

Zoning Ordinance Update

Supplemental Regulations for Animal and Outdoor Uses

(Home Occupations Revised Regs. for reference)

PC/BOS Joint Meeting

February 11, 2020



The land of the life worth living.

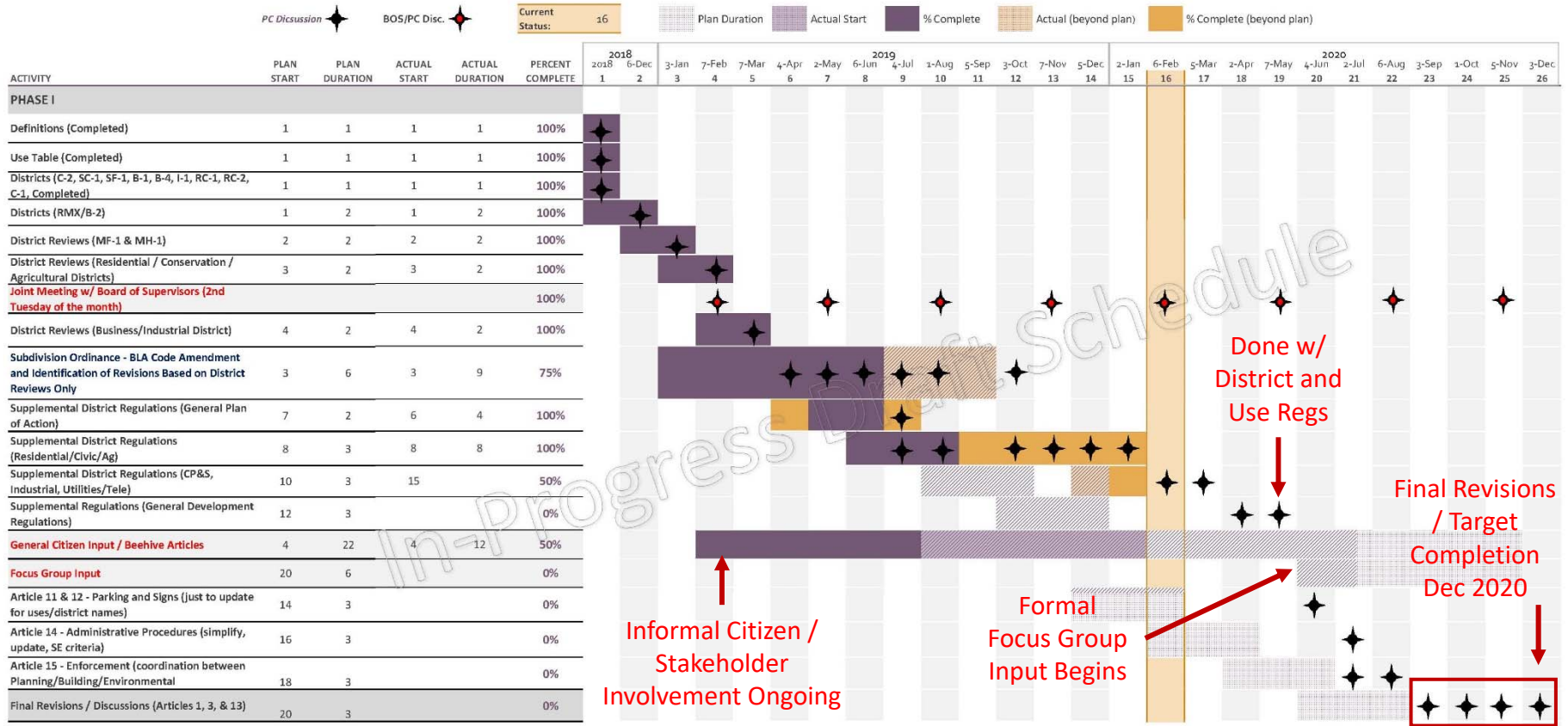
Agenda

1. Schedule Update / Progress Report
2. Supplementary Regulations – Article 9
 - Purpose / Status
 - Outdoor Uses
 - Animal Uses
 - Residential Uses – Home Occupations review, if desired

In Progress Schedule

Anticipated Public Hearings / Adoption Early 2021

Zoning Ordinance Rewrite (Work Plan)



Note: The schedule presented identifies staff targets. These targets are subject to change based on priorities shifting and the Planning Commission's and Board's input and expectations during discussion of revisions. Updated 2/3/2020



The land of the life worth living.

Stakeholder / Citizen Input

Informal – Ongoing since early 2018

- Beehive Articles
- Website Postings
- Zoning Ordinance Roadshow (PC/Staff)
- Informal discussions w/ citizens (inquires)

Formal Focus Group – Begin June 2020

- Members identified (realtors, developers, consultants, citizens, others?)
- Begins after draft completion of all use and district regulations

Be Informed

Don't "Zone Out!" Zoning Ordinance Changes On Horizon

County staff, in partnership with the Planning Commission and the Board of Supervisors, continue work related to a comprehensive review of the County's Zoning Ordinance. Recent discussions have focused on Article 1 of the ordinance which addresses supplemental regulations for certain uses. The purpose of the supplementary regulations (Article 1) is to set specific conditions for various uses that don't apply to other uses. For example, home based businesses currently have regulations related to the amount of square footage that can be utilized for the business, restrictions on employees and customer parking in the residential, and portable outdoor storage/recreation. Secondary dwelling (a mother in law suite or garage apartment) currently have restrictions related to occupancy of the primary residence by the owner of the lot and rules on the square footage of the secondary dwelling based on characteristics of the lot and parcel type. These uses and others are currently being discussed and alternatives of the lot and parcel type. These uses and others are currently being discussed and alternatives of the lot and parcel type. These uses and others are currently being discussed and alternatives of the lot and parcel type. These uses and others are currently being discussed and alternatives of the lot and parcel type.

Why Does it Matter?

There are many reasons why zoning should be considered:

Money is a big reason. How many homes does Gloucester require for the next 10 years for schools, hospitals, roads, transit services, and more... is determined by the number of people counted in Gloucester on Census Day.

Fair Representation is another reason. The Census determines how many US Representatives Gloucester has over the next few years.

Quality of life, business use data from the census to decide where to build facilities that offer employment opportunities; local governments use data for public safety and emergency preparedness; and developers use the data from each census to help decide where to build new homes or revitalize neighborhoods.

