

OPTION 1: INCLUDE ONLY SETBACK AND HEIGHT REQUIREMENTS

ARTICLE V: ZONING MAP AND DISTRICTS

DIVISION 2. ZONING DISTRICTS

§ 1-19-5.260. EUCLIDEAN INSTITUTIONAL ZONING DISTRICT (Ie).

~~The Euclidean Institutional Zoning District is established to provide for college or university, continuing care retirement community (CCRC), private school, and elementary or secondary school land uses in existence or with final site development plan approval, within the Agricultural Zoning District, private school within the Agricultural or Resource Conservation Zoning District, and a CCRC within the Agricultural and R1 Zoning District on June 15, 2009.~~

THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT IS ESTABLISHED TO PROVIDE FOR COLLEGE OR UNIVERSITY, ELEMENTARY OR SECONDARY SCHOOL WITHIN THE AGRICULTURAL ZONING DISTRICT, PRIVATE SCHOOL OR PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP WITHIN THE AGRICULTURAL OR RESOURCE CONSERVATION ZONING DISTRICTS, AND A CONTINUING CARE RETIREMENT COMMUNITY (CCRC) WITHIN THE AGRICULTURAL AND R1 ZONING DISTRICTS, IN EXISTENCE OR WITH FINAL SITE DEVELOPMENT PLAN APPROVAL ON JUNE 15, 2009. (SEE ALSO §1-19-8.480)

~~§1-19-5.270 EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICT (OSRe)~~

~~The Euclidean Open Space Recreation Zoning District is established to provide for recreational vehicle campground, fairground, golf course, golf driving range, and miniature golf land uses in existence or with final site development plan approval, within the Agricultural Zoning District on June 15, 2009.~~

DIVISION 3. USE TABLE

§ 1-19-5.310. USE TABLE.

[(A) remains unchanged]

(B) *Permitted uses and required development review for limited zoning districts.*

(1) *Euclidean Institutional Zoning District (Ie).* ~~The Euclidean Institutional Zoning District is established to provide for college or university, continuing care retirement community (CCRC), private school, and elementary or secondary school land uses in existence or with final site development plan approval, within the Agricultural Zoning District, private school within the Agricultural or Resource Conservation Zoning District, and a CCRC within the Agricultural and R1 Zoning District on June 15, 2009.~~ **THE FOLLOWING USES ARE PERMITTED WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT:**

(a) **COLLEGE OR UNIVERSITY, ELEMENTARY OR SECONDARY SCHOOL, PRIVATE SCHOOL OR PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP, A CONTINUING CARE RETIREMENT COMMUNITY (CCRC), AND AGRICULTURAL ACTIVITIES AS DEFINED IN §1-19-11.100, SUBJECT TO ALL OTHER REQUIREMENTS OF THIS CHAPTER.** The continued or further application of this Zoning district to land uses not meeting these standards is not permitted. **CARETAKER RESIDENCE IN CONJUNCTION WITH A PERMITTED USE IS SPECIFICALLY ALLOWED AS AN ACCESSORY USE. (SEE ALSO §1-19-8.480)**

OPTION 1: INCLUDE ONLY SETBACK AND HEIGHT REQUIREMENTS

~~(2) — Euclidean Open Space Recreation Zoning District (OSRe). The Euclidean Open Space Recreation Zoning District is established to provide for recreational vehicle campground, fairground, golf course, golf driving range, and miniature golf land uses in existence or with final site development plan approval, within the Agricultural Zoning District on June 15, 2009. The continued or further application of this zoning district to land uses not meeting these standards is not permitted.~~

§ 1-19-8.480. USES PERMITTED IN THE EUCLIDEAN INSTITUTIONAL (Ie) OR EUCLIDEAN OPEN SPACE RECREATION (OSRe) ZONING DISTRICTS.

~~Uses permitted in the Euclidean Institutional or Euclidean Open Space Recreation Zoning Districts shall be permitted subject to (A), or (B), or (C), below.~~ **THE FOLLOWING PROVISIONS SHALL APPLY TO PERMITTED USES WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT:**

(A) HEIGHT, AND FRONT, SIDE, AND REAR YARD REQUIREMENTS FOR THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT ARE AS FOLLOWS:

MAXIMUM HEIGHT 30'

MINIMUM SETBACK REQUIREMENTS

FRONT 40'
SIDE 50'
REAR 50'

(B) WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT THERE SHALL BE NO MINIMUM LOT SIZE OR LOT WIDTH. SUBDIVISION AFTER [THE EFFECTIVE DATE OF THIS ORDINANCE] IS NOT PERMITTED.

(AC) COLLEGE OR UNIVERSITY, OR CONTINUING CARE RETIREMENT COMMUNITY (CCRC) LAND USES WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT AS PROVIDED IN §1-19-5.310(B)(1) ~~Land uses permitted in the Euclidean Institutional or Euclidean Open Space Recreation Zoning Districts in existence or with final site development plan approval within the Agricultural Zoning District, private school within the Agricultural or Resource Conservation Zoning District, and a continuing care retirement community within the Agricultural and R1 Zoning District, on June 15, 2009 shall be~~ **ARE** permitted to expand subject to the site plan review process (~~§1-19-3.300 THROUGH §1-19-3.300.4~~) **based on AND MUST MEET** the following requirements:

(1) The expansion shall not include acreage beyond that originally designated as Euclidean Institutional ~~or Euclidean Open Space Recreation~~; and

(2) The proposed expansion shall not include non-conforming uses, structures, or lots; and

(3) ~~Within the Euclidean Open Space Recreation Zoning District the proposed use(s) and the existing use(s) meet the definition of:~~

