

ARTICLE 6
SUPPLEMENTAL USE REGULATIONS

6.01 Purpose

The Supplemental Use Regulations set forth additional standards for certain uses located within the various zoning districts. These regulations recognize that certain use types have characteristics that require additional controls in order to protect public health, safety, and welfare. These regulations complement the use regulations contained in Articles 4 and 5 of this Ordinance.

6.02 Supplemental Use Regulations: Agricultural Uses

Nothing in these provisions shall relieve any property owner or user from satisfying any condition or requirement associated with a previous approval, special permit, variance, development permit, or other permit issued under any local, State, or Federal ordinance or statute.

A. Crop Production in Non-Agricultural Districts

Crop production is a permitted interim use in any zoning district.

B. Horticulture and Crop Production: Retail Sales

Retail operation of garden centers or roadside stands associated with a primary agricultural use may be permitted in the AG District, subject to the following requirements:

1. Garden Centers

(a) A garden center is a building or premises used for the retail sale of plant materials or items useful in the growing or display of lawns, gardens, and plants.

(b) Garden centers must conform to all site development regulations for the zoning district.

(c) Any garden center adjacent to a residential district must maintain a 20-foot landscaped buffer yard, consistent with the standards established in Section ____.

2. Roadside Stands

(a) A roadside stand is a facility used on a temporary or seasonal basis for the retail sale of produce grown largely on adjacent or surrounding agricultural lands.

(b) A roadside stand may be located within a required front yard but no closer than 40 feet to the edge of a traveled roadway.

C. Animal Production in the AR District

The following regulations apply to non-agricultural primary uses, in AR Agricultural Residential District or VR Rural Village areas consisting of residential subdivisions:

1. Breeding and raising of small animals and fowl, such as birds, rabbits, chinchilla, and hamsters is permitted in the AR District, provided that any building housing such animals shall be at least 50 feet from any property line and 25 feet from any dwelling unit on the site. Any such activity must be located entirely within a rear yard. The raising of fowl shall be limited to 50 birds per acre, up to a maximum of 500 birds.
2. Within the AR District, any lot of 1 acre and over may maintain one horse, llama, or other equine and/or hooved animal and its immature offspring. Such a lot may have one additional animal for each additional two acres of lot area, up to a maximum total of ten animals. No stable shall be located closer than 50 feet to any dwelling unit on the site or 50 feet to any property line.

D. Home Occupations for Primary Agricultural Uses

In recognition of the wide variation of accessory commercial uses existing in the Amish farming community in Washington County, the following regulations apply in the AG, UR and AR Districts:

1. Any use permitted in the C Commercial District may be permitted as an accessory home occupation use for a property whose primary use is Agriculture.
2. A Special Use Permit granted by the Zoning Board of Adjustment must be granted prior to the establishment of any new home occupation under these provisions.
3. Such uses legally established prior to the effective date of this ordinance are declared to be legal home occupation uses under the Zoning Ordinance.
4. New home occupations granted under these provisions must be established in accordance with all applicable County ordinances and must be found to not produce unreasonable negative impacts on neighboring properties or public safety.

6.03 Supplemental Use Regulations: Residential Uses

A. Setback of New Residential Uses from Farming Activities in AG and UR Districts

The following setbacks of new residential homes from farming activities in the AG and UR Districts are required:

1. Setback from Any Active Agricultural Use. A 200 foot setback is required from a new home to any active agriculture use, including cultivation of farm fields and grazing of farm animals. The setback is generally to be established on the residential property. However, all or a portion of the required setback may be established on the adjacent agricultural property if the setback area is determined to be a non-agricultural use and likely to never become an

active agricultural use by the Zoning Officer.

2. Setback from State Regulated Livestock Operation. Single family dwellings are permitted to be no closer to state regulated livestock operations than setback distances required of regulated livestock operations from existing residential uses as currently established by Iowa Code. The distance shall be measured in feet from the closest point of the proposed residence to the closest point of the confinement feeding operation structure as that term is defined in Iowa Code Section 459.102.