Existing Zoning Map

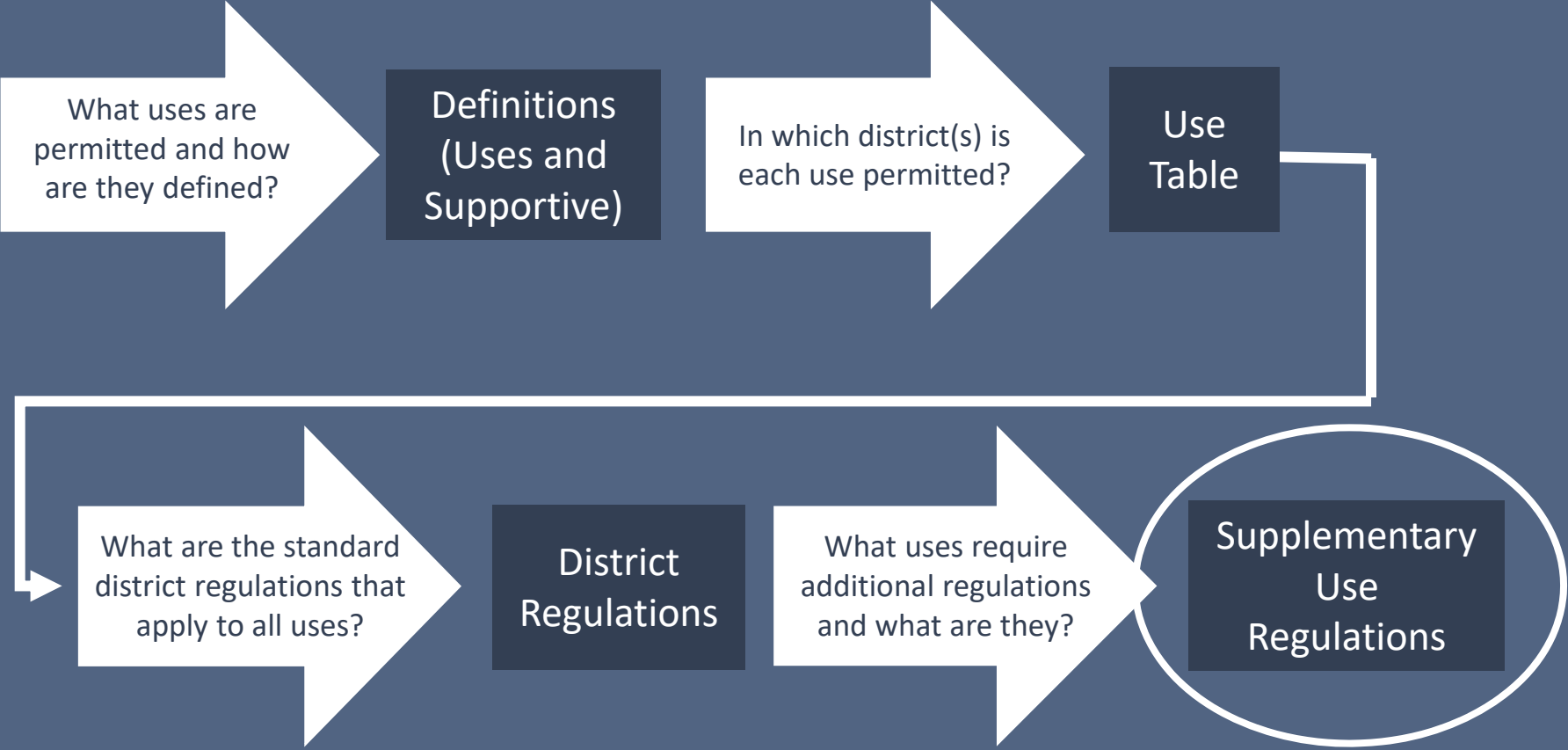
Presentations

Presentation Name	Meeting Date	Presentation Topics
July 2018 BOS-PC Joint Work Session	July 31, 2018	Schedule, Format, Districts, & Uses
February 2019 BOS-PC Joint Work Session	February 1, 2019	Districts & Definitions
May 2019 BOS-PC Joint Work Session	May 4, 2019	Districts & Definitions
August 2019 BOS-PC Joint Work Session	August 13, 2019	Supplemental Regulations for Uses

Draft Documents

Ordinance Section	Draft Document
Article 2- Definitions	Draft Article 2
Article 4- Establishment of Districts	Draft Article 4
Article 5- Table of Permitted Uses	Draft Article 5 (Table)
Article 5- District Regulations (Agriculture)	Draft Article 5 (Agriculture)
Article 5- District Regulations (Business)	Draft Article 5 (Business)
Article 5- District Regulations (Conservation)	Draft Article 5 (Conservation)
Article 5- District Regulations (Industrial)	Draft Article 5 (Industrial)
Article 5- District Regulations (Mixed Use)	Draft Article 5 (Mixed Use)
Article 5- District Regulations (Residential)	Draft Article 5 (Residential)

Supplementary Regulations Purpose



Supplementary Regulations Review Status

Completed

- Residential
- Civic & Institutional
- Agriculture

Discussed at previous joint meetings.

Draft

- *Animal
- *Outdoor
- Consumer Products and Services

*Animal and outdoor uses to be discussed tonight.

In Progress

- Industrial
- Utilities
- Temporary Uses

To be discussed at a future joint meetings (May & August of 2020).

Outdoor Uses w/ Supp. Regs.

Existing

- Campground

Proposed

- Campground

- Open Firing Range

- Firing Range, indoor

- Firing Range, outdoor

- Hunting and Fishing Clubs

- Hunting and Fishing Clubs?

Firing Range, Outdoor



Use	Districts											
	Conserv	Agriculture		Residential				Mixed Use	Business		Industrial	
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC (SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (RMX/B2)	B-G (B-1)	B-R (B-4)	I-1
Firing range, <u>outdoor</u>		<u>SE</u> <u>CUP</u>	<u>SE</u> <u>CUP</u>	<u>SE</u> <u>CUP</u>								

Firing Ranges

Firing Range, **Outdoor**

- **Use of land for the discharging of firearms for target practice, skeet, and/or trap shooting where the use is operated as a business pursuant to the definition in Chapter 10 of the Gloucester County Code.**
 - **An indoor firing range can be accessory to the use.**
 - **General hunting, and unstructured and nonrecurring discharging of firearms on private property is not regulated under zoning.**
 - **PC Question: Should these regs apply to private shooting ranges that require memberships?**
 - **Commercial uses such as archery and paintball park shooting ranges shall fall under the “Commercial amusement, entertainment, sports” use.**

Firing Range, Outdoor Regulations

1. Article 9 - General Requirements

- a. *Lot size May not be needed...
 - a. 25 acre minimum – rifle range
 - b. 5 acre minimum – pistol range
- b. Owner or lessee's responsibility to ensure:
 - i. Alcoholic beverages prohibited
 - ii. *Supervision of a certified individual
 - iii. Compliance w/ all federal, state and local codes
 - OSHA, VA Code Ch. 7, Gloucester Code Ch. 13 Offences, and Ch. 11 Noise Control
 - iv. No lead bullets or shot if range encompasses water, wetland or RPA area



*Current requirement

Firing Range, Outdoor Regulations

1. Article 9 - General Req. Cont.

c. ~~Range approved by the Gloucester County Sherriff's Office prior to CO~~

Sherriff will only provide a recommendation

d. Medical emergency plan prepared

e. ~~Distance from schools, parks, etc. ?~~

- State Code allows distance restrictions for shooting or hunting with a firearm

Look at Proposed Senate Bill No. 353

f. ~~Facility will be subject to random inspections by law enforcement~~

g. Hours of operation as per CUP permit



Firing Range, Outdoor Regulations

2. Article 9 - Site Plan Required that meets NRA Range Design Manual

a. ~~Range shall be fenced, posted every 100 feet, or otherwise restricted to control access.~~

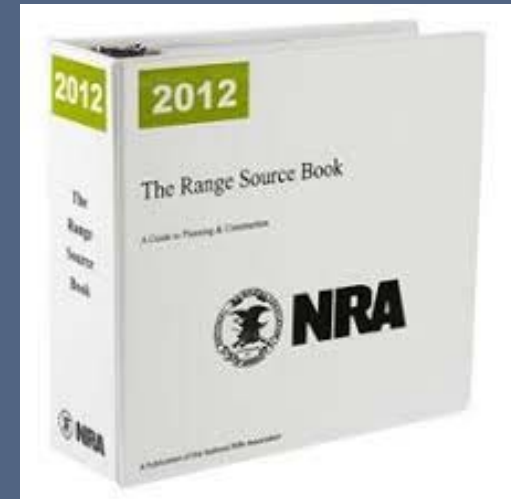
b. Ammunition storage, if any, shall be identified.

