
CITY OF MOTLEY

BOARD OF ADJUSTMENT/ PLANNING COMMISSION

MEETING PACKET FOR
September 26, 2017



CITY OF MOTLEY
PLANNING AND ZONING COMMISSION
AGENDA
September 26, 2017
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. September 7, 2017

7. Planning and Zoning Administrator's Report

8. Other Business

a. Discussion – Interpretation of Ordinance

i. Accessory structure vs. Principal structure

ii. Permitting and requirements for structures under 200 sq ft

b. Discussion – Regulation of land uses within zoning districts

c. Discussion – Community Center

d. Discussion – Parks Committee/Trails Planning

e. Discussion - Industrial Park

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.

CITY OF MOTLEY
PLANNING AND ZONING COMMISSION MINUTES
September 7, 2017

1. Call to Order

O'Regan called the meeting to order at 6:30 p.m.

2. Roll Call

Planning Commission: Pat O'Regan (chair), Al Yoder, Steve Johnson, Amy Hutchison, Jace Carlson

Absent: None

City Staff: Lacey Smieja, Bruce Brotherton

Hometown Planning: Ben Oleson

Public: Karen Smith

3. Public Hearings

None

4. Additions or Deletions to the Agenda

None

5. Open Forum

Karen Smith presented information to the Council regarding "tiny houses" and encouraged the City to allow for them. O'Regan noted that the City does allow for them in the R-4 zoning district, but not elsewhere. The City took the information under advisement and something the City should look into.

6. Approval of Minutes

Motion to approve minutes of the June 27, 2017 Planning Commission meeting made and seconded.
Motion passed unanimously.

7. Planning and Zoning Administrator's Report

None

8. Other Business

a. Discussion – Minimum lot sizes vs. Assessment Policy

Oleson explained there had been discussion at a recent meeting with the City Engineer regarding the City's policy for assessments on road/infrastructure projects not matching up with the City's minimum lot sizes. Oleson noted this issue had been sent to the Planning Commission by the City Council a few years ago, but was never fully discussed as the Planning Commission was in transition around that time.

After discussing the matter, the Planning Commission determined to leave the zoning ordinance the way it is now, with the understanding that the minimum lot width in the zoning ordinance is only one factor in determining how the City assesses projects.

b. Discussion – Residential/Commercial uses in Downtown Mixed Use (DMU) zoning district

Oleson explained he had received a question about whether the City allowing for residential use in the DMU district would be counter to the City's desire to allow promote more commercial uses.

After discussing the matter, the Planning Commission determined that no immediate changes are desired for the ordinance and that the DMU district should continue to allow for both residential and commercial uses as this time.

c. Discussion – Regulation of land uses within zoning districts

The Commission worked through portions of the "land use matrix" in Section 5.11 and made suggested edits. Any formal changes to this section will require a public hearing.

In related discussion, the Commission agreed with Oleson's assessment that the Zoning Ordinance has many confusing or conflicting sections and that a draft amendment to the entire ordinance should be discussed. The Commission discussed an initial timeline for presenting a draft at the October regularly scheduled meeting, with additional discussion and amendments following from there.

d. Discussion – Parks Committee/Trails Planning

Tabled

e. Discussion – Use of land within Industrial Park

Tabled

f. Update – Electric car/solar charging station

Smieja noted that there was a meeting she would be attending regarding this matter the next day.

A motion was made and seconded to adjourn the meeting. The meeting was adjourned at 8:38 p.m.

Respectfully submitted,
Ben Oleson
Hometown Planning

STAFF REPORT

Issue: Discussion – Interpretation of Ordinance, Accessory structure vs. Principal structure

Agenda Item: 8a. i

Background Information:

- **Issue:** In the R-2 zoning district, the regulations of building height are different depending on whether the structure is an accessory structure or a principal structure. Principal structure height is limited to 25 feet while accessory structures are limited to 13 feet.

In the R-1 (shoreland) and R-3 (multi-family) zoning districts, there is no difference between the heights allowed for primary and accessory structures (max. 25 ft in R-1 and 45 feet in R-3).

The City's ordinance defines "Accessory Structure," "Accessory Use," "Building Height" and "Principal Structure or Use" as follows:

3.2 DEFINITIONS

4. Accessory Structure: A building or other structure that is supportive, secondary and subordinate in use and/or size to the principle structure on the same parcel or lot which, because of the nature of its use, can reasonably be located at or greater than minimum structure setbacks. Includes all structures not considered the principle structure including, but not limited to, T.V. towers antennas, dish antennas, outdoor swimming pools, outdoor hot-tubs, detached garages, sheds, guest quarters and boathouses.

