



DIETER & GARDNER, INC.

LAND SURVEYING • PLANNING • CIVIL ENGINEERING

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Land Use Department

Zoning Regulation Conformance by Section

8.10

- A. Services will be provided both on-site (equipment rental/repair) and at customers site, landscaping.
- B. All vehicles will be registered.
- C. Equipment rental areas shown on site plan. No outside storage proposed. (see general note 15)
- D. No material, vehicles, and equipment associated with the Commercial Service shall be allowed in areas required for parking.
- E. No material shall be stacked higher than six (6) feet from the ground.
- F. Landscaping both exists and is proposed.

9.9.3

- A. No new buildings proposed.
- B. No new buildings proposed.
- C. No new development proposed.
- D. Not applicable.
- E. 5 foot sidewalk called for on plan.
- F. No new structures proposed.

9.7

- A. 1, 2 & 3 no outside storage proposed.
- B. 1, 2, 3 & 4 no outside storage proposed.
- C. Not applicable.

Peter C. Gardner
Dieter & Gardner, Inc.

- A. There are no unique land use regulations for state licensed Family Child Care Homes located in single-family, duplex, or multifamily dwellings except that Family and Group Child Care Homes shall not be located in accessory apartments.

8.9 COMMERCIAL CARETAKER APARTMENT, ACCESSORY

- A. One (1) dwelling unit may be permitted as an accessory use, either attached to or detached from the permitted, non-residential principal use.

B. General provisions:

1. Only one accessory Commercial Caretaker apartment shall be allowed on property.
2. The occupant must be employed as an overseer or caretaker (i.e., manager, groundskeeper, or security guard) by the permitted non-residential principal use.
3. Accessory structures (e.g., sheds, carports, etc.) to the Commercial Caretaker accessory apartment are prohibited.
4. Dedicated parking shall be provided for a Commercial Caretaker Accessory Apartment in addition to those required for the principal non-residential use.

8.10 COMMERCIAL SERVICES

- A. Commercial services may be provided either on the customer's site (e.g., landscaping, construction, excavation, custom building, painting, and plumbing) or on the provider's site (e.g., copy shops, self-service laundry, photo processing, appliance repair, pet grooming/training, and package and postal services).
- B. Commercial vehicles associated with any commercial service and stored on the property must be registered and operational (see additional regulations in §8.17 if associated with a Home Occupation).
- C. The location for any areas to be used for outdoor storage of material, vehicles, and equipment associated with the Commercial Service shall be approved by the Commission and clearly designated on the approved Site Plan. The outdoor storage of merchandise is not permitted.
- D. No material, vehicles, and equipment associated with the Commercial Service shall be allowed in areas required for parking.
- E. No material shall be stacked higher than six (6) feet from the ground.
- F. There shall be no additional outdoor storage of any kind other than what has been approved. The Commission may require additional landscaped buffering around approved outdoor storage areas if located adjacent to residential properties and/or zoning districts.

8.11 COUNTRY INN

- A. **Purpose:** To allow for the offering of overnight accommodations and meals, and to provide a venue for corporate meetings, retreats, and social events, in homes and buildings that have unique structural and site characteristics including the use of properties containing historic

9.9.3 Development District Design Objectives:

- A. When feasible, cluster new commercial buildings and parking areas on the most developable land within the district and retain significant contiguous land areas in a natural or landscaped condition.
- B. Assure that the design of new structures, parking, access ways and landscaping is compatible with the natural features and topography of the area.

- C. Limit and control access for new development from public roads so that traffic safety is maintained, and a sense of the rural landscape is retained and enhanced (RCCD District only).
- D. Discourage uncoordinated strip commercial development consisting of small, individual, unrelated uses varying unpredictably in type, size, style, access arrangements and environmental impact.
- E. Minimum five (5) ft Sidewalks required. Wider sidewalks (8 feet) are encouraged in areas of high pedestrian traffic and commercial activity – especially where opportunities for outdoor dining may exist.
- F. New Structures strongly encouraged to be built to the sidewalk in the LCDD and GFDD.

9.7 OUTDOOR STORAGE

All uses requiring Site Plan approval may store materials and equipment outside of a building only if such storage is a customary accessory use of the principal use and only under the following conditions:

A. Materials:

1. All outdoor bulk storage items, including recyclable materials, shall be fully enclosed within approved storage containers (Three-sided bins may be permitted as appropriate).
2. No outside-storage materials shall be permitted that will attract animals or insects.
3. No perishable merchandise shall be stored outdoors.

B. Location:

1. The location of all structures to be utilized for outdoor storage must be designated on an approved Site Plan as outdoor storage.
2. No outdoor storage shall be allowed in the required front, side, or rear yard setbacks, required buffer areas and/or areas required for parking on the site.
3. With the exception of mulch, dirt, stone, and other similar material typically associated with landscaping businesses or services if stored in customary, three-sided enclosures, outdoor storage areas shall be screened so as not to be visible from any street in accordance with applicable provisions of §9.3.
4. Maximum height of stored material and storage structures shall be six (6) feet except as provided in subsection C below.

C. Industrial (I) and Commercial Industrial Park (CIP) Districts

1. All areas for outdoor storage of equipment (including vehicles) or materials shall be located to the rear of the principal building and shall be screened so as not to be visible from any street or abutting properties. Box trailers are permitted.
2. Vehicles (shipping containers and/or box trailers) shall not be stacked, and storage of materials shall not exceed a maximum height of twenty-five (25) feet.

9.8 OUTDOOR MERCHANDISE DISPLAY

All uses requiring Site Plan approval may display merchandise for sale outside of a building only under the conditions listed below.

A. Merchandise:

1. No perishable items shall be displayed outside, except as permitted for farm stands.
2. No merchandise shall be displayed outdoors that will attract animals or insects.
3. No goods that are leaking or have broken packaging shall be displayed.

B. Location:

1. The location of any area to be used for outdoor merchandise display must be designated on an approved Site Plan.
2. No merchandise display shall be allowed in areas required for parking on the site.