c. Setbacks: ← 500 yards is state code. Check 29.1-527

- *100' from all property lines
- 300' from any existing residence ←

add parks and schools.

d. ~~Ballistic standoff distances shall meet NRA recommendations~~



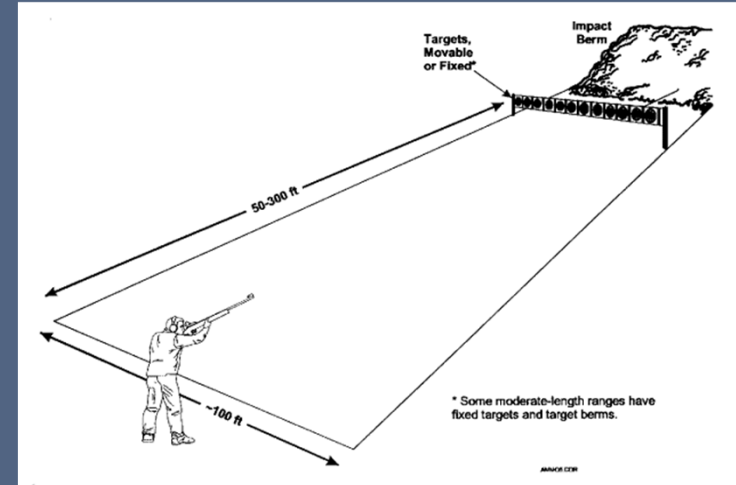
PC suggests limiting our regulations to those that are not covered in the NRA range standards to avoid confusion.

*Current requirement

Firing Range, Outdoor Regulations

2. Article 9 - Site Plan Req. Cont.

- e. ~~Direct fire zoning a min of 3,000 yards beyond the earthen berm shall be maintained (can be reduced only in a manner that meets or exceeds NRA Range Source Book)~~
- f. ~~Range shall be designed to contain all projectiles fired per NRA standards (earthen berms, mounds, baffles, plating).~~
- g. ~~Noise abatement barriers that meet NRA standards shall be utilized~~
- h. Plan must be prepared by a prof eng.



- ## 3. GC Sherriff, or designee, shall review CUP and site plan to ensure safety and compliance w/ requirements.

NRA will confirm it was built to standard.
Engineer may not have that expertise.
Surveyor could verify berm heights/distances, etc.

Firing Range, Indoor



Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (RMX/B2)	B-G (B-1)	B-R (B-4)	I-1
<u>Firing range, indoor</u>		CUP	CUP	CUP						P		P

Firing Ranges

Firing Range, Indoor

Look at HB 567

- An indoor specialized commercial facility designed for firearms qualifications, training or practice.
 - Operated as a business pursuant to the definition in Chapter 10 of the Gloucester County Code
 - Paintball shooting ranges shall fall under the “Commercial amusement, entertainment, sports” use.

Firing Range, Indoor Regulations

1. Article 9 - General Requirements

a. Owner or lessee's responsibility to ensure:

- i. Alcoholic beverages prohibited
- ii. Supervision of a certified individual
- iii. Compliance w/ all federal, state and local codes
 - OSHA, VA Code Ch. 7, Gloucester Code Ch. 13 Offences, and Ch. 11 Noise Control

b. Distance from schools, parks, etc. ?

- a. State Code allows distance restrictions for shooting or hunting with a firearm



Mimic regs for outdoor ranges here

Firing Range, Indoor Regulations

1. Article 9 - General Req. Cont.

~~c. Facility will be subject to random inspections by law enforcement~~

d. Medical emergency plan prepared

← **Sherriff will only provide recommendation**

~~e. Range approved by the Gloucester County Sherriff's Office prior to CO~~

2. Site Plan Required that meets NRA Range Design Manual

~~a. Designed to contain all projectiles~~

~~b. Noise abatement barriers equal to NRA Standard~~



Outdoor Uses w/ Supp. Regs.

Existing

Proposed

- Campground → • Campground
- Open Firing Range → • Firing Range, indoor
→ • Firing Range, outdoor
- Hunting and Fishing Clubs → • Hunting and Fishing Clubs

Campground



Commercial Campgrounds



Personal Property Camping

Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC (SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (RMX/B2)	B-G (B-1)	B-R (B-4)	I-1
Campground		<u>SE</u> <u>CUP</u>	<u>SE</u> <u>CUP</u>	<u>SE</u> <u>CUP</u>	<u>SE</u> <u>CUP</u>							

Campground

Definition

- Any lot or land used, maintained, or made available to the public as a place for use for camping or lodging purposes, either equipped with camping units or not so equipped, and by whatever name such place may be called, whether or not any fee is charged for the use thereof and which meets the requirements of Section 35.1-17 of the Code of Virginia as amended.



Commercial Campgrounds



Personal Property Camping

Campground Regulations

Article 9 – Excludes personal property camping as detailed below:

7. Does not include temporary recreational camping on one's own land provided camping units are not occupied for periods in excess of:

- One (1) week,
- Nor may they be occupied in excess of thirty (30) days within any calendar year,
- Utility hookups not permitted.

Do not allow in commercial districts.



Personal Property Camping



Complaint – Was Occupied

Define better to ensure we are not restricting individuals from cleaning/maintaining their campers.

Complaints Involving Campers

- Living in a camper is currently only permitted outside an campground with a valid building permit.
- However, the County does not regulate the parking of campers on parcels.



Couldn't verify occupancy



Occupied on Little England Rd.



Occupied w/ Power

Complaints Involving Campers

Presence of “No Trespassing” Signs make enforcement difficult



Camping Regulations

~~Consideration of regulations for personal property camping:~~

- ~~• Only allow on vacant parcels~~
- ~~• Only allow in certain districts~~
- ~~• Limited to the property owner~~
- ~~• Require a permit~~
- ~~• Only allow tent camping — no campers/RVs permitted~~

PC Recommendation:

- Don't feel these additional regulations will solve the illegal use of campers
- Move forward with proposed revisions to remove restrictions on private property camping.



Complaint – Was Occupied

Campground Regulations

Article 9 - Supplementary Regs.

1. Five (5) acre minimum lot size
2. Camping units can't be used for year-round habitation
3. One (1) manufactured home can be used for manager residence or other campground related facility such as laundry facilities, store, etc.



Commercial Campgrounds

Campground Regulations

Article 9 - Supplementary Regs.

