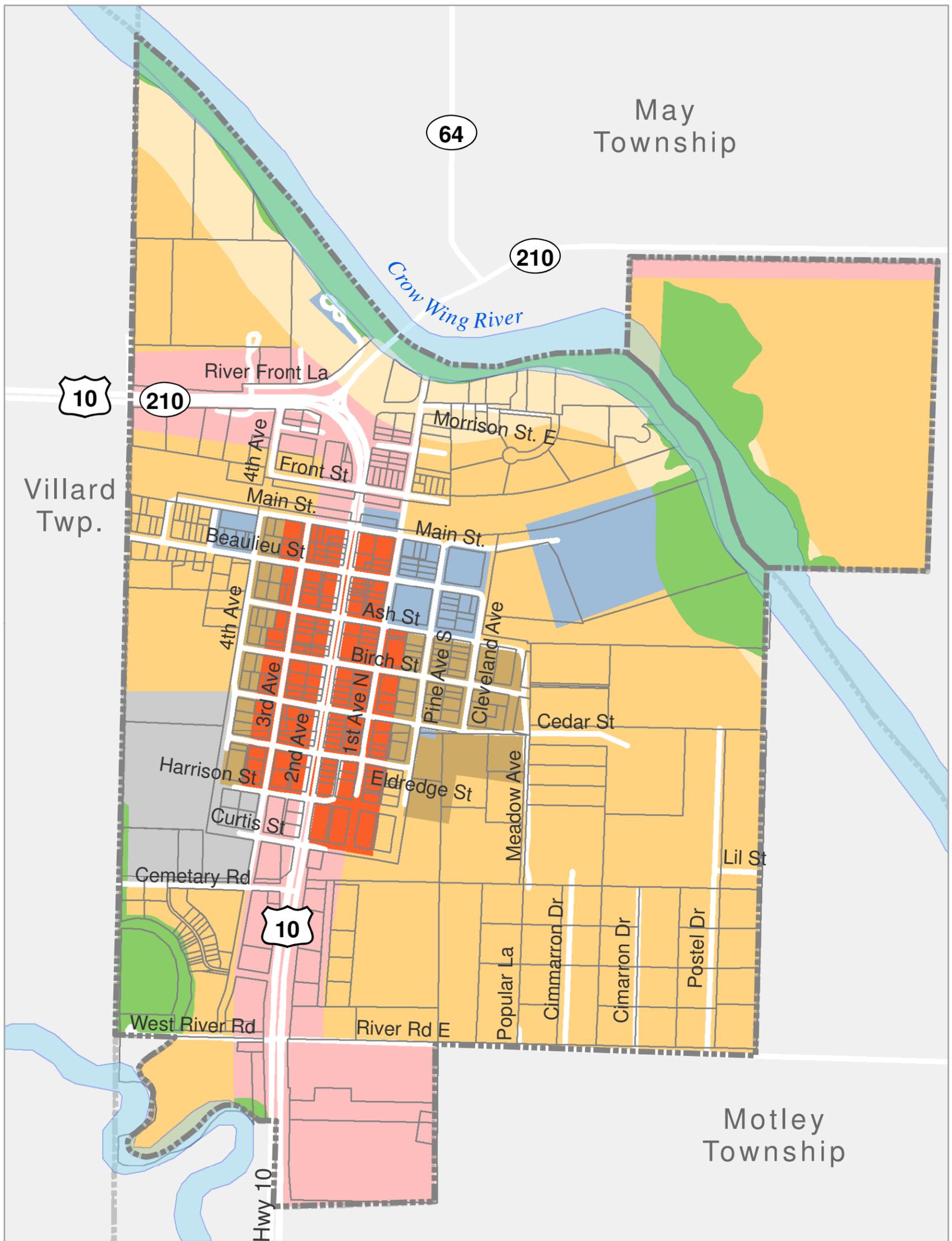
At this point, Staff has only prepared a listing of uses – not identified whether each use would be allowed, permitted, conditional, prohibited, etc... This is both to help focus on first developing as complete a list of land uses as possible, but also because the priority for the March meeting is to discuss the massage therapy licensing ordinance.

Staff would recommend that the Commission members review the enclosed list (which is followed by the current City land use matrix so you can see some of what has changed) and think about whether there are other land uses that should be included, whether the list is too long and an attempt should be made to consolidate some of the uses under one heading, etc...

