

Chapter 5 Use and Dimensional Standards

TABLE 5-1 PRINCIPAL USE TABLES

Use Type	Agricultural Zoning Districts			Residential Zoning Districts											Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?	
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2				M
Agricultural Structure Exemption From Building Code	A	A	A	A																						YES	YES

- Rename Agricultural Structure to Agricultural Structure Exemption from Building Code

TABLE 5-2 ACCESSORY USE TABLES

Use Type	Agricultural Zoning Districts			Residential Zoning Districts											Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?	
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2				M
Agricultural Structure Exemption From Building Code	A	A	A	A	A	A	A	A				A												A		YES	YES
Green House, Personal Use	A	A	A	A	A	A	A	A				A	A	A	A											YES	YES ^B

- Rename Agricultural Structure to Agricultural Structure Exemption from Building Code
- Allow for Agricultural Structure Exemption from the Building Code in Residential Suburban zoning districts RS-20000, RS-6000, and RS-5000
- Add Subject to Specific Use Standards for Green House, Personal Use
- Add Footnote No. 8 to Green House, Personal Use- a site plan is only required for structures over 200 square feet however setback compliance is required for all structures.

5.2.28 Greenhouse, Personal.

(A) Permit Required. Personal greenhouses greater than 200 square feet shall obtain a building permit and comply with the Building Code unless an agricultural structure exemption from the Building Code is granted or when located within the A-35 zoning district.

(1) Building Permit Required. Compliance with the Building Code is required for all electrical, plumbing, and/or mechanical work installed within a personal greenhouse.

(B) Greenhouse Maintained. Greenhouses shall be maintained in good structural condition. The owner is responsible for the repair or removal of any greenhouse due to inadequate maintenance, or if the greenhouse is in a state of dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.

(C) Agricultural Exemption from the Building Code. Personal greenhouses greater than 200 square feet may receive an agricultural structure exemption from the Building Code provided the requirements for personal greenhouse are met, including the modified and additional requirements below.

(1) Use Limited.

(a) Personal greenhouses must be used solely for horticultural purposes.

(b) The following uses are prohibited:

- Marijuana related uses.
- Commercial and/or non-commercially related uses allowing public access.
- Non-horticultural related uses

(c) The PCD Director may prohibit additional uses if it is determined that it does not meet the intent of this Section.

(2) **Size Limited.** The size of any one personal greenhouse shall not exceed 1000 square feet. Any personal greenhouse exceeding the above allowance shall require special use approval.

(3) **Application Required.** An approved Agricultural Structure Exemption from the Building Code application is required. An affidavit signed by the property owner(s) shall be filed with the Clerk and Recorder acknowledging the limited use of the greenhouse.

(4) **Revocation Process.** For the purposes of revoking an exemption from the Building Code, the standards in this Code for revocation of an agricultural structure exemption from the Building Code apply.

5.2.45. Residential Accessory Structures and Uses

The following structures and uses are considered accessory to a residential use, as further detailed in Table 5-2:

- PrivatePersonal greenhouse;