

**WORK SESSION – AUGUST 12, 2020**

**JOINT SESSION WITH TOWN COUNCIL AND PLANNING COMMISSION**

**Minutes of the Huntsville Town Council Work Session held electronically by Zoom meeting at 7:00 PM, and at the Town Hall. The meeting is regarding a Highway Zone and Conditional Use.**

**Attending:** Mayor Jim Truett, TCM Blake Bingham, TCM Wendy McKay, TCM Richard Sorenson, TCM Max Ferre', PCM Sandy Hunter, PCM Liz Poulter, PCM Larel Parkinson, PCM Jeff Larsen by Zoom, Rex Harris

Mayor Truett started the meeting. He thanked everyone for coming. Mayor Truett reviewed with both committees the need for a commercial zone out on the highway. Many of the items on the Allowable Use Table for a commercial zone are businesses that are more appropriate out on the highway and not in the center of Huntsville Town. He visited with our Town Attorney, Bill Morris, who stated many cities have a "highway" zone.

TCM Bingham presented an ordinance prepared by Attorney Bill Morris that would create a C-2 zone. **(See Attachment #1)** Essentially, it is an example of what Huntsville could follow. TCM Blake Bingham felt that the needs of Huntsville could be tailored into this ordinance and zone.

PCM Sandy Hunter stated there are still items in the Allowable Use Table that Huntsville will want to make conditional. There are other items that will need conditions laid out in the ordinances for those uses labeled "conditional."

Mayor Truett suggested the committees start with the current Allowable Use Table and talk about the items and uses that are listed. Members of the committees talked about each Use on the current table and discussed if the current status should keep the same status and whether it would be appropriate in a C-2 "highway" zone. **(See Attachment #2)**

Some points that were highlighted:

- 1) If the Use isn't permitted in any zone, it should not be listed on the Use Table.
- 2) The committees put an asterisk by a use that needed more definition during another work session.
- 3) The reason bars, taverns or clubs were not permitted use is because as PCM Sandy Hunter stated, Huntsville already had the Shooting Star. The Planning Commission did not see a need for additional bars and taverns in Town.
- 4) There was debate about whether a use could continue from year to year without a review of the business licenses. There was additional debate about whether a use could continue after a business is sold. TCM Bingham suggested Attorney Morris should be consulted on these issues of use.
- 5) The category of dwelling units needs more definition and work. The committee needs to review all these categories in future meetings.
- 6) Repair services needed much more discussion at future meetings. TCM Bingham thinks there should not be any repair services. TCM Wendy McKay stated it would be nice to not have to go to Ogden for small repairs for example watches, small engines,

- bikes, etc. Mayor Truett suggested they have two categories with engine/repair services. One category should be motorized and the other should be non-motorized.
- 7) PCM Sandy Hunter talked to the PC and TC about livable communities with a walkable downtown. TCM Sorenson made the point that Huntsville Town center in the past was open to necessary services and was the heart of Huntsville.
  - 8) The Storage Uses need more discussion in future meetings. Private storage needs more definition. TCM Hunter stated she thinks that RV and boat storage for commercial purposes should be conditional with the conditions marked out. TCM McKay suggested that people with old, historic barns should be able to rent the space. There are conditions for this already listed in the use table; however, TCM McKay believes that RV's and boats should be included in the indoor storage.
  - 9) Mayor Truett talked about the Forest Service going to a reservation only reservoir. The Forest Service has asked Huntsville Town to think about becoming a gated community. Mayor Truett suggested that there are many communities like this in St. George. This was discussed in conjunction with "Vehicle Control Gate" on the Acceptable Use Table.
  - 10) There was much discussion about fast food. Many expressed that deli or take-out be permitted but not permit fast food so that chains will be eliminated.

Mayor Truett would like to form a committee to work on this project. He would like it to look like the DRC with two TC members and two PC members. Mayor Truett would like PC member Sandy Hunter and PC Member Jeff Larsen to serve from the PC. Mayor Truett will service with committee. TCM Blake Bingham will work on writing the ordinance. TCM Sorenson asked the committee to be mindful of the center of town. He doesn't want business to dry up in the middle of Town. He stated Huntsville needed to make sure there were things to bring people into the center of Town.