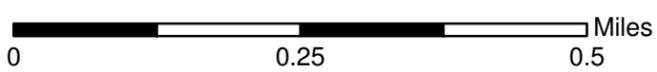
Note also that the matrix has been separated into different categories – residential, commercial, industrial, public/semi-public, signs and accessory. This is an attempt to make uses easier to find for the reader. Further, each section concludes with a category that is intended to allow the City the flexibility to accommodate uses that are not listed in the matrix if they are deemed compatible to the district and similar to other uses that are listed.

# Zoning and Parcels

**City of Motley**  
Cass Co. & Morisson Co., MN



- |                            |                         |                          |
|----------------------------|-------------------------|--------------------------|
| <b>Zoning Districts</b>    | Medium Residential (R2) | Motley Boundary          |
| Downtown Mixed Use (DMU)   | High Residential (R3)   | Rivers                   |
| Commercial (C2)            | Public Use (PU)         | Motley Parcel Boundaries |
| Industrial (I)             | Natural Resource (NR)   | Neighboring Communities  |
| Shoreline Residential (R1) |                         |                          |



December 2009  
Data sources: City of Motley, MN DNR; MNDOT MnGeo.



Map prepared by 1000 Friends of Minnesota TRC

5.11 Land Use Matrix<sup>62</sup>

The following set of tables establishes the uses permitted, permitted by conditional or interim use permit, or not permitted. All uses are subject to any other applicable requirements or performance standards of this ordinance.

<b><u>ACCESSORY USES</u></b>	<u>Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, interim or conditional uses are permitted in all districts.</u>
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<b><u>GENERAL USES</u></b>	<b><u>NR</u></b>	<b><u>R1</u></b>	<b><u>R2</u></b>	<b><u>R3</u></b>	<b><u>DM</u></b> <b><u>U</u></b>	<b><u>PU</u></b>	<b><u>C2</u></b>	<b><u>I</u></b>
<u>Abandoned Buildings/Structures</u>								
<u>Abandoned motor vehicles</u>								
<u>Forest Land Conversion</u>								
<u>Grading, greater than 50 cubic yards or which otherwise changes pre-existing drainage patterns.</u>								
<u>Vegetation Removal, Clear Cutting</u>								
<u>Vegetation Removal, Open Cutting</u>								
<u>Vegetation Removal, Select Cutting</u>								

<b><u>AGRICULTURAL USES</u></b>	<b><u>NR</u></b>	<b><u>R1</u></b>	<b><u>R2</u></b>	<b><u>R3</u></b>	<b><u>DM</u></b> <b><u>U</u></b>	<b><u>PU</u></b>	<b><u>C2</u></b>	<b><u>I</u></b>
<u>Agricultural; limited, however, to plant husbandry and sale of plants and produce.</u>								
<u>Limited livestock raising of 0.5 animal units per acre up to 49 a.u. (pasture)</u>								
<u>Limited livestock raising of more than 0.5 animal units per acre (pasture)</u>								

<sup>62</sup> Ordinance 2009-3, 4/28/2009

<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.

<b><u>RESIDENTIAL USES</u></b>	<b><u>NR</u></b>	<b><u>R1</u></b>	<b><u>R2</u></b>	<b><u>R3</u></b>	<b><u>DM</u></b> <b><u>U</u></b>	<b><u>PU</u></b>	<b><u>C2</u></b>	<b><u>I</u></b>
<u>Accessory Dwelling Unit</u>								
<u>Bed and Breakfast Facilities</u>								
<u>Dwelling</u>								
<u>Single Family</u>								
<u>Second single family on a parcel (permanent)</u>								
<u>Second single family on a parcel (temporary)<sup>63</sup></u>								
<u>Multi-Family (2 units)</u>								
<u>Multi-Family (3-4 units)</u>								
<u>Multi-Family (5+ units), including rental offices and private recreational facilities for the enjoyment of residents.</u>								
<u>Guest Cottage (riparian lots only)</u>								
<u>Mobile/Manufactured Home Park</u>								
<u>Travel Trailers/ Campers/ Recreational Vehicles (1 per lot)</u>								
<u>Keeping of Animals</u>								

<sup>63</sup> Added 8/4/2014 (Resolution #14-02)

