

ADDED COMMENTS AND/OR REVISIONS
January 2025

TABLE 3-1 MINIMUM OFF-STREET PARKING REQUIREMENTS MRC DISTRICT	
<i>Type of Use</i>	<i>Standard</i>
Multi-Unit Residential	2 parking spaces per dwelling unit; multi-unit buildings with more than 4 dwelling units will also have one guest parking space for every two dwelling units
Motel/Hotel	1 parking space per guest room
Inns or Lodges	1 per guest room; 35% of total seating capacity of associated café & restaurant operations
Medical and Veterinary Clinics	1 per 200 square feet of gross floor area. 3 reserved parking spaces for emergency vehicles.
Medical and Veterinary Clinics	1 per 600 square feet of floor space
Commercial Offices	1 per 600 square feet of retail floor space
Cafes and Restaurants (including fast-food outlets with seating)	Number of parking spaces will equal 35% of total seating capacity
Fast-food Outlets (with no seating)	1 per number of employees for average work shift
Retail Stores	1 per 600 square feet of retail floor space
Self-Storage Facilities	1 per every 2,000 square feet of storage space
Commercial Services	1 per 600 square feet of retail floor space
Service and Repair Establishments	4 per service bay plus 1 per employee.
Cabinet, plumbing, welding, and steel fabrication shops	One parking space every 800 square feet of floor space plus 1 per employee.
Commercial Recreational Facilities	1 parking space for 25% of the total number of customers that can be served at any given time
Mixed Residential and Commercial Building	Cumulative parking requirements for both multi-unit residential structures and commercial facilities
Public medical clinics	1 parking space for each employee, 1 reserved parking space for each anticipated paramedic van or ambulance serving the facility in one 8-hour period, 2 reserved parking spaces for law enforcement, 1 parking space for the maximum number of patients served by the facility at any given time.

<p align="center">TABLE 3-2 MINIMUM OFF-STREET PARKING REQUIREMENTS COMMERCIAL FACILITIES</p>	
<i>Type of Commercial Use</i>	<i>Standard</i>
Motel/Hotel	1 parking space per guest room
Inns or Lodges	1 per guest room; 35% of total seating capacity of associated cafe & restaurant operations.
Medical and Veterinary Clinics	1 per 200 square feet of gross floor area. 3 reserved parking spaces for emergency vehicles.
Medical and Veterinary Clinics	1 per 600 square feet of floor space
Commercial Offices	1 per 600 square feet of retail floor space
Cafes and Restaurants (including fast-food outlets with seating)	Number of parking spaces will equal 35% of total seating capacity
Fast-food Outlets (with no seating)	1 per number of employees for average work shift
Retail Stores	1 per 600 square feet of retail floor space
Self-Storage Facilities	1 per every 2,000 square feet of storage space
Commercial Services	1 per 600 square feet of retail floor space
Service and Repair Establishments	4 per service bay plus 1 per employee.
Cabinet, plumbing, welding, and steel fabrication shops	One parking space every 800 square feet of floor space plus 1 per employee.
Commercial Recreational Facilities	1 parking space for 25% of the total number of customers that can be served at any given time
Other Private or educational facilities accessible to the general public	1 parking space for every two people employed. The Total parking spaces for facility users will equal 50 percent of the peak user capacity, as determined by the project architect and/or project engineer.

ADDITIONAL SUGGESTED CHANGES:

Section 3-204. MRC Mixed Residential and Commercial District

(b) Permitted Uses:

Structures are limited to stick-built, manufactured or modular units.

- (1) Residential duplexes, apartment units, townhouses, multi-unit complexes, or mixed commercial-residential buildings.
- (2) One (1) family or non-family household **will** primarily occupy the single-family dwelling unit. However, owners may provide room and board for up to three (3) persons who are not related by blood or marriage; **provided** there is no separate kitchen attached or detached to the primary and/or accessory structure.
- (3) Bed-and-breakfast operation in the principal residence on the property that is operated by the property owner.
- (4) Home occupations operated by the occupants of a multi-family residential unit and not more than two (2) non-household employees.
- (5) Commercial retail stores and commercial offices.
- (6) Banks and other financial institutions.
- (7) Eating and drinking establishments such as cafes and restaurants, not including mobile food ~~dispensaries~~ vendors. – **This verbiage would include food trailers**
- (8) Visitor accommodations such as motels, lodges, **bed-and-breakfast facilities and RV campgrounds/parks.**

- (9) Conference facilities.
- (10) Commercial entertainment facilities such as theatres.
- (11) Medical and veterinary clinics.
- (12) Assisted-living and/or nursing home facilities.
- (13) Cabinet, plumbing, welding, and fabrication shops.
- (14) Structures supporting regional and community utility systems.
- (15) Primary structures **will** be constructed out of new materials. The relocation and/or moving in of old or used buildings are **prohibited**.

