

PROPOSED REVISIONS TO
“EXHIBIT ‘A’ PROPOSED ‘RURAL COMMERCIAL AMENDMENT’”

1 **Applicant Proposed Revision (Staff Supports)**

2 Sec. 4.2.23. - Rural Commercial (RC-1) classification.

3 A. Intent of classification. The Rural Commercial classification is intended to provide for
4 limited agricultural -related commercial uses that would be appropriate on Rural Lands not
5 located in a Rural Activity Center. ~~All-Only~~ undeveloped ~~commercial~~ parcels located in
6 the Rural Lands with an existing commercial zoning classification ~~shall~~may be eligible to
7 rezone to this ~~reclassification and must do so~~ prior to applying for development approval.
8 Agriculturally-zoned parcels shall not be rezoned to this classification.

9

10 **LDRC’s Recommendation (Staff Does Not Support)**

11 Sec. 4.2.23. - Rural Commercial (RC-1) classification.

12 A. Intent of classification. The Rural Commercial classification is intended to provide for
13 limited agricultural related commercial uses that would be appropriate on Rural Lands not
14 located in a Rural Activity Center. All undeveloped ~~commercial~~ parcels located in the
15 Rural Lands ~~with an existing commercial zoning classification~~ ~~shall~~ may be eligible to
16 rezone to this ~~reclassification and must do so~~ prior to applying for development approval.
17 ~~Agriculturally-zoned parcels shall not be rezoned to this classification.~~

18

19 **KEY: (FOR REFERENCE ONLY; not included with language amendment proposals)**

20 **Underline-** Applicant proposes alternative language, Staff supports

21 **Strikethrough-** Applicant proposes to strike, Staff supports

22 **^-** Use added to Zoning Classification in 2017 amendment

23 ***-** Use is also included in RAC Zoning Classification

24 **†-** Use is also included in B-1

25 **††-** Use is also included in B-2, B-3, B-4, and/or B-5 Zoning Classification

26 **o-** Use is also included in A-1 Zoning Classification

27 **oo-** Use is also included in A-2 and/or A-3 Zoning Classification

28

29 **Applicant Proposed Language (Staff Supports)**

30 B. Permitted Uses:

31 Agricultural chemical, fertilizer sales, including application companies

32 Agricultural farm equipment, tools, implements, machinery,
33 including lease, repair, new, used

34 Agricultural gypsum, lime, ground limestone, sulfur

35 Agricultural uses as an interim use, excluding livestock

36 ~~Bait and tackle, sporting goods~~ *†

37 ~~Bank, credit union, financial and loan~~ *†

Red Strikethrough = Deleted language

Green Underline = Added language

Attachment C

PROPOSED REVISIONS TO “EXHIBIT ‘A’ PROPOSED ‘RURAL COMMERCIAL AMENDMENT’”

- 1 Blacksmith or farrier shops
- 2 ~~Bottled gas cylinder refilling~~ ^{^*††}
- 3 ~~Church, Places of Worship~~ ^{^o}
- 4 ~~Convenience store, gas station~~ ^{^*†}
- 5 ~~Dude ranch, r~~ Riding academy ^{o††}
- 6 Dwelling Units for owner or employee[^]
- 7 Farm building, construction yard
- 8 Farm irrigation, equipment sales, installation, and repair
- 9 Farm produce, sales, packing, crating, shipping, retail, wholesale
- 10 Farm storage structures, ~~including manufacturing and installation~~ ^{*}
- 11 Farm supplies including seed, feed, fertilizer, fencing posts and tack
- 12 Grain elevator
- 13 ~~Gun store~~ ^{*††}
- 14 ~~Hardware store~~ ^{*}
- 15 Hatchery, fish, or fowl, wholesale
- 16 Horse trailers and farm wagons, including repair ~~and manufacturing~~ ^{*††}
- 17 ~~Professional office~~ ^{^*†}
- 18 ~~Parking of commercial vehicles used for the permitted business purposes as an~~
- 19 ~~accessory use~~ ^{*†}
- 20 Plant nursery, ~~landscape contractor's yards~~, retail, wholesale ^{*o††}
- 21 Produce sales, outside
- 22 ~~Restaurants~~ ^{^*††}
- 23 Storage warehouse for farm products
- 24 Veterinary office and supplies
- 25 C. Special Use (requiring permit):
- 26 Animal or marine fats and oils, manufacturing, rendering
- 27 Assembly and fabrication of agricultural-related goods using components manufactured
- 28 elsewhere and brought to the site ^{*††}
- 29 Churches or place of worship ^{*o††}
- 30 ~~Construction or contractor's yard~~ ^{*††}
- 31 Electric substation
- 32 Gas meter facility and supply lines, high-pressure, except where such permits are pre-
- 33 emptied by state or federal regulations

