

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

Ph: 231.223.7322 Fax: 231.223.7117

www.peninsulatownship.com

**PENINSULA TOWNSHIP
PLANNING COMMISSION
ZONING REWRITE AD HOC COMMITTEE AGENDA
March 3, 2026**

**Peninsula Township Hall
13235 Center Road, Traverse City, MI 49686
1:00 p.m.**

- 1. Call to Order**
- 2. Pledge**
- 3. Roll Call**
- 4. Approve Agenda**
- 5. Brief Citizen Comments**
- 6. Communications**
- 7. Conflict of Interest**
- 8. Approve Meeting Minutes**
 - a. December 8, 2025 Zoning Rewrite Ad-Hoc Committee Regular Meeting
- 9. Business**
 - a. Zoning Rewrite Project Plan Update
 - b. District Use Tables
- 10. Brief Citizen Comments**
- 11. Committee Comments**
- 12. Adjournment**

Peninsula Township has several portable hearing devices available for audience members. If you would like to use one, please ask the clerk.

Upcoming Meetings:

- i. Next Planning Commission Mtg: March 5, 2026
- ii. Next Zoning Rewrite Ad Hoc Committee Mtg: April 7, 2026

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Planning Commission Zoning Rewrite Ad Hoc Committee December 8, 2025, 1:00 p.m. Township Hall Minutes

1. **Call to Order by Beard at 1:04 p.m.**
2. **Pledge**
2. **Roll Call – Present:** Alexander, Beard, Hemming (Ag Advisory Liaison); Township Planner of Record -- Elise Loud; **Virtual:** Brad Misner & Ethan Senti from McKenna Associates
3. **Approve Agenda**

Motion to approve the agenda as written.

Motion Passes

4. **Brief Citizen Comments (for non-agenda items only):**

Fred Swaffer, 1045 Gray Road: speaks on behalf of the Old Mission Citizens Coalition and presents a letter from its president, Doug Mansfield, citing survey results indicating public concern about the township’s direction. States that the Coalition supports conducting a new, data-driven survey and public hearings before revising the master plan or zoning ordinance. Urges the township to pause current zoning efforts related to farming and agritourism until decisions are grounded in objective standards, state law, and factual studies, emphasizing the economic fragility of farming and the need to protect its long-term viability on Old Mission Peninsula.

Donald Coe, 211 Midtown Drive: speaks regarding the agenda item on backyard chickens, drawing on his experience with the state agriculture commissioner and the City of Traverse City. Notes that Traverse City successfully adopted a backyard chicken ordinance and remarks on the importance of fencing/coop placement to prevent impacts on neighboring properties, stating that no issues have arisen under city ordinance.

5. **Communications: Curt Peterson, recent email to suggest rental time length for ADUs**
6. **Conflict of Interest: none**
7. **Approve Meeting Minutes**

- a. November 10, 2025 Zoning Rewrite Ad Hoc Committee Special Meeting

Motion to approve the minutes made by Alexander, seconded by Hemming.

Motion Passes

8. **Business**

- a. Ordinance Language Review and Discussion
 - i. Special Use Permit Revision Process

Committee reviews proposed revisions to the special use permit (SUP) approval process, referencing a McKenna Group memo and redlined ordinance. Consultants explain that the revisions reduce overly subjective standards by removing phrases such as “substantial improvement” and “not materially diminish economic value,” while retaining requirements that uses align with the master plan, zoning ordinance, and avoid community harm. Members acknowledge public concern about loss of discretion, clarify that discretion remains through revised criteria, and note that this represents a shift likely to require further discussion and possible refinement. Beard suggests the PC needs more discussion on retaining the “substantial improvement” standard.