B. Mobile Home Parks in the RM District

Mobile Home Parks are permitted in the C District. Such use may be configured in a Mobile Home Park or Mobile Home Subdivision. Following the effective date of this Ordinance, no mobile home shall be located outside of a Mobile Home Park or Mobile Home Subdivision. A Mobile Home Park is subject to compliance with the following regulations:

1. Certification

- (a) A certification of compliance with all ordinances and regulations regarding mobile home licensing, zoning, health, plumbing, electrical, building, fire protection and any other applicable requirements shall be required of all Mobile Home Parks.
- (b) The Zoning Officer is authorized to perform an annual inspection of any Mobile Home Park to ensure compliance with these regulations.
- (c) These regulations do not address the structural integrity of any units within a Mobile Home Park. Compliance with these regulations does not represent county warrant of the structural integrity of any structure or unit in such a facility.

2. Minimum and Maximum Area

A Mobile Home Park shall be considered to be one zoned lot. The minimum contiguous area of a Mobile Home Park shall be two acres.

3. Density Requirements

- (a) The maximum gross density of a Mobile Home Park shall be 7 units per acre.
- (b) The minimum size of an individual mobile home space shall be 4,000 square feet for single-wide mobile home units and 5,000 square feet for double-wide mobile home units.
- (c) Each mobile home space shall have a width of at least 40 feet and a length of at least 75 feet.

4. Site Development Standards

(a) Setbacks: Each Mobile Home Park shall have a minimum perimeter setback of 30 feet. No space for a dwelling unit or any other structure shall be permitted in the required setback.

(b) Setback landscaping: All area contained within the required setbacks except sidewalks and private drives shall be landscaped and screened in conformance with Article __ of this Ordinance.

(c) Impervious Coverage: Impervious coverage for a Mobile Home Park shall not exceed 60 percent of the total site area.

(d) Open Space: Each Mobile Home Park shall provide a minimum of 400 square feet of open recreational space per unit. Such space shall be provided at a central location accessible from all parts of the park by pedestrians. Required perimeter setbacks or buffers shall not be credited toward the fulfillment of this requirement.

(e) Separation Between Mobile Home Units: The minimum separation between a mobile home unit and attached accessory structure and any other mobile home units and/or accessory structure shall be 20 feet.

(f) Separation and Setbacks for Accessory Buildings: An accessory building on a mobile home space shall maintain a minimum rear and side yard setback of five feet. A minimum distance of ten feet shall be provided between any mobile home and an unattached accessory building.

5. Street Access and Circulation Requirements

(a) Access to Public Street: Each Mobile Home Park must abut and have access to a dedicated public street with a right-of-way of at least 60 feet. Direct access to a mobile home space from a public street is prohibited.

(b) Vehicular Circulation: The Mobile Home Park must provide interior vehicular circulation on a private internal street system. Minimum interior street width shall be 27 feet. The street system shall be continuous and connected with other internal and public streets; or shall have a cul-de-sac with a minimum diameter of 100 feet. No such cul-de-sacs may exceed 300 feet in length.

(c) Separation between Units and Circulation Areas: The minimum distance between a mobile home unit and any attached accessory structure and the pavement of an internal street or parking area shall be ten feet.

(d) Sidewalks: Each Mobile Home Park shall provide a sidewalk system to connect each mobile home space to common buildings or community facilities constructed for the use of its residents; and to the fronting public right of way. Sidewalk width shall be at least four feet.

(e) Street and Sidewalk Standards: All internal streets and sidewalks shall be hard-surfaced. Electric street lighting is required along all internal streets.

(f) Parking Requirements: Each Mobile Home Park must provide at least two off-street parking stalls for each mobile home space.

6. Utilities

a) All Mobile Home Parks shall provide individual units and common facilities with an adequate, piped supply of hot and cold water for both drinking and domestic purposes; and standard electrical service, providing at least one 120-volt and one 240-volt electrical service outlet to each mobile home space.

(b) Complete water and sewer service shall be provided within each Mobile Home Park in accordance with Washington County Health Department requirements.

(c) Properly spaced and operating fire hydrants shall be provided for proper fire protection within each Mobile Home Park in accordance with Washington County ordinance requirements.

(d) All electric, telephone, gas, and other utility lines shall be installed underground.