- ~~_____ (a) Recreational vehicle campground; or~~
- ~~_____ (b) Fairground; or~~
- ~~_____ (c) Outdoor recreation center; or~~
- ~~_____ (d) Golf course.~~

OPTION 1: INCLUDE ONLY SETBACK AND HEIGHT REQUIREMENTS

~~(4) Within the Euclidean Institutional Zoning District the proposed use(s) and the existing use(s) meet~~**S** the definition of:

- (a) College or university; or
 - (b) Continuing care retirement community; or
 - (c) **AGRICULTURAL ACTIVITIES AS DEFINED IN §1-19-11.100; AND**
- (4) ALL OTHER REQUIREMENTS OF THIS CHAPTER ARE MET.**

~~(B) The proposed expansion is a principal permitted natural resource use in the Agricultural Zoning District as provided within § 1-19-5.310 Use Table; or~~

(C) A private school, PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP, elementary or secondary school with Euclidean Institutional Zoning shall be permitted to expand subject to the site plan review process (§1-19-3.300 THROUGH §1-19-3.300.4)– AND MUST MEET THE FOLLOWING REQUIREMENTS:

- (1) THE PROPOSED USE MEETS THE DEFINITION OF:**
 - (a) PRIVATE SCHOOL; OR**
 - (b) PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP; OR**
 - (c) ELEMENTARY OR SECONDARY SCHOOL; OR**
 - (d) AGRICULTURAL ACTIVITIES AS DEFINED IN §1-19-11.100; AND**
- (2) ALL OTHER REQUIREMENTS OF THIS CHAPTER ARE MET.**

OPTION 2: INCLUDE SETBACK AND HEIGHT REQUIREMENTS, AND NON-RESIDENTIAL SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT

ARTICLE V: ZONING MAP AND DISTRICTS

DIVISION 2. ZONING DISTRICTS

§ 1-19-5.260. EUCLIDEAN INSTITUTIONAL ZONING DISTRICT (Ie).

~~The Euclidean Institutional Zoning District is established to provide for college or university, continuing care retirement community (CCRC), private school, and elementary or secondary school land uses in existence or with final site development plan approval, within the Agricultural Zoning District, private school within the Agricultural or Resource Conservation Zoning District, and a CCRC within the Agricultural and R1 Zoning District on June 15, 2009.~~

THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT IS ESTABLISHED TO PROVIDE FOR COLLEGE OR UNIVERSITY, ELEMENTARY OR SECONDARY SCHOOL WITHIN THE AGRICULTURAL ZONING DISTRICT, PRIVATE SCHOOL OR PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP WITHIN THE AGRICULTURAL OR RESOURCE CONSERVATION ZONING DISTRICTS, AND A CONTINUING CARE RETIREMENT COMMUNITY (CCRC) WITHIN THE AGRICULTURAL AND R1 ZONING DISTRICTS, IN EXISTENCE OR WITH FINAL SITE DEVELOPMENT PLAN APPROVAL ON JUNE 15, 2009. (SEE ALSO §1-19-8.480)

~~§1-19-5.270 EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICT (OSRe)~~

~~The Euclidean Open Space Recreation Zoning District is established to provide for recreational vehicle campground, fairground, golf course, golf driving range, and miniature golf land uses in existence or with final site development plan approval, within the Agricultural Zoning District on June 15, 2009.~~

DIVISION 3. USE TABLE

§ 1-19-5.310. USE TABLE.

[(A) remains unchanged]

(B) *Permitted uses and required development review for limited zoning districts.*

(1) ~~Euclidean Institutional Zoning District (Ie). The Euclidean Institutional Zoning District is established to provide for college or university, continuing care retirement community (CCRC), private school, and elementary or secondary school land uses in existence or with final site development plan approval, within the Agricultural Zoning District, private school within the Agricultural or Resource Conservation Zoning District, and a CCRC within the Agricultural and R1 Zoning District on June 15, 2009.~~ **THE FOLLOWING USES ARE PERMITTED WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT:**

(a) **COLLEGE OR UNIVERSITY, ELEMENTARY OR SECONDARY SCHOOL, PRIVATE SCHOOL OR PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP, A CONTINUING CARE RETIREMENT COMMUNITY (CCRC), AND AGRICULTURAL ACTIVITIES AS DEFINED IN §1-19-11.100, SUBJECT TO ALL OTHER REQUIREMENTS OF THIS CHAPTER.** The continued or further application of this Zoning district to land uses not meeting these standards is not permitted. **CARETAKER RESIDENCE IN CONJUNCTION WITH A PERMITTED USE IS SPECIFICALLY ALLOWED AS AN ACCESSORY USE. (SEE ALSO §1-19-8.480)**

OPTION 2: INCLUDE SETBACK AND HEIGHT REQUIREMENTS, AND NON-RESIDENTIAL SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT

~~(2) — Euclidean Open Space Recreation Zoning District (OSRe). The Euclidean Open Space Recreation Zoning District is established to provide for recreational vehicle campground, fairground, golf course, golf driving range, and miniature golf land uses in existence or with final site development plan approval, within the Agricultural Zoning District on June 15, 2009. The continued or further application of this zoning district to land uses not meeting these standards is not permitted.~~

§ 1-19-8.480. USES PERMITTED IN THE EUCLIDEAN INSTITUTIONAL (Ie) ~~OR EUCLIDEAN OPEN SPACE RECREATION (OSRe)~~ ZONING DISTRICTS.

