

- (a) The nature of the on-site activities and operations, the types of materials stored, the frequency of distribution and restocking, the duration period of storage of materials, and the methods for disposal of any surplus or damaged materials. In addition, the applicant shall furnish evidence that the disposal of materials will be accomplished in a manner that complies with state and federal regulations.
 - (b) The general scale of the operation, in terms of its market area, specific floor space requirements for each activity, the total number of employees on each shift and an overall needed site size.
 - (c) Any environmental impacts that are likely to be generated (e.g., odor, noise, smoke, dust, litter, glare, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinance, including but not limited to those listed in § 204-37 of this chapter.
- (8) The applicant shall submit a traffic study prepared in accordance with Chapter 180, Subdivision and Land Development.

§ 204-50. Accessory uses.

- A. Accessory apartments. Accessory apartments are subject to the following criteria:
- (1) Only one accessory apartment shall be permitted as an accessory use to a principal owner-occupied, single-family detached dwelling.
 - (2) An accessory apartment may be contained within a portion of an accessory building or within a portion of the main structure.
 - (3) No accessory apartment shall comprise more than 30% of the habitable floor space of the principal dwelling.
 - (4) The applicant shall demonstrate that an approved means of sewage disposal and reliable water supply shall be used.
 - (5) All units contained on floors above or below grade shall have a direct means of escape to ground level.
 - (6) Any modifications to the external appearance of the building (except fire escapes) shall complement its residential character.
- B. Automated banking facilities. Automated banking facilities are permitted subject to the following criteria:
- (1) Within the VMU Zone, drive-through facilities shall be prohibited.
 - (2) Otherwise, all drive-through automated banking facilities shall comply with the provisions for drive-through facilities herein § 204-50E of this chapter.

- (a) The maximum number signs permitted on the lot per roadside stand shall be two and they shall be attached to the produce stand;
- (b) The maximum sign area for any one sign shall be five square feet.

N. Rural occupations. Rural occupation uses are permitted subject to the following criteria:

- (1) For the purposes of this section, rural occupations may involve any one of a wide range of uses, so long as there is no more than one rural occupation per lot, and it remains secondary and clearly incidental to and compatible with the single-family detached dwelling on a lot of least five acres.
- (2) No more than four nonresidents shall be employed by the rural occupation, and at least one owner of the rural occupation must be engaged in the rural occupation.
- (3) Activities associated with the rural occupation shall be conducted in such a way that no traffic congestion, noise, glare, air pollution, odor, smoke, vibration, fire hazards, safety hazards, electromagnetic interference, or otherwise, shall be noticeable at or beyond the lot line.
- (4) A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, vibration, fire hazards, safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation and other performance standards in accordance with this chapter.
- (5) The rural occupation shall not be conducted in a manner that its noise exceeds at the lot line the ambient noise level of the applicable time of day.
- (6) Except as otherwise provided herein this subsection, all activities associated with the rural occupation shall take place in one completely enclosed building. Where practicable, the rural occupation shall be conducted within an existing agricultural, farm, or other accessory building:
 - (a) However, any new building constructed for use by the rural occupation shall be located to the rear (behind) of the single-family detached dwelling, and must be no less than 100 feet from any adjoining roads or properties.
 - (b) Any new building constructed for use by the rural occupation shall be of a design so that it is compatible with the surrounding buildings and can be readily converted to another permitted use, or removed, if the rural occupation is discontinued.
- (7) The sales of goods or merchandise may occur on the premises, limited to those goods or merchandise that are produced on the premises, or are customarily incidental to the business use and directly related thereto.
- (8) No manufacturing, repairing, or other mechanical work shall be performed in any outdoor area. Such activity shall be conducted within a completely enclosed building in such a way that no noise, odor, vibration, electromagnetic interference, or smoke shall be noticeable at or beyond the lot line.

- (9) All parking, loading, and outdoor storage areas shall be screened from adjoining roads and properties:
 - (a) Parking and loading areas must be located to the side or rear (behind) of the building containing the rural occupation; and
 - (b) Outdoor storage of goods and materials must be located the rear (behind) the building containing the rural occupation.
- (10) No part of a rural occupation shall be located within 75 feet of any side or rear lot line, nor 150 feet from an abutting property in the residential zones (R-1 or R-2 Zones) or existing residential use.
- (11) The rural occupation shall occupy no more than 2,000 square feet of gross floor area, nor more than the building footprint (coverage or area) of the single-family detached dwelling, nor more than one acre of lot area. However, any driveway serving the rural occupation and the single-family detached dwelling shall not be calculated as land serving the rural occupation.
- (12) No more than 50% of the land devoted to a rural occupation shall be covered by buildings, structures, parking or loading areas, or any other impervious surfaces.
- (13) Vehicular access to the rural occupation shall be limited to the same driveway connection with the public street right-of-way that serves the single-family detached dwelling. No additional roadway connection shall be permitted for the rural occupation.
- (14) Drive throughs shall be prohibited.
- (15) Sign(s) advertising a rural occupation shall comply with § 204-41 of this chapter.
- (16) Proof of tax identification number shall be provided and placed on the zoning permit.

§ 204-51. Temporary uses.

A. Temporary farm employee housing. Temporary farm employee housing is permitted subject to the following criteria:

- (1) For the purposes of this section, active agricultural operations and/or farm uses of at least 10 acres shall be permitted one additional dwelling unit to house farm workers (and their families) who are employed by the owner of the agricultural operation and/or farm, for such time as the employee works the land of the owner.
- (2) The dwelling unit shall be located within the rear yard of the principal farm dwelling and shall further comply with all setback requirements imposed upon single-family detached dwellings.
- (3) The dwelling unit shall be occupied at least 120 days a year by at least one person who is employed on the farm where the dwelling unit is located. If this condition is not satisfied, the dwelling unit shall be removed within 120 days.