4. All accessory uses/structures such as water parks, miniature golf, etc. shall be listed in the application (CUP)



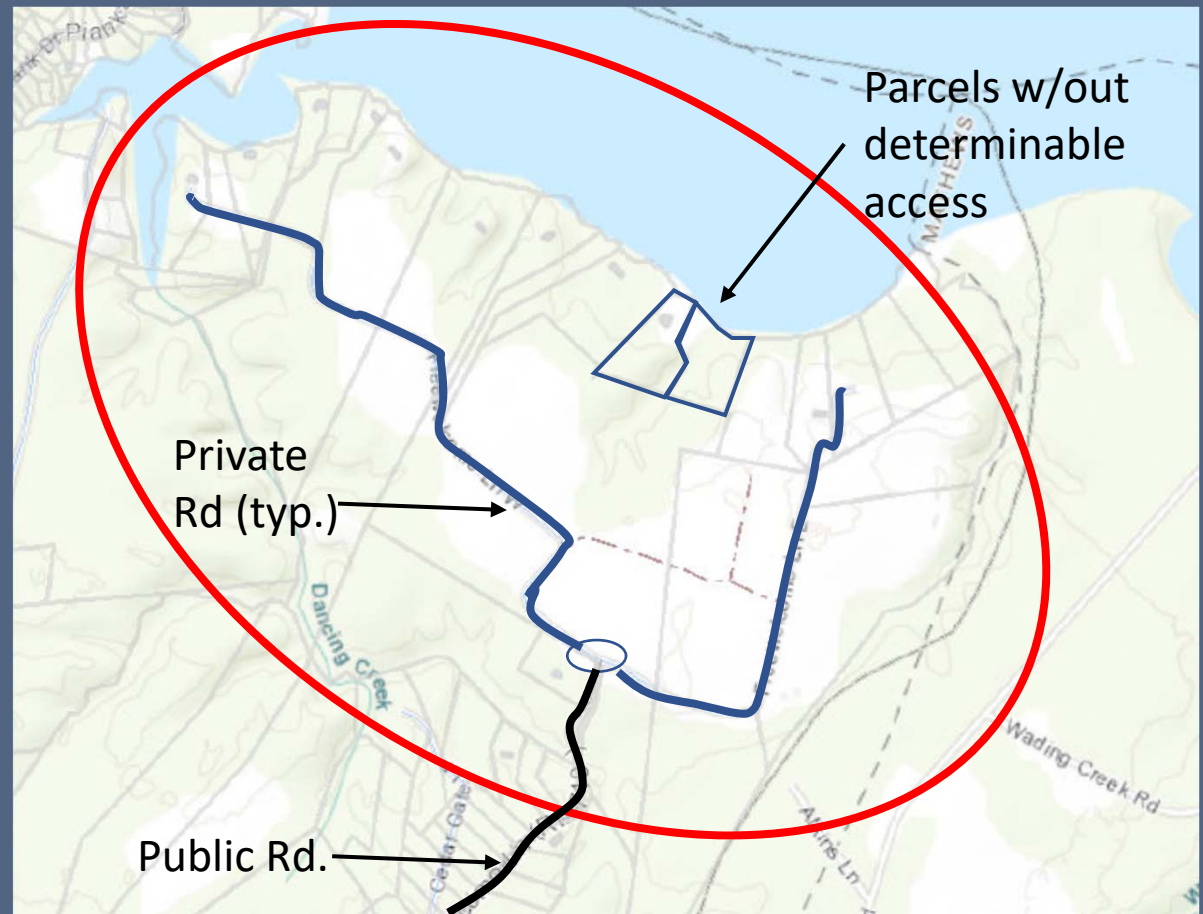
Commercial Campgrounds



Campground Regulations

Article 9

5. Access: Frontage on or exclusive access to a state road.
 - If proposed on property served by private road staff will notify all parcels adjoining the private road.
4. *Setbacks – 35' from all property lines



*Current Requirement

Outdoor Uses w/ Supp. Regs.

Existing

Proposed

- Campground → • Campground
- Open Firing Range → • Firing Range, indoor
→ • Firing Range, outdoor
- Hunting and Fishing Clubs → • Hunting and Fishing Clubs

Hunting and Fishing Clubs

Hunting and Fishing Clubs Definition

- Uses and structures which serve as social and organizational gathering spots for persons engaged in hunting or fishing. This definition does not include firing ranges which are defined herein.

Currently require:

- 2 acre minimum lot size
- 100' principal setback
- 50' accessory setbacks

Proposed:

- No minimum lot size or setbacks
- Must meet standard regulations of the district

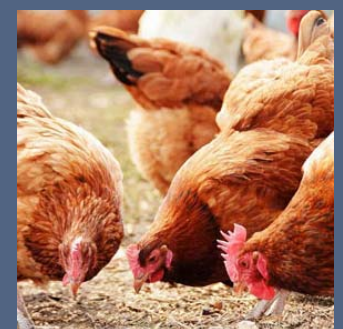
Use	Districts											
	Conserv	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC (SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (RMX/B2)	B-G (B-1)	B-R (B-4)	I-1
Hunting and Fishing Clubs	SE	P	P	P	P							

Questions on Outdoor Uses?

Final Thoughts?

Ready to move on?

Animal Uses



Animal Uses – Companion Animals

Existing

- Domestic pets
- Kennel



Animal Grooming –
New separate use

Proposed

- Domestic pets (keeping)
- Animal service establishment (training)
- Animal shelter, private
/ Animal shelter, public
- Kennel, commercial boarding or breeding
(doggie day care)



Animal Uses – Companion Animals

Domestic pets – Animals privately kept for companionship or enjoyment, including dogs, cats, fish, birds, rabbits and other similar animals not herein defined as livestock. This use includes animals kept in foster homes.

Animal services facility – Training or handling of companion animals not involving boarding for any part of a 24 hour day or overnight basis. This use does not include training that is secondary to another use such as a kennel or retail sales pet store.

Animal shelter, private – house or contain animals, owned or operated by an individual or incorporated, nonprofit, and nongovernmental entity, including a humane society, animal welfare organization, society for the prevention of cruelty to animals, or any other organization operating for the purpose of finding permanent adoptive homes for animals.

Animal shelter, public - Any facility operated by the Commonwealth, or Gloucester County, for the purpose of impounding or sheltering seized, stray, homeless, abandoned, unwanted, or surrendered animals.

Kennel, commercial boarding or breeding est. - shelter, board, breed, raise or otherwise keep or care for animals for any part of a 24 hour day or nightly basis for care, or sale. Excludes domestic pets as defined herein unless the animals are used commercially.

Animal Service Facility & Domestic Pets



Animal Services Facility



Domestic Pets

Use	Districts											
	Conserv.	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC (SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (RMX/B2)	B-G (B-1)	B-R (B-4)	I-1
Animal services facility		<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>				<u>SE</u>	<u>P</u>	<u>P</u>	
Domestic pets	<u>P</u>	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	P	<u>P</u>

Animal Services Facility

Article 9 – Supplemental Use Regulations

1. All outdoor activities shall be conducted at least one hundred (100) feet from any watercourse or water body, unless water dependent.
2. Owners/operators shall comply with all applicable regulations in Chapter 3 Animal Control and all applicable state, federal and local provisions.
 - Provisions shall be made for the collection, storage, and disposal of animal waste (3-7)
 - Use shall ensure adequate care in compliance with Section 3-15



Kennels & Animal Shelters



Use	Districts											
	Conser	Agriculture		Residential				Mixed Use	Business		Industrial	
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC (SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (RMX/B2)	B-G (B-1)	B-R (B-4)	I-1
Kennel, boarding & breeding est.		SE	SE	SE	SE					SE	SE	
Animal Shelter, private		<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>					<u>SE</u>	<u>SE</u>	
Animal Shelter, public		<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>					<u>SE</u>	<u>SE</u>	