~~Uses permitted in the Euclidean Institutional or Euclidean Open Space Recreation Zoning Districts shall be permitted subject to (A), or (B), or (C), below~~ **THE FOLLOWING PROVISIONS SHALL APPLY TO PERMITTED USES WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT:**

(A) HEIGHT, AND FRONT, SIDE, AND REAR YARD REQUIREMENTS FOR THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT ARE AS FOLLOWS:

MAXIMUM HEIGHT 30'

MINIMUM SETBACK REQUIREMENTS

FRONT 40'
SIDE 50'
REAR 50'

(B) SUBDIVISION OCCURRING AFTER [THE EFFECTIVE DATE OF THIS ORDINANCE] WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT IS PERMITTED ONLY AS FOLLOWS:

(1) SUBDIVISION OF 3 LOTS WILL BE PERMITTED TO BE SUBDIVIDED OFF AN ORIGINAL TRACT OF LAND. FOR THE PURPOSES OF THIS SECTION, AN ORIGINAL TRACT OF LAND SHALL BE AS DESCRIBED IN THE COUNTY LAND RECORDS AS OF AUGUST 18, 1976.

(2) FOR ALL PARCELS CREATED OR RESULTING FROM SUBDIVISION, MINIMUM LOT AREA AND LOT WIDTH SHALL BE AS FOLLOWS:

MINIMUM LOT AREA 5 ACRES [10 ACRES]

MINIMUM LOT WIDTH 300'

OPTION 2: INCLUDE SETBACK AND HEIGHT REQUIREMENTS, AND NON-RESIDENTIAL SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT

(AC) COLLEGE OR UNIVERSITY, OR CONTINUING CARE RETIREMENT COMMUNITY (CCRC) LAND USES WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT AS PROVIDED IN §1-19-5.310(B)(1) ~~Land uses permitted in the Euclidean Institutional or Euclidean Open Space Recreation Zoning Districts in existence or with final site development plan approval within the Agricultural Zoning District, private school within the Agricultural or Resource Conservation Zoning District, and a continuing care retirement community within the Agricultural and R1 Zoning District, on June 15, 2009 shall be~~ **ARE** permitted to expand subject to the site plan review process (**§1-19-3.300 THROUGH §1-19-3.300.4**) ~~based on~~ **AND MUST MEET** the following requirements:

- (1) The expansion shall not include acreage beyond that originally designated as Euclidean Institutional ~~or Euclidean Open Space Recreation~~; and
- (2) The proposed expansion shall not include non-conforming uses, structures, or lots; and
- (3) ~~Within the Euclidean Open Space Recreation Zoning District the proposed use(s) and the existing use(s) meet the definition of:~~
 - ~~(a) Recreational vehicle campground; or~~
 - ~~(b) Fairground; or~~
 - ~~(c) Outdoor recreation center; or~~
 - ~~(d) Golf course.~~
- (4) ~~Within the Euclidean Institutional Zoning District the proposed use(s) and the existing use(s) meetS the definition of:~~
 - (a) College or university; or
 - (b) Continuing care retirement community; or
 - (c) **AGRICULTURAL ACTIVITIES AS DEFINED IN §1-19-11.100; AND**
- (4) **ALL OTHER REQUIREMENTS OF THIS CHAPTER ARE MET.**

~~(B) The proposed expansion is a principal permitted natural resource use in the Agricultural Zoning District as provided within § 1-19-5.310 Use Table; or~~

(CD) A private school, **PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP**, elementary or secondary school with Euclidean Institutional Zoning shall be permitted to expand subject to the site plan review process (**§1-19-3.300 THROUGH §1-19-3.300.4**) **AND MUST MEET THE FOLLOWING REQUIREMENTS:-**

- (1) **THE PROPOSED USE(S) MEETS THE DEFINITION OF:**
 - (a) **PRIVATE SCHOOL; OR**
 - (b) **PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP; OR**
 - (c) **ELEMENTARY OR SECONDARY SCHOOL; OR**
 - (d) **AGRICULTURAL ACTIVITIES AS DEFINED IN §1-19-11.100; AND**
- (2) **ALL OTHER REQUIREMENTS OF THIS CHAPTER ARE MET.**

OPTION 3: INCLUDE SETBACK AND HEIGHT REQUIREMENTS, AND SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT INCLUDING RESIDENTIAL

ARTICLE V: ZONING MAP AND DISTRICTS

DIVISION 2. ZONING DISTRICTS

§ 1-19-5.260. EUCLIDEAN INSTITUTIONAL ZONING DISTRICT (Ie).

~~The Euclidean Institutional Zoning District is established to provide for college or university, continuing care retirement community (CCRC), private school, and elementary or secondary school land uses in existence or with final site development plan approval, within the Agricultural Zoning District, private school within the Agricultural or Resource Conservation Zoning District, and a CCRC within the Agricultural and R1 Zoning District on June 15, 2009.~~

THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT IS ESTABLISHED TO PROVIDE FOR COLLEGE OR UNIVERSITY, ELEMENTARY OR SECONDARY SCHOOL WITHIN THE AGRICULTURAL ZONING DISTRICT, PRIVATE SCHOOL OR PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP WITHIN THE AGRICULTURAL OR RESOURCE CONSERVATION ZONING DISTRICTS, AND A CONTINUING CARE RETIREMENT COMMUNITY (CCRC) WITHIN THE AGRICULTURAL AND R1 ZONING DISTRICTS, IN EXISTENCE OR WITH FINAL SITE DEVELOPMENT PLAN APPROVAL ON JUNE 15, 2009. (SEE ALSO §1-19-8.480)

~~§1-19-5.270 EUCLIDEAN OPEN SPACE RECREATION ZONING DISTRICT (OSRe)~~

~~The Euclidean Open Space Recreation Zoning District is established to provide for recreational vehicle campground, fairground, golf course, golf driving range, and miniature golf land uses in existence or with final site development plan approval, within the Agricultural Zoning District on June 15, 2009.~~

DIVISION 3. USE TABLE

§ 1-19-5.310. USE TABLE.