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- 1 Horses or cattle, not a sales operation (See special lot area and number requirements in
2 Sec. 4.2.6.F)
- 3 ~~Kennel, outdoor~~ °††
- 4 Limerock, phosphate, clay processing
- 5 Parking of commercial vehicles in excess of 16,000 lbs. not used by permitted business
- 6 Sewage treatment plants with an inflow exceeding 5,000 gallons per day
- 7 ~~Sports facilities, which may include tennis facility, archery range, racquet ball facility~~
8 ~~or swimming club facility~~ ††
- 9 Sprayfields or other type of effluent disposal area when application rate exceeds 5,000
10 gallons per day, if allowed by law
- 11 Utility company service yards
- 12 Water supply, treatment and storage facilities which serve 15 or more service
13 connections, or commercial or industrial buildings which are required by the building
14 code to have fire sprinkler systems
- 15 Water wellfields

17 **LDRC’s Recommendation (Staff Does Not Support)**

18 Permitted Uses:

- 19 Agricultural chemical, fertilizer sales, including application companies
- 20 Agricultural farm equipment, tools, implements, machinery,
21 including lease, repair, new, used
- 22 Agricultural gypsum, lime, ground limestone, sulfur
- 23 Agricultural uses as an interim use, excluding livestock
- 24 ~~Bait and tackle, sporting goods~~ *†
- 25 ~~Bank, credit union, financial and loan~~ *†
- 26 Blacksmith or farrier shops
- 27 Bottled gas cylinder refilling, accessory use to hardware store ^*††
- 28 ~~Church, Places of Worship~~ ^° moved to SUP
- 29 Convenience store, gas station, no drive thru maximum 4,000 GSF, 6 fuel positions ^*†
- 30 ~~Dude ranch~~, Riding academy °††
- 31 Dwelling Units for owner or employee^
- 32 Farm building, construction yard
- 33 Farm irrigation, equipment sales, installation, and repair
- 34 Farm produce, sales, packing, crating, shipping, retail, wholesale

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- 1 Farm storage structures, ~~including manufacturing and installation~~ *
- 2 Farm supplies including seed, feed, fertilizer, fencing posts and tack
- 3 Grain elevator
- 4 ~~Gun store~~ *††
- 5 Hardware store, maximum of 4,000 GSF *
- 6 Hatchery, fish, or fowl, wholesale
- 7 Horse trailers and farm wagons, including repair ~~and manufacturing~~ *††
- 8 ~~Professional office~~ ^*†
- 9 ~~Parking of commercial vehicles used for the permitted business purposes as an~~
10 ~~accessory use~~ *†
- 11 Plant nursery, ~~landscape contractor's yards~~, retail, wholesale *o††
- 12 Produce sales, outside
- 13 Restaurants, maximum 4,000 GSF with no drive-thru ^*††
- 14 Storage warehouse for farm products
- 15 Veterinary office and supplies
- 16 C. Special Use (requiring permit):
- 17 Animal or marine fats and oils, manufacturing, rendering
- 18 Assembly and fabrication of agricultural-related goods using components manufactured
19 elsewhere and brought to the site *††
- 20 Churches or place of worship *o††
- 21 ~~Construction or contractor's yard~~ *††
- 22 Electric substation
- 23 Gas meter facility and supply lines, high-pressure, except where such permits are pre-
24 empted by state or federal regulations
- 25 Horses or cattle, not a sales operation (See special lot area and number requirements in
26 Sec. 4.2.6.F)
- 27 ~~Kennel, outdoor~~ o††
- 28 Limerock, phosphate, clay processing
- 29 Parking of commercial vehicles in excess of 16,000 lbs. not used by permitted business
- 30 Sewage treatment plants with an inflow exceeding 5,000 gallons per day
- 31 ~~Sports facilities, which may include tennis facility, archery range, racquet ball facility~~
32 ~~or swimming club facility~~ ††
- 33 Sprayfields or other type of effluent disposal area when application rate exceeds 5,000
34 gallons per day, if allowed by law

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- 1 Utility company service yards
- 2 Water supply, treatment and storage facilities which serve 15 or more service
- 3 connections, or serve commercial or industrial buildings which are required by the
- 4 building code to have fire sprinkler systems
- 5 Water wellfields
- 6

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