Committee discusses how to distinguish minor from major SUP amendments, focusing on accessory structures. Members express concern that small changes, such as the library shed, currently trigger burdensome review, and question the usefulness of footprint changes as a standard. Discussion centers on using clearer, more objective thresholds and treating accessory buildings for permitted uses as minor changes, while reserving full review for expansions or changes to special uses. Members emphasize the need for enforceable standards, continued planning commission oversight of minor change determinations, reduced procedural burden, and further input from staff and consultants, particularly regarding agricultural properties.

ii. C-1 Commercial Zoning District Land Uses

Committee begins discussion noting that broader questions about use by right versus special use for commercial uses. Agricultural activities will be addressed later in the project plan. Consultants present draft standards for restaurants, outdoor dining and entertainment associated with food service, and retail uses, proposing these be permitted by right in the commercial district if they meet defined site and operational standards. Members request clearer cross-references to the 2019 draft ordinance and favor relying on the township noise ordinance, rather than separate limits, to ensure consistency, while also discussing practical issues such as trash collection, snow removal, and parking maintenance. Questions on whether establishments serving alcohol should be treated differently from other commercial uses due to potential public safety and nuisance concerns arise. Members weigh local control against state liquor regulation, acknowledge possible legal constraints, and agree not to impose restrictions to address problems that may not exist locally. Committee decides to seek input from local restaurant owners before determining whether additional standards are warranted. Members also raise questions about the breadth of the current retail definition, potential prohibited uses such as marijuana, and the need to avoid overly fragmenting retail categories. Discussion concludes with general support for moving toward a use-by-right framework in the commercial zoning district, recognizing this as a significant change from the current ordinance and subject to further refinement and feedback.

iii. Planning Commission Update: Signage, Accessory Dwelling Units, Backyard Chickens

Committee reviews recent Planning Commission feedback on signage, accessory dwelling units (ADUs), and backyard chickens. Members summarize that the Planning Commission generally supports allowing various sign types, such as feather flags and sandwich boards, with limits on location, size, and number, and agrees to provide more detailed written recommendations to staff and consultants. Regarding ADUs, the committee reports that the PC discusses allowing ADUs as accessory to both single-family and two-family dwellings, recommends updating fine structures related to rentals, and advises moving the prohibition on ADU rentals to a more prominent position in the ordinance. Members acknowledge a public suggestion to allow rentals of 30 days or longer but note there is no recommendation to change the current prohibition, recognizing that the restriction limits ADU practicality but aligns with the original intent of accommodating family needs rather than increasing density or rental income. The discussion includes consideration of lot size and dimensional standards as a possible middle ground between current requirements and a more permissive approach, with agreement that further refinement and potential community input may be warranted. On backyard chickens, members report that the PC expresses general comfort with the draft regulations, with discussion limited to practical clarifications such as requiring covered coops and restricting other types of fowl. The committee concludes the update by offering to forward detailed PC notes to staff and consultants.

iv. Zoning Rewrite Project Plan Update

Committee reviews the zoning rewrite project plan and notes that the timeline has slipped, while recognizing progress on all major topic areas. Members agree to allow staff to manage schedule adjustments and focus committee input on the sequencing of work rather than specific dates. The group confirms that agricultural zoning will remain deferred pending guidance from ongoing litigation, while shoreline and natural resource regulations, including tree cutting and slope protections, are identified as priorities that should move forward sooner with input from state, federal, and watershed experts. Discussion over need to revisit residential zoning

districts and density assumptions and agree that recent amendment work should be integrated more clearly with the 2019 draft ordinance. Consensus reached that four priority amendments—shoreline, special use permit process, signage, and short-term rentals—should first be adopted into the current code and then incorporated into the 2019 draft, which will serve as the primary working document going forward. Staff and consultants are asked to return with a revised project plan outlining this transition and the proposed order of remaining topics.

- b. Confirm Next Steps
 - i. Next Planning Commission Mtg: January 5, 2026
 - ii. Next Zoning Ad Hoc Committee Mtg: January 14, 2026

Committee discusses its meeting schedule and notes that meetings are currently held on the second Monday of the month. Members acknowledge feedback that Mondays can be challenging due to holidays and scheduling conflicts, but also note that the Planning Commission has moved to the first Thursday of each month, creating improved spacing between meetings. After considering alternatives and confirming that upcoming Monday holidays do not pose an immediate conflict, the committee agrees to keep the current meeting schedule for now and revisit adjustments if needed.

