



## Weber County Planning Division

To: Ogden Valley and Western Weber Planning Commissions  
From: Charles Ewert, AICP  
Date: April 28, 2015  
Subject: Weber County Land Use Code Revision Process: Land Use Table – Agricultural Uses

**Background.** We are continuing our efforts to update the County codes by adding a Land Use Table with all allowed uses in all zones in one comparative table, and removing the land use lists in their individual zones. This will be done in several steps. We will forward complete use categories (i.e. agricultural, commercial, recreational, residential, etc) to the Planning Commission as they are ready for review.

The topic of this discussion is about agricultural uses.

The objective of this phase of code changes is to make minimal changes to the application of the existing code whilst modifying the framework in a manner that enables more efficient future changes. Later, we will discuss changing uses in each zone.

**Analysis.** The following is a general overview of the proposal based on the more substantive changes. The Planning Commission can archive (or recycle) the tables previously disseminated, or keep them for comparative analysis. The exhibits herein will replace them moving forward. Most of the changes you will find are a result of the comments or questions that were in the cell title “Notes (temporary column) in those older tables.

The multi-colored text is explained in the rows at the top, most are self explanatory. The orange text, explained as “recommended changes for future use table update” is intended to emphasize considerations that are not relevant now, but will merit attention when we come back to make use changes. Keep them in your thoughts for now.

Please note that one of the primary goals of this framework restructuring is to make it clear what uses are subject to site design and architectural standards. As you will read below, there are several examples of clarifications on this point.

***Animal Husbandry Uses.*** The big change for agricultural uses is the addition of the term “animal husbandry” to the code. This addition is intended to subcategorize certain agricultural-animal uses, and provide another location in the code for its standards. When moving to a land use table from our current land use lists, the lengthy standards of a use (for example: “the raising and grazing of horses, cattle, sheep, or goats,”) will make the table unmanageable. It is better to remove most of the standards from the table and place them into a supplemental standards section.

I selected Section 108-7-8 for this purpose. With this proposal, that section will be renamed to “animal husbandry.” Most standards that are found for agricultural-animal uses have been moved there.

Another shift here is the move from listing every type of animal (i.e. horse, cow, duck, etc.) in their respective uses to generalizing animals into two categories: first, “large-animal farm animal husbandry unit” and second, “small animal farm animal husbandry unit.” The supplemental animal husbandry section then qualifies what kind of animal belongs in each. This qualifier is based on the animals’ size, food consumption, and waste production. This consolidation will help ease the application of the code for varying animal types, and will address them based more on their impacts instead of species.

***Dairy or Creamery v. Dairy Farm.*** The way these two uses are listed in the different zones makes it confusing when listing in the same land use table. For example, a dairy or creamery is only allowed in the A-3, M-1, M-2, and M-3 zones, but a dairy farm is allowed in all agricultural zones and the M-1, M-2, and M-3 zones. It



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seems apparent that the intent in listing these two uses separately is to indicate that one is more impactful than the other, “dairy or creamery” being the more impactful. The trouble comes when attempting to determine at what threshold a “dairy farm” becomes a “dairy or creamery.” It is important to know this threshold because a commercial dairy or creamery will be required to comply with site design standards. To make it a little more complicated, a dairy farm is allowed to process milk, provided at least 50% of the production comes from the site.

Our solution to provide clarity is to define a “dairy” as a separate kind of use than a “dairy farm.” We then categorized “dairy” as a commercial use in the commercial use section, and left “dairy farm” in the agricultural section. With this change, a “dairy” will be subject to site design standards, regardless of whether it is in the A-3 zone or the manufacturing zones; a dairy farm will not. See their definitions for the differences.

Horse and Corral. The code is fairly explicit that horse facilities get their own considerations apart from general corralling or stabling of other animals. There are several different and inconsistent ways the current code provides for these facilities. To eliminate inconsistencies, the proposal consolidates horse facilities into four general categories: “private horse stable,” “private horse and equestrian training facilities,” “public horse and equestrian training facilities and horse stable,” and “horse or equestrian events center.” The first two are categorized in the agricultural use section, and the latter two are categorized in the commercial use section and will be subject to site design standards.

Greenhouse. Greenhouse was listed several different ways in the various zones. It appears the intent is to allow agricultural uses to have a greenhouse for the sales of product grown onsite, whilst not allowing it to evolve into a full scale commercial greenhouse.

It also appears that there may be some intent for certain zones to allow a private greenhouse. Since having a greenhouse as an accessory building is already something a landowner may have as an accessory use to an existing main use, we interpret “private greenhouse” to be something different. It seems it may be describing a greenhouse as a main use.

Thus, the proposal consolidates the uses into three: “greenhouse, agricultural” and “greenhouse, noncommercial,” and “greenhouse, commercial.” “Greenhouse, commercial” will be subject to site design standards.

Accessory Uses. The proposal also begins to address accessory uses. What is inferred from the crafting of today’s code is that if the use is listed, it is allowed, regardless of what other main uses exist on the property. This may not have always been the case in the interpretation. The proposal explicitly lists certain uses as accessory uses when they are typically incidental and accessory to other uses and states for what uses they are to be accessory. In the notes column you will find a few additional accessory uses that are recommended to be tied to main uses in the future.

Planning Commission Consideration. I respectfully request that the Planning Commission carefully consider the proposal, and provide me general direction for needed changes prior to it being formally presented for review and recommendation to the County Commission.

Attachments. In the attached exhibits the Planning Commission will find the documents as listed below. They are being provided for the Planning Commission’s reference, and may prove useful during our discussion.

- Exhibit A: Proposed Land Use Table, with Redlines and Comments
- Exhibit B: Proposed Land Use Table, Clean Copy
- Exhibit C: Proposed Code Changes (Agriculture Uses), with Track Changes
- Exhibit D: Proposed Code Changes (Agricultural Uses), Clean Copy
- Exhibit E: Weber County Land Use Code Revision Process Workflow

		Deletions (temporary column)	Notes (temporary column)
1			<p>Term, use = "Use term." The comma divides a single multi-word term for alphabetizing purposes.                      Term: use = The word "use" here is intended to provide the word "term" with additional qualifications.                      Purple = General labels and identifications to help organize code. These have been added by staff and are not part of the current code.                      Green = Recommended additions to clarify existing provisions                      Orange = Recommended changes for future use table update                      Navy blue = Definition</p>
2	<b>Agriculture and Agricultural Industry</b>		
3	<p><u>Agriculture. Agricultural uses not otherwise more specifically regulated by this Land Use Code.</u></p>	<p><del>Agriculture.</del></p>	<p>Definition (LUC 101-1-7):                      Agriculture. The term "agriculture" means use of land for primarily farming and related purposes such as pastures, farms, dairies, horticulture, aquaculture, animal husbandry, and crop production, but not the keeping or raising of domestic pets, nor any agricultural industry or business such as fruit packing plants, fur farms, animal hospitals or similar uses.</p> <p>Recommendation: Qualify this term as it applies to this specific use row. The regulations for the other more specific agricultural uses herein prevail over this use.</p> <p>See new proposed recommended definition of animal husbandry: The term "animal husbandry" means a branch of agriculture for the raising, nurturing, management, breeding and production of domesticated farm animals, not including household pets as defined by this section. Animals are bred and raised for utility (e.g. food, fur, sport, pleasure, and research.)</p> <p>See new proposed recommended definition of "agricultural experimentation station."</p>
4	<p><u>Agricultural experimentation station. Agricultural experiment station</u></p>	<p><del>Agricultural experiment station</del></p>	<p>Recommendation for future changes: AV-3, A-1, A-2, FV-3 = Conditional Use Permit. Not permitted in residential zones. A-3, F-5, F-10, F-40 = permitted, no commercial review. C-X and M-X zones, regulate as a different commercial use, as listed in this use table.</p>
5	<p><u>Agricultural laboratory. Laboratory facility for agricultural products and soils testing.</u></p>	<p><del>Laboratory facility for agricultural products and soils testing.</del></p>	<p>Recommendation for future changes: This use needs attention. It needs design standards, parking requirements, landscaping requirements, and maybe even a minimum lot sizes larger than the zone's minimums.</p>
6	<p><u>Agri-tourism. agri-tourism, subject to the requirements of Section 108-21 of this Land Use Code.</u></p>	<p><del>Agri-tourism, subject to the requirements of Section 108-21 of this Land Use Code.</del></p>	
7	<p><u>Animal husbandry: aquaculture. Aquacultural uses, not open to the public, subject to the requirements of Section 108-7-8 of this Land Use Code</u></p>	<p><del>Aquarium</del></p>	<p>Definition (LUC 101-1-7):                      [Aquarium. No definition]</p> <p>Merriam Webster:                      aquar-i-um noun \ə-ˈkwer-ē-əm\                      : a glass or plastic container in which fish and other water animals and plants can live                      : a building people can visit to see water animals and plants</p> <p>Recommendation: Change this term to "aquaculture." We do not think today's definition of aquarium was intended when this was written.</p> <p>Add new proposed definition (LUC 101-1-7): "Aquaculture means the cultivation of aquatic organisms (such as fish, shellfish, or aquatic plants) especially for food or fertilizer."</p> <p>Add new proposed definition (LUC 101-1-7): "Animal husbandry."</p> <p>Recommendation for future changes: "This is an accessory use to another allowed use in the zone if conducted on lots less than five acres."</p>
8	<p><u>Animal husbandry: apiary or aviary. Apiary or aviary, not open to the public, subject to the requirements of Section 108-7-8 of this Land Use Code.</u></p>	<p><del>Apiary, or aviary.</del></p>	<p>Recommendation for future changes: "This shall be an accessory use to another allowed use in the zone if conducted on lots less than five acres."</p>
9	<p><u>Animal husbandry: dairy farm, subject to the requirements of Section 108-7-8 of this Land Use Code. Five acre minimum lot area is required.</u></p>	<p><del>Dairy farm and milk processing and sale provided at least 50 percent of milk processed and sold is produced on the premises.                      *In the A-3 zone: Five acre minimum lot area.</del></p>	<p>See also "dairy" in commercial uses. The terminology in the current code between a "dairy" and a "dairy farm" is confusing. These changes help clarify.</p> <p>See new proposed recommended definition of "dairy farm."</p>
10	<p><u>Animal husbandry: family food production. Animal husbandry for on-site family food production as an accessory use to a single family dwelling, and subject to the requirements of Section 108-7-8 of this Land Use Code.</u></p>	<p><del>Animals and fowl kept for family food production as an accessory use</del></p>	<p>See proposed amended definition (LUC 101-1-7): "Family food production. The term "family food production" means the use of animal husbandry, as defined by this section, for the sole benefit of the land owner, and not for commercial purposes."</p> <p>Recommendation for future changes: This should not be permitted in the M-X zones if Single Family Dwellings are prohibited. Will they be?</p>
11	<p><u>Animal husbandry: fur farm, general. General fur farm, subject to the requirements of Section 108-7-8 of this Land Use Code. Five acre minimum lot area is required</u></p>	<p><del>Fur farm, provided it is conducted on a lot five acres or greater.</del></p>	<p>See new proposed recommended definition of "animal husbandry."</p>