7. Foundation Requirements

a) All mobile homes shall be secured to the ground by tie-downs and ground anchors that comply with the requirements of the Iowa Department of Health and Human Services.

(b) All mobile homes shall be blocked at a maximum of ten foot centers around the perimeter of each unit; such blocking shall provide 16 by 16 inch bearing on the stand.

(c) Pads shall be a hard surface capable of carrying the weight and of sufficient length to support all blocking points of the mobile home.

(d) Each home shall be skirted within 30 days of its placement in the park. Skirting materials shall be compatible with the exterior finish of the mobile home.

8. Financial Responsibility: Each application for a Mobile Home Park shall include a demonstration by the developer of financial capability to complete the project; and a construction schedule.

9. Completion Schedule: Construction must begin on any approved Mobile Home Park within one year of the date of approval by the Planning Commission and Board of Supervisors. Such construction shall be completed within two years of approval, unless otherwise extended by the Commission.

C. Mobile Home Subdivisions

1. Mobile Home Subdivisions shall be developed in accordance with all standards and requirements set forth in the Chapter 45, Subdivision and Platting Requirements. Site

development regulations shall be the same as those required in the VR Zoning District. Each mobile home shall be considered a single-family detached residential unit for the purpose of determining applicable development regulations.

2. Mobile home units within Mobile Home Subdivisions shall be built in accordance with the minimum design standards of the US Department of Housing and Urban Development and display a certification of such compliance. All units shall be installed on a permanent foundation with complete removal of wheels and towing packages.

D. Retirement Residence

1. Maximum Floor Area Ratio is 0.5 for buildings up to and including three stories. The number of living units and occupants is determined by Floor Area Ratio rather than site area per unit regulators. For example, the maximum gross floor area of a retirement residence on a 100,000 square foot site is 50,000 square feet.

2. Any action that would result in occupancy of the project by persons less than retirement age requires approval of a Special Use Permit by the Zoning Board of Adjustment with recommendation from the Zoning Officer.

E. Two-Family Residential

Where permitted, two-family residential development is subject to the following regulations

1. The second dwelling unit shall be located to the rear of the site and shall be separated from the primary dwelling unit by 25 feet.

2. The second dwelling unit shall be served by a driveway at least ten feet in width, leading from the public adjacent to the lot.

3. Both structures shall meet all other setback requirements of the zoning district.

6.04 Supplemental Use Regulations: Civic Uses

A. Clubs

Clubs located adjacent to residential uses shall maintain a bufferyard of not less than fifteen feet along the common boundary with such residential use.

B. Day Care Centers (General)

1. Each day care center (general) must be validly licensed by either the State of Iowa or the appropriate governmental agency.

2. Each facility shall provide a minimum of 50 square feet of outdoor play area per child, fully enclosed by fence or wall that is at least 42 inches but not more than 72 inches in

height. Play areas shall be easily accessible from the main facility and be free of hazards, including potential traffic hazards.

3. Special Use Permit applications for General Day Care Centers shall specify the number and projected ages of children to be cared for at the facility, and the number of projected full- and part-time staff.

C. Group Care Facilities and Group Homes

1. Each group care facility or group home must be validly licensed by either the State of Iowa or the appropriate governmental agency.

6.05 Supplemental Use Regulations: Commercial Uses

A. Auto Service, Repair, Equipment Repair, Travel Center, Truck Stop, RV Storage, and Body Repair Uses

1. Where permitted in commercial and industrial districts, all repair activities, including oil drainage, lifts, and other equipment, must take place within a completely enclosed building. Outdoor storage is permitted only where incidental to Auto Repair and Body Repair, provided that such storage is completely screened so as not to be visible from residential areas or public rights-of-way. Screening is subject to provisions of Article __ of this Ordinance.
2. Any spray painting must take place within structures designed for that purpose and be approved by the Zoning Officer.
3. All entrances and exits serving a gasoline or Diesel service station, convenience store offering fuel sales, or automobile repair shop shall be at least 150 feet from a school, public park, religious assembly use, hospital, or residential use, as measured along any public street. Such access shall be at least 40 feet away from the right-of-way line of any intersection.
4. All fuel pumps shall be set back at least fifteen feet from any street line.

