

Exhibit A:

30-564 Uses With Restrictions

The following restrictions apply in this article as indicated:

1. Accessory apartments (within the CBD zone): Shall be required to have one off-street parking stall per unit.
2. Administrative and support services (within the LB, SLB zone): Maximum size of structure 5,000 square feet GFA.
3. Automotive/RV repair (within CBD, GB, SGB, BP, SBP zone) provided:
 1. No repair work shall take place outside of the principal structure; and
 2. Any damaged or disassembled (partially or wholly) vehicle stored overnight shall be kept in an enclosure screening the vehicle and/or other materials from public view in such manner as described in section 30-594(h).
4. Bank, savings and loan, or loan agency (within the LB, SLB zone): Maximum size of structure 2,000 square feet GFA.
5. Bed and breakfast facilities (within R-2, SR-2 zones) provided:
 1. One off-street parking space is provided for each guestroom in addition to the minimum number required for residential and any other permitted uses.
 2. The facility shall be limited to providing service to four persons, excluding children under 12 accompanied by a parent; provided that service to up to ten persons may be allowed in an R-2 zone by conditional use permit.
 3. The facility shall not have more than two guestrooms; provided that up to five guestrooms may be allowed in an R-2 zone by conditional use permit.
 4. Signs identifying bed and breakfast facilities shall not exceed three square feet in area. This provision shall take precedence over any less restrictive sign regulations in this article.
6. Bed and breakfast facilities (within R-3, SR-3, R-4, SR-4 zone): Same restrictions as the R-2 zone, except that the facility may serve up to ten persons, but shall not have more than five guestrooms.
7. Brewery/distillery/winery use (within CBD, GB zone): Provided as follows:
 1. Ten thousand square feet or less gross floor area.
 2. Must be co-located with taproom/tasting room use.
8. Brewery/distillery/winery use (within BP zone). Provided as follows:
 1. Greater than 10,000 sq. ft. gross floor area.
9. Car, truck and equipment cleaning establishments (within GB, SGB zone): Subject to the special restrictions established for gasoline and fuel sales and service establishments. See subsection (25). In addition, the vehicle entrance door shall be no more than ten feet high.
10. Churches and similar places of worship provided as follows (within RR, SRR, R-1, SR-1, R-1a, SR-1a, R-2, SR-2, R-3, SR-3, R-4, SR-4, LB, SLB, GB, SGB, CBD zone):
 1. No principal building shall be located within 30 feet of any lot line of an abutting lot in an R district;
 2. The site shall be at least one-acre in size; and
 3. The use shall be subject to the site development standards defined in division 7, and for bufferyard purposes shall be treated as an R-3 property.
11. Clinic (within the PU, SPU zones): Must be accessory to a permitted principal use.
12. Clubs, lodges and membership organizations (within RR, LB, GB, SGB, CBD, MU, SMU, and AG zone):
 1. Within GB, SGB, CBD, MU and SMU, may not be located closer than 600 feet to any school.
 2. Within RR, LB and AG districts, no commercial (retail or service) uses shall be conducted as part of the organization's operations from the site.
13. Contractor's yard, material storage (within the GB, SGB, I-1, SI-1, I-2 and SI-2 zone): All outdoor storage of equipment, except automobiles and trucks up to two-ton, and

materials/supplies shall be screened from public view as per the requirements of section 30-594(h).

14. Construction material suppliers (within LB, SLB zone): Maximum size of structure shall be limited to 3,000 square feet gross floor area, and no more than 1,000 square feet GFA of retail sales space.
15. Customary home occupations are subject to all of the following conditions:
 1. Home occupations shall be conducted solely by persons residing in the residence.
 2. All business activity and storage shall take place within the interior of the residence and shall not take place in an accessory building or buildings.
 3. There shall be no alteration to the exterior of the residential dwelling, accessory building or yard that in any way alters the residential character of the premises.
 4. No sign, display, or device identifying the occupation shall be used.
 5. The occupation shall not be visible or audible from any property line.
 6. Such occupation shall not involve the retail sale or rental of products on the premises.
 7. No vehicle used in the conduct of the occupation shall be parked, stored or otherwise present at the premises other than such as is customarily used for domestic or household purposes such as a van or three-quarter-ton truck.
 8. Only on-site off-street parking facilities normal for a residential use shall be used.
 9. The use of substances that may be hazardous to the health, safety or welfare of neighbors and neighboring property shall not be used in the conduct of a home occupation.
16. Day care centers (within MU, SMU, M, SM, I-1, SI-1, I-2, SI-2 zone): Must be accessory to a permitted use and available only for employees of that permitted use.
17. Day care centers for 15 or more persons (within the RR, SRR, R-1, SR-1, R-1a, SR-1a, R-2, SR-2, R-3, SR-3, R-4, SR-4 zone): Licensed by the state within elementary, junior high and senior high schools and religious institutions.
18. Educational services institution (within the LB, SLB zone): Maximum size of structure 5,000 square feet GFA.
19. Emergency housing facility (within R-1, R-2, R-3, SR-3, R-4, SR-4, LB, SLB, GB, PU, SGB, CBD, MU, SMU, AG zone): Provided as follows:
 1. Facility shall provide detailed program information including goals, policies, site plan, building plan, staffing pattern, target capacity, security measures, and emergency management plan.
 2. The facility shall not be located in a two-family or multifamily dwelling unless it occupies the entire structure.
 3. The facility shall be limited to no more than 16 residents in residential zoning districts or 32 residents in nonresidential districts without a conditional use permit.
 4. Existing residential structures used for an emergency housing facility shall not be externally altered so that the original residential character of the structure is compromised unless approved by the city council.
 5. No on-street parking shall be allowed. Adequate off-street parking shall be required by the city based on the staff and resident needs of the specific facility. Private driveways shall be of adequate width to accommodate effective vehicle circulation. Emergency vehicle access shall be available at all times.
 6. Landscaping and buffering shall be provided consistent with the requirements contained in section 30-594.
 7. Signage of the emergency housing facility shall be limited to the provisions of division 10 based on the zoning district in which it is located.
 8. Emergency housing within the R-1 and R-2 districts shall be as accessory uses to the principle use.

