

2017-22

EXHIBIT "A"

Chapter 1226: Use Regulations
Section: 1226.03: Accessory Uses

Table 1226-2 Allowed Accessory Uses

Uses P = Permitted C = Conditional	R-R and R-1	R-2	B-1	B-2 and B-3	B-4	B-5	I-1	PD	Maximum Lot Coverage	Permit Required		Yards Permitted F = Front S = Side R = Rear	Additional Regulations See Subsection:
										Zoning Permit	Certificate of Use and Compliance		
Accessory dwelling units			C	C				P	Yes	Yes	Yes	R	1226.03 (5)(A)
Accessory garages or buildings	P	P	P	P	P	P	P	P	Yes	Yes	No	R	
Dining areas or restaurants			P	P	P	P	P	P	No	No	Yes	In Principal Building	1226.03 (5)(B)
Fences	P	P	P	P	P	P	P	P	No	No	Yes	See Additional Regulations	1226.03 (5)(C)
Home occupations	P	P	P	P	P	P	P	P	No	No	Yes	In Principal Building	1226.03 (5)(D)
Outdoor storage at Self-Storage Facilities			C			C	P		No	No	Yes	S or R	1226.02(11)(E)
Private stables or kennels	P						P	P	Yes	Yes	Yes	R	1226.03 (5)(E)
Retail commercial uses			P	P		P	P	P	No	No	Yes	In Principal Building	
Roadside stand	P						P		Yes	Yes	Yes	F, S, or R	1226.03 (5)(F)
Satellite dishes	P	P	P	P	P	P	P	P	No	See Additional Regulations		R	1226.03 (5)(G)
Stand alone automated teller machines (ATMs)			P		P	P	P	P	Yes	Yes	Yes	F, S, or R	
Swimming pools (outdoor)	P	P	P		P	P		P	Yes	Yes	No	R	1226.03 (5)(H)
Swing or gym sets	P	P	P	P	P	C	C	P	No	No	No	R	
Tennis courts or other ball courts	P	P						P	Yes	Yes	No	R	
Unenclosed patios	P	P	P	P	P	P	P	P	No	No	No	R	
Wood or solid surface decks	P	P	P	P	P	P	P	P	Yes	Yes	No	R	1226.03 (5)(I)
Other accessory uses	C	C	C	C	C	C	C	C	As determined by PZC				

- (R) A bond or other financial provision acceptable to City Council guaranteeing performance according to plan and the removal from the site, after termination of operations, of any abandoned equipment and accessories, shall be submitted to Council, in an amount per acre, or fraction thereof, of not less than \$2,500, and in a total amount of not less than \$25,000. The amount of the bond or guarantee shall be sufficient to ensure rehabilitation for the number of acres planned for operations during at least the ensuing twelve consecutive months. Such bond shall be of the type recognized in the State.
- (S) The conditions and limitations provided in this subsection, as well as others deemed necessary by the PZC, shall be specified as conditions for the issuance of a conditional use permit and shall be so specified on the certificate.

(10) Nursing Homes and Assisted Living Facilities

Nursing homes and assisted living facilities may be permitted, provided that:

- (A) The minimum lot area shall be two acres.
- (B) All structures and activities shall be set back a minimum of 50 feet from all lot lines.
- (C) The density shall not exceed 18 patient rooms per acre.
- (D) All site entrance and exit drives shall be located a minimum of 200 feet from the intersection of two main roads and a minimum of 100 feet from main road and local road intersections.

(11) Self-Storage Facilities

In addition to the applicable provisions of this chapter, self-service storage facilities shall comply with the following:

- ~~(A) All items shall be stored within a building.~~
- (A) (B) Buildings shall not exceed one story, with a maximum overall height of 22 feet.
- (B) (C) No door shall exceed 15 feet in either height or width.
- (C) (D) Access to the facility shall be limited to one entrance and one exit per abutting street.
- (D) (E) Loading and unloading of storage units shall be oriented towards the side and rear lot lines.
- (E)

(12) Sexually Oriented Business

- (A) A sexually oriented business may only be located in the B-4 District.
- (B) A sexually oriented business may be located only in accordance with the following restrictions:
 - 1.) No such business shall be located on any parcel within 500 feet of any residential zoning district;
 - 2.) No such business shall be located on any parcel within 1,000 feet of any public library, public or private educational facility, public park, or religious place of worship;
 - 3.) No such business shall be located on any parcel within 1,000 feet of another sexually oriented business.

See
attached

Self-Storage Facilities

(E) Outdoor storage of cars, trucks, RVs, campers, trailers, boats, and motorcycles may be permitted as an accessory use within a self-storage facility, subject to site plan review, per the following conditions:

- 1.) All vehicles shall be ~~licensed~~ **registered with current licensing** and operable. The owner/operator of the facility shall be responsible to remove any vehicle that is unlicensed or inoperable within ~~30~~ **10 business** days notification of the City. **Commercial trucks such as semi tractor/trailers or trash haulers shall not be permitted for outdoor storage.**
- 2.) Storage areas shall **only** be located in the side or rear yard in the B-1 and B-5 districts, where the principal use is conditionally permitted, and **only** in the side or rear yards in the I-1 district, where the principal use is permitted. All setbacks shall be equal to the required setback of the principal use.
- 3.) Screening shall consist of a wall or fence, six feet in height, and dense **evergreen** vegetation to obscure the storage area when visible from the public right-of-way. Screening of storage areas from adjacent properties to the side and rear shall meet the requirements of Section 1229.07(4). Fence height of six feet shall not extend past the front façade of the principal building.
- 4.) Parking/storage areas shall be maintained in an orderly fashion via the delineation of parking spaces at all times. Storage areas shall not interfere with the flow of vehicular traffic through the site, especially emergency response vehicles.
- 5.) Any tarps that are provided to cover stored items shall be secured throughout the duration of the time they are stored. **All tarps shall be tan/brown or earthtone.**
- 6.) The surface of all storage areas shall be hard-surface pavement as approved by the PZC. The use of permeable pavement **or materials** is encouraged. **A typical section of proposed pavement/materials shall be submitted to PZC for their review and approval.**
- 7.) Stormwater management /water quality requirements shall be met per current regulations.