B. Auto Washing Facilities

1. Each conveyor operated auto washing facility shall provide on-site stacking space for five vehicles per washing lane on the approach side of the washing structure and on-site stacking space for two vehicles on the exit side.
2. Each self-service auto washing facility shall provide stacking space for three automobiles per bay on the approach side and one space per bay on the exit side of the building.

C. Bed and Breakfasts

1. When permitted in residential districts, bed and breakfasts shall include a maximum of

four guest units and the residence of the facility owner.

D. Campgrounds

1. Minimum Size: Each campground established after the effective date of this title shall have a minimum size of one acre.
2. Setbacks: All campgrounds shall maintain a 50-foot front yard setback and a 25-foot bufferyard from all other property lines.
3. Each campground must maintain water supply, sewage disposal, and water and toilet facilities in compliance with all County ordinances; or, alternately, be limited to use by self-contained campers, providing their own on-board water and disposal systems.

E. Convenience Storage

When permitted outside of the I District, convenience storage facilities shall be subject to the following additional requirements:

1. Activities within the facility shall be limited to the rental of storage cubicles and the administration and maintenance of the facility.
2. All driveways within the facility shall provide a paved surface with a minimum width of 25 feet.
3. All storage must be within enclosed buildings and shall not include the storage of hazardous materials.
4. No storage buildings may open into required front yards.
5. Facilities must maintain landscaped bufferyards of 30 feet adjacent to any public right-of-way and 20 feet adjacent to other property lines, unless greater setbacks are required by Article __.

F. Kennels

The following regulations apply only in AR Agricultural Residential District and VR Rural Village District areas consisting of residential subdivisions:

1. The minimum lot size shall be two acres.
2. No building or dog runs shall be located nearer than 100 feet from any property line and 500 feet to the property line of any residential use or district.
3. All kennel facilities shall be screened around such facilities or at property lines to prevent distracting or exciting animals. Screening shall be of a type provided by Section __, establishing landscape and screening standards.

G. Restricted (Adult Entertainment) Businesses

Adult entertainment businesses shall meet all of the requirements of Ordinance 06-01, Sexually Themed Businesses, Chapter 36 of Title IV – Health and Welfare of the Code of Ordinances for Washington County, Iowa.

6.06 Supplemental Use Regulations: Industrial Uses

A. Resource Extraction

Resource extraction, where permitted, is subject to the following additional requirements:

1. Erosion Control: A resource extraction use may not increase the amount of storm run-off onto adjacent properties as determined by review of the County Engineer. Erosion control facilities, including retention and sediment basins, are required of each facility, if necessary, to meet this standard.
2. Surface Drainage: The surface of the use may not result in the collection or ponding of water, unless specifically permitted as part of a Special Use Permit.
3. Storage of Topsoil: Topsoil shall be collected and stored for redistribution following the end of the operation.
4. Elimination of Hazards: Excavation shall not result in a hazard to any person or property. The following measures are required:
 - (a) Restoration of slopes to a gradient not exceeding 33% as soon as possible.
 - (b) Installation of perimeter safety screening and/or fencing.
 - (c) Installation of visual screening adjacent to any property within a residential or public use district consistent with Bufferyard Standards contained in **Article ___**. Resource extraction uses in the AG and UR District shall be subject to the same bufferyard requirements as those in the I District.
5. Restoration of Landscape: The topography and soil of the resource extraction site shall be restored and stabilized within nine months of completion of the operation. The site shall be seeded, planted, and contoured in a way that prevents erosion. Alternately, the site may be used as a lake or body of water, subject to approval by the County Board of Supervisors with the recommendation of the Planning Commission and the appropriate Natural Resources (DNR) District.

B. Salvage Services and Long-term Vehicle Storage and Dismantling

1. Screening:

- (a) The perimeter of each new facility shall be fully enclosed by opaque, freestanding fencing or screen walls. Minimum height of this enclosure shall be six feet. Any such enclosure shall be constructed behind required landscaped bufferyards.
 - (b) Any existing salvage services facility adjacent to residential districts or residential uses shall be screened as provided above within one year of the effective date of this Ordinance.
2. Storage of materials within any salvage services facility may not be higher than the height of the surrounding screen fence or wall.
 3. No new Salvage Services use may be established within 500 feet of the nearest property line of a pre-existing residential zoning district or of any pre-established civic use.