20. Equipment and/or tool rental (within the GB, SGB zone): All outdoor storage of equipment, except automobiles and trucks up to two ton, and materials/supplies shall be screened from public view as per the requirements of section 30-594(h).
21. Essential services (within all zones): Provided as follows:
1. Prior to the installation, the owner files with the city engineer/zoning administrator all maps, sketches or diagrams and other pertinent information as deemed necessary by the city engineer/zoning administrator for review of the proposed project.
 2. Radio transmitters and receivers accessory to an essential service may be located on existing utility poles or light standards within the public right-of-way provided the radio transmitters and receivers comply with the following standards:
 1. Radio transmitters and receiver devices located on a utility pole/tower or light standard shall be at least 15 feet above grade.
 2. Radio transmitters and receiver devices shall not exceed 18 inches in length or width or extend more than 18 inches from the pole.
 3. Antennas may not extend more than 24 inches from the equipment.
 4. A map shall be submitted showing the location of all proposed radio transmitters and receivers. The map shall be accompanied by a list of all sites referenced by the closest street address or property identification number. The list of sites must also describe the type of pole to be used.
 5. The applicant shall notify the city of any changes to the approved list prior to erecting or placing any additional equipment in the right-of-way.
 6. The applicant shall notify the city at the time of permit application of any obstruction that would cause traffic to be rerouted or stopped.
 7. The applicant shall enter into an encroachment agreement with the city if required.
22. Essential service structures (LB/SLB, GB/SGB, M/SM, RC/SRC, BP/SBP, I-1/SI-1, I-2/SI-2, CD, PU/SPU, AG, AP): Provided they shall not be located within 30 feet of any lot line of an abutting residential district.
23. Farm animals (within AG, RR, SRR zone) provided:
1. All farm and permitted non-domestic animals must be so contained to prevent the animals from escaping onto neighboring properties or injuring the public.
 2. Enclosed pens, corrals, feed lots, pasture areas and structures used to house farm and permitted non-domestic animals shall be setback a minimum of 25 feet from the nearest lot line, 150 feet from the Ordinary High-Water Level of a lake or river or the applicable accessory structure setback, whichever is greater ~~(said setback shall not apply to open grazing or pasture areas).~~
 3. Farm animals permitted in RR and SRR zoning districts shall be limited to horses and chickens.
 4. Permitted Farm Animal Density is defined as the number of Animal Units per Habitable Acre.
 5. Habitable Acre is defined as an area that is fenced in accordance with this Section to restrain the animals and is accessible to the animal(s) at all times of the year.
 6. Roosters shall only be permitted on parcels within AG zoning that have greater than 9 Habitable Acres.
 7. Density:
 1. On RR and SRR zoned parcels, which have less than 4 Habitable Acres, the keeping of farm animals is not permitted, with the exception of what is permitted under Sections 10-71 through 10-77.
 2. On AG, RR and SRR zoned parcels, where the keeping of farm animals is permitted, the following Farm Animal Density requirements, in total Animal Units per Habitable Acre apply.
 1. 0.5 Animal Units per Habitable Acre.

2. The Animal Units for this calculation shall be as follows:

Animal Units (A.U.)	
Dairy Cow	1.4
Horse, Steer, Heifer	1.0
Swine	0.4
Sheep and Goats	0.2
Poultry, Fowl and Rabbits	0.05
For other Farm Animals not listed, the A.U. is the average weight of the type of animal divided by 1,000 lbs.	