(A) *Permitted uses and required development review.*

P Principal permitted use subject to design regulations

PS Principal permitted use subject to site development plan approval. See §§ 1-19-2.160, and 1-19-3.300 through 1-19-3.300.4

E Principal permitted use as a special exception with site development plan approval. See §§ 1-19-8.320 and following

T Permitted as temporary use as a special exception. See § 1-19-8.300

X Permitted as temporary use only. See § 1-19-8.700

SW Solid Waste Floating Zone

A blank indicates that the use is not permitted under any situation

OPTION 3: INCLUDE SETBACK AND HEIGHT REQUIREMENTS, AND SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT INCLUDING RESIDENTIAL

	Zoning Districts															
Uses	RC	A	R1	R3	R5	R8	R12	R16	VC	HS	GC	ORI	LI	GI	Ie	
Natural Resources Uses																
Agricultural activities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural value added processing	P ***	P ***														
Agritourism enterprise	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Nursery retail	PS	PS									PS		PS	PS		
Nursery wholesale	P	P									P		P	P		
Farm winery	P ***	P ***														
Farm winery tasting room		PS ***														
Farm brewery	P ***	P ***														
Farm brewery tasting room		PS ***														
Limited roadside stand	P	P	PS	PS					PS	PS	PS					
Commercial roadside stand	PS	PS	PS	PS					PS	PS	PS					
Forestry	P	P	P	P	P	P	P	P		P	P		P	P		
Sawmill	E	E												PS		
Mineral extraction														PS		
Mineral processing														PS		
Spring water harvesting and storage	E															
Intensive swine farm																
Residential Uses																
Single-family detached	P	P	P	P	P	P	P	P	P							P
Duplex dwelling			P	P	P	P	P	P	PS							
Two-family dwelling		P	P	P	P	P	P	P	PS							

OPTION 3: INCLUDE SETBACK AND HEIGHT REQUIREMENTS, AND SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT INCLUDING RESIDENTIAL

	Zoning Districts															
Uses	RC	A	R1	R3	R5	R8	R12	R16	VC	HS	GC	ORI	LI	GI	Ie	
Residential Uses (Cont'd)																
Townhouse				PS*	PS	PS	PS	PS	PS							
Multifamily dwellings						PS	PS	PS	PS							
Multifamily group developments						PS	PS	PS	PS							
Mobile homes	P	P														
Caretaker residence in conjunction with a permitted use	PS	PS							PS	P	P		P	P	P	
Accessory apartment	E	E	E	E	E	E	E	E	E							
Temporary Housing																
Bed and breakfast	PS	PS							PS		PS					
Motel, hotel									PS	PS	PS	PS	PS			
Temporary mobile home	T	T	T													
Commercial Uses – Retail																
Antique, artisan and craft shops									PS	PS	PS					
Apparel store									PS		PS					
Appliance sales and service									PS		PS					
Auction house									PS		PS		PS	PS		
Food stores									PS		PS					
Boats, sales and service											PS		PS	PS		
Book and magazine									PS		PS					
Camera									PS		PS					
Convenience stores									PS	PS	PS					
Department store or variety store									PS		PS					
Farm equipment sales or service ****		E							PS		PS		PS	PS		
Feed and grain mill		E											PS	PS		
Retail sales and service																

OPTION 3: INCLUDE SETBACK AND HEIGHT REQUIREMENTS, AND SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT INCLUDING RESIDENTIAL

	Zoning Districts														
Uses	RC	A	R1	R3	R5	R8	R12	R16	VC	HS	GC	ORI	LI	GI	Ie
Commercial Uses – Retail (Cont'd)															
Florist									PS		PS				
Furniture repair									PS		PS		PS	PS	
Shopping center									PS		PS				
Gift/souvenir									PS	PS	PS				
Hardware/garden center									PS		PS				
Hobby shop									PS		PS				
Horse tack and saddlery shop									PS		PS				
Household furnishing									PS		PS				
Jewelry									PS		PS				
Lumber yard											PS		PS	PS	
Mobile home sales											PS		PS	PS	
Music and record shops									PS		PS				
Office equipment									PS		PS				
Paint store									PS		PS				
Pet store									PS		PS				
Pet training/day care/grooming facility									PS		PS				
Pharmacy									PS		PS				
Radio and TV sales and service									PS		PS				
Shoe store									PS		PS				
Sporting goods									PS		PS				
Stone monument sales									PS		PS		PS	PS	
Tobacco store									PS		PS				
Toy store									PS		PS				
Liquor store									PS		PS				
Commercial Business and Personal Services															
Advertising agency									PS		PS				
Bank or savings and loan									PS		PS	PS			

OPTION 3: INCLUDE SETBACK AND HEIGHT REQUIREMENTS, AND SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT INCLUDING RESIDENTIAL

	Zoning Districts														
Uses	RC	A	R1	R3	R5	R8	R12	R16	VC	HS	GC	ORI	LI	GI	Ie
Commercial Business and Personal Services (Cont'd)															
Broadcasting studio									PS		PS	PS	PS	PS	
Communication towers**	E	E								PS	PS	PS	PS	PS	
Barber and beauty shops									PS		PS				
Bus depot										PS	PS		PS	PS	
Carpentry, electrical, plumbing, welding, printing, upholstering									PS		PS		PS	PS	
Contractors, fencing, pool and siding											PS		PS	PS	
Commercial or business school											PS				
Dance or music studio									PS		PS				
Dry cleaning and laundromat ****									PS		PS				
Funeral home											PS				
Fortuneteller									PS		PS				
Landscape contractor		E									PS		PS	PS	
Medical clinic									PS		PS	PS	PS	PS	
Office business									PS		PS	PS	PS	PS	
Office professional					E	E	E	E	PS		PS	PS			
Photography studio ****									PS		PS		PS		
Restaurant									PS	PS	PS	PS	PS		
Country inn	E	E													
Wholesaling and Processing															
Agricultural products processing	E	E									PS		PS	PS	
Bottling plant											PS		PS	PS	
Contractors, equipment and material storage yard														PS	
Carpet or rug cleaning ****											PS		PS	PS	