Kennels & Animal Shelters

Article 9 – Supplemental Use Regulations

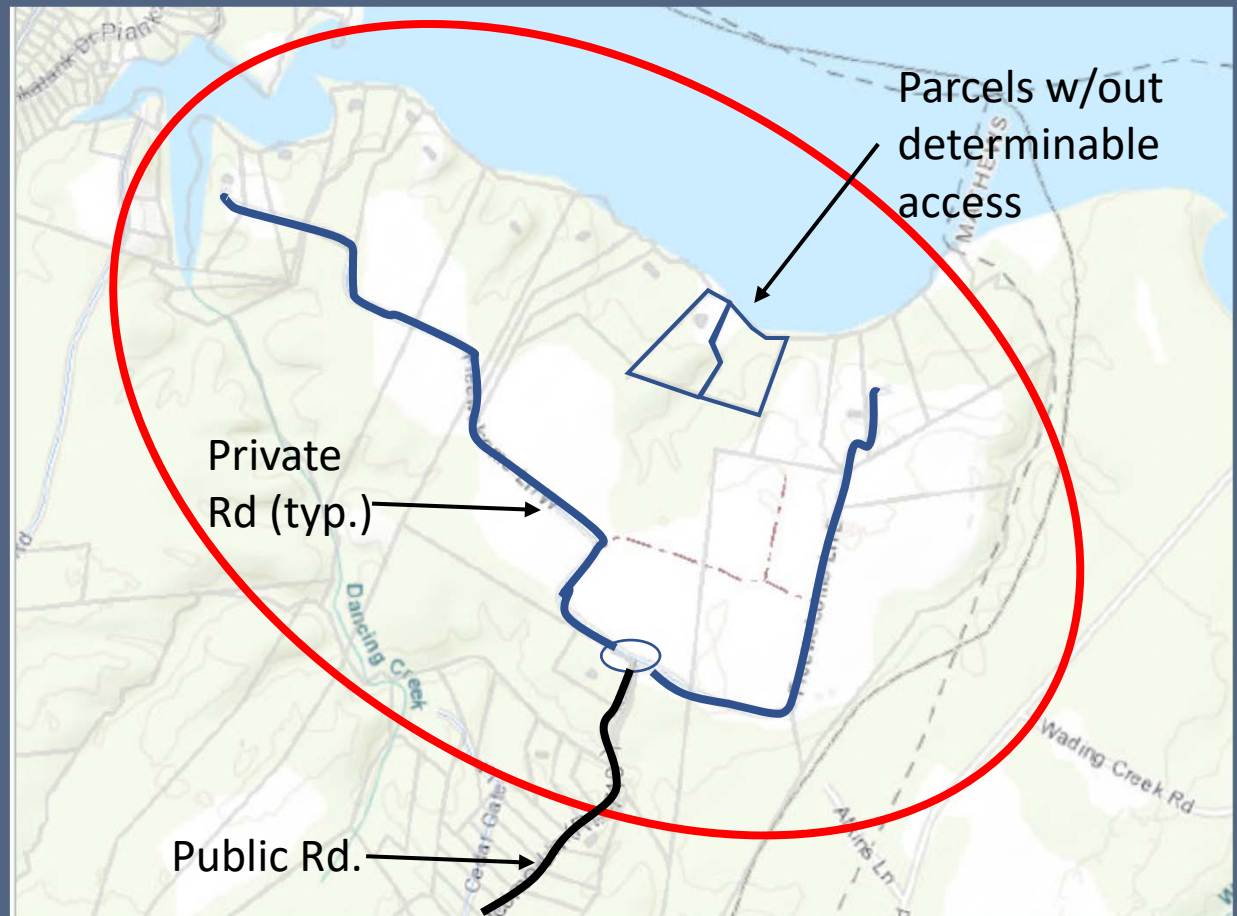
1. All outdoor activities shall be conducted at least one hundred (100) feet from any watercourse or water body, unless water dependent.
2. Owners/operators shall comply with all applicable regulations in Chapter 3 Animal Control and all applicable state, federal and local provisions.
 - Provisions shall be made for the collection, storage, and disposal of animal waste (3-7).
 - Use shall ensure adequate care in compliance with Section 3-15.
3. Minimum lot size of 2 acres in AG-1 (RC-1), AG-2 (RC-2), R-BC (C-2), R-SC (SC-1) is required.



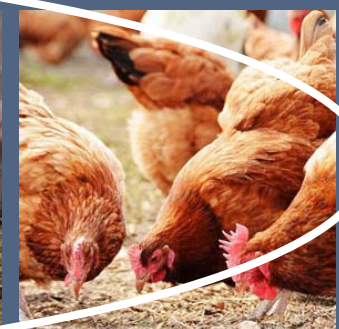
Kennels & Animal Shelters

Article 9 – Supplemental Use Regulations

4. Frontage on, or exclusive deeded access to, a state-maintained road
 - Otherwise, staff will notify all parcels adjoining the private road (in addition to regular notifications).



Animal Uses



Animal Uses – Livestock

Animal Care

Min. acreage
required per
animal

-vs- Land Use

Min. acreage
required to have
animals



2 acres/animal



1.5 acres/animal



2 acres/5 animals



1 acre/animal



No requirement

Animal Uses –Livestock

Animal Care

-vs-

Land Use

Leave to Animal Welfare
& Control Ordinance

Min. acreage
required to have
animals



-----Minimum of 2 acres required?-----

No req.

Livestock, personal use or enjoyment

Article 9 – Supplemental Use Regulations

1. Acreage requirements: 2 acre minimum
 - * Can utilize 2 or more parcels provided they are within 150' and not separated by a state r-o-w wider than 50'.
2. Number of livestock (excluding poultry):
 - 2 or more acres but less than 4 acres – up to five (5)
 - 4 or more acres but less than 6 acres – up to ten (10)
 - 6 or more acres but less than 8 acres – up to fifteen (15)
 - 8 or more acres but less than 10 acres – up to twenty (20)
 - 10 or more acres – no limit

Use	Districts											
	Conserv.	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC (SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (RMX/B2)	B-G (B-1)	B-R (B-4)	I-1
Livestock, personal use		P	P	P	P						<u>P</u> <u>SE</u>	
Livestock personal use of enjoyment, w/ less than req. acres		SE	SE	SE	SE						<u>SE</u>	

Livestock, personal use or enjoyment

Article 9 – Supplemental Use Regulations, cont.

3. * All animals shall be contained within a fence or enclosure.
4. Owners/operators shall comply with all applicable regulations in Chapter 3 Animal Control and all applicable state, federal and local provisions.
 - Provisions shall be made for the collection, storage, and disposal of animal waste (3-7).
 - Use shall ensure adequate care in compliance with Section 3-15.

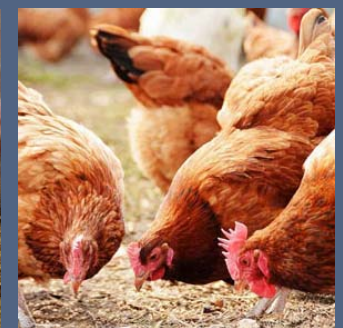


Livestock, personal use or enjoyment

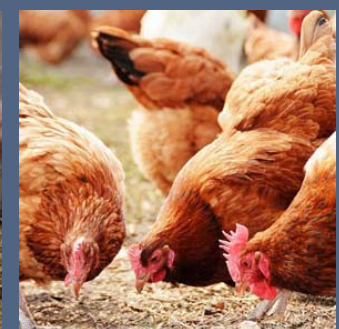
Article 9 – Supplemental Use Regulations, cont.