5. Accessory Use. A use naturally and normally incident and subordinate to the main use of the premises.

53. Building Height. The vertical distance between the highest adjoining ground level at the building or ten (10) feet above the lowest ground level, whichever is lower, and the highest point of a flat roof or average height between the eaves and the highest ridge of gable, hip or gambrel roofs or ten feet below the peak, whichever is greater.

172.Principal Structure or Use. The single primary structure or use on a lot, as distinguished from accessory uses or structure. Recreational vehicles used as dwellings shall not be considered a principal structure or use.

The specific situation that brings rise to this discussion is a proposal to build a horse/hay barn on a property where there are not currently any other significant structures. The portion of the property where the barn is proposed is zoned R-2 (another portion of the property – between the proposed barn and the public road – is zoned C-2). That barn would have a height of about 24 feet, which exceeds the 13 feet allowed for accessory structures, but not the 25 feet allowed for principal structures.

Staff sees two ways to interpret this section of the ordinance in relation to a barn being placed on a property by itself:

- 1) **As a principal structure:** The definition of "Principal Structure or Use" does not specifically prohibit a barn as being considered a principal structure, nor does it limit a principal structure to a dwelling or commercial/industrial building. It simply says that it is "The single primary structure or use on a lot, as distinguished from accessory uses or structure." If a person chooses to place only a barn on a property (not an uncommon

practice – especially in area where agricultural uses are taking place), then it becomes the principal structure by definition.

- a. NOTE: “Agricultural Use” is considered a permitted use in the R-2 district, which is defined as:

“Agricultural Use. The use of land for agricultural purposes including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture and animal and poultry husbandry and the necessary accessory uses used for packing, treating or storing the product, provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.”

- b. NOTE: If a barn, or any other building taller than 13 feet, were to be defined initially as the “principal structure” and then later a dwelling were constructed on the property, it would create a situation where the dwelling would seem to clearly be the principal structure and the barn would become an accessory structure that was no longer compliant with the 13 ft height limit. As such, either a variance would have to be obtained or the home could not be allowed.
- c. NOTE: This interpretation has the potential to create a situation where a property no longer becomes available for a dwelling and as such, may devalue the property for future owners and make it harder to sell.

2) **As an accessory structure:** Traditionally, a principal structure is a structure that houses the “main” use typical for a zoning district. In a residential district, a dwelling would be the principal structure. In a commercial or industrial district, a commercial or industrial building would be the principal structure. In an agriculturally-zoned district, an agricultural building would be the principal structure. Allowing for a barn to be a principal structure in a residential district would be inconsistent with this commonly-held understanding.

- a. NOTE: While this may be the commonly-held understanding, it is not expressly written this way in the City’s ordinance.
- b. NOTE: This interpretation avoids the problem of an initially conforming building becoming nonconforming when a dwelling is later built and/or does not inhibit the future use of the property for residential purposes.

Additionally, there is a larger policy question at hand – why are accessory structures limited in height (compared to principal structures) in the R-2 zoning district, but not the R-1 or R-3 zoning districts?

Further, the ordinance limits the size of accessory structures in the R-2 and R-3 zoning districts, but not the R-1 zoning district. And between the R-2 and R-3 zoning districts, the limitation on size lessens in the R-2 district as the lot size goes above 2.5 acres, but stays the same in the R-3 zoning district regardless of lot size, as follows:

Zoning District	Accessory Structure Size – square feet, maximum, cumulative
R-2	1,280 for parcels 2.5 acres or less, 1,280 for each additional 2.5 acres parcel size
R-3	1,280

-
- Action Requested:** Staff is requesting direction from the Planning Commission as to how it feels the existing ordinance language should be interpreted.

STAFF REPORT

Issue: Discussion – Interpretation of Ordinance, Permitting and requirements for structures under 200 sq ft

Agenda Item: 8a. ii

Background Information:

- **Issue:** According to the State Building Code, certain structures 200 sq ft or less in size do not require a permit or compliance with the building code (this figure used to be 120 square feet, but was changed about 2 years ago).

The Motley Zoning Ordinance, however, requires a “zoning permit” in addition to any required building permits, as follows:

9.7 Zoning Permits.

1. Zoning Permits shall be issued for all new structures and any change in structure exterior, plumbing or number of bedrooms, any construction or repair of a sewage system and any grading and filling in shoreland not exempted by this ordinance. No person shall assemble, install, repair, remodel, remove or construct any structure prior to applying for and receiving a Zoning Permit.
2. Where a proposed use requires action of the Board of Adjustment, Planning Commission or Council or posting of financial security, said action shall occur and the Conditional Use Permit, Variance, Zoning District change, final plat plan approval, approval of metes and bound division shall be issued or security posted before the Zoning Permit is issued.
7. If the Zoning Administrator determines that any violation of the permit or other section of the Ordinance has occurred, the permit shall become null and void.

