

Attachment D

STAFF AND APPLICANT-PROPOSED REVISIONS TO “EXHIBIT ‘A’ PROPOSED ‘RURAL COMMERCIAL AMENDMENT’”

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

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

8 B. Permitted Uses:

9 Agricultural chemical, fertilizer sales, including application companies

10 Agricultural farm equipment, tools, implements, machinery, including lease, repair,
11 new, used

12 Agricultural gypsum, lime, ground limestone, sulfur

13 Agricultural uses as an interim use, excluding livestock

14 Blacksmith or farrier shops

15 Riding academy

16 Dwelling Units for owner or employee

17 Farm building, construction yard

18 Farm irrigation, equipment sales, installation, and repair

19 Farm produce, sales, packing, crating, shipping, retail, wholesale

20 Farm storage structures

21 Farm supplies including seed, feed, fertilizer, fencing posts and tack

22 Grain elevator

23 Hatchery, fish, or fowl, wholesale

24 Horse trailers and farm wagons, including repair

25 Plant nursery, retail, wholesale

26 Produce sales, outside Storage warehouse for farm products

27 Veterinary office and supplies

28 C. Special Use (requiring permit):

29 Animal or marine fats and oils, manufacturing, rendering

30 Assembly and fabrication of agricultural-related goods using components manufactured
31 elsewhere and brought to the site

32 Churches or place of worship

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- 33 Electric substation
- 34 Gas meter facility and supply lines, high-pressure, except where such permits are pre-
- 35 emptied by state or federal regulations
- 36 Horses or cattle, not a sales operation (See special lot area and number requirements in
- 37 Sec. 4.2.6.F)
- 38 Limerock, phosphate, clay processing
- 39 Parking of commercial vehicles in excess of 16,000 lbs. not used by permitted business
- 40 Sewage treatment plants with an inflow exceeding 5,000 gallons per day
- 41 Sprayfields or other type of effluent disposal area when application rate exceeds 5,000
- 42 gallons per day, if allowed by law
- 43 Utility company service yards
- 44 Water supply, treatment and storage facilities which serve 15 or more service
- 45 connections, or commercial or industrial buildings which are required by the
- 46 building code to have fire sprinkler systems
- 47 Water wellfields