1	<p align="center"><b>Proposed Changes:</b>  <u>Blue Underline</u> = Proposed Code to be Added  <del>Red Strikethrough</del> = Existing Code to be Deleted</p>		<p>Term, use = "Use term." The comma divides a single multi-word term for alphabetizing purposes.                  Term: use = The word "use" here is intended to provide the word "term" with additional qualifications.                  Purple = General labels and identifications to help organize code. These have been added by staff and are not part of the current code.                  Green = Recommended additions to clarify existing provisions                  Orange = Recommended changes for future use table update                  Navy blue = Definition</p>
12	<p><u>Animal husbandry: Fur farm, chinchilla.</u> Chinchilla fur farm, subject to the requirements of Section 108-7-8 of this Land Use Code. Five acre minimum lot area is required.</p>	<p><del>Chinchilla raising;-                  *In the RE-15 and RE-20 zones: 40,000 square foot minimum lot area required.</del></p>	<p>See new proposed recommended definition of "animal husbandry."</p>
13	<p><u>Animal husbandry: swine farm, large.</u> Large swine farm, subject to the requirements of Section 108-7-8 of this Land Use Code.</p>	<p><del>Hog ranch, provided that no person shall feed any hogs any market refuse, home refuse, garbage or offal other than that produced on the premises. All pens and housing for hogs shall be concrete and maintained in a sanitary manner and drainage structures and disposal of animal waste shall be provided and properly maintained.</del></p>	<p>See new proposed recommended definition of "animal husbandry."                  Consider requiring a 5 acre minimum lot size similar to that required in "small hog farm."</p>
14	<p><u>Animal husbandry: swine farm, small.</u> Small swine farm, subject to the requirements of Section 108-7-8 of this Land Use Code. Five acre minimum lot area is required.</p>	<p><del>The keeping and raising of not more than ten swine, more than 16 weeks old, provided that no person shall feed any such swine any market refuse, house refuse, garbage or offal other than that produced on the premises.</del></p>	<p>See new proposed recommended definition of "animal husbandry."</p>
15	<p><u>Animal husbandry: large-animal farm.</u> The raising and grazing of any "large-animal farm" animal husbandry unit, except where otherwise more specifically regulated by this Land Use Code, and subject to the requirements of Section 108-7-8 of this Land Use Code. When conducted in the RE-15, RE-20, AV-3, A-1, and A-3 zones, a five acre minimum lot area is required.</p>	<p><del>Grazing and pasturing of animals:                  *In the F-5, F-10, and F-40 zones: Limited to one horse or cow per acre of land exclusively dedicated to the animal.</del></p>	<p>Recommendation for future changes: Should head per acre be regulated in the RE-15, RE-20, AV-3, A-1, A-2, and A-3? It does not appear that the current code restricts the total number of animal husbandry units on land in the RE-15, RE-20, AV-3, A-1, A-2, and A-3 zones, unless the animals are corraled. This could be problematic, especially for the RE zones. A minimum of five acre lots size is required for each, but with no head per acre limit this use does not seem compatible with residential uses. Should there be limits on the number of head per acre? There appear to be limits on the number of head per acre in the F-5, F-10, and F-40 zones... I cannot determine why they have limits but the other zones do not.                  See new proposed recommended definition of "animal husbandry."</p>
16	<p>[Delete this use and merge with "animal husbandry: large-animal farm" above. Move qualifying standards to proposed animal husbandry section in supplemental regulations.]</p>	<p><del>Raising and grazing of horses, cattle, sheep or goats, as part of a farming operation, including the supplementary or full feeding of such animals, provided that:                  1. In the RE-15 and RE-20 zones, such raising or grazing is not a part of, nor conducted in conjunction with any livestock feed yard, livestock sales yard, slaughterhouse, animal by products business or commercial riding academy;                  2. In the AV-3, A-1, A-2, and A-3 zones, such raising and grazing when conducted by a farmer in conjunction with any livestock feed yard, livestock sales, or slaughterhouse shall not exceed a density of [25 head in the AV-3 and A-1 zones, 40 head in the A-2 and A-3 zones] per acre of used land; shall be carried on during the period of September 15 through April 15 only; shall be not closer than [300 in the A-1 zone, and 200 in the AV-3, A-2, and A-3 zones] feet to any dwelling, public or semi-public building on an adjoining parcel of land; and shall not include the erection of any permanent fences, corrals, chutes, structures or other buildings normally associated with a feeding operation.                  *In the RE-15, RE-20, AV-3 and A-1, A-2, and A-3 zones: Five acre minimum lot area.</del></p>	
17	<p><u>Animal husbandry: livestock feed yard or livestock sales yard.</u> Livestock feed yard or livestock sales yard, subject to the requirements of Section 108-7-8 of this Land Use Code.</p>	<p><del>Livestock feed or sales yard.</del></p>	<p>See new proposed recommended definition of "animal husbandry."</p>
18	<p><u>Animal husbandry: keeping of horses.</u> The keeping of horses for private use only, subject to the requirements of 108-7-8. In the O-1 zone a five acre minimum devoted pasture size is required.</p>	<p><del>The keeping of horses for private use only.                  *In the RE-15, RE-20, FV-3, FR-1 and DRR-1 zones: Minimum of one acre per two horses.                  *In the AV-3 zone: Minimum of 20,000 sq ft per two horses.                  *In the A-1, A-2 and A-3 zones: Minimum of half acre per two horses.                  *In the F-5, F-10, and F-40 zones: Minimum of one acre per horse.                  *In the O-1 zone: Five acre minimum pasture size, with a maximum density of two horses per acre.</del></p>	<p>See new proposed recommended definition of "animal husbandry."                  Recommendation:                  -Remove "Private stables" from this use and move it to separate use row [Row 35]. Regulate only keeping of horses on this row.                  -Provide consistent pasture area per horse throughout zones                  -Be consistent in requiring "devoted pasture ground."</p>

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19	<p><u>Animal husbandry: small-animal farm. Farms devoted to the production and raising of "small animal farm: animal husbandry units, subject to the requirements of Section 108-7-8 of this Land Use Code. Five acre minimum lot area is required.</u></p>	<p><del>Farms devoted to the hatching, raising (including fattening as incident to raising) of chickens, turkeys or other fowl, rabbit, fish, frogs or beaver hatched or raised on the premises;                  *Five acre minimum lot area is required in the RE-15, RE-20, AV-3, A-1, A-2 and A-3 zones.</del></p>	<p><i>Recommendation for future changes: Should animal units per acre be regulated in the RE-15, RE-20, AV-3, A-1, A-2, and A-3? It does not appear that the current code restricts the total number of animal husbandry units on land in the RE-15, RE-20, AV-3, A-1, A-2, and A-3 zones. This could be problematic, especially for the RE zones. A minimum of five acre lots size is required in each, but without a limit on unit per acre this use does not seem compatible with residential uses. Should there be limits?</i></p> <p><i>See new proposed recommended definition of "animal husbandry."</i></p>
20	<p><b>[Delete this use and merge with "animal husbandry: small scale slaughtering" below]</b></p>	<p><del>Raising and slaughtering of rabbits limited to a maximum of 500 rabbits at any one time.</del></p>	
21	<p><u>Animal husbandry: small scale slaughtering. The small scale commercial slaughtering, dressing, and marketing of "small-animal farm" animal husbandry units, as an accessory use to a "small-animal farm," and subject to the requirements of Section 108-7-8 of this Land Use Code.</u></p>	<p><del>Slaughtering, dressing, and marketing on a commercial scale of chickens, turkeys, or other fowl, rabbits, fish, frogs or beaver in conjunction with the hatching and raising of such animals on farms.</del></p>	<p>What are the standards? Should commercial design review be required? This is intended to be incident to a small animal farm, this should probably be limited to animals raised or produced onsite.</p> <p>See also "slaughterhouse" in the commercial use section for larger animal slaughtering operations.</p>
22	<p><u>Animal slaughtering: See "slaughterhouse" in commercial use section of this table.</u></p>	<p><del>Slaughterhouse.</del></p>	
23	<p><u>Botanical or zoological garden. A botanical or zoological garden, subject to applicable requirements of Section 108-7-8 of this Land Use Code if any animals are onsite.</u></p>	<p><del>Botanical or zoological garden.</del></p>	<p>Merriam Webster                  zoology: the branch of science that involves the study of animals and animal behavior</p>
24	<p><u>Grain storage elevator. A grain storage elevator, for storing and conditioning large amounts of grain. Five acre minimum lot area is required.</u></p>	<p><del>Grain storage elevators                  *In the A-2 and A-3 zones: Five acre minimum lot area.</del></p>	
25	<p><u>Greenhouse, agricultural. A greenhouse or nursery, accessory to an agricultural use, limited to the sale of product produced on the premises. No retail shop.</u></p>	<p><del>Greenhouse and nursery with no retail shop operation                  *In the RE-15, RE-20, AV-3, A-1, and A-2 zones: Use is limited to the sale of material produced on premises.</del></p>	<p><i>Should this be allowed in the RE zones?</i></p>
26	<p><u>Greenhouse, noncommercial. A noncommercial greenhouse, intended for the private use of participating persons who reside in the vicinity.</u></p>	<p><del>Noncommercial greenhouse.</del></p>	<p><i>Should this be allowed in more zones?</i></p>
27	<p><u>Greenhouse, commercial. See "greenhouse, commercial" in commercial use section of this land use table.</u></p>	<p><del>Greenhouse.                  *In the AV-3, A-1, A-2 zones: greenhouse and nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod.</del></p>	
28	<p><u>Horse and equestrian training and facilities, private. Horse and equestrian training and training facility, subject to the requirements of Section 108-7-8 of this Land Use Code. Five acre minimum lot area is required.</u></p>	<p><del>Private equestrian training and stable facilities                  *In the AV-3, A-1, and A-2 zones: shall not exceed 10 horses per acre of devoted horse pasture. Five acre minimum lot area.</del></p>	<p>The DRR-1 zone only lists this as "equestrian center." Does not specify public or private as in other zones.</p> <p>The number of horses allowed per acre with this use is inconsistent with the number of horses allowed per acre for the "keeping of horses for private use" Is that intended? Should a certain amount of pasture ground be required? Is it intended that "full" feeding of stabled horses will occur?</p> <p>Definitions 101-1-7:                  Stable. The term "stable" means an accessory or main building for the keeping of horses, cattle and other farm animals.</p> <p>Stable, private horse. The term "private horse stable" means a horse stable which is accessory to a residential dwelling unit or other main building, for the use of the owner/occupant, his friends and guests, not for the purpose of remuneration, hire or sale or any other commercial use nor use by an ad hoc informal association or group.</p> <p>Stable, public horse. The term "public horse stable" means a stable where the general public may rent, lease, purchase, sale or board horses.</p>