9. Brief Citizen Comments:

Fred Swaffer, 1045 Gray Road: commends the committee’s focus on public education and urges a restrained approach that avoids duplicating state and federal regulation. He states that alcohol-related issues are not currently a local concern, encourages coordination with law enforcement, and questions how township survey results are being incorporated into the zoning rewrite. Committee members respond that the survey is intended to inform master plan updates, which in turn guide zoning revisions and help align the process with current community priorities. Swaffer encourages the committee to plan for future community needs, citing housing shortages and the potential role of limited ADU flexibility, and emphasizes reliance on existing state alcohol licensing and enforcement rather than additional zoning controls.

Sally Erickson, 2228 Kaukauna Court: supporting the use of expert input on shoreline regulation, noting that state and federal agencies generally defer to township ordinances. She advises against a “clean slate” approach, recommending instead that the township build on existing ordinances, the 2019 draft, and new survey data, and expresses concern that delaying shoreline action will perpetuate safety issues.

10. Committee Comments:

Hemming: provides an update on the agricultural advisory committee’s work, explaining that what began as a “small processor” effort is evolving into a comprehensive farm ordinance addressing wineries and other agricultural uses, with timing influenced by ongoing litigation. Loud updates committee on her transition, noting that her contract is ending, that township staff will assume planning responsibilities during the interim, and that future support roles remain undecided. Members express appreciation for public input, affirm that the zoning rewrite is intended to modernize outdated provisions while preserving what works, and confirm that the survey and master plan updates are central to guiding future zoning decisions.

11. Adjournment

Motion by Alexander to adjourn, seconded by Beard.

Motion passes

Meeting Adjourned at 3:19 p.m.

**PENINSULA TOWNSHIP
ZONING ORDINANCE REWRITE SUBCOMMITTEE
PROJECT PLAN**

January 22, 2026 – Draft

Project Team

Subcommittee Members

- Kevin Beard (Planning Commission Chair)
- Julie Alexander (Planning Commission and Township Board)
- Donna Hornberger (Planning Commission)
- Jed Hemming (Agricultural Advisory Committee)

Staff / Consultant Members

- Sara Kopriva, Beckett & Raeder, Inc. (Planner, Zoning Administrator)
- Jenna Beattie (Assistant to Planning, Zoning, and Assessing)
- McKenna & Associates (Consultant)

Meeting Schedule

The subcommittee meets monthly (first Tuesday of the month from 1-3pm at the Township Hall) to prepare draft recommendations for monthly Planning Commission discussion. The Planning Commission meets monthly (first Thursday of the month from 7-9pm at the Township Hall) to review the subcommittee's proposed ordinance content and provide feedback.

Public Participation

- All subcommittee meetings and Planning Commission meetings are open to the public and include time for public comment.
- The Planning Commission will host at least one public open house once the full ordinance draft is ready for review.

Project Timeline & Phasing

Phase 1: Immediate Zoning Priorities (September 2025 – May 2026, 7 months)

These are topics/issues that require the most immediate attention because they are known pain points of the current ordinance, are referenced often by residents and businesses living and operating within the Township, and have established policy direction from the Planning Commission.

- Signage (Section 7.11)—update chapter to be content-neutral as legally required and incorporate policy recommendations from Agricultural Advisory Committee to allow flexibility for agricultural land uses.
- Shoreline (Sections 6.2.2(e) and 7.4.2)—update chapter to incorporate policy recommendations from the Shoreline Subcommittee.
- Short-Term Rentals (Section XXX)—improve language to more clearly articulate that short-term rentals are not allowed in any zoning district.
- Special Use Permits (Section XXX)—define a streamlined review process for amendments to existing Special Use Permits that meet specific criteria so as to be considered “minor” or “technical” in nature and improve review standards for more objective and clear approval process.

Phase 1 will conclude with a public hearing(s) to codify these recommendations, before proceeding to phase 2.

