

Exhibit A  
Resolution 25-\_\_\_\_\_

The Zoning Regulations for the Yellowstone County Jurisdictional Area are amended by revising **Section 27-1000 – Uses and Use Standards** - to correct errors, provide clarification and continuity of the regulations.

**Section 1. Section 27-1002 Uses by District, Table 27-1000.1 Use Table, and Section 27-1003 through 27-1009 are amended as follows:**

Section 27-1002 Uses by District

A. Use Table

Table 27-1000.1, Permitted Primary Uses, identifies the permitted primary uses in each zoning district. Each use is given one of the following designations for each zoning district in which that use is permitted.

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2. Permitted in a specified location, such as on upper stories or in the back of a structure /PL/. These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least ~~30~~20 feet from the front facade.

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A. Table 27-1000.1 Yellowstone County Primary Use Table

Table 27-1000.1: Primary Uses in Base Zone Districts	AG	Residential				Commercial	Industrial		Public					Additional Standards	
	Key: P = Permitted, PL = Location Limits, PR = Applicable Use Restriction SR = Special Review														
	A	RR1	RR3	N4	R-RMH	C3	CX	I1	I2	P1	P2	P3 Civ	P3 Ed		P3 Med
<b>RESIDENTIAL</b>															
Households Living (dwelling unit/structure)															
1 du/structure	P	P	P	P	P						PR	PR	PR	PR	27-1003
Manufactured Home															
Type 1 (Jan. 1, 1990 or newer model) Built on or after June 15, 1976 (HUD Code)	P	P	P		P										27-1003
Type 2 (All other models)	P	SR	SR		P										27-1003
Group Household Living															
Groups Recognized by MT Statutes															
Community Residential Facility, Large (More than 8 residents)	SR	SR	SR	SR	SR						P				27-1003
Community Residential Facility, Small (8 or fewer residents)	P	P	P	P	P						P				27-1003
Independent Groups															
Long-Term Care Facility						P	P							P	
Retirement Home or Village	SR	SR	SR	SR	SR	P							P	P	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL</b>															
Assembly															
Civic Assembly	SR	SR	SR	SR	SR					PR	P	P	PR	PR	27-1004
Religious Assembly	SR	SR	SR	SR	SR						P	PR	PR	PR	27-1004
Campus															
Planned Civic Campus												P			P Districts: 27-500
Planned Educational Campus													P		P Districts: 27-500
Planned Medical Campus														P	P Districts: 27-500

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	A	RR1	RR3	N4	R- RMH	C3	CX	I1	I2	P1	P2	P3 Civ	P3 Ed	P3 Med	
<b>Education</b>															
School, College or University								SR			P	P		P	
School, Primary and Secondary	P	P	P	P	P	P	P				P	P	P		
School, Trade, Business, Technology, Vocational							P	P			P		P	PR	27-1004
<b>Government and Public Safety</b>															
Correctional Facilities								SR			SR				
Emergency Services						P	P	P	P	P	P	P	P	P	
Government Buildings and Offices						P	P	P	P	PR	P	P		27-1004	
Government Facilities, Yards, and Storage						P	P	P	P	PR	P	P		27-1004	
<b>Health Care and Social Assistance</b>															
Hospice Facility	P	P		P	P	P	P				P	P		P	
Hospital or Health Care Facility						P	P				P			P	
Office and Clinical Services						P					P		P	P	
Outpatient Center for Surgical Services						P								P	
Shelter							SR	SR	SR		PR	PR	PR	PR	27-1004
<b>Parks and Recreation</b>															
Arboretums/Botanic Gardens										P	P				
Zoo											PR			27-1004	
<b>COMMERCIAL</b>															
<b>Adult and Child Care</b>															
Adult Day Care Center						P	P				P	P	P	P	27-1005
Day Care Center	SR	SR	SR	SR	SR	P	P				P	P	P	P	27-1005
Family Day Care Home	P	P	P	P	P						P	P	P	P	27-1005
Group Day Care Home	P	P	P	P	P	P	P				P	P	P	P	27-1005
<b>Amusement and Recreation</b>															
Adult Entertainment							PR	PR	PR						27-1005