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	Zoning Districts														
Uses	RC	A	R1	R3	R5	R8	R12	R16	VC	HS	GC	ORI	LI	GI	Ie
Wholesaling and Processing (Cont'd)															
Contractors office and storage													PS		
Petroleum products storage ****													PS	PS	
Laboratory research, experimental or testing											PS	PS	PS	PS	
Industrial laundry and dry cleaning ****													PS	PS	
Self-storage units											PS		PS	PS	
Stone monument processing											PS		PS	PS	
Wholesaling and/or warehouse											PS		PS	PS	
Yard storage														PS	
Automobile and Related Services															
Part sales and installation									PS		PS		PS		
Automobile filling and service station ****									PS	PS	PS		PS	PS	
Carwash									PS	PS	PS		PS		
Automobile repair or service shop ****									E	PS	PS		E	PS	
Sales and service center ****											PS		PS	PS	
Salvage yard ****														PS	
School bus parking	E	E							E	PS	PS		PS	PS	
Truck stop and filling station service facility ****										E				PS	
Motor freight terminal ****													PS	PS	
Animal Care and Service															
Animal hospital or veterinary clinic		E							E		E				
Kennel		E							E		E				
Boarding stable	P	P									PS				

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	Zoning Districts														
Uses	RC	A	R1	R3	R5	R8	R12	R16	VC	HS	GC	ORI	LI	GI	Ie
Animal Care and Service (Cont'd)															
Commercial boarding stable	E	PS									PS				
Auction sales – animals		PS									PS		PS	PS	
Commercial Amusements															
Bowling alley									PS		PS				
Carnival, circus		X	X						X	X	X		X	X	
Race tracks											PS		PS	PS	
Motorcycle hill climb														T	
Health club, fitness center, vocational training facility									PS		PS		PS		
Tennis club				E	E	E	E	E			PS				
Golf course ****			PS	PS	PS	PS	PS	PS							
Skating rink											PS				
Swimming pool, commercial											PS				
Theater, drive-in or outdoor stage										PS	PS		PS	PS	
Theater, indoor									PS		PS		PS		
Zoo/botanical garden/arboretum										PS	PS				
Museums/gallery									PS	PS	PS				
Night club, tavern, lounge										PS	PS		PS		
Outdoor recreation center											PS		PS	PS	
Rodeo		E													
Indoor sports recreation facility											PS		PS		
Video lottery facility															
Industrial Uses															
Limited manufacturing and assembly use												PS	PS	PS	
General manufacturing														PS	

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	Zoning Districts														
Uses	RC	A	R1	R3	R5	R8	R12	R16	VC	HS	GC	ORI	LI	GI	Ie
Open Space and Institutional															
Airports, public ****													PS	PS	
Cemetery/memorial gardens		PS	PS												
Fairground										PS	PS		PS	PS	
Shooting range/club - trap, skeet, rifle, archery	E	E											PS	PS	
Aircraft landing and storage areas, private		E											E	E	
Tent campground	E	E													
Recreational vehicle campground										E					
Rustic retreat/camp/outdoor club	E	E													
Institutional															
Child care center/nursery school			E	E	E	E	PS	PS	PS		PS		E		
Civic community center		E	PS	PS	PS	PS	PS	PS	PS		PS				
Civic service clubs		E	P				PS	PS	PS		PS				
Comprehensive physical rehabilitation facility								PS	PS		PS	PS			
Group homes, small private	P	P	P	P	P	P	P	P	P						
Group home, large		PS	PS	PS	PS	PS	PS	PS	PS						
Hospital								PS	PS		PS				
Assisted living facility			PS	PS	PS	PS	PS	PS	PS		PS				
CONTINUING CARE RETIREMENT COMMUNITY															PS
Nursing home			PS	PS	PS	PS	PS	PS	PS						
Place of worship	E	PS	PS	E	PS	PS	PS	PS	PS		PS		PS		PS
Private school			E	E	E	E	E	E	E				E		PS
Community fire and rescue service		PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	

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	Zoning Districts														
Uses	RC	A	R1	R3	R5	R8	R12	R16	VC	HS	GC	ORI	LI	GI	Ie
Governmental and Nongovernmental Utilities															
Arena or stadium											PS		PS	PS	
College or university			PS	PS	PS	PS	PS	PS	PS		PS				PS
Elementary or secondary school			PS	PS	PS	PS	PS	PS	PS		T		T	T	PS
Nongovernmental utility	E	E	E	E	E	E	E	E	E	PS	PS		PS	PS	
Solid Waste Operations															
Borrow pit operations		PS											PS	PS	
Industrial waste landfill ****		E												E	
Rubble landfill		SW												SW	
Recycling pickup and distribution centers													PS	PS	
RRF (Resource Recovery Facility - Separated Recyclables)		SW											SW	SW	
RRF (Resource Recovery Facility - Nonseparated Materials)														SW	
Composting :															
Limited wood waste recycling facility		E												E	
Unlimited wood waste recycling facility		SW												SW	
Sludge amended yard waste		SW											SW	SW	
Solid waste composting		SW											SW	SW	
Sludge pit		E													

* Townhouses will be permitted only within MPDU developments; however, in no event shall the number of townhouses exceed 50% of the total number of units within the MPDU project.

