

8-08 SPECIAL EXCEPTIONS (1) (C)

Allow an accessory building to be remodeled and occupied as a secondary residence due to a special health or family need, as long as the remodeling and occupation of the structure for residential use is removed when the specifically approved special health and family need ceases to exist. The removal must be completed within six (6) months of the date when the specifically approved need ceases to exist.

TABLE 9-15

TABLE 9-15 (Part 1 of 5) Permitted Uses in Zoning Districts																
Development Plan Required = Highlighted Text SE = Special Exception x = Multiple On One Lot																
USES	A-R	A-1	B-1	B-2	B-3	C-1	I-1	I-2	L-1	M-1	M-2	R-1	R-2	R-3	S-1	P-1
Accessory Uses (If required by Article 14)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Accessory Structure General (If required by Article 14)	X	X	X	X	X	X	X	X	X						X	X
Accessory Structure Residential (If required by Article 14)										X	X	X	X	X		
Agriculture	X	X				X										X
Airport	X	X					X	X								
Antique Restoration			X	X	X		X	X								
Asphalt Manufacturing Plant								X								
Automobile Sales & Service			X	X	X		X	X								
Auto & Truck Repair					X		X	X								
Bank / Credit Union			X	X	X		X									
Boarding House													X	X		
Brewery	SE	SE	SE	SE	SE		X									
Brewery, Micro-	X	X	X	X	X		X									
Bulk Fuel Storage (Private)	X	X			X		X	X								
Bulk Fuel Storage (Commercial)		X			X		X	X								
USES	A-R	A-1	B-1	B-2	B-3	C-1	I-1	I-2	L-1	M-1	M-2	R-1	R-2	R-3	S-1	P-1

11-01 ACCESSORY STURCTURES AND USES (5)

An accessory structure in the A-1 zoning district can meet a 5-foot setback from a property line if it is less than 14 feet tall and less than 500 square feet in size.

ARTICLE 18: DEFINITIONS

BANK / CREDIT UNION: A structure used as a bank or credit union.

ENCLOSED MORTALITY COMPOSTING: A roofed structure with walls on 3 of the 4 sides with a gated entrance to be used for mortality composting in conjunction with a confined animal feeding operation.

MANUFACTURING (HEAVY): The manufacturing, processing, assembling, fabrication, or repairing of any materials which may produce such noise, vibration, electrical disturbance, air pollution, water pollution, heat, glare, waste matter, odor, or fire hazard to neighboring property.; Operations where punch presses or such types of equipment are part of the manufacturing process, ~~and where there is outside storage of materials.~~ There also may be the outside storage of raw materials, processed materials, recycled materials, and manufactured goods. Furthermore, there may be manufacturing operations that occur outside of a structure.

MANUFACTURING, (LIGHT): The manufacturing, processing, assembling, fabrication, or repairing of any materials or products where no continuous process involved will produce noise, vibration, electrical disturbance, air pollution, water pollution, heat, glare, waste matter, odor, or fire hazard which will disturb or endanger any neighboring property ~~and where operations and storage may be in open areas.~~ There also may be the outside storage of processed materials and manufactured goods. The manufacturing process shall fully occur within a structure.

STRUCTURE (GENERAL ACCESSORY): A structure incidental and subordinate to the principal structure and located on the same parcel of real estate as the primary structure, including, but not limited to a pool, deck, carport, gazebo, shed, garage, barn.

STRUCTURE (RESIDENTIAL ACCESSORY): A structure incidental and subordinate to the principal structure and located on the same parcel of real estate as the primary structure, including, but not limited to a pool, deck, carport, gazebo, shed, garage, barn. This structure shall not have a gross floor area of less than or equal to 1,200 square feet. This structure shall not be taller than the tallest point of the principal structure on the same property or the principal structure on a contiguous neighbor's property. Contiguous neighbor shall be defined as the next property located north, northeast, east, southeast, south, southwest, west, or northwest from the property being developed.