6.07 Telecommunications Towers

In any district where radio, television, microwave, cellular, or other communication towers are allowed as a permitted or Special Permit Use, such towers are subject to the following additional requirements.

A. Tower Setbacks, Design, and Height

1. Free-standing towers shall be located so that the distance from the base of the tower to any adjoining property line or the supporting structure of a separate neighboring tower is a minimum of 100 % of the tower height. The Zoning Officer may recommend and the Planning Commission approve a reduction to the set back if they determine that such reduction does not constitute a hazard to safety or property on adjacent properties or rights-of-way.
2. As part of the Zoning Certificate approval process, the applicant may appeal for and the Planning Commission may permit the tower to exceed the height restrictions otherwise allowable in the district.
3. Lights, Signals and Signs: No signals, lights or signs shall be permitted on towers unless required by the FCC or the FAA. Should lighting be required, at the time of construction of the tower in cases where there are residential users located within a distance which is 300% of the height of the tower from the tower, then dual mode lighting shall be requested from the FAA. Lighting on towers shall not exceed the minimum requirements of the FAA or other regulatory agencies.
4. Adequate security measures are required at the base of the tower to prevent vandalism or hazards resulting from casual access to the facility.

B. Site Selection Criteria in Evaluating Applications for Communications Towers

1. Applications for necessary permits will only be processed when the applicant demonstrates that it is either an FCC licensed telecommunications provider or has in

place necessary agreements with an FCC licensed telecommunications provider for use or lease of the support structure.

6.08 Supplemental Use Regulations: Miscellaneous Uses

A. Landfills

1. Compliance with Codes: Each landfill must comply with all relevant county, State, or Federal codes and statutes.
2. Prevention of Hazards: No facility shall present a hazard to surrounding residents or properties.
3. Drainage and Water Supply: No landfill may modify or prevent the flow of major natural drainage ways within the jurisdiction of the county. Landfills shall not produce a measurable increase in pollution in any public water-based recreational facility or in any waterway or well that is a part of a public or private water supply.
4. Minimum Separation from Residential Uses: No non-putrescible landfill may be established within 300 feet of a developed residential or public use. No landfill involving the disposal of putrescible or septic wastes shall be established within one-fourth mile of any residential, public, or commercial zoning district; or any State or Federal Highway.
5. Restoration of Site: The site of any landfill must be restored, stabilized, planted, and seeded within six months after the end of the operation. Dissipation of waste products must be accomplished in a manner approved by the State of Iowa's Department of Natural Resources.
6. Toxic Waste: The disposal of hazardous, toxic, or radioactive wastes as defined by the Federal Environmental Protection Agency shall be prohibited within Washington County's jurisdiction.

B. Wind Energy Conservation Systems (WECS)

1. The distance from all lot lines or any building or power line to any tower support base of a WECS shall be equal to the sum of the tower height and the diameter of the rotor. A reduction of this requirement may be granted as part of a Special Use Permit approval if the Zoning Board of Adjustment, after recommendation from the Zoning Officer, finds that the reduction is consistent with public health, safety, and welfare.
2. The distance between the tower support bases of any two WECS shall be the minimum of five rotor lengths, determined by the size of the largest rotor. A reduction of this requirement may be granted if approved by the County Board of Supervisors, after recommendation by the Planning Commission, finds that the reduction does not impede the operation of either WECS.
3. Any tower or rotor shall maintain a distance of at least 100 horizontal feet from any structure, power line, or antenna located on another property.

4. The WECS operation shall not interfere with radio, television, computer, or other electronic operations on adjacent properties.
5. A fence eight feet high with a locking gate shall be placed around any WECS tower base; or the tower climbing apparatus shall begin no lower than twelve feet above ground.
6. The height of the WECS may exceed the height restrictions of the base district by up to 50%. The bottom tip of any rotor must be at least 10 feet above any area accessible to pedestrians.