5. * Setbacks

- Composting piles - minimum of 100 feet from all property lines, watercourses, and water wells
- Pasture fencing – no setback
- Animal structures – must meet accessory setbacks



Animal Uses



Chicken-keeping, backyard

Article 9 – Supplemental Use Regulations

1. Number of chickens permitted
 - 10,000 SF or less – 4
 - 10,000 SF to 2 acres – 12
 - Over 2 acres – no maximum
2. Must be kept in a fenced or enclosed area
3. Not in the front yard
4. Coops shall meet principal setbacks.



Use	Districts											
	Conserv.	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC (SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (RMX/B2)	B-G (B-1)	B-R (B-4)	I-1
Chicken keeping-backyard						P						

Chicken-keeping, backyard

Article 9 – Supplemental Use Regulations, cont.

5. All chicken feed and other products for consumption by domestic chickens shall be kept so as not to attract rodents, insects, or predators.
6. Outdoor slaughtering of domestic chickens is prohibited.
7. The keeping of roosters, capons, or crowing hens is prohibited.
8. Owners/operators shall comply with all applicable regulations in Chapter 3 Animal Control and all applicable state, federal and local provisions.
 - Provisions shall be made for the collection, storage, and disposal of animal waste (3-7).
 - Use shall ensure adequate care in compliance with Section 3-15.



Stables, commercial

A building and/or land where horses (standard and miniature), ponies, donkeys, mules, and the like are kept for remuneration, hire, sale, boarding, riding or show.



Use	Districts											
	Conserv.	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC (SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (RMX/B2)	B-G (B-1)	B-R (B-4)	I-1
Stables, commercial		P	P	P	P							

Consider CUP

Stables, commercial

Article 9 – Supplemental Use Regulations

1. Acreage requirements: 2 acre minimum (currently 1.5 acres/horse)
 - * Can utilize 2 or more parcels to meet acreage req. provided they are within 150' and not separated by a state r-o-w wider than 50'.
 - * Can not include wetlands / RPA.
2. * All animals must be contained in a fence or enclosure.

Lots of discussion related to not limiting the number of horses on commercial stables. Consider keeping it as is.



Stables, commercial

Article 9 – Supplemental Use Regulations, cont.

3. * Access

- Private road w/out exclusive access to state road
 - 5 boarded horse maximum (exclusive of owners horses)
 - No horse shows
- Public road frontage or exclusive access and entrance meeting VDOT standards
 - No limit on # of horses
 - Horse shows permitted



Stables, commercial

Article 9 – Supplemental Use Regulations, cont.

4. * Horse shows
 - 10 acre minimum lot size
 - ~~4 horse shows / year – 10-20 acres~~
 - ~~4+ horse shows / year – 20+ acres~~
5. * Setbacks
 - Activity areas & structures – 100'
 - 50' if converting private stable to commercial stable
 - Pasture fencing – no setback
 - Composting piles – 100' from property lines, watercourses, & wells



Stables, commercial

Article 9 – Supplemental Use Regulations, cont.

6. Owners/operators shall comply with all applicable regulations in Chapter 3 Animal Control and all applicable state, federal and local provisions.
 - Provisions shall be made for the collection, storage, and disposal of animal waste (3-7).
 - Use shall ensure adequate care in compliance with Section 3-15.

Stables, private

A building and/or land that shelters horses (standard and miniature), ponies, donkeys, mules, and the like for noncommercial purposes.



Use	Districts											
	Conserv.	Agriculture		Residential				Mixed Use	Business		Industrial	
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (RMX/B2)	B-G (B-1)	B-R (B-4)	I-1
Stables, private		P	P	P	P	P					<u>P</u> <u>SE</u>	
Stable, private requesting acreage reduction / animal increase		SE	SE	SE	SE	SE					<u>SE</u>	

Stables, private

Article 9 – Supplemental Use Regulations

1. Acreage requirements: 2 acre minimum (currently 1.5/animal)
 - * Can utilize 2 or more parcels to meet acreage req. provided they are within 150' and not separated by a state r-o-w wider than 50'.
 - * Can not include wetlands / RPA.

2. Number of livestock (excluding poultry):
 - 2 or more acres but less than 4 acres – up to five (5)
 - 4 or more acres but less than 6 acres – up to ten (10)
 - 6 or more acres but less than 8 acres – up to fifteen (15)
 - 8 or more acres but less than 10 acres – up to twenty (20)
 - 10 or more acres – no limit

Stables, private

Article 9 – Supplemental Use Regulations, cont.

3. * All animals shall be contained within a fence or enclosure.
4. Owners/operators shall comply with all applicable regulations in Chapter 3 Animal Control and all applicable state, federal and local provisions.
 - Provisions shall be made for the collection, storage, and disposal of animal waste (3-7).
 - Use shall ensure adequate care in compliance with Section 3-15.



Stables, private

Article 9 – Supplemental Use Regulations, cont.

5. * Setbacks

- Composting piles - minimum of 100 feet from all property lines, watercourses, and water wells
- Animal fencing – no setback
- Animal structures – must meet accessory setbacks



Questions?

Final Thoughts?

Want to review HOPs?



Home Occupations

Definition

- An accessory use of a business owner's bona fide residence involving the provision of goods and/or services in accordance with section 9-5.7 of this ordinance.



Use	Districts											
	Conserv.	Agriculture		Residential					Mixed Use	Business		Industrial
	C-1	AG-1 (RC-1)	AG-2 (RC-2)	R-BC (C-2)	R-SC (SC-1)	R-SF (SF-1)	R-MF (MF-1)	R-MH (MH-1)	VMX (RMX/B2)	B-G (B-1)	B-R (B-4)	I-1
Home occupation, Type I		P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	
Home occupation, Type II		SE	SE	SE	SE	SE	<u>SE</u>		<u>SE</u>	<u>SE</u>	<u>SE</u>	

Home Occupations

Requirements for all Home Occupations

- Maintain residential character
- No signage
- *All structures associated w/ business must be lawfully permitted
- *Compatible w/ district (vehicle repair, warehousing)



Home Occupation Types

Existing

- HOP Type I – By Right →
- No business traffic

- HOP Type II - SE →
- Business traffic

Proposed (More flexible)

- HOP Type I – By Right
 - No business traffic
 - Others regs. vary based on lot size/zone:
 - Commercial vehicles
 - Outside storage/operations
 - Max area permitted for business
- HOP Type II – SE
 - Business traffic
 - Others vary based on lot size/zone:
 - See above































Home Occupation Regulations

* Commercial vehicles \leq 10,000 lbs. GVWR

- One (1) allowed
- More require SE
- * Does not apply to unmodified pickup trucks

Commercial vehicles $>$ 10,000 lbs. GVWR

- Requires SE
- Only allowed in Ag and Rural Res districts

Class 1 - 6,000 lbs & Less	 Minivan	 Cargo Van	 SUV	 Pickup Truck
Class 2 - 6,001 to 10,000 lbs	 Minivan	 Cargo Van	 Full-Size Pickup	 Step Van
Class 3 - 10,001 to 14,000 lbs	 Walk-in	 Box Truck	 City Delivery	 Heavy-Duty Pickup
Class 4 - 14,001 to 16,000 lbs	 Large Walk-in	 Box Truck	 City Delivery	
Class 5 - 16,001 to 19,500 lbs	 Bucket Truck	 Large Walk-in	 City Delivery	
Class 6 - 19,501 to 26,000 lbs	 Beverage Truck	 Single-Axle	 School Bus	 Rack Truck
Class 7 - 26,001 to 33,000 lbs	 Refuse	 Furniture	 City Transit Bus	 Truck Tractor
Class 8 - 33,001 lbs & Over	 Cement Truck	 Truck Tractor	 Dump Truck	 Sleeper