NOTE: Definitions that apply include:

Structure. Any building, appurtenance including decks or other facility constructed, placed or erected by man except aerial or underground utility lines such as sewer, electric, telephone, telegraph, gas lines and except walks or steps on grade not more than 4 feet wide, stoops not exceeding 30 square feet, fenced, temporary furniture, planter, or decorative material and retaining walls consisting of wood or decorative block.

Zoning Permit. A permit issued by the Zoning Administrator to allow the construction of a structure or to allow a land use when the provisions of this ordinance have been met, when approval of any conditional use permits or variances have been granted and when the fees are paid. A zoning permit may have administrative conditions specific to the subject site when called for by the Ordinance.

Additionally, the City’s Zoning Ordinance contains the following regulations for structures along rivers:

SECTION V - ZONING DISTRICTS AND DISTRICT PROVISIONS

General

6. The following provisions apply to all zoning districts:

- a. All accessory structures or uses require the establishment of a principle structure when placed on a lot less than 2.5 acres in size¹.
- e. Water orientated accessory structures, including boathouses, are prohibited.

5.2 Shoreline Residential (R-1).

1. Purpose: To establish and maintain a land use district on the shorelines of public waters that is residential in character and that is compatible with the natural resources of the public water. The provisions of this zone shall apply to the shorelands of the public water bodies as classified in Section 5.1(4) of this ordinance.

5. Lot and Use Requirements. (R-1)

Setback, OHW - feet, minimum	150
Building above highest known groundwater or lake level - feet, minimum	3

Note: Water Oriented Accessory Structure is defined as:

Water Oriented Accessory Structure or Facility. A small above ground building or other improvement, except stairways, fences, docks and retaining walls, which because of the relationship of its use to a surface water feature is located closer to public waters than the normal structure setback. Examples of such structures and facilities include boat houses, gazebos, screen houses, fish cleaning houses and detached decks.

Last summer, staff was contacted by a landowner about constructing a building near the Crow Wing River that would serve as storage for boating equipment and possibly a sitting area. Staff does not have specific notes about the conversations that ensued, but has memory of discussing with the caller that “boathouses” (the only structure potentially allowed inside the normal 150 ft structure setback from the river) were prohibited in the City’s Zoning Ordinance. The issue was brought up for discussion at the July 26, 2016 Planning Commission meeting, where the Commission decided that the prohibition on boathouses should continue (see attached minutes from that meeting - the discussion was largely around the fact that DNR minimum requirements for shoreland ordinances do allow for a “water-oriented accessory structure” up to 250 square feet to be constructed within 10 feet of the ordinary-high water level of a river).

The landowner has since constructed a small building (see attached photo) with an attached open deck very near the river bank. He indicates that he was told that if the building was under 200 square feet in size, no permit was required.

Staff has no record of any follow-up conversations with the landowner after the July 26, 2016 meeting and the building inspector at the time indicated he has no recollection of talking to the landowner about this particular building.

Action Requested: Staff is requesting direction from the Planning Commission as to whether to:

- 1) Treat the structure as an illegally-constructed building that either requires removal or an approved variance, or

¹ Amended December 2016

2) Determine that the ordinance is sufficiently vague and no permit or setback/height requirements are required for this particular structures or other structures under 200 square feet that may be placed on any other property in the City (i.e. the ordinance is clear that zoning permits are required, but confusing in that buildings under 200 square feet don't require a building permit).



CITY OF MOTLEY
PLANNING AND ZONING COMMISSION MINUTES
July 26, 2016

1. Call to Order

O'Regan called the meeting to order at 6:30 p.m.

2. Roll Call

Planning Commission: Pat O'Regan, Amy Hutchison, Steve Johnson, Al Yoder

Absent: Nancy Nieken

Hometown Planning: Ben Oleson

Public: Bobby and Helen Hall, Scott Davis

3. Public Hearings

None

4. Additions or Deletions to the Agenda

None

5. Open Forum

There were no persons present wishing to speak.

6. Approval of Minutes

Motion to approve minutes of the April 2016 Planning Commission meeting made and seconded.

Motion passed unanimously.

7. Planning and Zoning Administrator's Report

Oleson noted that all items he had to discuss were part of "Other Business" on the agenda.