6.09 Supplemental Use Regulations: Accessory Uses

A. Home-Based Businesses/ Home Occupations in Other than AG Districts

Home-based businesses and home occupations are permitted as an accessory use in residential units and must register and obtain a permit from the office of the Zoning Officer. The following regulations apply only in AR Agricultural Residential District and VR Rural Village District areas consisting of residential subdivisions:

1. External Effects:
 - (a) There shall be no change in the exterior appearance of the building or premises housing the home occupation other than signage permitted within this section.
 - (b) No noise, odors, bright lights, electronic interference, storage or other external effects attributable to the home occupation shall be noticeable from any adjacent property or public right of way.
 - (c) The home occupation shall be carried on entirely within the principal residential structure, or within an accessory structure that does not exceed 480 square feet in area or 15 feet in height.
 - (d) Mechanical or electrical equipment supporting the home occupation shall be limited to that which is self-contained within the structure and normally used for office, domestic or household purposes.
 - (e) No outdoor storage of materials or equipment used in the home occupation shall be permitted, other than motor vehicles used by the owner to conduct the occupation. Parking or storage of heavy commercial vehicles to conduct the home occupation is prohibited.
 - (f) No home occupation shall discharge into any sewer, drainageway, or the ground any material which is radioactive, poisonous, detrimental to normal sewer plant operation, or corrosive to sewer pipes and installations.
2. Employees: The home occupation shall employ no more than one full time or part time employee on site other than the residents of the dwelling unit, provided that one off-street parking space is made available and used by that non-resident employee.

3. Extent of Use: For all residential and agricultural zoning districts, the smallest of 25% of the floor area of the dwelling or 480 square feet may be devoted to the home occupation, inclusive of any detached accessory buildings used for the home occupation.
4. Signage: Each home-based business shall be permitted to have one non-illuminated wall sign not to exceed six square feet in area.
5. Traffic Generation and Parking
 - (a) Home-based businesses may generate no more than 10 vehicle trips per day, corresponding to amount of traffic normally generated by a dwelling unit.
 - (b) Deliveries or service by commercial vehicles or trucks rated at ten tons gross empty weight is prohibited for any home-based business located on a local street.
 - (c) Parking needs generated by a home-based business shall be satisfied with off-street parking. No more than one vehicle used in connection with any home occupation shall be parked on the property. Such parking shall not be located in a required front yard. No more than two on-street parking spaces shall be used by the home occupation at any one time.
6. Prohibited Home-Based Businesses/Home Occupations: The following activities are prohibited as home-based businesses, even if they meet the other requirements set forth in this section:
 - (a) Animal hospitals.
 - (b) General retail sales.
 - (c) Restaurants.
 - (d) Repair shops or service establishments that service major electrical appliances, motorized vehicles, small engines, and related items.
 - (e) Stables or kennels.
 - (f) Welding, vehicle body repair, or rebuilding or dismantling of vehicles.

B. Permitted Accessory Uses: Residential Uses

Residential uses may include the following accessory uses, activities, and structures on the same lot.

1. Private garages and parking for the residency use.
2. Recreational activities and uses by residents.
3. Home occupations, subject to the provisions of this Ordinance.
4. Non-commercial convenience services for the primary use of residents of multi-family uses or mobile home parks, including laundromats, clubhouses, and post offices.

5. Garage sales, provided that the frequency of such sales at any one location are limited to one sale of no more than three days duration in a month.

C. Permitted Accessory Uses: Civic Use Types

Guidance Services and Health Care use types are permitted in the I Limited Industrial zoning districts only as accessory uses to a primary industrial use.

D. Permitted Accessory Uses: Other Use Types

Other use types may include the following accessory uses, activities, and structures on the same lot:

1. Parking for the principal use.
2. Manufacturing or fabrication of products made for sale in a principal commercial use, provided such manufacturing is totally contained within the structure housing the principal use.
3. Services operated for the sole benefit of employees of the principal use.