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	A	RR1	RR3	N4	R-RMH	C3	CX	I1	I2	P1	P2	P3 Civ	P3 Ed		P3 Med
<b>Amusement, Indoor</b>															
Large (50,000 sf GFA or more)						P	P	P	P	P	P	P	P		27-1005
Small (less than 50,000 sf GFA)						P	P	P	P	P	P	P	P	P	27-1005
<b>Amusement and Recreation, Outdoor</b>															
Large (1 acre or more)						P	P	P	P	PR	P	PR	PR	PR	27-1005
Small (less than 1 acre)						P	P	P	P	PR	P	PR	PR	PR	27-1005
Casino, Large (10 or more gambling devices)						SR PR	SR PR	SR P							27-1005
<b>Animal Sales and Services</b>															
Boarding/Kennel	PR	SR	SR			PR	PR								27-1005
General Sales and Services	P					P	P	P	P						27-1005
Shelter, Animal						P	P	P	P		P	P			27-1005
<b>Veterinary</b>															
Small Animal	P		SR			PR	P	P	P						27-1005
Large Animal	P		SR			PR	P	P	P						27-1005
Either with boarding	P		SR			PR	P	P	P						27-1005
<b>Assembly, Entertainment and Trade</b>															
Large (125,000 or more sf of exhibit space)	SR					P	P	P	P	SR	P	P	P	P	27-1005
Small (less than 125,000 sf of exhibit space)	SR					P	P	P	P	SR	P	P	P	P	27-1005
<b>Commercial Service</b>															
Broadcasting Stations and Studios						P	P	P	P						
Business Service						P	P	P							
Cemetery/Crematorium						P	P	P			P				
Consumer Maintenance and Repair						P	P	P							
Personal Service						P	P					P	PR	PR	27-1005
Studio or Instruction Service						P	P					P	PR	PR	27-1005

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	A	RR1	RR3	N4	R- RMH	C3	CX	I1	I2	P1	P2	P3 Civ	P3 Ed		P3 Med
<b>Eating and Drinking Establishment</b>															
<b>No Alcohol</b>															
Restaurant, without drive-thru						P	P	P			P	P	P	P	27-1005
with drive-thru						PR	PR	P			P	P	P	P	27-1005
<b>Beer and Wine License, On-Premises Consumption</b>															
Bar or Tavern						SR PR	SR PR	P							27-1005
Craft Alcohol						P	P	P			P	P	P	P	27-1005
Restaurant						P	P	P			P	P	P	P	27-1005
<b>All-Beverage License, On-Premises Consumption</b>															
Bar or Tavern						SR PR	SR PR	P							27-1005
Craft Alcohol						P	P	P			P	P	P	P	27-1005
Restaurant						P	P	P			P	P	P	P	27-1005
<b>Financial Services</b>															
Financial Institution, no drive-thru						P	P					P	P	P	27-1005
with drive-thru						P	P								27-1009
Alternative Financial Services						P	P								
<b>Lodging</b>															
Boarding House						P	PL								
Bed and Breakfast Inn	SR	SR	SR	SR	SR	P									27-1005
Campground/RV Park	SR	SR	SR	SR	SR	P	P	P		SR	SR				27-1005
Hotel/Motel						P	P								
Tourist Home Short-Term Rental						PR	PR				PR	PR	PR	PR	27-1005