<u>Home Occupations, Low Activity</u>									
<u>Home Occupations, Moderate Activity</u>									
<u>Home Occupations, High Activity</u>									
<u>Planned Unit Developments – Residential (R1 shoreland district)</u>									
<u>Planned Unit Development – Single-Family</u>									
<u>Planned Unit Development – Multi-Family</u>									
<u>Solar Energy Systems and Structures, Individual</u>									
<u>Solar Energy Systems and Structures, Neighborhood</u>									
<u>Solar Energy Systems and Structures, Large Scale (Solar Farm)</u>									
<u>Telecommunication antennas and towers, for personal use.</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>COMMERCIAL USES</u>	<u>NR</u>	<u>R1</u>	<u>R2</u>	<u>R3</u>	<u>DM</u> <u>U</u>	<u>PU</u>	<u>C2</u>	<u>I</u>
<u>Adult Uses/Adult Oriented Business</u>								
<u>Animal Boarding Facility/Kennel</u>								
<u>Animal Feed Distribution</u>								
<u>Animal Grooming Facility</u>								

<u>Appliance Repair</u>								
<u>Automobile accessory store with no outdoor storage</u>								
<u>Automobile Repair (passenger vehicles) and Small Engine Repair, including body shops.</u>								
<u>Auto Sales, New or Used</u>								
<u>Banks and other financial service institutions</u>								
<u>Boarding House</u>								
<u>Bowling alley</u>								
<u>Cabinet Shop</u>								
<u>Carwash Facility</u>								
<u>Car Washing (Temporary Event)</u>								
<u>Child Care Center</u>								
<u>Commercial uses which serve local permanent residents and the resort industry, such as grocery stores, marine supplies, equipment and service; recreational equipment sales and privately owned and licensed recreational activity.</u>								
<u>Contractors offices, shops and yards without outdoor storage</u>								
<u>Contractors offices, shops and yards with outdoor storage</u>								
<u>Drive-in Window Facilities</u>								

<u>Fuel (pressurized tanks) storage and sale – propane, acetylene, helium, CO2 and similar (not including small tanks/bottles typically used or sold for medical purposes, filling of helium balloons, portable cooking/heating implements, etc...)</u>								
<u>Gas and convenience store</u>								
<u>Health/athletic/fitness center, and roller rinks</u>								
<u>Hospitals</u>								
<u>Financial institutions</u>								
<u>Laboratories/Testing Facilities</u>								
<u>Laundromat/Dry Cleaning Services</u>								
<u>Lumber/Building Materials Yard</u>								
<u>Machinery, equipment sales, storage and service</u>								
<u>Massage Therapy</u>								
<u>Medical Clinic/Ethical Pharmacy</u>								
<u>Medical Marijuana Sales/Distribution</u>								
<u>Mini-Storage</u>								
<u>Motel/Hotel and other hospitality businesses, including convention/meeting facilities.</u>								
<u>Nursery/garden store</u>								
<u>Nursing homes, assisted living and other similar group housing.</u>								
<u>Offices – Medical</u>								
<u>Offices – Personal Services</u>								
<u>Offices - Professional</u>								

<u>Offices of members of recognized professions, such as doctors of medicine, optometry, dentistry and chiropractors; engineers, lawyers and architects. (In RR, R, RS and CS districts, provided such professions are carried on in their respective residents)</u>								
<u>Pawn Shop</u>								
<u>Planned Unit Development (PUD), Commercial/Mixed Use</u>								
<u>Repair Services – jewelry, electronics, household items, furniture, shoe, locksmith and other similar uses.</u>								
<u>Retail sales, rental and/or service, with no outdoor storage</u>								
<u>Retail sales, rental and/or service, with outdoor storage</u>								
<u>Restaurant, on/off sale liquor sales; supper club and fast food establishments, greater than three (3) tables for outdoor seating.</u>								
<u>Restaurant, on/off sale liquor sales; supper club and fast food establishments, up to three (3) tables of outdoor seating</u>								
<u>Planned Unit Development – Commercial (RS/CS District)</u>								
<u>Planned Unit Development – Non-Residential</u>								

<u>Telecommunication services and utility towers including cellular phone/wireless internet towers and antennas and other wireless telecommunications towers.</u>								
<u>Theater, Movie</u>								
<u>Theater, Drive-In</u>								
<u>Truck (semi) and other large vehicle repair, including body shops.</u>								
<u>Veterinary Clinic</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>								