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29	<p><u>Horse and equestrian training and facilities, public.</u> See "Horse and equestrian training facilities and horse stables, public." in the commercial use section of this table.</p>	<p><del>Public equestrian training and stable facilities.</del>  <del>*In the AV-3 and A-1 zones: shall not exceed five horse per acre. 10 acre minimum lot area.</del>  <del>*In the A-2 and A-3 zones: Five acre minimum lot area.</del></p>	<p>The DRR-1 zone only lists this as "equestrian center." Does not specify public or private as in other zones, and does not specify a number of horses per acre.</p> <p>The number of horses allowed per acre with this use is inconsistent with the number of horses allowed per acre for the "keeping of horses for private use" Is that intended? Should a certain amount of pasture ground be required? Is it intended that "full" feeding of stabled horses will occur?</p> <p><i>Definition 101-1-7:</i>  <i>Stable. The term "stable" means an accessory or main building for the keeping of horses, cattle and other farm animals.</i></p> <p><i>Stable, private horse. The term "private horse stable" means a horse stable which is accessory to a residential dwelling unit or other main building, for the use of the owner/occupant, his friends and guests, not for the purpose of remuneration, hire or sale or any other commercial use nor use by an ad hoc informal association or group.</i></p> <p><i>Stable, public horse. The term "public horse stable" means a stable where the general public may rent, lease, purchase, sale or board horses. re a difference?</i>  <i>The DRR-1 zone only lists this as "equestrian center." Does not specify public or private as in other zones, and does not specify a</i></p>
30	<p><u>Produce stand, agricultural.</u> A produce stand intended for the sales of agricultural products. In the AV-3, A-1, A-2, and A-3 zones it is limited to product produced on the premises only.</p>	<p><del>Fruit or vegetable stand.</del>  <del>*In the AV-3, A-1, A-2, and A-3 zones: for produce grown on the premises only</del></p>	
31	<p><u>Produce storage and packing facility, agricultural.</u> A facility for the storage and packing of agricultural product produced onsite, as an accessory use to an agricultural operation. Five acre minimum lot area is required.</p>	<p><del>Fruit and vegetable storage and packing plant for produce grown on premises.</del>  <del>*In the AV-3 and A-1 zones: Five acre minimum lot area is required.</del></p>	<p>Is this a commercial use? If not, why is this not allowed in the A-2 and A-3 zones? Should design review be required?</p>
32	<p><b>[Delete this use and merge with soil composting below]</b></p>		
33	<p><u>Stable, corral, or enclosure for the keeping of animals husbandry units.</u> Stable, corral, or building for the keeping of the specific animals or fowl identified by this Land Use Code as an animal husbandry use. This shall include stable, corral, barn, building, coop, pen, or any other enclosure for the housing or keeping of animals or fowl, and shall comply with Section 108-7-8 of this Land Use Code. This use shall be accessory to an allowed animal husbandry use.</p>	<p><del>Stable, corral, or building for the keeping of animals or fowl.</del>  <del>The building shall be located not less than 100 feet from a public street, and not less than 25 feet from any side or rear lot line.</del></p>	<p><i>Recommendation for future changes: Consider adding this as a permitted use in the F-X zones.</i></p>
34	<p><u>Stable, private horse.</u> Private horse stable, accessory to both the "keeping of horses" and a "single family dwelling" or other main building, for the purposes defined in Section 101-1-7 and in compliance with Section 108-7-8 of this Land Use Code.</p>	<p><del>Private stable</del></p>	<p>This use is pulled out of the "keeping of horses" use row [see row 16]. Despite the definition of "stable" including other farm animals, how this use was listed appears to make it exclusive to horses. It needs to be clarified as such.</p> <p><i>Definition (LUC 101-1-7):</i>  <i>Stable, private horse. The term "private horse stable" means a horse stable which is accessory to a residential dwelling unit or other main building, for the use of the owner/occupant, his friends and guests, not for the purpose of remuneration, hire or sale or any other commercial use nor use by an ad hoc informal association or group.</i></p>
35	<p><u>Stable, public.</u> See "Horse and equestrian training facilities and horse stables, public." in the commercial use section of this table.</p>	<p><del>Public stable</del></p>	<p>Despite the definition of "stable" including other farm animals, how this use was listed, and given current definitions, it appears it is intended to be exclusive to horses. It needs to be clarified as such.</p> <p><i>Definition (LUC 101-1-7):</i>  <i>Stable. The term "stable" means an accessory or main building for the keeping of horses, cattle and other farm animals.</i>  <i>Stable, public horse. The term "public horse stable" means a stable where the general public may rent, lease, purchase, sale or board horses.</i></p>
36	<p><u>Soil composting.</u> Soil composting and manufacturing, including manure spreading and drying, for the purpose of commercial sales. 10 acre minimum lot area required.</p>	<p><del>Soil composting, manufacture, and sales.</del>  <del>*In the A-2 zone: 10 acre minimum lot area.</del></p>	<p>The A-3 zone does not currently require a 10 acre minimum lot area. This appears to be an oversight.</p>
37	<p><u>Sugar beet station.</u> Sugar beet loading or collection station, and in the A-2 and A-3 zones, sugar beet dumpsites.</p>	<p><del>Sugar beet loading or collection station</del>  <del>*In the A-2 and A-3 zones: Sugar beet dumpsites</del></p>	
38	<p align="center"><b>Commercial and Industrial</b></p>		
39	<p>Academies/studios for dance, art, sports, etc.</p>		
40	<p>Agricultural implement repair.</p>		
41	<p>Air conditioning, sales and service</p>		

1	<p align="center"><b>Proposed Changes:</b>  <u>Blue Underline</u> = Proposed Code to be Added  <del>Red Strikethrough</del> = Existing Code to be Deleted</p>		<p>Term, use = "Use term." The comma divides a single multi-word term for alphabetizing purposes.                      Term: use = The word "use" here is intended to provide the word "term" with additional qualifications.  <i>Purple = General labels and identifications to help organize code. These have been added by staff and are not part of the current code.</i>  <i>Green = Recommended additions to clarify existing provisions</i>  <i>Orange = Recommended changes for future use table update</i>  <i>Navy blue = Definition</i></p>
160	Freighting, <u>Draying M-1</u> , or trucking yard or terminal.		The term "draying" appears to reference an antiquated form of freighting that involves a flat bed horse-drawn cart, usually for hauling beer kegs. Suggest removing the term in favor of "freighting." Is this use intended to allow outdoor storage of freight? Or is it intended to be a trucking terminal? Two different things. Do we care about the difference in this M-X zones?
161	Frozen food lockers, incidental to a grocery store or food business		
162	Fruit or vegetable store		C-X zones list this as "vegetable store or stand." Removed "stand" from here and added the use allowance for these zones in the "fruit and vegetables stand" under agricultural uses.
163	Fueling station/gas station		What are the design standards? Any additional needed here or elsewhere?
164	Fur apparel sales, storage or repair		
165	Furniture sales and repair		
166	Garden supplies and plant materials sales		
167	Gift store <u>C-X, CV-X</u> , Gift shop, boutique <u>CVR-1</u> .		Combined terms from C-X zones and CVR-1 zone
168	Glass sales and service		
169	Glass manufacturing		
170	Go cart racing or drag strip racing.		Can this fit into "amusement Enterprises?" If so, which prevails when it comes to this use proposed in other zones that allow amusement? Does specifically listing this restrict or prohibit that in other zones? Do we want it to? See also motorcycle track.
171	<u>Greenhouse, commercial. A greenhouse or nursery intended for retail or wholesale sales. In the AV-3, A-1, A-2 zones the greenhouse and nursery shall be limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod.</u>	<del>Greenhouse, retail-                      *In the AV-3, A-1, A-2 zones Greenhouse and nursery limited to the sale of plants, landscaping materials, fertilizer, pesticide and insecticide products, tools for garden and lawn care and the growing and sale of sod.</del>	Is there a reason a retail greenhouse is not allowed in the A-3 zone?
172	Grocer, neighborhood market <u>DRR-1</u> , small grocery store <u>CVR-1</u>		Combined terms from DRR-1 and CVR-1. Any reason to list any of these separately? Any reason to list ALL of them at all? Seems redundant. Any difference between this and a Deli/small grocery store from the CVR-1 zone?" We need to define what a "small grocery store" is as compared with a "grocery store" (square footage). Or, if no intended difference combine the two uses.
173	Grocery store or supermarket		"supermarket" is not listed in the CV-X zones. Is that because a supermarket is not a grocery store?
174	Gunsmith		Merriam Webster: "one who designs, makes, or repairs small firearms"  Are we really intending for a gun manufacturer to locate in the C-2 and C-3 zones? Or should they be restricted to M-X zones? Maybe restrict this use allowance to "Gun, retail sales?"
175	Gun club *In the A-3 zone: five acre minimum lot area.		What is a "club?" In the A-2 zone this use is listed with a bunch of unrelated uses, and has no minimum lot size. In the A-3 zone it stands alone and requires a minimum of five acres. Suggest providing consistency. The DRR-1 zone combines Gun club with skeet: "Gun club/skeet/sporting clay = C"
176	Gymnasium		How is this different than a rec center? Rec facility? Merriam Webster: a : a large room used for various indoor sports (as basketball or boxing) and usually equipped with gymnastic apparatus b : a building (as on a college campus) containing space and equipment for various indoor sports activities and usually including spectator accommodations, locker and shower rooms, offices, classrooms, and a swimming pool
177	Hardware stores		
178	Health club		
179	Health food store		How is this different in function than a grocery store (small or large)?