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	A	RR1	RR3	N4	R- RMH	C3	CX	I1	I2	P1	P2	P3 Civ	P3 Ed	P3 Med
<b>Office</b>														
Business or Professional						P	P							
Research and Testing Laboratories						P	P	P	P					
Marijuana Testing Laboratory						P	P	P	P					27-1006.C
<b>Parking, Commercial</b>														
Parking, primary use						P	P	P	P					
<b>Retail Sales</b>														
Retail, Agricultural						P	P	P						
Commercial Greenhouse						P	P	P						
Marijuana Dispensary - Medical						PR	PR	PR	PR					27-1005.Q
Marijuana Dispensary – Adult Use						PR	PR	PR	PR					27-1005.Q
Marijuana Dispensary – Combined Use						PR	PR	PR	PR					27-1005.Q
Retail, Limited with drive-thru						P	P							27-1009
without drive-thru						P	P	P						
Retail, General with drive-thru						P	P							27-1009
without drive-thru						P	P							
Retail, Large-Format						P	P	P						
<b>Vehicle Sales and Service, Personal</b>														
Car Wash						P	P	P						
Vehicle Sales and Rental						P	P	P						
Outdoor Sales Lot						P	P	P						27-1005
Vehicle Maintenance and Repair, Minor (5,000 sf or less)						P	P	P						
Vehicle Maintenance and Repair, Major (> 5,000 sf)						P	P	P						
Vehicle Service Station, no convenience store						P	P	P						
with convenience store						P	P	P						

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	A	RR1	RR3	N4	R- RMH	C3	CX	I1	I2	P1	P2		P3 Civ	P3 Ed
<b>INDUSTRIAL, WHOLESALE, AND STORAGE</b>														
<b>Industrial and Construction Services</b>														
Auction House	SR						P	P	P					
Contractor Yard, General/Trade						P	P	P	P					
Heavy								P	P					
Grain Elevator	SR							P	P					
Industrial Sales and Services							P	P						
Truck, RV, and Heavy Equipment Rental, Sales, and Service						P	P	P	P					
Truck Stop/Wash							P	P	P					
<b>Manufacturing, Assembly, or Processing</b>														
Artisan/Craft						P	P	P	P					27-1006
Limited						P	P	P	P					
General						SR	P	P	P					
Heavy								SR	P					27-1006
Marijuana Cultivation (Indoor Only)	PR					PR	PR	PR	PR					27-1006.C
Marijuana Processing/Manufacturing						PR	PR	PR	PR					27-1006.C
<b>Natural Resource Extraction</b>														
Mining; Oil and Gas Field Services							P	P	P					
Construction Sand and Gravel Mining	SR					P	P	P	P					
<b>Warehouse and Storage Services</b>														
Outdoor Storage						PR	PR	PR	PR					27-1006
Personal Self-Service Storage						PR	PR	PR	PR					27-1006
Trucking and Transportation Service							P	P	P					
Marijuana Transportation and Temporary Storage							P	P	P					27-1006.C
Warehouse, Wholesale and Distribution							P	P	P					27-1006
Agricultural Products							P	P	P					
Chemical Products								PR	P					
Petroleum Products								PR	P					

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Waste and Salvage															
Junk or Salvage Yard								SR	SR						
Household Hazardous Waste Collection Facility											P				27-1006
Recycling Processing Facility								P	P		P				
Solid Waste Facility/Landfill									SR		P				
<b>TRANSPORTATION, UTILITIES, AND COMMUNICATIONS</b>															
<b>Transportation</b>															
Airport Passenger Terminal											P				
Air Transportation Courier and Freight Services							P	P	P		P				
Bus or Taxi Maintenance and Parking Shed							P	P	P		P				
Bus/Public Transit							P	P	P		P				
Train Passenger Terminal							P	P	P		P				
Train/Railroad Freight Terminal, Switching Yard								P	P		P				
<b>Utilities and Public Facilities</b>															
Major									SR		SR				
Minor (e.g., lift stations, substations, pump stations)	P	SR	SR	SR	SR	P	P	P	P		P	<u>P</u>	<u>P</u>	<u>P</u>	
Offices, Buildings, Yards, and Land						P	P	P	P		P	<u>P</u>	<u>P</u>	<u>P</u>	
<b>Energy Production</b>															
<b>Solar Energy Facilities</b>															
Tier 2								PR	PR						27-1007
Tier 3									SR						27-1007
<b>Wind Energy Conversion Systems</b>															
Tier 2								PR	PR						27-1007
Tier 3									SR						27-1007
Oil and Gas Refinery									SR						



## SECTION 27-1003 STANDARDS FOR RESIDENTIAL USES

### A. COMMUNITY RESIDENTIAL FACILITIES

Community residential facilities shall comply with all applicable Montana statutory requirements.