Gross vehicle weight rating (GVWR)

Home Occupation Regulations

Commercial vehicles \leq
10,000 lbs. GVWR *

- One (1) allowed
- More require SE
- Does not apply to pickups



Mercedes Sprinter



Ford 350 Super Duty

However, on lots \geq 5 acres in
AG-1, AG-2, R-BC, & R-SC

- More than 1 is permitted – must not be visible or exceed area allocated to business
- **Scaled plot plan required**

Home Occupation Regulations

Commercial vehicles >
10,000 lbs. GVWR *

- Require SE
- Does not apply to pickups



Dump Truck



Tractor Trailer

Only allowed on lots \geq 5 acres
in AG-1, AG-2, R-BC, & R-SC

Home Occupation Regulations

Outdoor storage and/or operations

- Requires SE



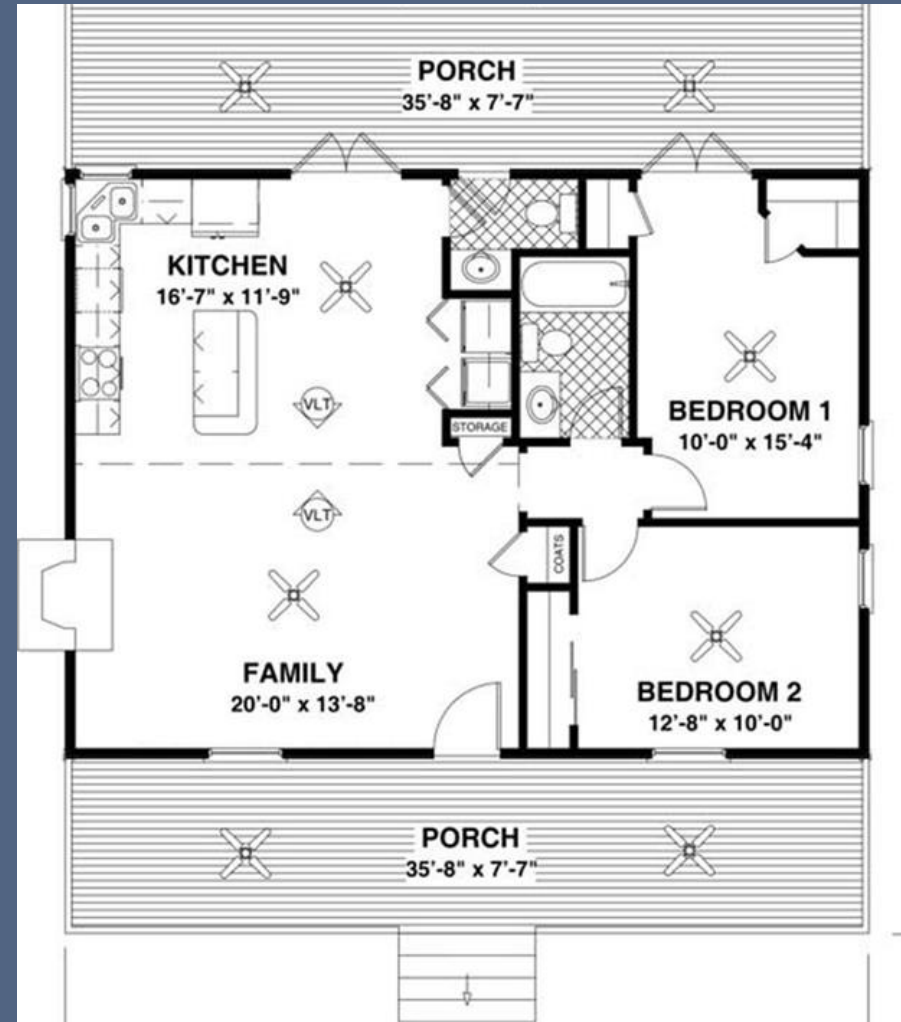
However, on lots \geq 5 acres in AG-1, AG-2, R-BC, & R-SC

- It is permitted – must not be visible or exceed area allocated to business
- Scaled plot plan required

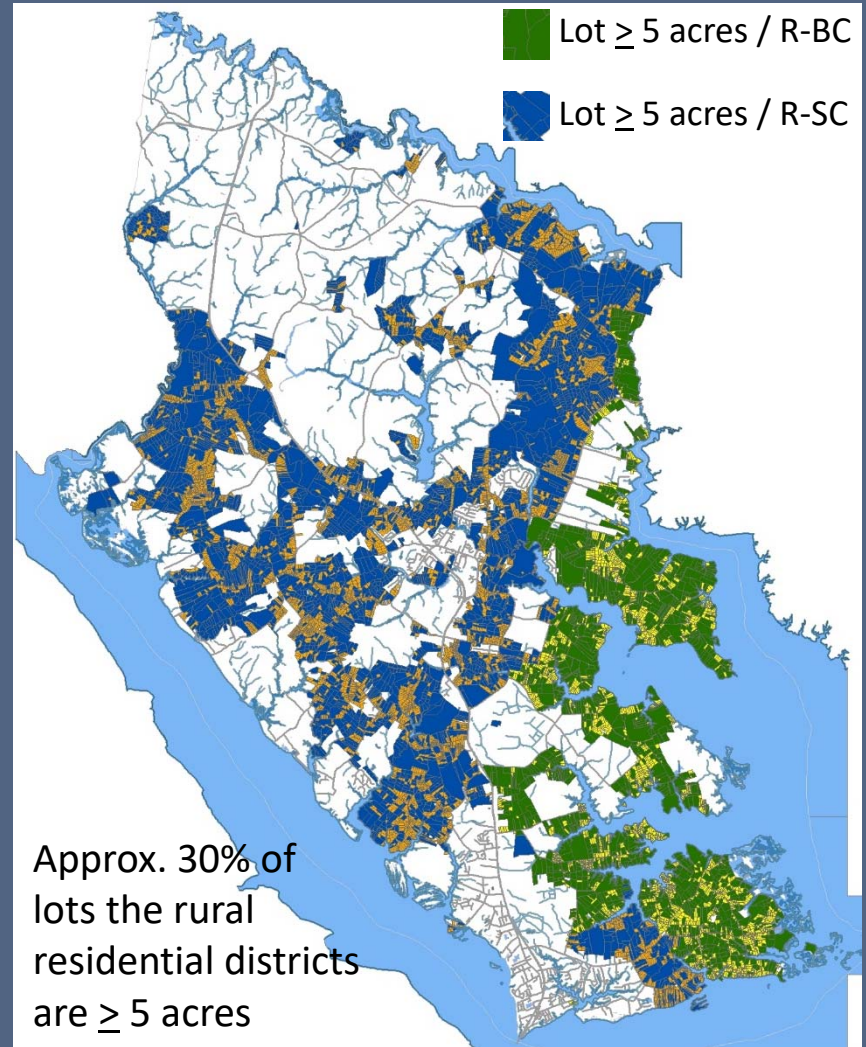
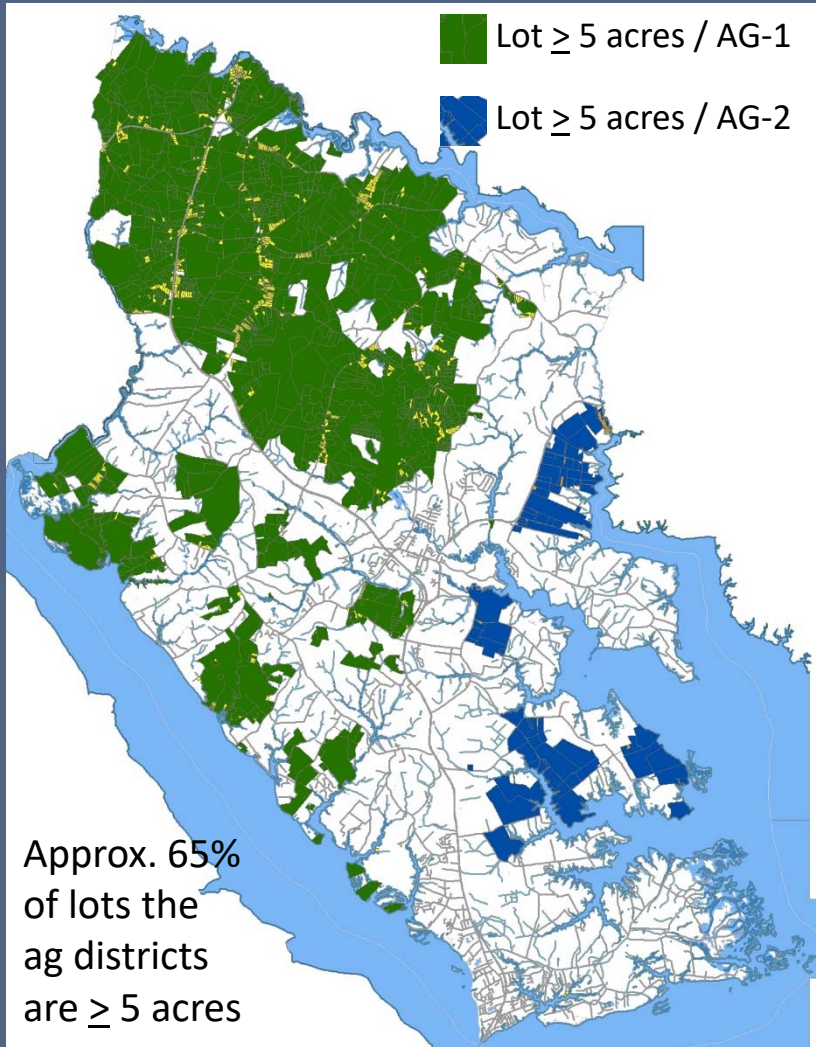
Home Occupation Regulations

