



Proposed Uses

How Will the Uses Change in the New Code?

Eliminate Outdated Uses: The current code contains antiquated uses such as millinery shop and hat repair services. The elimination of uses no longer employed in the County will help to simplify the code.

Modernize The Code to Reflect Current Uses:

The current code lacks many use categories for activities needed today. Community gardens and sustainable energy generation are two activities in particular whose use is growing in the County, but not fully reflected in the current code.



Examples of Proposed Uses:

Proposed Use	Definition	Zones Where Use is Allowed
Community Garden	Land gardened by a group of people for personal use or limited distribution and not for sale on-site. Includes cultivation of fruit, vegetables, flowers, ornamental plants and apiculture. Does not include Animal Husbandry, except for bees.	Community Garden will be a Limited (L) use in all agricultural, rural, residential, commercial, and industrial zones, with the exception of the Industrial Heavy (IH) zone.
Accessory Apartments	The current code permits accessory apartments (as a special exception) up to 2,500 square feet (sf) for detached apartments on large lots and 1,200 sf for attached apartments. The new code creates standards for two sizes of accessory apartments: Small (up to 800 sf) and large (up to 1200 sf) large accessory apartments.	Proposed as a Limited (L) or Conditional (C) use depending on size and zone. Please see the Accessory Apartment Fact Sheet for more information.
Urban Farm	The cultivation of fruits, vegetables, flowers, and ornamental plants as well as the limited keeping and raising of fowl, or bees and the practice of aquaculture. Plants and animals or their products may be sold off-site or on-site under the standards of Farm Market, onsite.	Proposed as a Limited (L) use in all townhouse and high density residential zones, all C/R zones, all Employment zones, and the Industrial Light zone.
Proposed Use	How Proposed Use Category Will Change	Zones Where Use is Allowed
Retail Sales and Service	The existing code lists dozens of individual and specific retail or service uses. The new code will group the majority of these uses into a Retail Sales and Service “use group” according to size (under 5,000 sf, 5,001 – 15,000 sf, 15,001 – 60,000 sf, and greater than 60,000 sf).	Retail Sales and Service uses will be mostly restricted to a Permitted or Limited Use in the C/R zones, the Employment Zones, and Light Industrial Zones.
Office and Professional	The existing code lists 23 different types of office uses. The new code consolidates these uses into three office and professional “use groups”: <i>Office</i> for activities in an office setting focused generally on business, professional, and financial services; <i>Nonresident Professional</i> for professional use of a single-family structure; and <i>Research and Development</i> for study, research, and experimentation in a scientific field.	Office uses will be Permitted (P) in all C/R, all Employment and the Industrial Light zones. Nonresident Professional uses will be Conditional (C) in the RLD-20, RMD-9, and RMD-6 zones. Research and Professional uses will be Permitted in the CRT, CR, Employment, and Industrial zones.

Proposal based on November 22, 2011 ZAP Review Draft