** Communication towers not permitted in residential, PUD and residential MXD Districts

*** A zoning certificate is required to be obtained prior to the initiation of the processing operation and/or prior to any building construction related to farm winery, farm brewery, farm winery tasting room, or farm brewery tasting room.

**** These uses are prohibited within wellhead protection areas; outside of WHPA the location and containment of hazardous substance for these uses must meet the requirements of § 1-6-50.

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~~(B) Permitted uses and required development review for limited zoning districts.~~

~~(1) Euclidean Institutional Zoning District (Ie). The Euclidean Institutional Zoning District is established to provide for college or university, continuing care retirement community (CCRC), private school, and elementary or secondary school land uses in existence or with final site development plan approval, within the Agricultural Zoning District, private school within the Agricultural or Resource Conservation Zoning District, and a CCRC within the Agricultural and R1 Zoning District on June 15, 2009. The continued or further application of this zoning district to land uses not meeting these standards is not permitted.~~

~~(2) Euclidean Open Space Recreation Zoning District (OSRe). The Euclidean Open Space Recreation Zoning District is established to provide for recreational vehicle campground, fairground, golf course, golf driving range, and miniature golf land uses in existence or with final site development plan approval, within the Agricultural Zoning District on June 15, 2009. The continued or further application of this zoning district to land uses not meeting these standards is not permitted.~~

ARTICLE VI: DISTRICT REGULATIONS
 DIVISION 1. DESIGN REQUIREMENTS AND MODIFICATIONS
 § 1-19-6.100 Design Requirements for Specific Districts.

- Note 1. Minimum lot areas measured in acres and square feet; minimum lot width, yard areas and height measured in feet.
 Note 2. The minimum lot area and yard requirements do not apply to agricultural activity involving no structures.
 Note 3. Design requirements for uses permitted by special exception are established in §§ 1-19-8.320 *et seq.*
 Note 4. Lot area, width and yard measurements may be modified in accordance with § 1-19-8.620 through § 1-19-8.620.6 (to residential zones - R3, R5, R8, R12, R16, VC).

Use Classification	Minimum Lot Area	Minimum Lot Area per Unit	Lot Width	Front Yard	Side Yard	Rear Yard	Height
[existing provisions remain unchanged]							
EUCLIDEAN INSTITUTIONAL							
NATURAL RESOURCES	AS EXISTS ON JUNE 15, 2009 SEE ALSO 1-19-7.700		300	40	50	50	30'
RESIDENTIAL			100	40	10	30	30'
INSTITUTIONAL			200	40	50	50	30'
GOVERNMENTAL AND PUBLIC UTILITIES			200	40	50	50	30'

OPTION 3: INCLUDE SETBACK AND HEIGHT REQUIREMENTS, AND SUBDIVISION SIMILAR TO AGRICULTURAL ZONING DISTRICT INCLUDING RESIDENTIAL

ARTICLE VII: SUPPLEMENTARY DISTRICT REGULATIONS
DIVISION 7. EUCLIDEAN INSTITUTIONAL DISTRICT
§ 1-19-7.700 EUCLIDEAN INSTITUTIONAL DISTRICT.

WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT SUBDIVISION OCCURRING AFTER [THE EFFECTIVE DATE OF THIS ORDINANCE] IS PERMITTED ONLY AS FOLLOWS:

(A) 3 LOTS WILL BE PERMITTED TO BE SUBDIVIDED OFF AN ORIGINAL TRACT OF LAND. FOR THE PURPOSES OF THIS SECTION, AN ORIGINAL TRACT OF LAND SHALL BE AS DESCRIBED IN THE COUNTY LAND RECORDS AS OF AUGUST 18, 1976.

(B) FOR ALL PARCELS CREATED OR RESULTING FROM SUBDIVISION, MINIMUM LOT AREA SHALL BE AS FOLLOWS:

MINIMUM LOT AREA	
RESIDENTIAL	40,000 SQUARE FEET
ALL OTHER PERMITTED USES	5 ACRES [10 ACRES]

(C) OPTIONAL RESIDENTIAL METHOD OF DEVELOPMENT (CLUSTERING).

(1) *PURPOSE AND INTENT.*

(a) TO ENCOURAGE THE CONSERVATION OF LAND IN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT BY PLANNING THE RESIDENTIAL DEVELOPMENT ALLOWED IN THE ZONE TO PROVIDE FOR THE BEST OBTAINABLE SITING, ACCESS AND LOCATION OF LOTS ON A TRACT.

(b) TO PROVIDE FOR A WELL-PLANNED DEVELOPMENT.

(2) *REQUIREMENTS.*

(a) FOR PURPOSES OF THIS SUBSECTION "CLUSTERING" SHALL BE DEFINED AS DIRECTING THE SUBDIVISION OF LOTS ON A SINGLE TRACT OF LAND TO MEET THE PURPOSES OF THIS SECTION OR TRANSFERRING THE AUTHORIZED SUBDIVISION LOTS FROM ADJACENT TRACTS ONTO ONE TRACT FOR DEVELOPMENT. THE PLANNING COMMISSION SHALL MAKE THE FINAL DETERMINATION AS TO WHETHER THE CLUSTER DEVELOPMENT CAN BE ACHIEVED IN KEEPING WITH THE PURPOSES OF THIS SECTION.

(b) WHEN TRANSFERRING AUTHORIZED SUBDIVISION LOTS FROM 1 OR MORE TRACTS, THE MINIMUM ORIGINAL TRACT AREA REQUIRED FOR TRANSFER SHALL BE 25 ACRES. HOWEVER, ADJOINING TRACTS OF LESS THAN 25 ACRES UNDER THE SAME OWNERSHIP MAY RECEIVE THE RIGHTS IF THE PLANNING COMMISSION DETERMINES THAT THIS WILL RESULT IN MORE EFFICIENT SITING, ACCESS AND LOCATION.