Phase 2: Begin Reviewing 2018-2019 Ordinance Draft with Phase 1 amendments adopted and incorporated. (June 2026 – December 2027, 18 months)

During phase 2, the project team will transition to the 2018-2019 zoning ordinance draft previously prepared by McKenna, with the phase 1 amendments incorporated.

The review process will move methodically through the draft ordinance as follows:

- Article 1: Title, Purpose, and Scope
- Article 3: Zoning Districts and Map
- Article 4: Schedule of Regulations
- Article 5: Optional Residential Development Standards
- Article 6: Standards Applicable to Specific Uses
- Article 7: General Provisions
- Article 8: Environmental Performance Standards
- Article 9: Parking, Loading, Access Management, and Private Roads
- Article 10: Signs
- Article 11: Nonconformities
- Article 12: Administrative Organization
- Article 13: Administrative Procedures
- Article 2: Definitions

Key Topics to Address During Phase 2

Topics of importance that have been flagged by Township Staff, the Planning Commission, and/or Township Board for the project team to consider during phase 2 include the following list. These are new to the list, since the 2018-2019 ordinance draft was created, but may be addressed partially or completely in the draft.

- Explore establishing a new zoning district for “community facilities” land uses (e.g. Township offices, library, schools, parks, boat launches)
- Ensure floodplain and shoreline use standards are aligned with current challenges and opportunities
- Review wetland regulations for consistency with state/federal guidelines
- Consider updates to Dark Night Sky standards aligned with current lighting technology and use
- Review land densities in relation to public water and sewer and explore standards to encourage more dense development where public infrastructure is available
- Review farm processing ordinance to ensure standards are aligned with current farming challenges and opportunities, including small-scale processing and agritourism trends
- Other Items?



Memorandum

TO: Peninsula Township
FROM: Christopher Khorey, AICP
Ethan Senti, Assistant Planner
SUBJECT: **Proposed Use Table Changes**
DATE: February 26, 2026

This memo summarizes proposed changes to the use table discussed in Zoning Rewrite Committee and Planning Commission meetings to date. It covers proposed modifications to existing use permissions, proposed new uses, application of those changes to both the current ordinance (near-term) and the 2019 ordinance (longer-term), and draft standards for several uses. McKenna will need sign-off on each item, or feedback on desired revisions, before standards can be finalized.

MODIFICATIONS TO DISTRICT PERMISSIONS

Modifications to the districts in which the following uses are allowed are proposed, as noted by the markup in the use table on subsequent pages:

- Animals: Keeping of Domestic Pets
- Bed and Breakfast
- Boat and Dock Hoists
- Decks and Storage
- Golf Courses and Country Clubs
- Greenhouse and Nursery, with Retail Sales
- Greenhouse and Nursery, without Retail Sales
- Event Venue, Indoors
- Event Venue, Outdoors
- Rental of Non-Owner-Occupied Dwelling (30 days or more)
- Restaurants
- Retail Stores and Shops
- Riding Stables
- Temporary Buildings

PROPOSED NEW LAND USES

The following new uses and corresponding definitions are proposed:

- **Accessory Outdoor Recreational Activities:** Ancillary outdoor amenities, games, attractions, and other similar facilities designed to be experienced by the general public, for remuneration to the property owner. In order to meet this definition, the activities must be accessory to a permitted principal use, or approved principal Special Use. Examples include, but are not limited to, corn mazes, fishing ponds, petting farms,



animal displays, pony rides, wagon/sleigh/hay-rides, nature trails, picnic facilities, educational classes, historical agriculture exhibits, mini-golf, sports courts, sports fields, and playscapes. Outdoor recreational uses that are of sufficient intensity as to outshine and override the principal use shall not be included in this definition. Examples include, but are not limited to motorized vehicle racing (such as go-karts, All Terrain Vehicles (ATVs), or motorbikes), mechanized amusements (such as carousels or roller coasters), gun ranges or other facilities for firearms, paintball and similar facilities, winter sports facilities involving ski lifts and other mechanized components, and facilities designed for large gatherings of people, such as stadiums or amphitheaters.