(g) Maximum Building Height:

- (1) Multi-unit residential structures in the “MRC” Mixed Residential and Commercial District can be thirty-five (35) feet or less in height.
- (2) Multi-Unit Residential and Commercial building structures in the “MRC” Mixed Residential and Commercial District can be forty-five (45) feet or less. Buildings with a mixture of residential and commercial use must have a minimum amount of thirty-three (33%) percent of the building use allocated for the commercial businesses. The Residential/Commercial buildings in this zoning **will** not exceed three (3) stories.
- (3) Commercial building structures in the “MRC” Mixed Residential and Commercial District can be forty-five (45) feet or less. Buildings with a mixture of residential and commercial use must have a minimum amount of thirty-three (33%) percent of the building use allocated for the commercial businesses. The Residential/Commercial buildings in this zoning **will** not exceed three (3) stories.

Section 3-205. C Commercial District

(b) Permitted Uses:

All structures are limited to stick-built, manufactured or modular units.

- (1) Visitor accommodations such as motels, hotels, inns, lodges, bed-and-breakfast facilities and RV campgrounds.
- (2) Medical and veterinary clinics.
- (3) Commercial offices and office complexes.
- (4) Banks and other financial institutions.
- (5) Eating and drinking establishments including cafes and restaurants; including mobile food ~~dispensaries~~ vendors. – This verbiage would include food trailers
- (6) Commercial retail establishments such as agricultural supply stores, convenience stores, mercantile stores, gas stations, automobile part stores, computer stores, grocery stores, hardware stores, pharmacies, automated teller machine operations, barber shops and hair salons, boot and shoe repair shops, and building supply centers.
- (7) Commercial contracting establishments, such as; rental facilities, landscaping services and supplies, excavation equipment and vehicles associated with said businesses.
- (8) Service and repair establishments such as video production, self-storage facilities, auto repair shops, auto lubrication services and car wash facilities.
- (9) Cabinet, plumbing, welding, and fabrication shops.

- (10) Conference center facilities.
- (11) Commercial entertainment facilities such as theatres.
- (12) Structures supporting regional and community utility systems.
- (13) Structures **will** be constructed out of new or recycled materials. The relocation and/or moving in of old or used structures are **prohibited**.

Section 3-207. PCF Public and Community Facilities District

(b) Permitted Uses:

All structures are limited to stick-built, manufactured or modular units.

- (1) Government administrative facilities
- (2) Public works shops and equipment base yards
- (3) Public multi-purpose facilities
- (4) Public safety facilities for law enforcement, fire suppression and/or Fire Station, and emergency medical services, and/or Ambulance Station, **with kitchen facilities and sleeping quarters.**
- (5) Public schools, educational facilities, and related administrative offices
- (6) Public recreation centers, public parks and playgrounds, community trails for pedestrians, bikes and snow machines, and other recreational facilities
- (7) Public medical clinics
- (8) Public libraries and other cultural facilities
- (9) Public conference centers
- (10) Churches and other places of worship
- (11) Visitor centers
- (12) Childcare centers and early childhood development facilities
- (13) Museums and exhibition halls
- (14) Private membership club facilities
- (15) Bus transportation facilities
- (16) Private recreational or educational facilities that is accessible to the general public
- (17) Community trails for bikes, pedestrians and snow machines
- (18) Solid waste collection and transfer facilities
- (19) Structures supporting regional and community utility systems
- (20) Primary structures **will** be constructed out of new materials. The moving in of old or used buildings are prohibited.

Add Definitions:

Maximum Amount: Refers to the largest possible quantity or value that is allowed or attainable in a given situation, essentially meaning the highest limit of something that can be reached or used.

Minimum Amount: Refers to the smallest quantity or value that is allowed or possible in a given situation, essentially representing the lowest limit or threshold; it's the least amount that can be accepted or considered viable.

Private Nuisance: An unlawful interference with the use and enjoyment of land.

Public Nuisance: An act, condition, or thing that is illegal because it interferes with the rights of the public generally. An obnoxious or dangerous person or group of people.

Recycled Materials: Materials that have been collected and reprocessed to be used again. They can be used in consumer products and manufacturing processes.

Sleeping Quarters: Rooms where people sleep, such as bedrooms in a house, or rooms in a larger building or complex.