

Summary of Draft Agriculture Amendment to the UDO

Table 2.1. Permitted and Special Exception Land Uses – Added – Agricultural, Low Intensity as a permitted use in the R1, R2, R3, IL, IG & APOD

Section 4.02.D.2. Accessory Structure Standards – Added – f. Agricultural structures strictly related to low intensity agricultural uses under Permits Not Required for Accessory Structures

Section 4.03.E. Accessory Structure Design Standards – Added – 3. Agricultural structures strictly related to low intensity agricultural uses shall be exempt from design standards.

Section 9.02. Definitions – Added – Agriculture, Low Intensity.

TABLE 2.1: PERMITTED AND SPECIAL EXCEPTION LAND USES

Use Type	Land Use	R1	R2	R3	RU	CB-P	CB-S	LB	GB	IL	IG	PR	ADOD	CPOD
accessory	clubhouse (residential/HOA)	P	P											X
accessory	dwelling, accessory unit (ADU)	S-S	S-S	S-S	S-S									
accessory	home occupation	P-S	P-S	P-S	P-S			P-S						
accessory	home-based business	S-S	S-S	S-S	S-S									
accessory	outdoor dining (restaurant)					P-S	P-S	P-S	P-S					
accessory	satellite recycling dropoff, public or private								S	S	P			X
accessory	roadside produce stand							S	P				P	
accessory	solar energy system, accessory	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S		X
accessory	utility facility, public or private	P	P	P	P	P	P	P	P	P	P	P		
accessory	wind energy system, small and mini	S-S	S-S	S-S	S-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S		X
agricultural	confined feeding operation (CFO) or concentrated animal feeding operation (CAFO)												S	X
agricultural	low intensity	P	P	P						P	P		P	X
agricultural	crop production (row, field, tree)												P	X
agricultural	greenhouse, commercial								P	P	P			X
agricultural	livestock or aquaculture												P	X
commercial	adult-oriented businesses										S-S			X
commercial	automobile, vehicle, and equipment sales, leasing, or service							S	P	P	P			X
commercial	bar, tavern, or club					P	P	S	P					
commercial	bed and breakfast		S-S	S-S	S-S	P-S	P-S	P-S	P-S					
commercial	boarding house (owner-occupied)		S	S	S	P	P							

P = Permitted
S = Special Exception
X = Prohibited within the CPD

P-S = Permitted, Additional Standards Apply (see Chapter 3: Error! Reference source not found.)

S-S = Special Exception, Additional Standards Apply (see Chapter 3: Error! Reference source not found.)

Commented [LT1]: Agricultural Low Intensity Added

- d. Utility installation for local/home services (including cable, fiber, and Wi-Fi but excluding solar and wind).
- e. Ponds and drainage installations.
- f. Agricultural structures strictly related to low intensity agricultural uses.

Commented [LT1]: Permits not required for low intensity agricultural structures

E. **Prohibited Accessory Structure Types.** No shipping containers, vehicles, or parts of vehicles shall be used as an accessory structure.

These structures shall be designed to create architectural harmony with the primary structure on the site.

- b. Gas island canopy structural columns shall be covered with the same architectural materials as the associated building.

3. **Agricultural Structures.**

- a. Agricultural structures strictly related to low intensity agricultural uses shall be exempt from design standards.

Commented [LT1]: Add: Design standards for agricultural structures

GENERAL PROVISIONS

- A. The terms "shall" and "must" are always mandatory. The word "may" is allowed and/or recommended but not required.
- B. Words used in the present tense include the future tense.
- C. Any words not defined in this UDO shall be defined using the most recent version of the Merriam-Webster Dictionary. If a word or phrase is not defined within this dictionary, the Administrator shall provide a definition.

9.02 DEFINITIONS

ABANDONED. Abandonment or cessation of the use of the property or structure for a period of six (6) consecutive months, by the owner or lessee without any intention of transferring rights to the property to another owner or of resuming the use of the property.

ACCESS. A way or means of approach to provide vehicular or pedestrian physical entrance to a property.

ACCESSORY DWELLING. See DWELLING, ACCESSORY.

ACCESSORY STRUCTURE. See STRUCTURE, ACCESSORY.

ACCESSORY USE. See USE, ACCESSORY.

ADDITION. A structure added to the original structure at some time after the completion of the original, or an extension or increase in floor area or height of a building or structure.

ADMINISTRATOR. The person(s) appointed or designated by the Town Manager to provide staff support to the PC and Board of Zoning Appeals (BZA) and to enforce the Unified Development Ordinance (UDO) under the supervision of the PC.

ADULT ORIENTED BUSINESS. See SEXUALLY ORIENTED BUSINESS.

AGRICULTURE. See CROP PRODUCTION, LIVESTOCK / AQUACULTURE.

AGRICULTURE, LOW INTENSITY. See CROP PRODUCTION.

Commented [LT1]: Add: Definition of Low Intensity Agriculture

AGRITOURISM. An accessory activity at a working farm or an agricultural, horticultural, or agribusiness operation where the general public is allowed or invited to visit, participate in, or view, activities for the purposes of enjoyment, education, or active involvement in the activities of the farm or operation. For the purposes of this UDO, agritourism is considered retail.

AGRIVOLTAICS. A solar energy system co-located on the same parcel of land as agricultural production, including crop production, grazing, apiaries, or other agricultural products or services. For the purposes of this UDO, this use shall be considered a solar energy system.

AIRPORT. Any area of land or water used or intended for landing or takeoff of aircraft, including appurtenant area(s) used or intended for airport buildings, facilities, and rights-of-way. This also includes uses that directly support airport operations, including but not limited to air traffic control, safety operations, hangars and terminals, aircraft repair and maintenance, flight instruction, aircraft chartering, aircraft fueling, food service, and support staff offices.