Additional examples of uses that do, or do not, fall under this definition can be added.

- **Event Venue, Indoor:** A musical concert, festival, fair, carnival, show, wedding, party, or similar gathering, held indoors, at which music or entertainment is provided by performers or prerecorded means, at which members of the public are invited or admitted for a charge or for free, and at which the anticipated attendance is 100 people or greater.
- **Event Venue, Outdoor:** A musical concert, festival, fair, carnival, show, wedding, party, or similar gathering, held outdoors, at which music or entertainment is provided by performers or prerecorded means, at which members of the public are invited or admitted for a charge or for free, and at which the anticipated attendance is 100 people or greater.
- **Restaurant:** Any establishment whose principal business is the sale of food and beverages to the customer in a ready-to-consume state, and where the primary ingredients in the food and beverage provided are not grown, harvested, and processed on-site.

TABLE OF USES

For purposes of the two-phase rewrite process, which includes the initial adoption of amendments of immediate importance and subsequent incorporation of all amendments into the 2019 ordinance, these proposed changes have been applied to the use table frameworks of both ordinances, which vary slightly as described in the *2019 Draft Comparison Overview* Memo shared with the Township in July of 2025.

Proposed Changes as Applied to Current Ordinance

The table below shows proposed allowable uses in all districts within the use framework of the current ordinance. Additions are shown in blue and deletions in red.

P = Permitted by Right without Specific Standards

P* = Permitted by Right with Specific Standards

SC= Permitted with Special Conditions

SU = Permitted by Special Use Permit

ZBA = Permitted by ZBA Approval

Blank = Not Permitted



Current Ordinance Use	A-1	R-1A	R-1B	R-1C	R-1D	C-1
Accessory Buildings/Customary Incidental Buildings	P	P*	P*	P*	P*	
Accessory Outdoor Recreational Activities	<u>SU</u>					<u>P*</u>
Adult Foster Care Facilities	SU	SU				
Agricultural Labor Camp, Unlicensed, <5 Residents	P	P				
Agricultural Labor Camp, Licensed	P	P				
Airports and Airfields	SU	SU				
Animals: Keeping of Domestic Pets	<u>P</u>		P	P	P	P
Animals: Keeping of Small Animals (Poultry, Rabbits, Goats)	P	P				
Animals: Keeping of Livestock (Cattle, Hogs, Horses, Sheep, and Similar)	P	P				
Animals: Raising of Fur Bearing Animals for Profit	SU	SU				
Barn Storage	P*	P*				
Bed and Breakfast Establishments	SU	SU	SU	SU	SU	<u>P*</u>
Boat Hoists and Docks		SU	SU	SU	SU	<u>P</u>
Cemeteries, Public or Private	P					
Conservation Areas, Public or Private	P					
Day Care Homes, Family	P*	P*	P*	P*	P*	
Day Care Homes, Group	P*	P*	P*	P*	P*	
Decks and Storage	<u>P</u>	P*	P*	P*	P*	
Dwellings, Single Family	P	P	P	P	P	
Dwellings, Two Family	P		P	P	P	
Dwellings, Temporary	ZBA	ZBA	ZBA	ZBA	ZBA	
Day Care Homes, Family		P*	P*	P*	P*	
Day Care Homes, Group		P*	P*	P*	P*	
Event Venue, Indoors						<u>P</u>
Event Venue, Outdoors						<u>SU</u>
Farm Processing Facility, Retail, with Indoor Sales	SU					
Farm Processing Facility, Retail, with Indoor Sales and Outdoor Seating Area	SU					
Farm Processing Facility, Wholesale	P*					
Farm Stand	P*					
Food Processing Plant	SU					
General Farming and Horticultural Uses/Field Crop and Farming/Active Production/Farm Operation	P	P*	P*	P*	P*	
Golf Courses and Country Clubs	SU		SU	SU	SU	
Greenhouses and Nurseries, without Retail Sales	<u>P</u>					
Greenhouses and Nurseries, with Retail Sales	<u>SU</u>					<u>P*</u>
Guest House	<u>P*</u>	P*	P*	P*	P*	
Home Occupations	P	SC	SC	SC	SC	
Hotels, Motels, and Tourist Courts						SU
Institutional Structures and Uses	SU	SU	SU	SU	SU	
Incinerators	SU					
Livestock Auction Yards	SU					
Marinas						SU
Mining and Removal of Topsoil	P*					
Mobile Homes (Outside of Mobile Homes Parks)	P*	SU	SU	SU	SU	
Mobile Home Park Developments					SU	
Outdoor Storage	P*					P*
Planned Unit Development	SU	SU	SU	SU	SU	
Public Buildings	SU					