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<u>INDUSTRIAL USES</u>	<u>NR</u>	<u>R1</u>	<u>R2</u>	<u>R3</u>	<u>DMU</u>	<u>PU</u>	<u>C2</u>	<u>I</u>
<u>Blacksmith Shop</u>								
<u>Concrete/bituminous storage or recycling facilities (permanent)<sup>64</sup></u>								
<u>Concrete/bituminous storage or recycling facilities related to a specific project lasting less than 12 months.<sup>65</sup></u>								
<u>Hot mix plant, Temporary</u>								
<u>Hot mix plant, Non-temporary</u>								
<u>Manufacturing, processing and assembly (heavy)</u>								

<sup>64</sup> Added 12/15/08 (Resolution #08-16)

<sup>65</sup> Amended 12/15/08 (Resolution #08-16)

<u>Manufacturing, processing and assembly (light)</u>									
<u>Mining/Extraction of gravel or other materials</u>									
<u>Plumbing Shop</u>									
<u>Print/Copy Shop</u>									
<u>Ready-mix plant</u>									
<u>Recycling facilities (including processing and transferring)</u>									
<u>Salvage/Junk Yard</u>									
<u>Studio – photography, decorating, art, music, dance or similar.</u>									
<u>Transportation or Freight Terminal</u>									
<u>Warehouse</u>									
<u>Welding Shop</u>									
<u>Wholesale Business</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.

<b><u>PUBLIC/ SEMI-PUBLIC USES</u></b>	<b><u>NR</u></b>	<b><u>R1</u></b>	<b><u>R2</u></b>	<b><u>R3</u></b>	<b><u>DMU</u></b>	<b><u>PU</u></b>	<b><u>C2</u></b>	<b><u>I</u></b>
<u>Airport, Public or Private</u>								
<u>Armories/Military Facilities</u>								
<u>Campground (Permanent)</u>								
<u>Camping (Temporary)</u>								
<u>Cemetery</u>								
<u>Churches, chapels, temples, synagogues and other places of worship, including related buildings and parsonage</u>								

<u>Community center, including senior center.</u>								
<u>Controlled Access Lot</u>								
<u>Cultural facilities, such as museums, art centers or cultural education.</u>								
<u>Educational institution/school and incidental uses when situated on the same site or unit of property</u>								
<u>Essential services, governmental use buildings and storage.</u>								
<u>Fairgrounds</u>								
<u>Temporary Festivals/Carnivals, Sales and Promotional Events</u>								
<u>Parking lot</u>								
<u>Public or semi-public/club parks, playgrounds, sport courts, beaches, swimming pools, recreation areas, hiking trails and historic monuments</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

<b><u>SIGNAGE</u></b>	<b><u>NR</u></b>	<b><u>R1</u></b>	<b><u>R2</u></b>	<b><u>R3</u></b>	<b><u>DMU</u></b>	<b><u>PU</u></b>	<b><u>C2</u></b>	<b><u>I</u></b>
<u>Sign, Digital Display</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Sign, Directory</u>	<u>E</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Sign, Awning</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Sign, Flashing</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Sign, Marquee</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Sign, Off-premise</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>E</u>

<u>Sign, On-premise</u>	<u>E</u>	<u>P</u>						
<u>Sign, Portable</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>E</u>
<u>Sign, Pylon</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>
<u>Sign, Scrolling</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Sign, Shimmering</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

A – Denotes Allowed without a Permit  
P – Denotes *Permitted use*  
C – Denotes *Conditional use*