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180	<p>Heliport, subject to the following standards:</p> <p><i>*In the F-40 and DRR-1 zones: A heliport must be located at and elevation of at least 6,200 feet above sea level. A heliport must be located at least 200 feet from any [property line in the F-40 zone, or resort boundary in the DRR-1 zone]. The planning commission may grant exceptions to the setback requirement if it can be demonstrated that locating the heliport closer than 200 feet to the [property line F-40 zone, or resort boundary in DRR-1 zone] provides a more beneficial situation for purposes of safety, noise abatement, access, or other valid reasons as determined by the planning commission. The heliport landing surface must be dust-proof and free from obstructions. Prior to issuance of a conditional use permit for a heliport, written approval from the Federal Aviation Administration (FAA) is required, if necessary.</i></p> <p><i>*In the F-40 zone: a. A heliport must be located on a single parcel of record which is not less than 40 acres in area</i></p>		<p>Can the qualifications of this use in the F-40 zone and DRR-1 zone be places in their respective zones, or a supplemental regulations chapter?</p>
181	Hobby and crafts store		
182	Honey extraction.		
183	<p><u>Horse or equestrian event center. A horse or equestrian event center, including indoor concessions as an accessory use. Subject to the applicable animal husbandry requirements of Section 108-7-8 of this Land Use Code.</u></p>	<p><del>Horse racing and training track, cutter track, including indoor concessions as an accessory use</del>  <b>[combined with]</b>  <del>horse [turf] jumping course</del></p>	<p><i>Recommendation: Combine "horse racing and training track, cutter racing track, including indoor concessions as an accessory use" with "horse [turf] jumping course." Give the use a name that starts with "equestrian" so it shows up near "equestrian training facilities and horse stables, public."</i></p> <p><i>Recommendation for future changes: Consider adding "horse shows" to this use.</i></p>
184	<p><u>Horse and equestrian training facility or horse stable, public. A public equestrian training facility or public horse stable. This use is subject to the applicable animal husbandry requirements of Section 108-7-8 of this Land Use Code. A 10 acre minimum lot area is required in the AV-3 and A-1 zones. A five acre minimum lot area is required in the A-2 and A-3 zones.</u></p>	<p><del>Equestrian training facilities, public</del>  <b>[combined with]</b>  <del>Stables, public</del>  <b>[combined with]</b>  <del>Horse rentals</del>  <b>[combined with]</b>  <del>Riding academy</del></p>	<p>The DRR-1 zone only lists this as "equestrian center." Does not specify public or private as in other zones, and does not specify a number of horses per acre.</p> <p>The number of horses allowed per acre for a public equestrian facility [allowed in the AV-3 and A-1 zone] is different than the number allowed for horse rentals [allowed in the CVR-1 zone]. This number is also inconsistent with the number of horses allowed per acre for the "keeping of horses for private use" Is that intended? Should a certain amount of pasture ground be required? Is it intended that "full" feeding of stabled horses will occur? If so, we should say it.</p> <p><i>Definition 101-1-7:          Stable, public horse. The term "public horse stable" means a stable where the general public may rent, lease, purchase, sale or board horses.</i></p> <p><i>Recommendation: Combine "equestrian training facilities, public" "stables, public," "horse rentals," and "riding academy," into one use row and regulate them like commercial uses even though they are allowed dominantly in agricultural zones. This will help clarify that design review is required for these uses.</i></p> <p><i>This recommendation deviates from the program a little because it changes to some degree how each of these uses are regulated in certain zones. For example, the biggest change is allowing the use out-right in the CVR-1 zone where currently the CVR-1 zone only allows "horse rentals" and refers to allowing the horses to be stabled. However, considering the similarity in form and function, similar</i></p>
185	Horse feedstore and haystack yard.		<p>This use was clumped into "horse rentals (up to 10 horses per acre, if stabled) horse feed store and haystack yard." Given the recommendation to absorb "horse rentals" into "equestrian training facilities and horse stables, public" this needs to be specifically provided for in a separate use row.</p>
186	Hospital supplies		
187	House cleaning and repair		<p>Function: Will this be services provided offsite, with storage of material, and equipment onsite and office space? No retail sales onsite?</p>
188	House equipment display		<p>What is house equipment?          Is this intended to include any household equipment? Appliances? Décor? What about tools and furniture?</p>
189	Household appliance sales and incidental service		
190	Ice cream manufacture		
191	Ice cream parlor		



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281	Pony ring, without stables		<p>How is this similar/different than other horse uses?</p> <p><i>Definition 101-1-7:</i>  <i>Stable. The term "stable" means an accessory or main building for the keeping of horses, cattle and other farm animals.</i></p> <p><i>Stable, private horse. The term "private horse stable" means a horse stable which is accessory to a residential dwelling unit or other main building, for the use of the owner/occupant, his friends and guests, not for the purpose of remuneration, hire or sale or any other commercial use nor use by an ad hoc informal association or group.</i></p> <p><i>Stable, public horse. The term "public horse stable" means a stable where the general public may rent, lease, purchase, sale or board horses.</i></p>
282	Popcorn or nut shop		Consolidate into confectionary or similar?
283	Post office		
284	Pottery, sales and manufacture of crafts and tile		
285	Printing, lithographing, publishing or reproductions sales and services [C-X], Printing, copy sales and services [CV-X]. Lithographing, including engraving and photo engraving [M-X and MV-X].		
286	Private club, private liquor club		<p>Is this intended to be for a bar, or another kind of club? Are bars still called private clubs? Can this be included into "drinking establishment?"          See also "private liquor club" in the C-X zones</p>
287	<u>Produce stand, commercial. A commercial produce stand intended for the sales of agricultural products.</u>	<del>Fruit or vegetable stand.          *In the AV-3, A-1, A-2, and A-3 zones: for produce grown on the premises only</del>	Should this use be required to have commercial site plan review before being allowed in the C-X or M-X zones? Should it be listed as a use in the commercial use section.
288	Professional office		Combine with all other professional offices?
289	Radio and television sales and service		
290	Railroad yards, shop and/or roundhouse.		
291	Real estate office.		
292	Reception center or wedding chapel		
293	Rental, equipment [CV-X]. Rental agency for home and garden equipment [C-X and MV-1].		
294	Residential property rental and management agency for recreation resort complexes.		Is this the same as a "real estate office?" Should it be consolidated?
295	<u>Restaurant, no drive-thru.</u> Restaurants, excluding those with drive-up windows.		Drive-up window? Or Drive thru? Or Drive-through. This is a terminology issue throughout the code.
296	<u>Restaurant, fast food.</u> fast food restaurant, excluding those with drive-up windows.		<p>Is there a difference in function between fast food and no drive thru and a standard restaurant?          Difference in turn over = more traffic?          How do restaurants define themselves? How will we know the fast food places v. the non fast food places?          What if we consolidate the two and instead focus on form?</p>
297	<u>Restaurant, drive-in.</u> Drive-in restaurant.		Needs a definition.
298	<u>Restaurant, drive-thru.</u> Restaurant, including those with drive-up windows.		This is listed as a "Drive-in" in the C-X zones. A little different.
299	<u>Retail sales, accessory.</u> Retail sale of products produced by, developed in conjunction with or normally required and used in the performance of a commercial or manufacturing operation permitted in this zone; and provided the retail sale is clearly an accessory use to the main permitted use and is conducted within the same building or if the main use is not a building then on the same property provided however, no retail sale of products may be made in conjunction with a warehousing or wholesale business.		
300	<u>Riding academy. See "Horse and equestrian training facilities and horse stables, public." in the commercial use section of this table.</u>	<del>Riding academy.</del>	
301	Rock crusher.		
302	Rodeo Grounds		Is this intended to be for private rodeo grounds apart from what is already listed in the above public building/park facilities?
303	Roller skating rink		See also "outdoor skating rink" above, and "recreation facility" below. Rectify.
304	Rubber welding.		