Public Recreation/Public Areas and Public Parks	P*	P	P	P	P	
Recreational Unit Park	SU					
Rental of Non-Owner Occupied Dwelling (30 days or more)	<u>P*</u>	P*	P*	P*	P*	
<u>Restaurant</u>						<u>P</u>
Retail Stores and Shops (includes Restaurants and Offices)						SU <u>P</u>
Riding Stables	SU <u>P</u>					
Sanitary Fills, Sewage Treatment, and Disposal Installation	SU					
Self-Service Storage Facility						SU
Solar Energy Systems, Accessory Roof Mounted	P	P	P	P	P	P
Solar Energy Systems, Accessory Ground Mounted, <10 kW	P	P	P	P	P	P
Solar Energy Systems, Accessory Ground Mounted, 10-30 kW	P					
Solar Energy Systems, Principal Ground Mounted, 10-30 kW	SU					
Solar Energy Systems, Accessory Ground Mounted, >30 kW	SU					
Special Open Spaces	SU	SU	SU	SU	SU	
Storage for Agricultural Products	SU					
Storage of Trailer Units		P	P	P	P	
Tasting Room, Remote	SU					
Temporary Buildings	<u>P*</u>					
Tenant House for Farm Employees	P*					
Veterinary Hospitals, Clinics, and Kennels	SU					
Warehousing and Light Industrial	SU					
Wind Energy Conversion Systems	SU					SU
Wireless Telecommunication Antenna Towers	SU					SU

TABLE OF USES: PROPOSED CHANGES AS APPLIED TO 2019 ORDINANCE

The table below shows proposed allowable uses in all districts within the use framework of the 2019 ordinance. Additions are shown in blue and deletions in red.

P = Permitted by Right without Specific Standards

SU = Permitted by Special Use Permit

Blank = Not Permitted

2019 Ordinance Use	A-1	R-1A	R-1B	R-1C	R-1D	C-1
Accessory Buildings and Structures	P	P	P	P	P	P
<u>Accessory Outdoor Recreational Activities</u>	<u>SU</u>					<u>P</u>
Adult Foster Care, Family Home	P	P	P	P	P	
Adult Foster Care, Small Group Home	P	P	P	P	P	
Agricultural Labor Camp, Less than 5 migrant workers	P					
Agricultural Labor Camp, Licensed	P					
Airports and Airfields	SU					
Barn Storage	P					
Bed and Breakfasts	SU	SU	SU	SU	SU	<u>P</u>
<u>Boat Hoists and Docks</u>		<u>SU</u>	<u>SU</u>	<u>SU</u>	<u>SU</u>	<u>P</u>
Cemeteries	P					
Child Care, Family Home	P	P	P	P	P	
Child Care, Group Home	P	P	P	P	P	
Child Care Centers						SU
<u>Decks and Storage</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Dwelling, Multiple-Family	SU	SU	SU	SU	SU	