(c) MINIMUM LOT SIZE, WIDTH AND YARD AREAS SHALL BE AS SPECIFIED ABOVE AND WITHIN §1-19-6.100 IN THE EUCLIDEAN INSTITUTIONAL DISTRICT. LOT SIZES WHICH ARE PART OF THE CLUSTER SHOULD BE KEPT TO A MINIMUM IN ORDER TO LIMIT THE IMPACT ON THE FUTURE USE OF THE REMAINDER. LOT SIZE SHALL AVERAGE NOT MORE THAN 1.5 ACRES IN SIZE WITH NO LOTS EXCEEDING 2 ACRES. THE PLANNING COMMISSION SHALL HAVE THE AUTHORITY TO GRANT MODIFICATIONS TO LOT SIZES BASED ON PERCOLATION AND OTHER HEALTH DEPARTMENT REQUIREMENTS.

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(d) SUBDIVISION UNDER THIS SUBSECTION SHALL BE AS FOLLOWS. A MINOR SUBDIVISION OF 3 LOTS WILL BE PERMITTED TO BE SUBDIVIDED ON AN ORIGINAL TRACT OF LAND 25 ACRES OR LESS. FOR PURPOSES OF THIS SECTION, AN ORIGINAL TRACT SHALL BE AS DESCRIBED IN THE COUNTY LAND RECORDS AS OF AUGUST 18, 1976. ON AN ORIGINAL TRACT OF LAND CONTAINING MORE THAN 25 ACRES, THE PLANNING COMMISSION MAY ALLOW 1 LOT IN ADDITION TO THOSE ALLOWED ON LESSER TRACTS FOR EACH ADDITIONAL 50 ACRES OR PART THEREOF ABOVE THE FIRST 25 ACRES SUBJECT TO THE REQUIREMENTS OF THIS SECTION. THE PLANNING COMMISSION MAY PRECLUDE CLUSTERING RIGHTS WHERE SUBDIVISION UNDER THIS SECTION WILL NOT PROMOTE EFFICIENT SITING, ACCESS AND LOCATION.

(e) ALL CLUSTERS OF 6 OR MORE LOTS SHALL BE SERVED BY AN INTERNAL PUBLIC STREET AND SHALL NOT BE STRIPPED ALONG AN EXISTING ROADWAY.

(3) **PROCEDURES.**

(a) CONCEPT PLAN. FOR THE SUBDIVISION OF TRACTS ELIGIBLE FOR CLUSTER LOTS, A CONCEPT PLAN SHALL BE SUBMITTED TO THE STAFF A MINIMUM OF 60 DAYS PRIOR TO THE MEETING AT WHICH IT IS TO BE CONSIDERED BY THE PLANNING COMMISSION SHOWING ALL STANDARD AND POTENTIAL CLUSTER LOTS TO DETERMINE THE FEASIBILITY OF SUBDIVISION FOR THE ORIGINAL TRACT(S) OF LAND. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH A "SAMPLE" CLUSTER PLAN AND SHOW THE FOLLOWING:

1. THE LOT LAYOUT (SCALE NO SMALLER THAN 1 INCH EQUALS 100 FEET) INCLUDING BUILDING RESTRICTION LINES AND APPROPRIATE DIMENSIONS;
2. STREET LAYOUT;
3. VICINITY MAP (SCALE NO SMALLER THAN 1 INCH EQUALS 2,000 FEET) SHOWING THE TRACT(S) AND TOTAL ACREAGES INCLUDED WITHIN THE PLAN;
4. TOPOGRAPHY WITH MINIMUM 10 FOOT CONTOURS (USGS TOPO. INTERPRETATION IS PERMITTED FOR CONCEPT PLAN);
5. DEVELOPMENT RIGHTS TABLE INDICATING ACREAGES AND DEVELOPMENT POTENTIAL, BOTH STANDARD AND CLUSTER, FOR EACH TRACT AND THE TOTAL;
6. SOILS DATA FOR THE CLUSTER AREA AND THE REMAINING FARMLAND.

(b) THE PLANNING COMMISSION WILL HAVE FINAL APPROVAL OVER THE LOCATION AND LAYOUT OF THE PROPOSED CLUSTERING OF LOTS. THE PLANNING COMMISSION SHALL CONSIDER THE FOLLOWING WHEN REVIEWING CONCEPT PLANS:

1. **SOILS.** THE CLUSTER PLAN SHOULD MINIMIZE THE USE OF THE HIGHER QUALITY SOILS (CLASS I, II AND III AS DESIGNATED IN THE SOILS CLASSIFICATION STUDY) AND MAXIMIZE THE USE OF STEEPER SLOPED AREAS, AREAS OF POORER SOILS AND AREAS WHICH ARE OTHERWISE LESS PRODUCTIVE FOR AGRICULTURAL USES.
2. **SURROUNDING LAND USE AND ZONING.** THE CLUSTER PLAN SHALL CONSIDER THE EXISTING LAND USES AND ZONING IN THE VICINITY. GENERALLY, NEW LOTS WHICH ARE ADJACENT TO EXISTING DEVELOPMENT OR RESIDENTIAL ZONING ARE PREFERRED TO CREATING AN ISOLATED CLUSTER OF NEW HOUSES.

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(c) CONCEPT PLAN APPROVAL SHALL BECOME NULL AND VOID AT THE END OF 1 YEAR FROM THE DATE OF APPROVAL UNLESS A COMBINED PRELIMINARY/FINAL PLAT OR A PRELIMINARY PLAT HAS BEEN SUBMITTED FOR APPROVAL FOR THE PROPERTY.