Mayor Truett will schedule another meeting about 2 weeks from now. He believes the committee will work through these Uses. TCM Sandy Hunter will edit the table. When the committee is done, the document will be given to the Planning Commission for the public hearing.

**Mayor Truett made a motion to adjourn.** TCM Richard Sorenson seconded the motion. All votes aye.

**Meeting was adjourned at 8:32 p.m.**



Beckki Endicott, Recorder

HUNTSVILLE TOWN  
ORDINANCE NO. \_\_\_\_\_

COMMERCIAL ZONE AMENDED

AN ORDINANCE OF HUNTSVILLE TOWN, UTAH, AMENDING CHAPTER 15 RELATING TO THE COMMERCIAL ZONE, ESTABLISHING THE C-2 ZONE, MAKING TECHNICAL CHANGES; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Huntsville Town (hereafter "Town") is a municipal corporation, duly organized and existing under the laws of the State of Utah;

**WHEREAS**, *Utah Code Annotated* §10-8-84 and §10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the Town;

**WHEREAS**, Title 10, Chapter 9a, of the *Utah Code Annotated*, as amended, enables municipalities to regulate land use and development;

**WHEREAS**, the Town finds it necessary to update its land use ordinances in order to meet the challenges presented by development and to protect public health, safety, and welfare;

**WHEREAS**, the Town desires to update uses in the Commercial Zone to aid development with conformance to the General Plan;

**WHEREAS**, after publication of the required notice the Planning Commission held its public hearing on \_\_\_\_\_, 2020, to take public comment on the proposed Ordinance, after which the Planning Commission gave its recommendation to \_\_\_\_\_ this Ordinance;

**WHEREAS**, the City Council received the recommendation from the Planning Commission and held its public meeting on \_\_\_\_\_, 2020;

**NOW, THEREFORE**, be it ordained by the Town Council of Huntsville Town as follows:

**Section 1:**       **Repealer.** Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

**Section 2:**       **Amendment.** Chapter 15 of the *Huntsville Town Code* is hereby amended to read as follows:

**Chapter 15.8**  
**Commercial Zones**

**Section:**

**15.8.1 Purpose and Intent.**

**15.8.2 Use Regulations.**

**15.8.3 Site Development Standards.**

**15.8.4 General Regulations.**

**15.8.5 Special Regulations.**

**15.8.6 Use Table.**

**15.8.1 Purpose and Intent.**

1. Purpose. The purpose of the C-1 and C-2 Commercial Zones is to provide suitable areas for the location of various types of commercial activity needed to serve the public and commerce.
2. Intent. The intent of Commercial Zones is to permit the establishment of a well designed retail and commercial uses for the Town that will provide goods and services for the public to be served. The intent is also to minimize traffic congestion on thoroughfares and public streets in their vicinity and which shall best fit the general environment and land use patterns of the community.
3. Generally. The protective standards for site use and development contained in this Chapter are intended to minimize any adverse effects of the commercial uses.
4. Zones. Two (2) Commercial Zones are hereby designated in this Chapter as follows:
  - a. Neighborhood Commercial C-1, provides for the sale and supply of daily living needs and services for the people living in the neighborhood.
  - b. Community Commercial C-2, provides a wider range of commercial uses, retail services, and personal services for the larger community.

#### **15.8.2 Use Regulations.**

All uses allowed in the Commercial Zones are designated in a table either as either permitted or as conditional subject to a Conditional Use Permit.