### B. HOUSEHOLD LIVING

1. In commercial districts, dwelling units shall be located either above the ground floor or on the ground floor at least 20 feet from the front façade,
2. Where permitted in any P2 or P3 district, dwelling unit availability, regardless of ownership, is limited to residents associated with the district's primary institution. For example, a medical campus could provide dwelling units for patient families, visiting medical staff, and hospital employees.
3. Residential dwellings in a P3 district that are located within 150 feet of the campus perimeter shall meet the site design standards for the appropriate NX zone based on the number of units.

### C. MANUFACTURED HOMES

1. ~~Type 1 or Type 2 m~~Manufactured homes shall not be used for any commercial use.
2. ~~Type 1 and Type 2 m~~Manufactured homes may be used as an on premise office in connection with a manufactured home sales area.

### D. RETIREMENT HOME OR VILLAGE

In commercial districts the use will follow the guidelines for site development within those zone districts and shall be located either above the ground floor or on the ground floor at least 20 feet from the front façade when the Use Table includes the PL designation.

E. Fraternity/sorority house. In mixed use and commercial districts, the use will follow the guidelines for site development within those zone districts and is exempt from the requirement that residential uses shall be located either above the ground floor or on the ground floor at least twenty (20) feet from the front façade when the Use Table includes the PL designation.

## SECTION 27-1004 STANDARDS FOR PUBLIC, CIVIC AND INSTITUTIONAL USES

### C. AMUSEMENT AND RECREATION

#### 1. Size

Amusement and recreation facilities shall be regulated by size as follows:

##### Indoor

- Large 50,000 sf GFA or more
- Small Less than 50,000 sf GFA

##### Outdoor

- Large 1 acre or more
- Small Less than 1 acre

#### 2. P1 District

(a) Amusement and recreation facilities located in P1 districts may be in either public or private ownership and may charge appropriate fees.

(b) P1 district uses are limited to any combination of the following:

- (1) Golf courses and driving ranges
- (2) Sports fields or courts (indoor or outdoor)
- (3) Aquatic facilities (indoor or outdoor)
- (4) Ice Arenas (indoor or outdoor)

- (5) Playgrounds and trails
- (6) Picnic shelters and gazebos
- (7) Community centers
- (8) Gardens and orchards
- (9) Nature preserves and conservation land

**Section 27-1005 Standards for Commercial Uses**

**G. BAR AND TAVERN**

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2. Outdoor Seating

Outdoor seating may be permitted as an accessory use regulated by Section 27-1008.~~Q~~

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**K. CRAFT ALCOHOL (MICROBREWERY, MICRODISTILLERY, WINERY, CIDERY)**

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2. Outdoor Seating

Outdoor seating may be permitted as an accessory use regulated by Section 27-1008.~~Q~~

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**N. RESTAURANT**

1. Drive-Thru Service. Any person(s) desiring to use any premises or to erect, construct, or alter any new or existing building or structure for a restaurant drive- thru service shall satisfy the following criteria, based upon the adjoining zoning district(s).
  - (a) A drive-thru establishment that adjoins, including any location across an alley, residentially zoned property, is subject to special review.
  - (b) All other drive-thru establishments, including those which are located across a public street from residentially-zoned property, shall meet the following criteria:
    - (1) A traffic accessibility study shall be completed and approved by the City County engineer; and
    - (2) The use shall comply with Section 27-1008.~~I-J.~~
2. Outdoor Seating
  - (a) Accessory outdoor seating is regulated in Section 27-1008.~~Q~~P.
  - (b) An eating or drinking establishment that was approved by special review that seeks to remodel or expand to add outdoor seating shall be required to meet the standards of Section 27-1008.~~Q~~P and obtain a separate special review approval.