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1	<b>Proposed Changes:</b> <u>Blue Underline</u> = Proposed Code to be Added <del>Red Strikethrough</del> = Existing Code to be Deleted																																		
2	<b>Agriculture and Agricultural Industry</b>																																		
3	<u>Agriculture. Agricultural uses not otherwise more specifically regulated by this Land Use Code.</u>	P	P	P	P	P	P	P	P	P	<u>N</u>	P	P	P	P	P	P	P	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	
4	<u>Agricultural experimentation station. Agricultural experiment station</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
5	<u>Agricultural laboratory. Laboratory facility for agricultural products and soils testing.</u>	C	C	C	C	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
6	<u>Agri-tourism. agri-tourism, subject to the requirements of Section 108-21 of this Land Use Code.</u>	C	C	C	C	C	C	C	C	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
7	<u>Animal husbandry: aquaculture. Aquacultural uses, not open to the public, subject to the requirements of Section 108-7-8 of this Land Use Code</u>	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
8	<u>Animal husbandry: apiary or aviary. Apiary or aviary, not open to the public, subject to the requirements of Section 108-7-8 of this Land Use Code.</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
9	<u>Animal husbandry: dairy farm, subject to the requirements of Section 108-7-8 of this Land Use Code. Five acre minimum lot area is required.</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
10	<u>Animal husbandry: family food production. Animal husbandry for on-site family food production as an accessory use to a single family dwelling, and subject to the requirements of Section 108-7-8 of this Land Use Code.</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
11	<u>Animal husbandry: fur farm, general. General fur farm, subject to the requirements of Section 108-7-8 of this Land Use Code. Five acre minimum lot area is required</u>	<u>N</u>	<u>N</u>	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
12	<u>Animal husbandry: Fur farm, chinchilla. Chinchilla fur farm, subject to the requirements of Section 108-7-8 of this Land Use Code. Five acre minimum lot area is required.</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
13	<u>Animal husbandry: swine farm, large. Large swine farm, subject to the requirements of Section 108-7-8 of this Land Use Code.</u>	<u>N</u>	<u>N</u>	<u>N</u>	C	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
14	<u>Animal husbandry: swine farm, small. Small swine farm, subject to the requirements of Section 108-7-8 of this Land Use Code. Five acre minimum lot area is required.</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
15	<u>Animal husbandry: large-animal farm. The raising and grazing of any "large-animal farm" animal husbandry unit, except where otherwise more specifically regulated by this Land Use Code, and subject to the requirements of Section 108-7-8 of this Land Use Code. When conducted in the RE-15, RE-20, AV-3, A-1, and A-3 zones, a five acre minimum lot area is required.</u>	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
16	<b>[Delete this use and merge with "animal husbandry: large-animal farm" above. Move qualifying standards to proposed animal husbandry section in supplemental regulations.]</b>					<del>P</del>	<del>P</del>	<del>P</del>				<del>P</del>																							
17	<u>Animal husbandry: livestock feed yard or livestock sales yard. Livestock feed yard or livestock sales yard, subject to the requirements of Section 108-7-8 of this Land Use Code.</u>	<u>N</u>	<u>N</u>	<u>N</u>	C	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
18	<u>Animal husbandry: keeping of horses. The keeping of horses for private use only, subject to the requirements of 108-7-8. In the O-1 zone a five acre minimum devoted pasture size is required.</u>	P	P	P	P	P	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	
19	<u>Animal husbandry: small-animal farm. Farms devoted to the production and raising of "small animal farm: animal husbandry units, subject to the requirements of Section 108-7-8 of this Land Use Code. Five acre minimum lot area is required.</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
20	<b>[Delete this use and merge with "animal husbandry: small scale slaughtering" below]</b>																																		

1	Proposed Changes: Blue Underline = Proposed Code to be Added Red Strikethrough = Existing Code to be Deleted	AV-3	A-1	A-2	A-3	F-5	F-10	F-40	FV-3	FR-1	FR-3	S-1	R-2	R-3	R-1-12	R-1-10	RE-15	RE-20	RMHP	RMH-1-6	DRR-1	C-1	C-2	C-3	CV-1	CV-2	CVR-1	M-1	M-2	M-3	MV-1	G	O-1			
21	<u>Animal husbandry: small scale slaughtering. The small scale commercial slaughtering, dressing, and marketing of "small-animal farm" animal husbandry units, as an accessory use to a "small-animal farm," and subject to the requirements of Section 108-7-8 of this Land Use Code.</u>	C	C	C	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>		
22	<u>Animal slaughtering. See "slaughterhouse" in commercial use section of this table.</u>																																			
23	<u>Botanical or zoological garden. A botanical or zoological garden, subject to applicable requirements of Section 108-7-8 of this Land Use Code if any animals are onsite.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	
24	<u>Grain storage elevator. A grain storage elevator, for storing and conditioning large amounts of grain. Five acre minimum lot area is required.</u>	<u>N</u>	<u>N</u>	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
25	<u>Greenhouse, agricultural. A greenhouse or nursery, accessory to an agricultural use, limited to the sale of product produced on the premises. No retail shop.</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
26	<u>Greenhouse, noncommercial. A noncommercial greenhouse, intended for the private use of participating persons who reside in the vicinity.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	P	<u>N</u>	<u>N</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
27	<u>Greenhouse, commercial. See "greenhouse, commercial" in commercial use section of this land use table.</u>																																			
28	<u>Horse and equestrian training and facilities, private. Horse and equestrian training and training facility, subject to the requirements of Section 108-7-8 of this Land Use Code. Five acre minimum lot area is required.</u>	C	C	C	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
29	<u>Horse and equestrian training and facilities, public. See "Horse and equestrian training facilities and horse stables, public." in the commercial use section of this table.</u>			<del>P</del>	<del>P</del>																															
30	<u>Produce stand, agricultural. A produce stand intended for the sales of agricultural products. In the AV-3, A-1, A-2, and A-3 zones it is limited to product produced on the premises only.</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
31	<u>Produce storage and packing facility, agricultural. A facility for the storage and packing of agricultural product produced onsite, as an accessory use to an agricultural operation. Five acre minimum lot area is required.</u>	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
32	<b>[Delete this use and merge with soil composting below]</b>				C																															
33	<u>Stable, corral, or enclosure for the keeping of animals husbandry units. Stable, corral, or building for the keeping of the specific animals or fowl identified by this Land Use Code as an animal husbandry use. This shall include stable, corral, barn, building, coop, pen, or any other enclosure for the housing or keeping of animals or fowl, and shall comply with Section 108-7-8 of this Land Use Code. This use shall be accessory to an allowed animal husbandry use.</u>	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
34	<u>Stable, private horse. Private horse stable, accessory to both the "keeping of horses" and a "single family dwelling" or other main building, for the purposes defined in Section 101-1-7 and in compliance with Section 108-7-8 of this Land Use Code.</u>	P	P	P	P	P	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P
35	<u>Stable, public. See "Horse and equestrian training facilities and horse stables, public." in the commercial use section of this table.</u>			<del>P</del>	<del>P</del>																															
36	<u>Soil composting. Soil composting and manufacturing, including manure spreading and drying, for the purpose of commercial sales. 10 acre minimum lot area required.</u>	<u>N</u>	<u>N</u>	C	C	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
37	<u>Sugar beet station. Sugar beet loading or collection station, and in the A-2 and A-3 zones, sugar beet dumpsites.</u>	C	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
38	<b>Commercial and Industrial</b>																																			
39	Academies/studios for dance, art, sports, etc.																																			
40	Agricultural implement repair.																																		P	

1	Proposed Changes: <u>Blue Underline = Proposed Code to be Added</u> <del>Red Strikethrough = Existing Code to be Deleted</del>	AV-3	A-1	A-2	A-3	F-5	F-10	F-40	FV-3	FR-1	FR-3	S-1	R-2	R-3	R-1-12	R-1-10	RE-15	RE-20	RMHP	RMH-1-6	DRR-1	C-1	C-2	C-3	CV-1	CV-2	CVR-1	M-1	M-2	M-3	MV-1	G	O-1		
		122	<u>Dairy. A dairy or creamery, for the processing of dairy products. In the A-3 zone a five acre minimum lot area is required.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
123	Dance hall																																		
124	Day spa/fitness center.																																		
125	Data processing service and supplies																																		
126	Delicatessen																																		
127	Department store																																		
128	Detective agency																																		
129	Diaper service, including cleaning																																		
130	Dog breeding, dog kennels, or dog training school. <i>*In the AV-3, A-1, A-2, and A-3 zones: Not exceeding ten dogs of more than ten weeks old, per acre, at any time. Any building or enclosure for animals shall be located not less than 100 feet from a public street and not less than 50 feet from any side or rear property line. *In the AV-3 zone: Dog breeding and dog kennels may be conducted on a legal nonconforming lot or parcel provided there is a two acre minimum lot area, that the use is accessory to a single family dwelling, and that the use shall not exceed 10 dogs of more than 10 weeks old. *In the A-1 and A-2 zones: Two acre minimum lot area.</i>	C	C	C	P																														
131	Distillery.																																		P
132	Drapery and curtain store																																		
133	Drinking establishment																																		
134	Drive it yourself agency or business																																		
135	Drugstore																																		
136	Dry cleaning establishment																																		
137	Dry cleaning plant.																																		
138	Dry cleaning pick up station.																																		
139	Egg and poultry store, providing no live bird slaughtering or eviscerating permitted																																		
140	Egg handling, processing and sales.																																		
141	Electric appliances and/or electronic instruments assembling.																																		
142	Electrical and heating appliances and fixtures sales and service																																		
143	Electronic equipment sales and service																																		
144	Employment agency																																		
145	Express and transfer service																																		
146	Express office.																																		
147	Fabric and textile store																																		
148	Farm implement sales																																		
149	Fat rendering. <i>*Provided it is located at least 600 feet from any zone boundary.</i>																																		
150	Feed and seed store, retail																																		
151	Feed, cereal or flour mill.																																		
152	Fertilizer and soil conditioner manufacture, processing and/or sales, providing only non-animal products and by products are used																																		
153	Film exchange establishment																																		
154	Fitness, athletic, health, recreation center, or gymnasium <u>[CV-X]</u>																																		



1	Proposed Changes: <u>Blue Underline = Proposed Code to be Added</u> <del>Red Strikethrough = Existing Code to be Deleted</del>	AV-3	A-1	A-2	A-3	F-5	F-10	F-40	FV-3	FR-1	FR-3	S-1	R-2	R-3	R-1-12	R-1-10	RE-15	RE-20	RMHP	RMH-1-6	DRR-1	C-1	C-2	C-3	CV-1	CV-2	CVR-1	M-1	M-2	M-3	MV-1	G	O-1	
		181	Hobby and crafts store																					P	P	P	P	P		P	P	P		
182	Honey extraction.																												P	P	P			
183	<u>Horse or equestrian event center. A horse or equestrian event center, including indoor concessions as an accessory use. Subject to the applicable animal husbandry requirements of Section 108-7-8 of this Land Use Code.</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
184	<u>Horse and equestrian training facility or horse stable, public. A public equestrian training facility or public horse stable. This use is subject to the applicable animal husbandry requirements of Section 108-7-8 of this Land Use Code. A 10 acre minimum lot area is required in the AV-3 and A-1 zones. A five acre minimum lot area is required in the A-2 and A-3 zones.</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
185	Horse feedstore and haystack yard.																										<u>C</u>							
186	Hospital supplies																																	
187	House cleaning and repair																																	
188	House equipment display																																	
189	Household appliance sales and incidental service																																	
190	Ice cream manufacture																																	
191	Ice cream parlor																																	
192	Ice manufacture and storage																																	
193	Ice store or vending station																																	
194	Incinerator, nonaccessory, provided that no objectionable fumes and odors are emitted.																																	
195	Insulation sales																																	
196	Insurance agency																																	
197	Interior decorator and designing establishment																																	
198	Janitor service and supply																																	
199	Jewelry store sales and service																																	
200	Junk or salvage yard, provided the use is enclosed with a seven foot high solid fence or wall. <i>*Provided it is located at least 600 feet from any zone boundary.</i>																																	
201	Knitting mills																																	
202	Laboratory																																	
203	Laboratory, dental or medical																																	
204	Laundromat																																	
205	Laundry or dry cleaning establishment																																	
206	Lawn mower sales and service																																	
207	Leather goods, sales and service																																	
208	Legal office																																	
209	Linen store																																	
210	Linen supply service																																	
211	Liquor store.																																	
212	Locksmith																																	
213	Lodge or social hall																																	
214	Lounge																																	
215	Luggage store																																	
216	Lumber yard																																	