(d) IF THE CONCEPT PLAN IS APPROVED BY THE PLANNING COMMISSION, THE DEVELOPER MAY THEN PROCEED WITH PLATTING OF THE CLUSTERED DEVELOPMENT IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AND THE APPROVED CONCEPT PLAN. FINAL PLATS SHALL SHOW ALL REMAINING PARCELS COMBINED INTO 1 REMAINDER EXCEPT, HOWEVER, ANY REMAINING PARCEL(S) SEPARATED BY A PUBLIC ROAD SHALL BE CONSIDERED SEPARATE PARCELS AND EACH PARCEL SHALL RETAIN 1 DEVELOPMENT RIGHT. THE PLAT SHALL BEAR A STATEMENT INDICATING THAT "THE LAND LIES WITHIN AN APPROVED CLUSTER DEVELOPMENT AND NO FURTHER SUBDIVISION OF THE REMAINING LAND IS PERMITTED UNLESS THE PROPERTY IS PLACED IN ANOTHER ZONE OR FURTHER SUBDIVISION IS ALLOWED BY ORDINANCE OR REGULATION OF THE BOARD OF COUNTY COMMISSIONERS."

(4) EVEN THOUGH A SUBDIVISION PLAT IS NOT REQUIRED FOR LAND SUBDIVIDED FOR THE PURPOSE TO BE USED AS A FARM, SUCH SUBDIVIDED LAND SHALL BE COUNTED AS A LOT AND WILL BE COUNTED IN THE NUMBER OF ALLOWABLE LOTS THAT MAY BE SUBDIVIDED OFF THE ORIGINAL TRACT OF LAND.

(D) WHEN FILING A SUBDIVISION PLAT FOR LESS THAN THE 3 LOTS ALLOWED TO BE SUBDIVIDED OFF THE ORIGINAL TRACT OF LAND, THE REMAINING PARCEL MUST BE DESIGNATED "REMAINDER" ON THE SUBDIVISION PLAT OR LOSE ALL FURTHER SUBDIVISION RIGHTS ALLOWED UNDER THIS SECTION.

ARTICLE VIII: SPECIFIC USE REGULATIONS

DIVISION 4. PERMITTED USES

§ 1-19-8.480. USES PERMITTED IN THE EUCLIDEAN INSTITUTIONAL (Ie) ~~OR EUCLIDEAN OPEN SPACE RECREATION (OSRe)~~ ZONING DISTRICTS.

~~Uses permitted in the Euclidean Institutional or Euclidean Open Space Recreation Zoning Districts shall be permitted subject to (A), or (B), or (C), below~~ **THE FOLLOWING PROVISIONS SHALL APPLY TO PERMITTED USES WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT:**

(A) **COLLEGE OR UNIVERSITY, CONTINUING CARE RETIREMENT COMMUNITY (CCRC), OR SINGLE FAMILY DWELLING WITHIN THE EUCLIDEAN INSTITUTIONAL ZONING DISTRICT AS PROVIDED IN §1-19-5.260 AND 1-19-5.310 (USE TABLE)**~~Land uses permitted in the Euclidean Institutional or Euclidean Open Space Recreation Zoning Districts in existence or with final site development plan approval within the Agricultural Zoning District, private school within the Agricultural or Resource Conservation Zoning District, and a continuing care retirement community within the Agricultural and R1 Zoning District, on June 15, 2009 shall be~~ **ARE** permitted to expand subject to the site plan review process ~~based on~~ **AS PROVIDED IN §1-19-5.310 AND MUST MEET** the following requirements:

(1) The expansion shall not include acreage beyond that originally designated as Euclidean Institutional ~~or Euclidean Open Space Recreation~~; and

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(2) The proposed expansion shall not include non-conforming uses, structures, or lots; and

(3) ~~Within the Euclidean Open Space Recreation Zoning District the proposed use(s) and the existing use(s) meet the definition of:~~

~~_____ (a) Recreational vehicle campground; or~~

~~_____ (b) Fairground; or~~

~~_____ (c) Outdoor recreation center; or~~

~~_____ (d) Golf course.~~

(4) ~~Within the Euclidean Institutional Zoning District t~~The proposed use(s) and the existing use(s) meetS the definition of:

(a) College or university; or

(b) Continuing care retirement community;; or

(c) **SINGLE FAMILY DWELLING; OR**

(d) **AGRICULTURAL ACTIVITIES AS DEFINED IN §1-19-11.100; AND**

(4) **ALL OTHER REQUIREMENTS OF THIS CHAPTER ARE MET.**

(B) ~~The proposed expansion is a principal permitted natural resource use in the Agricultural Zoning District as provided within § 1-19-5.310 Use Table; or~~

(~~B~~) A private school, **PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP**, elementary or secondary school with Euclidean Institutional Zoning shall be permitted to expand subject to the site plan review process (**1-19-3.300 THROUGH §1-19-3.300.4**) **AND MUST MEET THE FOLLOWING REQUIREMENTS:**

(1) **THE PROPOSED USE MEETS THE DEFINITION OF:**

(a) **PRIVATE SCHOOL; OR**

(b) **PRIVATE SCHOOL IN CONJUNCTION WITH A PLACE OF WORSHIP;**

OR

(c) **ELEMENTARY OR SECONDARY SCHOOL; OR**

(d) **SINGLE FAMILY DWELLING; OR**

(e) **AGRICULTURAL ACTIVITIES AS DEFINED IN §1-19-11.100; AND**

(2) **ALL OTHER REQUIREMENTS OF THIS CHAPTER ARE MET.**