**O. SHORT TERM RENTALS**

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3. Where Permitted

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- (b) A, RR1, RR3, {N1, N2, N3}, N4, RRMH, NX1-3, NO, NMU, CMU1-2 and {RMH}-Districts. ~~:( ) in PND districts only~~

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(c) {NX1, NX2, NX3, NO, NMU, CMU1, CMU2}, CX, C3, P2, and P3 Districts:

- (1) Type of Permits: Guest homes are permitted. Tourist homes are permitted.
- (2) Maximum number of short-term rental permits:
  - (i) Single-unit and two-unit dwellings shall comply with section GB.2.
  - (ii) Townhouses: One permit per dwelling unit.
  - (iii) Multiple unit dwelling all in single ownership: Permits may be issued for up to 20% of the units. Properties that contain five or more stacked units in one building must be compliant with applicable building code requirements.

## **Section 27-1006 STANDARDS FOR INDUSTRIAL, WHOLESALE AND STORAGE USES**

### **A. PERSONAL SELF-STORAGE**

1. Generally Application Standards. Standards listed in subsections d., e. and f. are not applicable to the CX, I1 or I2 zone districts. Subsections a. through d. apply in all zone districts.
  - (a) No business activity other than rental of storage units shall be conducted within a self-service storage unit.
  - (b) Security fencing or gates shall be located behind any required landscaping area.
  - (c) Security gates shall be located so that two vehicles awaiting entry do not stack into the public right of way or any pedestrian path. This may be reduced to one vehicle for facilities with fewer than 25 units or where security gates are only locked outside of normal business hours.
  - (d) Exterior doors serving individual units shall not be oriented towards a public right of way unless located behind other structures.
  - (e) Individual units accessed from outdoors shall be located at least 100 feet from a front or street side property line.
  - (f) No self-service storage facility shall exceed 3 acres in size.

### **B. OUTDOOR STORAGE**

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2. (d) Screening: Screening of all outdoor storage areas from right of way and adjacent properties shall be provided according to Section 27-12076.G, Utility and Service Area Screening.

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1. (e) Height: Storage of stacked materials shall not exceed the height of the screening fence or eight feet, whichever is less. Individual items of greater height may be stored but may not exceed one-half the height of the principal building when the outdoor storage is an accessory use.

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2. Shipping Containers Permanent Off-Chassis and On-Site

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(h) Screening: All permanent shipping containers shall be screened from view from any public right-of-way or private street, and any residential use or residential zoning district according to Section 27-12076.G, Utility and Service Area Screening.

## **SECTION 27-1007 STANDARDS FOR TRANSPORTATION, UTILITIES, AND COMMUNICATIONS**

### **C. WIRELESS COMMUNICATION FACILITIES**

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2. Applicability

(c) Pre-existing WCFs:

(1) Any WCF for which a permit has been properly issued prior to the adoption of this Zoning Code (December 15, 2020) and for which no changes will be made shall not be required to meet the requirements of this section.

(2) Changes and additions to pre-existing WCFs (including trading out of antennas for an equal number of antennas) shall meet applicable requirements of Section 27-1007.C.5-3 Criteria for Major and Minor Modifications and Substantial Change and 4, General Requirements.

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6. Commercial Antenna Support Structures and Antennas Located in Public, Agriculture, Commercial and Industrial Zoning Districts.

(a) Minor modifications: Antennas co-located on existing stealth communication facilities or existing antenna support structures which have previously received all required approvals and permits shall be permitted as an allowed use in all public, agriculture, commercial and industrial zones.

(b) New support structures and major modifications shall be considered as follows:

(1) Stealth communication facilities shall be permitted as an allowed use in all public, agriculture, commercial and industrial zoning districts.

(2) Antenna support structures shall be permitted as an allowed use in all public, agriculture, commercial and industrial zoning districts when located on school, government-owned utility, and other government sites. Proposed antennas or antenna support structures that are contrary to this section must be requested through the special review process.