E. Permitted Accessory Uses: Agricultural Use Types

1. Garden centers and roadside stands, subject to the regulations set forth in Section 6.02.B.
2. Other uses and activities necessarily and customarily associated with the purpose and functions of agricultural uses.
3. Buildings that directly serve and are required for the conduct of crop and animal production, are exempt from requirements for zoning certificates and inspections. Structures that house other uses are subject to the requirements of this ordinance, even if located on property zoned or primarily zoned or used for agricultural purposes.

6.11 Supplemental Use Regulations: Outdoor Storage outside of the I Zoning Districts

Outdoor storage is prohibited in all zoning districts except the I Industrial zoning district, except as provided in this section.

A. Agricultural Use Types

Outdoor storage is permitted only where incidental to agricultural uses.

B. Residential Uses and Property

Except as otherwise provided by this Ordinance, any goods, equipment, materials, machinery, and parts thereof stored on any residentially zoned property must be stored in completely enclosed buildings or in spaces screened by fencing and/or evergreen shrubbery providing at least an 80% screen and having a height of no less than 6 feet nor more than 8 feet.

C. Civic Use Types

Outdoor storage is permitted only where incidental to Maintenance Facilities, or in completely enclosed buildings or in spaces screened by fencing and/or evergreen shrubbery providing at least an 80% screen and having a height of no less than 6 feet nor more than 8 feet.

D. Commercial Use Types

1. Outdoor storage is permitted where incidental to Agricultural Sales and Service, Auto Rentals and Sales, Construction Sales and Service, Equipment Sales and Service, Stables and Kennels, and Surplus Sales.
2. Outdoor storage is permitted where incidental to Auto Services, Equipment Repair, Long-term Vehicle Storage, and Body Repair, provided that such storage is completely screened at property lines by an opaque barrier, as set forth in Section __. This provision shall apply to any Auto Services, Equipment Repair, or Body Repair use established after the effective date of this Ordinance.

E. Industrial and Miscellaneous Use Types

1. Outdoor storage is permitted where it is incidental to industrial uses within the AG and I zoning districts. Any such outdoor storage is subject to screening requirements set forth in Section __.
2. Outdoor storage is permitted where incidental to landfills.

6.12 Supplemental Use Regulations: Temporary Uses

A. Purpose

These provisions are intended to permit occasional, temporary uses and activities, when consistent with the objectives of the Zoning Ordinance and compatible with surrounding uses. They are further intended to prevent temporary uses from assuming the character of permanent uses.

B. Temporary Use Types

The following temporary uses are permitted, subject to the regulations contained within these sections:

1. Model homes or apartments, if contained within the development to which they pertain.
2. Development sales offices. Such offices may remain in place until 90% of the lots or units within the development are sold and may not be located within a mobile home or manufactured home/structure.
3. Public assemblies, displays, and exhibits.

4. Commercial circuses, carnivals, fairs, festivals, or other transient events, provided that events are located on property owned by the sponsoring non-profit organization, or are located within an AG, UR or I zoning district. Such uses shall not exceed three weeks in duration.
5. Outdoor art shows and exhibits.
6. Seasonal sales, including Christmas tree or other holiday-related merchandise sales lots, provided that such facilities are not located in a residential zoning district.
7. Construction site offices, if located on the construction site itself.
8. Outdoor special sales, provided that such sales operate no more than three days in the same week and five days in the same month; and are located in commercial or industrial zoning districts.
9. Construction Batch Plants in the I District, provided that:
 - (a) No plant may be located within 600 feet of a developed residential use, park, or school.
 - (b) The facility is located no more than one mile from its job site. The Zoning Officer may extend this distance to two miles, if such extension avoids use of local streets by plant-related vehicles.
 - (c) Hours of operation do not exceed 12 hours per day.
 - (d) The application for the Construction Batch Plan Zoning Certificate shall stipulate the duration of the plant's operation, which should not exceed twelve (12) months.
10. Additional temporary uses that the Zoning Administrator determines to be similar to the previously described uses in this section.

C. Required Conditions of All Temporary Uses

1. Each site shall be left free of debris, litter, or other evidence of the use upon its completion or removal.
2. The Zoning Officer may establish other conditions that he/she deems necessary to ensure compatibility with surrounding land uses.