1	Proposed Changes: <u>Blue Underline = Proposed Code to be Added</u> <del>Red Strikethrough = Existing Code to be Deleted</del>	AV-3	A-1	A-2	A-3	F-5	F-10	F-40	FV-3	FR-1	FR-3	S-1	R-2	R-3	R-1-12	R-1-10	RE-15	RE-20	RMHP	RMH-1-6	DRR-1	C-1	C-2	C-3	CV-1	CV-2	CVR-1	M-1	M-2	M-3	MV-1	G	O-1			
		268	Pawnshop																						N	N	P				P	P	P			
269	Penny arcade																							N	N	C				C	C	C				
270	Pest control and extermination																							N	P	P	N	P		P	P	P	P			
271	Pet, pet grooming, and pet supply store.																							N	P	P	N	P	C	P	P	P				
272	Petroleum refining and storage.																													C	C					
273	Petting zoo where accessed by a collector road as shown on the county road plan.	C																																		
274	Pharmacy																					P	P	P	P	P	P		P	P	P					
275	Photographic supplies																							P	P	P				P	P	P				
276	Photo studio																							P	P	P	P	P		P	P	P				
277	Physician or surgeon																							P	P	P				P	P	P				
278	Pie manufacture																							N	P	P				P	P	P				
279	Planing mill.																												P	P	P					
280	Plumbing shop																							N	C	P	N	P		P	P	P	P			
281	Pony ring, without stables	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>		
282	Popcorn or nut shop																							P	P	P				P	P	P				
283	Post office																							C	P	P	C	P		P	P	P				
284	Pottery, sales and manufacture of crafts and tile																										N	P								
285	Printing, lithographing, publishing or reproductions sales and services <del>[C-X]</del> , Printing, copy sales and services <del>[CV-X]</del> . Lithographing, including engraving and photo engraving <del>[M-X and MV-X]</del> .																							N	C	P	N	P		P	P	P	P			
286	Private club, private liquor club																						P	N	N	C	N	C		C	C	C				
287	<u>Produce stand, commercial. A commercial produce stand intended for the sales of agricultural products.</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	
288	Professional office																							N	P	P	N	P		P	P	P				
289	Radio and television sales and service																							C	P	P	C	P		P	P	P				
290	Railroad yards, shop and/or roundhouse.																													C	C					
291	Real estate office.																							P	N	P	P	C	P	C	P	P	P			
292	Reception center or wedding chapel																							N	C	P	N	C		P	P	P				
293	Rental, equipment <del>[CV-X]</del> . Rental agency for home and garden equipment <del>[C-X and MV-1]</del> .																							N	P	P	N	P		P	P	P	P			
294	Residential property rental and management agency for recreation resort complexes.																																			
295	<u>Restaurant, no drive-thru.</u> Restaurants, excluding those with drive-up windows.																							P	P	P	P	C	P	P	P	P				
296	<u>Restaurant, fast food.</u> fast food restaurant, excluding those with drive-up windows.																												P							
297	<u>Restaurant, drive-in.</u> Drive-in restaurant.																							N	P	P	N	C		P	P	P				
298	<u>Restaurant, drive-thru.</u> Restaurant, including those with drive-up windows.																										N	C	C							
299	<u>Retail sales, accessory.</u> Retail sale of products produced by, developed in conjunction with or normally required and used in the performance of a commercial or manufacturing operation permitted in this zone; and provided the retail sale is clearly an accessory use to the main permitted use and is conducted within the same building or if the main use is not a building then on the same property provided however, no retail sale of products may be made in conjunction with a warehousing or wholesale business.																													P	P	P				

1	Proposed Changes: <u>Blue Underline = Proposed Code to be Added</u> <del>Red Strikethrough = Existing Code to be Deleted</del>	AV-3	A-1	A-2	A-3	F-5	F-10	F-40	FV-3	FR-1	FR-3	S-1	R-2	R-3	R-1-12	R-1-10	RE-15	RE-20	RMHP	RMH-1-6	DRR-1	C-1	C-2	C-3	CV-1	CV-2	CVR-1	M-1	M-2	M-3	MV-1	G	O-1																
		300	<u>Riding academy. See "Horse and equestrian training facilities and horse stables, public." in the commercial use section of this table.</u>				<u>TD</u>																																										
301	Rock crusher.																																																
302	Rodeo Grounds			C	C																																												
303	Roller skating rink																						N	C	P																								
304	Rubber welding.																																																
305	Skeet Shooting Range <i>*In the A-3 zone: five acre minimum lot area. *In the F-5 and F-10 zones: Skeet and trap shooting ranges are only allowed as an accessory use to public or private camps.</i>					C	C	C															C																										
306	Small-batch artisan food processing limited to food for human consumption, e.g., baked goods, confectioneries, and craft cheese.																																		P														
307	Small brewery.																																		P														
308	Smelting or refining of materials. <i>*In the M-2 zone: shall be located at least 600 feet from any zone boundary</i>																																			C	C												
309	Roofing sales or shop																							N	P	P									P	P	P	P											
310	Sand blasting.																																																
311	Second-hand store																							N	P	P	N	P								P	P	P											
312	Seed and feed store, retail																							N	P	P											P	P	P										
313	Service station.																																					P	P	P									
314	Self storage, indoor units for personal and household items																										N	C																					
315	Service station, automobile, excluding painting, body work, and upholstery work																							P	P	P	P	P	C									P	P	P									
316	Sewing machine sale and service																							N	P	P	N	P										P	P	P									
317	Sheet metal shop and retinning, provided all operations are conducted within completely enclosed bldg.																							N	N	C												C	C	C									
318	Shoe repair or shoe shine shop																							P	P	P	P	P											P	P	P								
319	Shoe store																							N	P	P	N	P												P	P	P							
320	Shooting gallery																							N	N	P														P	P	P							
321	Sign manufacture or sign painting																							N	N	P															P	P	P	P					
322	Ski equipment, snowmobile, boat and bicycle rentals.																																																
323	Slaughterhouse <i>*In the M-2 zone: shall be located at least 600 feet from any zone boundary</i>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>									
324	Snow plow and removal service																										N	C																					
325	Snowmobile, ATV sales and repair																									N	C																						
326	Soil and lawn service																									N	P																	P					
327	Spa																									N	P																						
328	Space craft and space craft parts.																																											C					
329	Sporting goods store. <i>*In the DRR-1 zone: Use allows for rental</i>																							P																				P					
330	Sports clothing store.																							P																				P					
331	Stockyard. <i>*In the M-2 zone: shall be located at least 600 feet from any zone boundary</i>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>							
332	Tailor shop																																													P	P	P	
333	Travel agency.																																																
334	Tavern, beer pub.																																																
335	Taxicab stand																																														P	P	P



**Exhibit C: Proposed Code Change (Agricultural Uses), with Track Changes**

2 **Title 101 GENERAL PROVISIONS**

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3 ...

4 **Sec. 101-1-7. Definitions.**

5 ...

6 *Agricultural experimentation station.* The term "agricultural experimentation station"  
7 means a scientific research center operated under the stewardship of an academic institution in  
8 which scientific investigations are conducted for the advancement of agricultural productivity and  
9 environmental quality.

10 *Agriculture.* The term "agriculture" means use of land for primarily farming and related  
11 purposes such as pastures, farms, dairies, horticulture, aquaculture, animal husbandry, and crop  
12 production, but not the keeping or raising of domestic pets, nor any agricultural industry [c1] or  
13 business such as fruit packing plants, fur farms, animal hospitals or similar uses.

14 ...

15 *Animal husbandry* [c2]. The term "animal husbandry" means a branch of agriculture for the  
16 raising, nurturing, management, breeding and production of domesticated farm animals, not  
17 including household pets as defined by this section. Animals are bred and raised for utility (e.g.,  
18 food, fur), sport, pleasure, and research.

19 *Animal husbandry unit* [c3]. The term "animal husbandry unit" is a domesticated farm  
20 animal unit. For the purposes of calculating an animal husbandry unit, see Section 108-7-8(a).

21 ...

22 *Dairy.* The term "dairy" means an ~~commercial~~ establishment for the commercial  
23 manufacturing, ~~of~~ processing, storage, or distribution of dairy products.

24 *Dairy farm.* The term "dairy farm" means an agricultural operation which produces milk.

25 ...

26 ~~Family food production~~<sup>[c4]</sup>. The term "family food production" means the use of animal  
27 husbandry, as defined by this section, for the sole benefit of the land owner, and not for  
28 commercial purposes. ~~[c5]keeping of not more than the following number of animals and fowl:~~

- 29 (1)
- 30 Group A.
- 31 a.
- 32 2 pigs.
- 33 b.
- 34 2 sheep.
- 35 c.
- 36 2 cows.
- 37 d.
- 38 2 goats.
- 39 (2)
- 40 Group B.
- 41 a.
- 42 20 rabbits.
- 43 b.
- 44 20 chickens.
- 45 c.
- 46 20 pheasants.
- 47 d.
- 48 10 turkeys.
- 49 e.
- 50 10 ducks.
- 51 f.
- 52 10 geese.
- 53 g.
- 54 20 pigeons.