(3) Antenna support structures and antennas located in A, CX, C3, I1, I2, and P zoning districts shall be permitted as an allowed use provided that the towers meet the requirements subsections 6(b)(1) or 6(b)(2) or the following:

(i) Roof-mounted antenna that do not add more than 20 feet to the total height of the building on which it is mounted shall be permitted as an allowed use. See additional requirements for roof-mounted antenna in Subsection 4(j)(2).

- (ii) Antenna support structures 50 feet in height or less shall be permitted as an allowed use.
  - (iii) Antenna support structures that are greater than 50 feet in height shall be required to obtain special review approval.
  - (iv) Wireless communication facility tower farms are permitted with special review approval, except in the P3 zoning districts.
- (4) All antenna support structures located in I2 shall be permitted as an allowed use, including tower farms.

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13. Minor Modification Procedures

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(b) Timeframe for Review. Subject to the tolling provisions of subparagraph (c) below, within 60 days of the date on which an applicant submits an application a Zoning Compliance Permit (Sec. 27-1628) seeking approval under this section, the County shall approve the application unless it determines that the application is not covered by this subsection, or otherwise in non-conformance with applicable codes.

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14. New Support Structure and Major Modification Procedures  
 Applications for new support structures and major modifications to existing antenna support structures permitted under these regulations shall be approved through a Zoning Compliance Permit (Sec. 27-1628) or a special review as indicated in the zone district use table and on standards outlined in this section. Major modifications are any modifications that exceed the definition of minor modifications and constitute a substantial change per Section 27-1007.C.3.

**SECTION 27-1008 AGRICULTURAL USES**

**A. LIVESTOCK AND FOWL**

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2. Standards by Zone District

- (a) Livestock and/or fowl permitted in agricultural or residential zoning districts shall comply with the standards in Subsection A.3(a), below. These standards are not applicable to Commercial Feeding Yards or Auctions Yards for Livestock.
- (b) Livestock and/or fowl may be allowed in commercial or industrial zoning districts when the standards of Subsection A.3(b) are met, regardless of the lot size. However, if the number of animals requested exceeds the allowed limit in below Subsection AM.3(b), then the property must conform to the uses allowed by right or through special review, as shown in Table 27-1000.1, Primary Uses.

**SECTION 27-1009 ACCESSORY USES**

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**D. DETACHED ACCESSORY RESIDENTIAL STRUCTURES**

- 1. Detached buildings for accessory residential uses in the N1-3, N4, RMH and R- RMH

zones shall not exceed 2,000 square feet. These standards do not apply to Accessory Dwelling Units (ADUs). Standards for ADUs are located in Section 27-1009.G. For lots of at least 21,000 square feet in the N1-3, N4, RMH and R-RMH zones, detached accessory buildings shall not exceed 2,400 square feet. For lots greater than 1 acre in the N1-3, N4, RMH and R-RMH zones, detached accessory buildings shall not exceed 3,000 square feet. In the RR1 and RR3 zone districts detached buildings for accessory rural residential uses shall not exceed 3,000 square feet. See 27-1009.G for Accessory Dwelling Unit requirements.

2. The maximum total square footage in detached accessory structures in the N1-3, N4 RMH, and R-RMH zone districts shall not exceed 3,000 square feet unless the lot exceeds 1 acre. For any lot greater than 1 acre and in the, including lots in the RR1 and RR3 zones, the maximum total square footage shall not exceed 5,000 square feet.
3. There are no size limitations for accessory structures in the A zone district. These limitations also do not apply in the NX districts, NO, MU or commercial zone districts except where those lots are developed with one-or-two-family dwellings.