Formatted Table

Use	NR	R1	R2	R3	DMU	PU	C2	I
<i>Abandoned Building</i>	E	E	E	E	E	-	-	-
<i>Abandoned Motor Vehicle</i>	E	E	E	E	E	-	-	-
<i>Accessory Apartment</i>	-	E	E	-	E	-	-	-
<i>Accessory Structure</i>	E	-	P	P	P	E	P	-
<i>Adult Oriented Business</i>	-	E	E	E	E	-	E	E
<i>Agricultural – Cropland and Pasture</i>	-	P(1)	-	-	E	-	-	-
<b><i>Agricultural Use</i></b>	<b>E</b>	<b>I</b>	<b>P</b>	<b>E</b>	<b>E</b>	<b>I</b>	<b>I</b>	<b>E</b>
<i>Airport, Public or Private</i>	-	-	-	-	E	E	E	-
<i>Animal Boarding Facility</i>	-	E	C(2)	E	E	-	E	-
<i>Animal Feed Distribution and Processing</i>	-	-	-	-	E	-	E	-
<i>Animal Grooming Facility</i>	-	-	-	-	P	-	E	-
<b><i>Animal Husbandry, Domestic</i></b>	<b>I</b>	<b>I</b>	<b>E</b>	<b>E</b>	<b>E</b>	<b>I</b>	<b>I</b>	<b>E</b>
<b><i>Animal Husbandry, Food</i></b>	<b>I</b>	<b>E</b>	<b>E</b>	<b>I</b>	<b>E</b>	<b>I</b>	<b>I</b>	<b>E</b>
<b><i>Animal Husbandry, Wild</i></b>	<b>I</b>	<b>E</b>	<b>E</b>	<b>E</b>	<b>E</b>	<b>I</b>	<b>I</b>	<b>E</b>
<i>Appliance Repair</i>	-	-	-	-	E	-	E	-
<i>Artist Studio</i>	-	-	-	-	P	-	-	-
<i>Assembly Plants</i>	-	-	-	-	E	-	-	E
<i>Athletic Clubs or Gymnasiums</i>	-	-	-	-	P	-	P	-
<i>Automobile Repair Shops and Garages</i>	-	-	-	-	E	-	E	-
<i>Automobile Sales</i>	-	-	-	-	E	-	E	-
<i>Auto Salvage Yard</i>	-	-	-	-	E	-	-	E
<i>Banks</i>	-	-	-	-	P	-	P	-
<i>Beach</i>	-	-	-	-	E	E	-	-
<i>Bed and Breakfast Dwelling</i>	-	E	-	E	E	-	-	-

<i>Billboards</i>	E	E	E	E	E	E	E	E
<i>Blacksmith Shops</i>	-	-	-	-	E	-	-	E
Use	NR	R1	R2	R3	DMU	PU	C2	I
<i>Building Material Yards, Lumber Yards</i>	<u>E</u>				E	<u>E</u>		C
<i>Campground</i>	<u>E</u>	E		E	E	<u>C</u>		E
<i>Camping</i>	<u>E</u>	P			E	<u>E (8)</u>		E
<i>Car Wash</i>	<u>E</u>				E	<u>E</u>		
<i>Child Care, Center</i>	<u>E</u>				P	<u>E</u>	P	
<i>Church</i>	<u>E</u>	E		C	C	<u>E (9)</u>	C	E
<i>Clinics and Ethical Pharmacies</i>	<u>E</u>				C	<u>E</u>	P	
<i>Commercial Uses</i>	-	-	-	-	E	E	-	-
<i>Community and Recreation Centers</i>	<u>E</u>			C	C	<u>E</u>	P	
<i>Contractors Equipment Yards</i>	<u>E</u>				E	<u>E</u>		C
<i>Drive in Window Facilities</i>	<u>E</u>				C	<u>E</u>	C	
<i>Dry Cleaning and Laundering Services</i>	-	-	-	-	P	-	E	-
<i>Dwelling, Duplex</i>	-	E	P	-	P	-	-	-
<i>Dwelling, Guest Quarters</i>	-	E	-	-	P	-	-	-
<i>Dwelling, Mixed Use</i>	-	-	-	-	P	-	E	-
<i>Dwelling, Multi-Family</i>	-	-	E	E	P	-	-	-
<i>Dwelling, Single Family</i>	-	P	P	P	P	-	-	-
<i>Dwelling Unit, Triplex</i>	-	-	-	P	P	-	-	-
<i>Dwelling Unit, Quad</i>	-	-	-	P	P	-	-	-
<i>Dwelling, Other</i>	-	-	-	-	E	-	-	-
<i>Education and Training</i>	-	-	-	-	P	-	E	-
<i>Extractive Use</i>	<u>E</u>	<u>E</u>	-	-	E	-	-	-
<i>Fair Grounds</i>	-	-	-	-	E	P	-	-
<i>Farm Machinery and Equipment-Rental</i>	-	-	-	-	E	-	E	-
<i>Forest Land Conversion</i>	<u>E</u>	<u>E</u>	-	-	E	-	-	-
<i>Gas Station</i>	-	-	-	-	E	-	E	-
<i>Grading greater than 50 cubic yards</i>	-	E	-	-	E	-	-	-
<i>Grocery Store</i>	-	-	-	-	P	-	P	-
<i>Heavy Industrial</i>	-	-	-	-	E	-	-	<u>E(5)</u>
<i>Hiking Trails, Public or Private</i>	P	P	P	P	P	P	-	-

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

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