55 ~~Provided however, that only two kinds of group B animals and fowl may be kept on parcels of less~~  
56 ~~than 40,000 square feet and not more than three kinds of group A and B animals or fowl at any~~  
57 ~~one-time on parcels of less than two acres. An additional number of animals and fowl as listed~~  
58 ~~above may be kept for each one acre in the parcel over and above the first 40,000 square feet up~~  
59 ~~to a maximum of five times the number.~~

60 ...

61 **CHAPTER 7. - SUPPLEMENTARY AND QUALIFYING REGULATIONS**

- 62 Sec. 108-7-1. Purpose and intent.
- 63 Sec. 108-7-2. Projections permitted into required yard setbacks.
- 64 Sec. 108-7-3. Fencing requirements.
- 65 Sec. 108-7-4. Area of accessory building.
- 66 Sec. 108-7-5. Exceptions to height limitations.
- 67 Sec. 108-7-6. Minimum height of dwelling.
- 68 Sec. 108-7-7. Clear view of intersecting streets.
- 69 Sec. 108-7-8. Animal husbandry ~~Setbacks for animals and fowl.~~<sup>[c6]</sup>
- 70 Sec. 108-7-9. Water and sewage requirements.
- 71 Sec. 108-7-10. Required building setback from designated collector or arterial streets.
- 72 ...

73 **Sec. 108-7-8. - Animal husbandry ~~Setbacks for of animals and fowl~~**

74 ~~No animals or fowl shall be kept or maintained closer than 40 feet from any dwelling and not closer than 75 feet from~~  
 75 ~~any dwelling on an adjacent lot. Any barn, stable, coop, pen, corral, or enclosure for the housing or keeping of~~  
 76 ~~animals or fowl shall be kept, constructed, or maintained not less than 100 feet from a property line adjacent to a~~  
 77 ~~street and not less than 25 feet from any lot line.~~<sup>[c8]</sup>

78 The following regulations apply to any use listed in the use table, Section 104-1-5<sup>[c9]</sup>, as or related to an  
 79 animal husbandry use. They are not applicable to the keeping of household pets<sup>[c10]</sup>. Terms emphasized  
 80 in this section with quotes are uses found in the use table.

- 81 (a) Animal Husbandry Unit. For the purposes of calculating an animal husbandry unit, except where the  
 82 provisions of 108-18 apply, the following number of animals constitutes one animal husbandry unit:
- 83 (1) For a "large-animal farm" animal husbandry unit: one<sup>[c11]</sup> cow, one horse, two swine<sup>[c12]</sup>, two  
 84 sheep, two alpaca, two llamas<sup>[c13]</sup>, or two goats constitute one animal husbandry unit.
- 85 (2) For a "small-animal farm" animal husbandry unit: twenty rabbits, twenty chickens, twenty  
 86 pheasants, twenty chickens, twenty pigeons, ten turkeys, ten ducks, ten geese, 40 frogs, or  
 87 ten beavers<sup>[c14]</sup>, constitute one animal husbandry unit.
- 88 (3) For aquaculture and apiary: The number of fish and bees shall not count against an animal  
 89 husbandry <sup>[c15]</sup>unit calculation provided compliance with 108-7-8(c)<sup>[c16]</sup> is maintained.
- 90 (4) For unspecified types of animals: the Zoning Administrator, upon consultation with relevant  
 91 experts when necessary, has discretion to determine whether an animal is a large-animal or  
 92 small-animal and how many animals constitute one animal unit based on similar typical  
 93 characteristics of size, weight, food consumption, and waste production as those animals  
 94 listed here.

- 95           (5) Combination of units: Where allowed by the specific animal husbandry use, a combination of  
96           these animals is allowed provided the sum of the different animal husbandry units, fractional  
97           or whole, does not exceed the allowed number of animal units.
- 98 (b) Setbacks for stable, corral, or enclosure for the housing or keeping of animal husbandry units. [c17]  
99           No stable, corral, barn, building, coop, pen, or any other enclosure for the housing or keeping of  
100           animal husbandry units, except for beehives, shall be kept or maintained closer than 40 feet from any  
101           dwelling and not closer than 75 feet from any dwelling on an adjacent lot [c18]. [c19] Any stable,  
102           corral, barn, building, coop, pen, or any other enclosure for the housing or keeping of animal  
103           husbandry units shall be kept, constructed, or maintained not less than 100 feet from a property line  
104           adjacent to a street and not less than 25 feet from any lot line.
- 105 (c) Sanitary keeping of pasture ground, stable, corral, or enclosure for the keeping of animal husbandry  
106           units. Any pasture ground, stable, corral, and other facility for the keeping of animal husbandry units,  
107           fractional or whole, shall be kept in a sanitary manner such that it does not pose a health risk to  
108           persons onsite and follows generally accepted animal husbandry cleanliness [c20] standards.
- 109 (d) Dairy farm. For an animal husbandry use listed as "dairy farm" in Section 104-1-5 [c21], at least 50  
110           percent of the milk processed and sold shall be produced on the premises.
- 111 (e) Family food production. [c22] For an animal husbandry use listed as "family food production" in  
112           Section 104-1-5 [c23], the following regulations apply: [c24]
- 113           (1) For lots less than 20,000 square feet, no "large-animal farm" animal husbandry unit and a  
114           maximum of one-half of a "small-animal farm" animal husbandry unit shall be  
115           permitted [c25]; and
- 116           (2) For lots between 20,000 square feet and less than 40,000 square feet, no "large-animal  
117           farm" animal husbandry unit and a maximum of two "small-animal farm" animal  
118           husbandry units shall be permitted; and
- 119           (3) For lots between 40,000 square feet and less than two acres, no more than one "large-  
120           animal farm" animal husbandry unit and two "small-animal farm" animal husbandry units,  
121           or some proportionate ratio combination thereof, shall be permitted; and
- 122           (4) One additional animal husbandry unit, in any ratio combination thereof, is permitted for  
123           every acre after two, up to a maximum of five total animal husbandry units for the entire  
124           lot.
- 125 (f) Reserved. [c26]
- 126 (g) Keeping of horses. For an animal husbandry use listed as "keeping of horses" in Section 104-1-  
127           5 [c27], the following restrictions apply:
- 128           (1) Where allowed in the F-5, F-10, and F-40 zones, there shall be up to a maximum of one  
129           horse allowed per each 40,000 [c28] square feet of devoted pasture ground.

- 130           (2) Where allowed in the RE-15, RE-20, FV-3, FR-1, O-1, and DRR-1 zones, there may be up to  
131           a maximum of two horses per each 40,000 [c29]square feet of devoted pasture ground.
- 132           (3) Where allowed in the AV-3, A-1, A-2, and A-3 zones, there may be up to a maximum of two  
133           horses per each 20,000 [c30]square feet of devoted pasture ground.
- 134 (h) Large-animal farm. For an animal husbandry use listed as "large-animal farm" in Section 104-1-  
135 5[c31], the following restrictions apply:
- 136           (1) Where allowed in the RE-15 and RE-20 zones, the raising and grazing of any "large-  
137           animal farm" animal husbandry unit shall not be a part, nor conducted in conjunction with  
138           any "livestock feed yard or livestock sales yard," "slaughterhouse," or any animal by-  
139           products business.
- 140           (2) Where allowed in the AV-3, A-1, A-2, and A-3 zones [c32], when the raising and grazing of  
141           any "large-animal farm" animal husbandry unit is carried on with an allowed "stable,  
142           corral, or enclosure for the keeping of animals husbandry units" then the following  
143           restrictions apply to the stable, corral, or enclosure:
- 144           a. Stabling, corralling or enclosing animal husbandry units to the density specified in  
145           this subsection (108-7-8(g)(2)) shall only be permitted between September 15  
146           through April 15, and shall not include the erection of any permanent fences,  
147           corrals, chutes, structures, or buildings normally associated with a "livestock feed  
148           yard or livestock sales yard."
- 149           b. In the AV-3 zone: it shall not exceed a density of 25 head per acre of devoted  
150           pasture ground, and shall be no closer than 200 feet from any dwelling, or public  
151           or semi-public building on an adjoining parcel of land.
- 152           c. In the A-1 zone: it shall not exceed a density of 25 head per acre of devoted  
153           pasture ground, and shall be no closer than 300 feet from any dwelling, or public  
154           or semi-public building on an adjoining parcel of land.
- 155           d. In the A-2 zone: it shall not exceed a density of 40 head per acre of devoted  
156           pasture ground, and shall be no closer than 200 feet from any dwelling, or public  
157           or semi-public building on an adjoining parcel of land.
- 158           e. In the A-3 zone: it shall not exceed a density of 40 head per acre of devoted  
159           pasture ground, and shall be no closer than 200 feet from any dwelling, or public  
160           or semi-public building on an adjoining parcel of land.
- 161           (3) Where allowed in the F-5, F-10, F-40, and S-1 zones the raising and grazing of any  
162           "large-animal farm" animal husbandry unit is limited to one "large-animal farm" animal  
163           husbandry unit per acre of devoted pasture ground.
- 164 (i) Reserved. [c33]

165 (j) Swine farms. For an animal husbandry use listed as "swine farm, large" or "swine farm, small" in  
166 Section 104-1-5[c34], the following provisions apply:  
167 (1) Large swine farm: No person shall feed any swine any market refuse, home refuse,  
168 garbage or offal other than that produced on the premises. All pens and housing for  
169 swine shall be concrete and maintained in a sanitary manner, and drainage structures  
170 and disposal of animal waste shall be provided and properly maintained.  
171 (2) Small swine farm: no more than ten swine, more than 16 weeks old, are permitted. No  
172 person shall feed any swine any market refuse, home refuse, garbage or offal other than  
173 that produced on the premises.  
174 (k) Small-animal farm. For an animal husbandry use listed as "small-animal farm" in Section 104-1-  
175 5[c35], the following restrictions apply: [ANY][c36] STANDARDS ?][c37]  
176 ...  
177 |  
178  
179  
180  
181

## Exhibit D: Proposed Code Change (Agricultural Uses), Clean Copy

1 ...

### 2 **Title 101 GENERAL PROVISIONS**

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3 ...

#### 4 **Sec. 101-1-7. Definitions.**

5 ...