2019 Ordinance Use	A-1	R-1A	R-1B	R-1C	R-1D	C-1
Dwelling, Secondary	P	P	P	P	P	
Dwelling, Single-Family	P	P	P	P	P	
Essential Services	P	P	P	P	P	P
Event Venue, Indoors						<u>P</u>
Event Venue, Outdoors						<u>SU</u>
Farm Supply and Implement Dealers						SU
Fences	P	P	P	P	P	P
Food Processing Plant	SU					
Game or Hunting Preserves Operated for Profit	SU					
Gas Stations						SU
General Farming and Horticultural Uses Permitted by Right	P	P	P	P	P	
Golf Courses and Country Clubs	<u>SU</u>		<u>SU</u>	<u>SU</u>	<u>SU</u>	
Greenhouses and Nurseries (Retail Sales)	SU					<u>P</u>
Greenhouses and Nurseries, without Retail Sales	<u>P</u>					
Home Occupations	P	P	P	P	P	
Hotels and Motels						SU
Indoor Recreation						SU
Institutional Structures and Uses	SU	SU	SU	SU	SU	SU
Junk Yards						SU
Keeping of Domestic Pets	P	P	P	P	P	
Kennels	SU					
Marinas						SU
Mining or Removal of Top Soil	P					
Mobile Homes (not in a Mobile Home Park)	P	SU	SU	SU	SU	
Mobile Home Park Developments					SU	
Off-Street Parking Lots						SU
Pet Sitter	P	P	P	P	P	P
Planned Unit Development	SU	SU	SU	SU	SU	
Professional Offices						SU
Public Areas (Parks, Recreation, and Conservation Areas)	P	P	P	P	P	
Raising and Keeping of Small Animals	P					
Raising, Keeping, and Boarding of Livestock	P					
Raising of Fur Bearing Animals for Profit	SU					
Recreational Unit Park	SU					
Recreational Unit Sales						SU
Recreational Vehicle Storage	P	P	P	P	P	
Rental of Non-Owner Occupied Dwelling (30 days or more)	P	P	P	P	P	
Restaurants and Taverns						SU <u>P</u>
Retail Stores						SU <u>P</u>
Riding Stables and Livestock Auction Yards	SU					
Riding Stables	<u>P</u>					
Roadside Stands	P					
Sawmills	SU					
Self Service Storage Facility						SU
Service Institutions						SU
Sewage Treatment and Disposal Installations	SU	SU	SU	SU	SU	SU
Shoreline Uses	P	P	P	P	P	P
Site Condominium	P	P	P	P	P	
Solar Energy Systems, Ground-Mounted (10 kW or less)	P	P	P	P	P	P
Solar Energy Systems, Ground-Mounted (over 10kW)	SU					
Solar Energy Systems, Roof-Mounted	P	P	P	P	P	P



Storage for Agricultural Products	SU					
Storage Outdoor	P	P	P	P	P	P
Subdivision	P	P	P	P	P	
Swimming Pools	P	P	P	P	P	P
Temporary Buildings	P	P	P	P	P	P
Tenant House	P					
Utilities						SU
Veterinary Hospitals and Clinics	SU					
Walls, including Retaining Walls	P	P	P	P	P	P
Warehousing and Light Industrial						SU
Warehousing of Products Sold at Retail on the Premises						SU
Wind Energy Conversion Systems (WECS)	SU	SU	SU	SU	SU	SU
Winery/Farm Processing Facility	P					
Winery, Remote Tasting Room	SU					
Winery-Chateau	SU					
Wireless Communications Facilities	SU					SU

USE STANDARDS

The use standards below are presented in bullet-point fashion for discussion. If the policies are agreed-upon, they can be converted to zoning language.

- **Accessory Outdoor Recreational Activities**

- **In the A-1 District:**

- Must be accessory to a Retail Farm Processing Facility.
 - At least 50% of the site must be a Farm Operation in Active Production, and at least 75% of the site must be either Farm Operation in Active Production or undeveloped natural space.
 - Must provide at least five parking spaces per activity. The parking lot need not be paved.
 - Must provide restrooms, trash cans, and potable water.
 - All activities must be set back at least 200 feet from all lot lines.
 - Must demonstrate County Health Department Approval.
 - Must demonstrate compliance with all applicable Electrical Codes.