Percentage (%) of space utilized for the business

- 25% of the gross floor area of the principal residence
- However, on lots ≥ 5 acres in AG-1, AG-2, R-BC, & R-SC – 25% of residence including all accessory structures



Home Occupation Regulations



Home Occupation Regulations

Employee, customer,
or volunteer traffic

- Requires SE



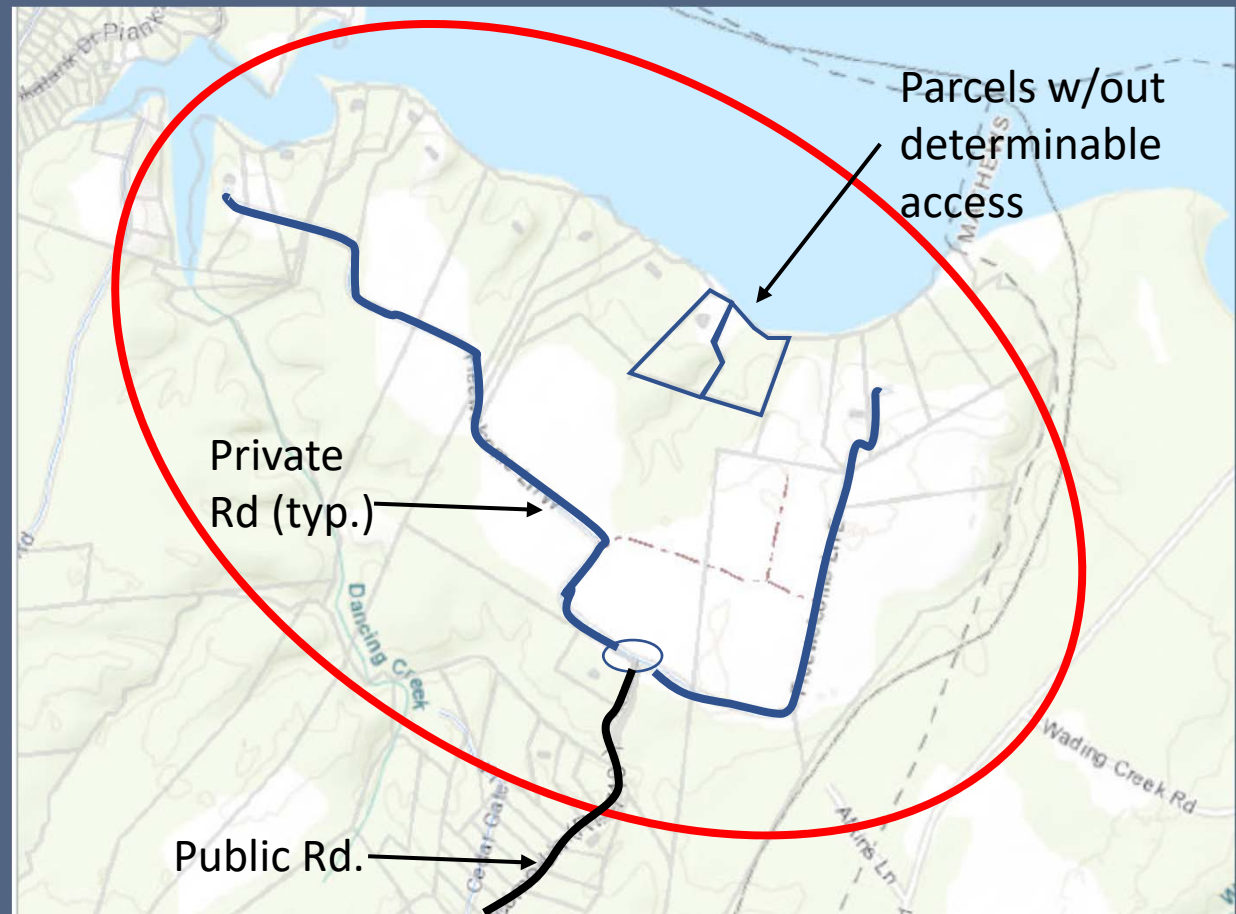
Exclusive access to public road
required or all parcels
adjoining private access road
will be notified.

Home Occupation Regulations

Article 9 – Supplemental Use Regulations

Private Roads

If proposed on property served by private road staff will notify all parcels adjoining the private road.



Home Occupation Regulations

Home Occupations in Secondary dwellings

- Only Type I permitted
- Must be conducted inside secondary dwelling residence
- Max 25% of secondary dwelling residence used for business
- Only 1 commercial vehicle \leq 10K GVWR (not including unmodified pickup trucks)



HOP

Questions/Comments?



The land of the life worth living.

Thank you!



The land of the life worth living.