6 *Agricultural experimentation station.* The term “agricultural experimentation station”  
7 means a scientific research center operated under the stewardship of an academic institution in  
8 which scientific investigations are conducted for the advancement of agricultural productivity and  
9 environmental quality.

10 *Agriculture.* The term "agriculture" means use of land for primarily farming and related  
11 purposes such as pastures, farms, dairies, horticulture, aquaculture, animal husbandry, and crop  
12 production, but not the keeping or raising of domestic pets, nor any agricultural industry or  
13 business such as fruit packing plants, fur farms, animal hospitals or similar uses.

14 ...

15 *Animal husbandry.* The term “animal husbandry” means a branch of agriculture for the  
16 raising, nurturing, management, breeding and production of domesticated farm animals, not  
17 including household pets as defined by this section. Animals are bred and raised for utility (e.g.,  
18 food, fur), sport, pleasure, and research.

19 *Animal husbandry unit.* The term “animal husbandry unit” is a domesticated farm animal  
20 unit. For the purposes of calculating an animal husbandry unit, see Section 108-7-8(a).

21 ...

22 *Dairy.* The term "dairy" means an establishment for the commercial manufacturing,  
23 processing, storage, or distribution of dairy products.

24 *Dairy farm.* The term “dairy farm” means an agricultural operation which produces milk.

25 ...

26            *Family food production.* The term "family food production" means the use of animal husbandry, as  
27            defined by this section, for the sole benefit of the land owner, and not for commercial purposes.  
28            ...

29            **CHAPTER 7. - SUPPLEMENTARY AND QUALIFYING REGULATIONS**

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- 30            Sec. 108-7-1. Purpose and intent.
- 31            Sec. 108-7-2. Projections permitted into required yard setbacks.
- 32            Sec. 108-7-3. Fencing requirements.
- 33            Sec. 108-7-4. Area of accessory building.
- 34            Sec. 108-7-5. Exceptions to height limitations.
- 35            Sec. 108-7-6. Minimum height of dwelling.
- 36            Sec. 108-7-7. Clear view of intersecting streets.
- 37            Sec. 108-7-8. Animal husbandry Sec. 108-7-9. Water and sewage requirements.
- 38            Sec. 108-7-10. Required building setback from designated collector or arterial streets.
- 39            ...

40            **Sec. 108-7-8. - Animal husbandry**

41

42            The following regulations apply to any use listed in the use table, Section 104-1-5, as or related to an  
43            animal husbandry use. They are not applicable to the keeping of household pets. Terms emphasized in  
44            this section with quotes are uses found in the use table.

- 45            (a) Animal Husbandry Unit. For the purposes of calculating an animal husbandry unit, except where the  
46            provisions of 108-18 apply, the following number of animals constitutes one animal husbandry unit:
  - 47                    (1) For a "large-animal farm" animal husbandry unit: one cow, one horse, two swine, two sheep,  
48                    two alpaca, two llamas, or two goats constitute one animal husbandry unit.
  - 49                    (2) For a "small-animal farm" animal husbandry unit: twenty rabbits, twenty chickens, twenty  
50                    pheasants, twenty chickens, twenty pigeons, ten turkeys, ten ducks, ten geese, 40 frogs, or  
51                    ten beavers, constitute one animal husbandry unit.
  - 52                    (3) For aquaculture and apiary: The number of fish and bees shall not count against an **animal**  
53                    **husbandry unit calculation provided compliance with 108-7-8(c) is maintained.**
  - 54                    (4) For unspecified types of animals: the Zoning Administrator, upon consultation with relevant  
55                    experts when necessary, has discretion to determine whether an animal is a large-animal or  
56                    small-animal and how many animals constitute one animal unit based on similar typical



57 characteristics of size, weight, food consumption, and waste production as those animals  
58 listed here.

59 (5) Combination of units: Where allowed by the specific animal husbandry use, a combination of  
60 these animals is allowed provided the sum of the different animal husbandry units, fractional  
61 or whole, does not exceed the allowed number of animal units.

62 (b) Setbacks for stable, corral, or enclosure for the housing or keeping of animal husbandry units. No  
63 stable, corral, barn, building, coop, pen, or any other enclosure for the housing or keeping of animal  
64 husbandry units, except for beehives, shall be kept or maintained closer than 40 feet from any  
65 dwelling and not closer than 75 feet from any dwelling on an adjacent lot. Any stable, corral, barn,  
66 building, coop, pen, or any other enclosure for the housing or keeping of animal husbandry units shall  
67 be kept, constructed, or maintained not less than 100 feet from a property line adjacent to a street  
68 and not less than 25 feet from any lot line.

69 (c) Sanitary keeping of pasture ground, stable, corral, or enclosure for the keeping of animal husbandry  
70 units. Any pasture ground, stable, corral, and other facility for the keeping of animal husbandry units,  
71 fractional or whole, shall be kept in a sanitary manner such that it does not pose a health risk to  
72 persons onsite and follows generally accepted animal husbandry cleanliness standards.

73 (d) Dairy farm. For an animal husbandry use listed as “dairy farm” in Section 104-1-5, at least 50 percent  
74 of the milk processed and sold shall be produced on the premises.

75 (e) Family food production. For an animal husbandry use listed as “family food production” in Section  
76 104-1-5, the following regulations apply:

77 (1) For lots less than 20,000 square feet, no “large-animal farm” animal husbandry unit and a  
78 maximum of one-half of a “small-animal farm” animal husbandry unit shall be permitted;  
79 and

80 (2) For lots between 20,000 square feet and less than 40,000 square feet, no “large-animal  
81 farm” animal husbandry unit and a maximum of two “small-animal farm” animal  
82 husbandry units shall be permitted; and

83 (3) For lots between 40,000 square feet and less than two acres, no more than one “large-  
84 animal farm” animal husbandry unit and two “small-animal farm” animal husbandry units,  
85 or some proportionate ratio combination thereof, shall be permitted; and

86 (4) One additional animal husbandry unit, in any ratio combination thereof, is permitted for  
87 every acre after two, up to a maximum of five total animal husbandry units for the entire  
88 lot.

89 (f) Reserved.

90 (g) Keeping of horses. For an animal husbandry use listed as “keeping of horses” in Section 104-1-5, the  
91 following restrictions apply:

- 92 (1) Where allowed in the F-5, F-10, and F-40 zones, there shall be up to a maximum of one  
93 horse allowed per each 40,000 square feet of devoted pasture ground.
- 94 (2) Where allowed in the RE-15, RE-20, FV-3, FR-1, O-1, and DRR-1 zones, there may be up to  
95 a maximum of two horses per each 40,000 square feet of devoted pasture ground.
- 96 (3) Where allowed in the AV-3, A-1, A-2, and A-3 zones, there may be up to a maximum of two  
97 horses per each 20,000 square feet of devoted pasture ground.
- 98 (h) Large-animal farm. For an animal husbandry use listed as "large-animal farm" in Section 104-1-5, the  
99 following restrictions apply:
- 100 (1) Where allowed in the RE-15 and RE-20 zones, the raising and grazing of any "large-  
101 animal farm" animal husbandry unit shall not be a part, nor conducted in conjunction with  
102 any "livestock feed yard or livestock sales yard," "slaughterhouse," or any animal by-  
103 products business.
- 104 (2) Where allowed in the AV-3, A-1, A-2, and A-3 zones, when the raising and grazing of any  
105 "large-animal farm" animal husbandry unit is carried on with an allowed "stable, corral, or  
106 enclosure for the keeping of animals husbandry units" then the following restrictions apply  
107 to the stable, corral, or enclosure:
- 108 a. Stabling, corralling or enclosing animal husbandry units to the density specified in  
109 this subsection (108-7-8(g)(2)) shall only be permitted between September 15  
110 through April 15, and shall not include the erection of any permanent fences,  
111 corrals, chutes, structures, or buildings normally associated with a "livestock feed  
112 yard or livestock sales yard."
- 113 b. In the AV-3 zone: it shall not exceed a density of 25 head per acre of devoted  
114 pasture ground, and shall be no closer than 200 feet from any dwelling, or public  
115 or semi-public building on an adjoining parcel of land.
- 116 c. In the A-1 zone: it shall not exceed a density of 25 head per acre of devoted  
117 pasture ground, and shall be no closer than 300 feet from any dwelling, or public  
118 or semi-public building on an adjoining parcel of land.
- 119 d. In the A-2 zone: it shall not exceed a density of 40 head per acre of devoted  
120 pasture ground, and shall be no closer than 200 feet from any dwelling, or public  
121 or semi-public building on an adjoining parcel of land.
- 122 e. In the A-3 zone: it shall not exceed a density of 40 head per acre of devoted  
123 pasture ground, and shall be no closer than 200 feet from any dwelling, or public  
124 or semi-public building on an adjoining parcel of land.
- 125 (3) Where allowed in the F-5, F-10, F-40, and S-1 zones the raising and grazing of any  
126 "large-animal farm" animal husbandry unit is limited to one "large-animal farm" animal  
127 husbandry unit per acre of devoted pasture ground.

- 128 (i) Reserved.
- 129 (j) Swine farms. For an animal husbandry use listed as “swine farm, large” or “swine farm, small” in  
130 Section 104-1-5, the following provisions apply:
- 131 (1) Large swine farm: No person shall feed any swine any market refuse, home refuse,  
132 garbage or offal other than that produced on the premises. All pens and housing for  
133 swine shall be concrete and maintained in a sanitary manner, and drainage structures  
134 and disposal of animal waste shall be provided and properly maintained.
- 135 (2) Small swine farm: no more than ten swine, more than 16 weeks old, are permitted. No  
136 person shall feed any swine any market refuse, home refuse, garbage or offal other than  
137 that produced on the premises.
- 138 (k) Small-animal farm. For an animal husbandry use listed as “small-animal farm” in Section 104-1-5, the  
139 following restrictions apply: [ANY STANDARDS ?]
- 140 ...
- 141
- 142
- 143
- 144

## Weber County Land Use Code Revision Process Workflow

This flowchart is intended to illustrate the intended course of the revision process. It is not an absolute plan, and deviations may occur as more information is gathered, but it will provide the Planning Commission with an idea where we are in the process at any given time. Staff will refer to this structure regularly.