#### **15.8.3 Site Development Standards.**

1. Front Yard Regulations. Same as for Residential Zone R-1 for dwellings. For other buildings, none.
2. Side Yard Regulations. Same as for Residential Zone R-1 for dwellings. For other buildings none, except that wherever a building is located upon a lot adjacent to a residential zone boundary, there shall be provided a side yard of not less than ten (10) feet on the side of the building adjacent to the zone boundary line and on corner lots the side yard which faces on a street shall be not less than ten (10) feet. For setbacks where the boundary is a natural stream or river corridor, see Huntsville Town Sensitive Lands Title.
3. Rear Yard Regulations. Lots which rear upon the side yard of another lot in a residential zone, the minimum rear yard shall be ten (10) feet. For setbacks where the boundary is a natural stream, river corridor, or otherwise see Huntsville Town Sensitive Lands Title.
4. Height Regulations. No building or structure shall be erected to a height greater than two and one-half (2½) stories, or thirty-five (35) feet, unless the height is for unique architectural feature(s) then height limit is forty (40) feet for a maximum area of 150 square feet each and no greater in length than 20 feet each (e.g. bell tower, clock tower, parapet, or similar). There shall not be more than two unique structures per one (1) acre.
5. Coverage Limits. No building or structures or group of buildings with their accessory buildings shall cover more than sixty (60) percent of the area of the lot.

#### **15.8.4 General Regulations.**

1. Analysis. Any applicant for a zoning map amendment to any commercial zone may be required to submit an independent feasibility analysis to determine if the proposed development is feasible, capability of applicant to successfully undertake the project, and realistically supported by the commercial market. Additionally, such analysis shall also include the following element:
  - a. Findings how the proposed development will promote the general welfare of the public, including any mitigation measures to reduce adverse impacts to the community and residential areas.
  - b. The market area and population to be served.
  - c. Effective buying power in the area, including net potential customer buying power and residual buying power for the development areas and the market area.
2. Accessory. Only accessory uses and buildings are allowed that are customarily associated with or incidental to the permitted or conditional use.
3. Conformance. Development shall comply with all land use regulations, conditional use and site plan approval, and all applicable codes and regulations.
4. Design Standards. All site plans and structures shall comply with the Huntsville Town Architectural, Landscape, Screening, Storm Water, and Waste Disposal Standards.

5. Development Agreement. The Town may require a development agreement, which may also include restrictive covenants, as part of a commercial zoning map amendment or development project.
6. Improvements. The applicant shall submit to the Town in conjunction with any zoning map amendment the proposed arrangement of buildings, uses, off-street parking, traffic circulation plan, service facilities, and other improvements. Applicant required to pay the cost of the construction and/or installation of infrastructure necessary for the development, including upgrades to facilities and streets providing access to the development.
7. Non-conformities. Non-conforming uses and structure shall be eliminated as part of any zoning map amendment or site plan approval, unless otherwise provided by code.
8. Parking. All parking shall comply with the Huntsville Town Vehicle Parking and Loading Regulations.
9. Performance. All uses shall be free from objectionable odor, dust, smoke, noise, vibration, or similar adverse impacts.
10. Permits. No building or land use permits shall be issued for any use of structure until a final site plan is approved.
11. Prohibited. Sexually oriented uses are prohibited in all commercial zones. Manufacturing uses and operation of heavy equipment outside of site construction and maintenance are prohibited in all commercial zones. Uses not specifically provided as permitted or conditional are prohibited.
12. Signs. All signs shall comply with the Huntsville Town Sign Regulations.

#### **15.8.5 Special Regulations.**

The following special use regulations apply:

1. Automobiles. Oil separators and similar environmental mitigation measures shall be required as a pollution prevention measure on all uses involving automobile fluids. No uses involving autobody repair, salvage, automobile storage, operation of heavy trucks or equipment, or commercial truck stop is allowed. The terms "automobile" includes all cars, motorcycles, trucks, trailers, recreational vehicles, boats, or vehicle of any kind along with any associated equipment.
2. Crafts. All uses shall be performed in a completely enclosed building, except garden related uses. No uses that may result in toxic products or byproducts, obnoxious odors or noise, food processing, or contractor uses. Maximum total building size is 10,000 square feet.
3. Food. All food service, except a market, shall be limited to retail sale of food stuff prepared on-site. Food services may include a catering component only as an accessory use. Restaurants include fast food and may include a drive-through window. Maximum building size is limited to 10,000 square feet.
4. Institutional. Education is interpreted to include standard school curriculum, and may also include a dance studio, yoga classes, or other uses that are designed for a class setting. All music or other noise shall be mitigated so that it is not audible off-premise, limited in time or duration, or as otherwise mitigated. Public uses and services apply only to a governmental entity. No accessory uses shall involve residential occupation or boarding of any kind.
5. Recreation. Recreational facilities include indoor or outdoor sports, miniature golf, laser tag, and similar recreational uses common to the area. No sexually oriented uses. Maximum building size is limited to 15,000 square feet.
6. Retail. Includes sales and rental establishments, this use is designed for small shops and stores that service the community. Does not permit the sale or rental of heavy equipment or commercial vehicles or any kind. All uses and operations must be inside a completely enclosed building, except gardening. Maximum building size is limited to 10,000 square feet.
7. Services. This use is primarily for services customarily provided from an office building. All uses and operations must be inside an enclosed building with no outdoor storage. Medical uses include clinics, dental offices, laboratory, and veterinarian. Personal services include such uses as a massage, salon, spa, and similar uses. Professional services includes such uses as accounting, legal, travel agent, and similar uses. Veterinary uses may include animal boarding only as a conditional use. Maximum building size is limited to 10,000 square feet.

8. Utilities. Utilities and related facilities provided by the Town are exempt from this chapter and are considered permitted without further approval required.
9. Venue. No rental exceeding thirty (30) days is permitted. No alcohol permitted without a valid alcohol license issued by the state as approved by the Town. Hours of operations, lighting, noise, parking, attendance, and environmental impacts may be limited or mitigated based upon a conditional use permit.

**15.8.6 Use Table.**

In the following use table designates Permitted (“P”) or Conditional (“C”) uses for the applicable Zones. Uses designated as Conditional require a conditional use permit as provided by in the municipal code. Uses that are not listed or designated as None (“N”) are not allowed in the Zone.

Land Use	C-1	C-2	Special Regulations
<b>Automotive:</b> Fuel station, convenience store with fuel, automobile service and repair, carwash.	N	C	15.8.5.1
<b>Crafts:</b> Retail sale of art, crafts, ceramics, clothing, furniture, home and garden, or variety store.	P	P	15.8.5.2
<b>Food Service:</b> Bakery, beverages, market, or restaurant. Maximum total building size is 15,000 square feet.	C	P	15.8.5.3
<b>Institutional:</b> Eleemosynary uses, public or private education, public offices and services, place of worship,	P	P	15.8.5.4
<b>Recreation:</b> Arcade, gym, museum, park, playground, recreational facility, swimming pool, skating rink, spa, or theater.	C	P	15.8.5.5
<b>Retail:</b> Appliance store, bookstore, clothing store, direct sales, dry goods, furnishings, general merchandise, grocery store, wall or floor covering.	C	P	15.8.5.6
<b>Services:</b> Child or adult care, financial institution, laundry, medical service, personal service, professional service.	C	P	15.8.5.7
<b>Utilities:</b> Communication or network facilities, substation, transmission lines or pipes.	C	C	15.8.5.8
<b>Venue:</b> Bed and breakfast, catering, event venue, hotel, motel, music venue, reception center.	C	C	15.8.5.9

**Section 3: Severability.** If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

**Section 4: Effective date.** This Ordinance take effect immediately upon mayoral approval and posting.

PASSED AND ADOPTED by the Town Council on this \_\_\_\_ day of \_\_\_\_\_, 2020.

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Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk

RECORDED this \_\_\_ day of \_\_\_\_\_, 2019.  
PUBLISHED OR POSTED this \_\_\_ day of \_\_\_\_\_, 2019.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with *Utah Code Annotated* §10-3-713, as amended, I, the Town Clerk of Huntsville Town, certify that foregoing Ordinance was duly passed and published or posted at: 1) Town Hall, 2) \_\_\_\_\_, and 3) \_\_\_\_\_ on the above referenced dates.