- **In the C-1 District:**

- Must be accessory to a permitted principal use, or approved Special Use.
 - Must provide at least five parking spaces per activity. The parking lot shall be paved.
 - Must provide restrooms, trash cans, and potable water.
 - All activities must be set back at least 50 feet from all lot lines.
 - Must demonstrate County Health Department Approval.
 - Must demonstrate compliance with all applicable Electrical Codes.

- **Bed and Breakfast:**

- **In the A-1 District:**

- Must be accessory to a Retail Farm Processing Facility.
 - At least 50% of the site must be a Farm Operation in Active Production, and at least 75% of the site must be either Farm Operation in Active Production or undeveloped natural space.



- The parking lot shall be paved.
 - Limited to no more than 0.5 rooms per acre, up to maximum of 10 rooms.
 - Permanent structures must meet all applicable setback requirements.
 - Must demonstrate County Health Department Approval.
 - Must demonstrate compliance with all applicable Electrical Codes.
 - Must demonstrate compliance with the Fire Code.
 - **In the C-1 District:**
 - May be a Principal Use, or Accessory Use.
 - Permanent structures must meet all applicable setback requirements.
 - Must demonstrate County Health Department Approval.
 - Must demonstrate compliance with all applicable Electrical Codes.
 - Must demonstrate compliance with the Fire Code.
- **Event Venue**
 - **In the A-1 District:** Not Permitted
 - **In the C-1 District:**
 - May be a Principal Use, or Accessory Use. If the site includes a restaurant, the Event Venue is considered accessory to the restaurant, and the most restrictive regulations applicable to either use apply to both.
 - Must provide one parking space per 3 seats of capacity. The parking lot shall be paved. This requirement is above and beyond other parking requirements that may apply based on other uses on-site.
 - Outdoor Venues must be set back at least 100 feet from all lot lines.
 - Permanent structures must meet all applicable setback requirements.
 - Must demonstrate County Health Department Approval.
 - Must demonstrate compliance with all applicable Electrical Codes.
 - Must demonstrate compliance with the Fire Code.
 - No noises over 75 decibels audible off-site.
 - Must conclude all entertainment by 11 pm.
- **Greenhouses and Nurseries, with Retail Sales:**
 - **In the A-1 District:**
 - Must be accessory to a Retail Farm Processing Facility.
 - Must meet the parking requirement applicable to retail.
 - **In the C-1 District:**
 - May be a Principal Use or an Accessory Use.
 - Must meet the parking requirement applicable to retail.
- **Restaurant:**
 - **In the A-1 District:** Not Permitted
 - **In the C-1 District:**
 - May be a Principal or Accessory Use.
 - The parking lot shall be paved.



- Outdoor Seating must meet all Ordinance requirements (see below), and must be set back at least 50 feet from all lot lines.
- Permanent structures must meet all applicable setback requirements.
- Must demonstrate County Health Department Approval.
- Must demonstrate compliance with all applicable Building Codes.
- Must conclude all food and beverage service by 10 pm.
- No noises over 75 decibels audible off-site.
- **Hotel/Motel:**
 - **In the A-1 District:** Not Permitted
 - **In the C-1 District:**
 - May be a Principal Use, or Accessory Use.
 - Permanent structures must meet all applicable setback requirements.
 - Must demonstrate County Health Department Approval.
 - Must demonstrate compliance with all applicable Electrical Codes.
 - Must demonstrate compliance with the Fire Code.
- **Retail:**
 - **In the A-1 District:** Not Permitted
 - **In the C-1 District:**
 - May be a Principal Use, or Accessory Use.
 - Permanent structures must meet all applicable setback requirements.
 - Must demonstrate County Health Department Approval.
 - Must demonstrate compliance with all applicable Electrical Codes.
 - Must demonstrate compliance with the Fire Code.
- **Riding Stables:**
 - **In the A-1 District:**
 - Must be accessory to a Retail Farm Processing Facility.
 - Must provide at least one parking space per horse stall. The parking lot need not be paved.
 - **In the C-1 District:** Not permitted.