Table 27-1000.4: Accessory Uses	Ag	Residential				Commercial	Industrial		Public						
	Key: P = Permitted, PL = Location Limits in Zone District, PR –Use Restrictions, SR – Special Review														
Use Table	A	RR1	RR3	N4	R-RMH	C3	CX	I1	I2	P1	P2	P3 Civ	P3 Ed	P3 Med	Additional Standards
<b>Residential</b>															
Accessory Dwelling Unit	PR	SR	SR	SR											27-1009
Employee/Caretaker Unit						PR	PR	PR	PR		PR	PR	PR	PR	27-1009
Guest Home Short-Term Rental	SR	SR	SR	SR	SR	PR	PR				PR	PR	PR	PR	27-1009
Home Occupation	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	27-1009
<b>Casino</b>															
Limited (1-3 gambling devices)						P	P	P	P						27-1005
Small (4-9 gambling devices)						P	P	P	P						27-1005
<b>Day Care Facilities</b>															
Day Care Center						P	P			P	P	P	P	P	27-1009
Family Day Care Home		P	P	P	P										27-1009
Group Day Care Home		P	P	P	P	P	P								27-1009
Electric Vehicle Charging Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-1009
<b>Eating and Drinking Establishment</b>															
<b>No Alcohol</b>															
Restaurant, no drive thru						P	P	P			P	P	P	P	
With drive-thru						P	P	P			P	P	P	P	27-1005
<b>Beer and Wine, On-Premises Consumption</b>															
Bar or Tavern						SR <u>PR</u>	<del>P</del> SR <u>PR</u>	<del>PR</del>							27-1005
Craft Alcohol						P	P	P			P	P	P	P	27-1005
Restaurant						P	P	P			P	P	P	P	
<b>All Beverage, On-Premises Consumption</b>															
Bar or Tavern						SR <u>PR</u>	<del>P</del> SR <u>PR</u>	<del>PR</del>							27-1005
Craft Alcohol						P	P	P			P	P	P	P	27-1005
Restaurant						P	P	P			P	P	P	P	

Table 27-1000.4: Accessory Uses	Ag	Residential				Commercial	Industrial		Public						
	Key: P = Permitted, PL = Location Limits in Zone District, PR –Use Restrictions, SR – Special Review														
Use Table	A	RR1	RR3	N4	R-RMH	C3	CX	I1	I2	P1	P2	P3 Civ	P3 Ed	P3 Med	Additional Standards
Greenhouse, noncommercial	P	P	P	P	P	P									
Kennel, Private	P	P	P	P	P										27-1009
Outdoor Uses															
Outdoor Sales Lot						SR	P	P							27-1009
Outdoor and Sidewalk Seating						P	P			P	P	P	P	P	27-1009
Outdoor Storage						PR	PR	P	P						27-1009
Park/Playground	P	P	P	P	P	P	P			P	P	P	P	P	
Solar Energy Facility, Tier 1	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	27-1007
Stable, Private	P	P	P	P	P	P	P								
Wind Energy Conv. System, Tier 1	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	27-1007
Wireless Communication															
Amateur Radio, less than 100' high	PR	PR	PR	PR	PR	PR	PR	PR	PR		PR				27-1009
Greater than 100' high	SR	SR	<u>SR</u>	SR	<u>SR</u>	SR	SR	SR	PR						27-1009
Wireless Communication Facilities	<u>PR</u>	PR	PR	PR	PR	PR	PR	PR	P	<u>PR</u>	PR	PR	PR	PR	27-1007
Agricultural/Hobby Farm															
Beekeeping	P	P	P	P	P										
Community Garden	P	PR	PR	PR	PR					PR	PR	PR	PR	PR	27-1009

L. EMPLOYEE/CARETAKER UNIT

Employee/caretaker units in C3, CX, I1, I2, and the P districts shall be limited to no more than two residential units per 10,000 square feet of gross building floor area.

**SECTION 27-1010 TEMPORARY USES**

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**A.(3)(b) Group 3 Temporary Uses – Location Restrictions:**

(3) The structure shall be a factory-built structure and shall not have an axle(s). Temporary structures which do not comply with one or both of these requirement(s) and which exist as of December 15, 2020, shall be deemed legal nonconforming structures and may continue to be used as a temporary structure, provided the temporary use and structure complies with all other requirements of this section; and

**D. TEMPORARY USE/STRUCTURE PERMIT REQUIRED**

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2. For Group 3 temporary uses, the temporary use permit holder shall post a ~~\$1,500.00~~ bond for each location with the planning and community services department to ensure timely removal of the use and/or structure.