\_\_\_\_\_  
City Recorder

DATE: \_\_\_\_\_

<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Dwelling unit, nightly rentals	N	N	N	N	N	N	N	N
Dwelling unit, single family	P	P	P	P	P	N	N	P
Dwelling unit, two-family or duplex	N	N	N	N	N	N	N	N
Fishing Ponds (Private or Public)	C	N	C	C	C	P	N	C
Funeral services	N	C	N	C	N	N	N	C
Gas and fuel, storage and sales	N	<del>CV</del>	N	N	N	N	N	N
Gasoline service station with convenience store	N	RC	N	C	N	N	N	C
Golf courses	N	N	P	C	P	C	N	C
Golf Course, (miniature)	N	N	N	N	N	N	N	C
Golf Driving Range	N	N	C	C	C	C	N	C
Group home *	N	N	N	N	N	N	N	+ More defined
Healthcare facilities *	N	C	N	N	N	N	N	C
Historic structures, preservation of, including related accessory uses	C	C	C	C	C	N	N	C
Home based businesses	C	C	C	C	C	N	N	<del>C</del> *
Horse boarding	C	N	C	C	N	C	N	C
Horse stables and riding academy	N	N	C	C	N	C	N	C
Hospitals	N	N	N	N	N	N	N	C
Hotel, motel or inn with fewer than 16 rooms	N	N	N	N	N	N	N	N
Hotel, motel or inn with 16 or more rooms	N	N	N	N	N	N	N	N
Manufacturing, heavy	N	N	N	N	N	N	N	N
Manufacturing, light * def.	N	N	N	N	N	N	N	C
Medical equipment supply	N	C	N	N	N	N	N	C
Mining, resource extraction	N	N	N	N	N	N	N	N
Movie Theater	N	N	N	N	N	N	N	C
Museum	C	C	C	C	C	C	C	C
Nursing home	N	C	N	N	N	N	N	C
Offices, general	N	C	N	N	N	N	N	C
Offices, medical and dental	N	C	N	N	N	N	N	C
Outdoor display of merchandise * def	N	C	N	C	C	N	N	
Park and ride	N	N	N	C	N	N	N	C
Parking lot	N	C	N	C	C	N	N	C
Parks, Public * def	N	C	P	C	P	P	N	C
Parks, Private	P	C	P	C	P	P	P	C
Performing Arts Center MA	N	C	N	C	C	N	N	C
Personal improvement services	C	C	C	C	C	N	N	C
Personal services	C	C	C	C	C	N	N	C

Revised and Adopted on 8/24/2017

Zones: R-1-Residential, C-1-Commercial, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted



If its not mentioned its not permitted

**APPENDIX ONE: TABLE 15-1 HUNTSVILLE TOWN ACCEPTABLE USES BY ZONE**

Use	R-1	C-1	A-3	CR1	S	O	RC	Additional Reference
Accessory Building, Private	P	C	P	C	C	C	C	C2 Zone
Adult/sex oriented facilities and businesses	N	N	N	N	N	N	N	
Agriculture * Better def required	P	N	P	C	P	P	N	
Amusement Park or Business	N	N	N	N	N	N	N	
Animal or Fowl Slaughter	N	N	C	N	N	N	N	
Auto impoundment yard and towing services	N	N	N	N	N	N	N	
Auto rental * Better Def. <sup>Recreation</sup> Res. ATV's	N	N	N	N	N	N	N	
Auto repair, service and detailing	N	N	N	N	N	N	N	C
Auto wrecking yard	N	N	N	N	N	N	N	N
Banks and financial services	N	C	N	C	N	N	N	C
Bars, taverns, clubs	N	N	N	C	N	N	N	N
Bed and breakfast	C	C	C	C	C	N	N	C
Bike Path	P	C	P	C	P	P	P	C
Botanical or zoological garden	N	N	C	C	C	P	N	C
Building and maintenance services	N	N	N	C	N	N	N	More Clarification
Camp	N	N	C	C	C	C	P	C
Campground	N	N	C	C	C	P	P	C
Car wash, commercial	N	N	N	N	N	N	N	C
Cemetery	C	N	P	C	P	P	N	N
Childcare center with 9-16 children	N	N	N	C	N	N	N	C
Childcare center with more than 16 children	N	N	C	C	N	N	N	C
Childcare, family, fewer than 9 children	C	C	C	C	C	N	N	C
Childcare, in home	C	C	C	C	C	N	N	C
Churches	C	C	C	C	C	N	N	C
Commercial kennels	N	N	C	N	N	N	N	C
Construction equipment rental	N	N	N	N	N	N	N	C
Construction equipment storage	N	N	N	N	N	N	N	C
Construction sales, wholesale *	N	N	N	N	N	N	N	Better def.
Construction services, contract *	N	N	N	N	N	N	N	Better def.
Dwelling unit, accessory	N	N	N	N	N	N	N	N
Dwelling unit, agricultural employee	N	N	N	N	N	N	N	N
Dwelling unit, multi-family <sup>Apartment</sup>	N	N	N	N	N	N	N	N
Dwelling unit, single-family attached (Condominium) <sup>Duplex</sup>	N	N	N	N	N	N	N	N

Revised and Adopted on 8/24/2017

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Uses: P-Permitted, C-Conditional, N-Not Permitted

KSN

<u>Use – Retail Sales</u>	<u>R-1</u>	<u>C-1</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Agricultural sales and service	N	C	C	C	N	N	N	
Antique Shop	N	C	C	C	N	N	N	
Art Supply Store	N	C	N	C	N	N	N	
Automotive Sales	N	N	N	N	N	N	N	
Bakery	N	C	N	C	N	N	N	
Barber or beauty shop	C	C	C	C	C	N	N	
Big box retail	N	N	N	N	N	N	N	
Bookstore	N	C	N	C	N	N	N	
Bowling Alley	N	N	N	N	N	N	N	
Camera Shop	N	C	N	C	N	N	N	
Convenience Store	N	C	N	C	N	N	N	
Department or discount store	N	N	N	N	N	N	N	
Florist Shop	C	C	C	C	C	N	N	
Furniture/appliance store	N	N	N	N	N	N	N	
Garden Shop, Plant Sales, Nursery	C	C	C	C	C	N	N	
Grocery Store	N	C	N	C	N	N	N	
Hardware Store	N	C	N	C	N	N	N	
Kiosk	N	C	C	C	N	N	N	
Laboratory, medical or dental or optical	N	C	N	N	N	N	N	
Laundromat, Laundry →	N	N	N	N	N	N	N	
Locksmith or Key Shop	C	C	C	C	C	N	N	
Medical/Dental Clinic	N	C	N	C	N	N	N	
Mobile Home Sales	N	N	N	N	N	N	N	
Mortuary	N	C	N	N	N	N	N	
Music Store	N	C	N	N	N	N	N	
Optical Shop	N	C	N	N	N	N	N	
Pawnshop	N	N	N	N	N	N	N	
Pet Shop	N	C	N	N	N	N	N	
Pet Services and Grooming	C	C	C	C	C	N	N	
Pharmacy	N	C	N	C	N	N	N	
Print Shop	N	C	N	N	N	N	N	
Restaurant, Fast Food	N	N	N	N	N	N	N	N
Restaurant, Drive-In or Drive-Through	N	N	N	N	N	N	N	N
Restaurant, Deli or Take-out	N	C	N	C	N	N	N	C
Restaurant, Full Service	N	C	N	C	N	N	N	C
Seasonal Outdoor Vendor	N	C	C	C	C	N	N	
Shoe Store	N	C	N	N	N	N	N	
Smoke Shops	N	N	N	N	N	N	N	
Studio, Artist or Photography	C	C	C	C	C	N	N	

**Revised and Adopted on 8/24/2017**

Zones: R-1-Residential, C-1-Commercial, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