8. Other Business

a. Discussion – Interpretation/Discussion of Ordinances

- i. Building of accessory structure on a lot without a primary structure/RVs as primary structure/RVs as temporary dwelling

After discussion, Oleson was directed to schedule a public hearing for August 30, 2016 that would allow for accessory structures before a primary structure only on lots 2.5 acres in size or larger. The hearing should also include amendments to clarify that RVs are not considered a primary structure.

- ii. Lack of fence regulations within all but the DMU zoning district

After discussion, Oleson was directed to schedule a public hearing for August 30, 2016 that would regulate fences in all zoning districts and make sure that site triangles at intersections were kept clear of obstructions but not require a permit for fences.

iii. Prohibition on Boathouses/Water-Oriented Accessory Structures

After discussion, the consensus of the Commission was to continue prohibiting boathouses/water oriented accessory structures.

b. Use of land within Industrial Park

Item tabled for future discussion

c. Discussion – Regulation of land uses within zoning districts

Item tabled for future discussion

9. Adjournment

A motion was made and seconded to adjourn the meeting. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Ben Oleson

Hometown Planning

STAFF REPORT

Issue: Regulation of land uses within zoning districts

Agenda Item: 8b

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.

Staff has drafted out proposed changes as a starting point for discussion for the Industrial and Public/Semi-Public and Sign sections of the matrix. Please note any changes you would like and bring those comments to the meeting.

We will plan to continue working through this section until completed.

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>C or IU</u>	<u>C or IU</u>	<u>C or IU</u>	<u>C or IU</u>	<u>C or IU</u>	<u>E</u>	<u>C or IU</u>	<u>C or IU</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.

INDUSTRIAL USES	NR	R1	R2	R3	DMU	PU	C2	I
Blacksmith Shop	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>		<u>E</u>	<u>C</u>	<u>P</u>
Concrete/bituminous storage or recycling facilities (permanent) ⁶⁸	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>P</u>
Concrete/bituminous storage or recycling facilities related to a specific project lasting less than 12 months. ⁶⁹	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>E</u>	<u>C</u>	<u>P</u>
Hot mix plant, Temporary	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>E</u>	<u>C</u>	<u>P</u>
Hot mix plant, Non-temporary	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>P</u>
Manufacturing, processing and assembly (heavy)	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>P</u>
Manufacturing, processing and assembly (light)	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>E</u>	<u>C</u>	<u>P</u>
Mining/Extraction of gravel or other materials	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>C</u>
Plumbing Shop	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>P</u>	<u>E</u>	<u>P</u>	<u>P</u>
Print/Copy Shop	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>P</u>	<u>E</u>	<u>P</u>	<u>P</u>
Ready-mix plant	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>C</u>
Recycling facilities (including processing and transferring)	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>E</u>	<u>C</u>	<u>C</u>
Salvage/Junk Yard	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>C</u>

⁶⁸ Added 12/15/08 (Resolution #08-16)

⁶⁹ Amended 12/15/08 (Resolution #08-16)

<u>Studio – photography, decorating, art, music, dance or similar.</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>P</u>	<u>E</u>	<u>P</u>	<u>P</u>
<u>Transportation or Freight Terminal</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>E</u>	<u>C</u>	<u>C</u>
<u>Warehouse</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>E</u>	<u>C</u>	<u>C</u>
<u>Welding Shop</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>E</u>	<u>C</u>	<u>P</u>
<u>Wholesale Business</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>E</u>	<u>C</u>	<u>C</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>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>C</u>	<u>E</u>	<u>C</u>	<u>C</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>PUBLIC/ SEMI-PUBLIC 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>Airport, Public or Private</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>				
<u>Armories/Military Facilities</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>				
<u>Campground (Permanent)</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>				
<u>Camping (Temporary)</u>	<u>E</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Cemetery</u>	<u>E</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Churches, chapels, temples, synagogues and other places of worship, including related buildings and parsonage</u>	<u>E</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>E</u>	<u>C</u>	<u>C</u>
<u>Community center, including senior center.</u>	<u>E</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>C</u>		
<u>Controlled Access Lot</u>	<u>E</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Cultural facilities, such as museums, art centers or cultural education.</u>	<u>E</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Educational institution/school and incidental uses when situated on the same site or unit of property</u>	<u>E</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

Essential services, governmental use buildings and storage.	<u>E</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Fairgrounds	<u>E</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Temporary Festivals/Carnivals, Sales and Promotional Events	<u>E</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Parking lot	<u>E</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
Public or semi-public/club parks, playgrounds, sport courts, beaches, swimming pools, recreation areas, hiking trails and historic monuments	<u>E</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</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</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</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>SIGNAGE</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>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>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</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