<u>Use</u>	<u>R-1</u>	<u>C-1</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Property management offices/check in facilities	N	C	N	C	N	N	N	C
Reception Center	N	C	N	C	N	N	N	C
Recreation and athletic facilities <i>x Set Standards</i>	<del>C/P</del>	C	N	C	C	C	N	C
Recreation, public	N	C	N	C	P	C	N	C
Recycling facilities	N	N	N	N	N	N	N	N
Rehearsal or teaching studio for creative, performing and/or martial arts with no public performances	C	C	C	C	C	N	N	C
Repair services <i>Better Def</i>	C	C	C	C	C	N	N	
Residential treatment facility	N	N	N	N	N	N	N	N
Retail Sales (See Chart Below)							N	See Below
Schools	N	C	N	N	N	N	N	C
Short Term Loans & Title Loans	N	N	N	N	N	N	N	N
Skating Rink, Indoor	N	C	N	C	N	N	N	C
Stockyards	N	N	N	N	N	N	N	N
Storage, Indoor, Commercial <i>x</i>	C	C	N	N	N	N	N	*See Applicable Conditional Uses Defined (Attached to this doc.)
Storage, RV, boat or vehicle, Private <i>x</i>	P	<del>N</del>	P	C	C	N	P	P
Storage, RV, boat or vehicle, Commercial <i>x</i>	N	N	N	C	N	N	N	-
Temporary Structures	C	C	C	C	C	N	N	
Trailhead Parking	C	C	C	C	C	C	N	
Trails	C	C	P	C	P	P	C	
Transportation Services <i>x def</i>	N	N	N	N	C	N	N	
Truck Stop	N	N	N	N	N	N	N	N
Utility Facilities <i>x def</i>	N	N	N	N	N	N	N	
Vehicle Control Gate	C	C	C	C	C	C	C	C
Veterinarian	C	C	C	C	N	N	N	C
Warehousing and Distribution	N	N	N	N	N	N	N	N
Wholesale Construction Supply	N	N	N	N	N	N	N	N
Wildlife Sanctuary	N	N	C	C	P	P	N	<del>P</del>
	N	N	N	N	N	N	N	

Revised and Adopted on 8/24/2017

Zones: R-1-Residential, C-1-Commercial, A-3-Agriculture, CR-1-Commercial Recreation, S-Shoreline, O-Open Space, RC-Recreation Zone

Uses: P-Permitted, C-Conditional, N-Not Permitted

<u>Use – Retail Sales</u>	<u>R-1</u>	<u>C-1</u>	<u>A-3</u>	<u>CR1</u>	<u>S</u>	<u>O</u>	<u>RC</u>	<u>Additional Reference</u>
Studio, decorator and display	N	C	N	C	N	N	N	
Studio, Health	N	C	N	C	N	N	N	
Tent Vendor	N	C	N	C	N	N	N	Selling from a tent
Variety Store	N	C	N	N	N	N	N	
Vehicle and equipment sales or rental	N	N	N	N	N	N	N	

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Uses: P-Permitted, C-Conditional, N-Not Permitted

## CONDITIONAL USES DEFINED

**Storage, Indoor, Commercial:** All of the following conditions must be met to allow this usage.

1-Allowable only as a means to re-purpose a historic building (built pre-1950). The building must be greater than 1000 square feet footprint. The exterior of the historic building must be substantially restored to its original condition.

2-Number of units=maximum of 30 (100 sq. ft./unit) or 3000 sq. ft. total.

3-No outdoor storage of any sort for commercial purposes allowed.

4-Distance from residential homes=175 feet or greater.

5-Hours of operations= 8 am to 9 pm.

6-Signage, minimal or none. No internally lit signs, no LED variable message signs. Acceptable signage to follow Huntsville Sign Ordinance.

7-Parking=One stall per 10 units, no fewer than two stalls. The must not be on town property.

8-Must obtain a Huntsville Town Business License.

9-Storage units shall be accessed through the interior only; through a main access point, to preserve the historic nature of the building.

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Uses: P-Permitted, C-Conditional, N-Not Permitted