

Microfilm No. 559050
18 Day July 20 16
At 11:38 O'Clock AM
ABBIE MACE
FREMONT CO RECORDER
Fee \$ 0. Deputy
Recorded at Request of
Fremont County Commissioners

SUMMARY of ORDINANCE # 2016-04

On the 11th day of July, 2016, the Board of County Commissioners of Fremont County, Idaho, passed Ordinance no. 2016-04. A summary of the provisions of that ordinance is as follows:

- Adopts a new Appendix W of the Fremont County Development Code (FCDC) for regulating Confined animal Feeding Operations (CAFOs) in Fremont County.
- Amends other sections of the FCDC to remove conflicting language. These changes include:
 - Changes to the Use Tables for certain zoning district found in Chapter 4.
 - Changes to language in Chapter 5 dealing with CAFOs.
 - Changes to the definition of "Agriculture" in Chapter 10.
 - Removal of language regarding CAFOs in Appendix U.

Finally adopted, passed, approved, and ordered published by title and summary, with any amendments, by the Board of Commissioners of Fremont County upon a motion duly made, seconded and passed at its meeting held on the 11th day of July, 2016.

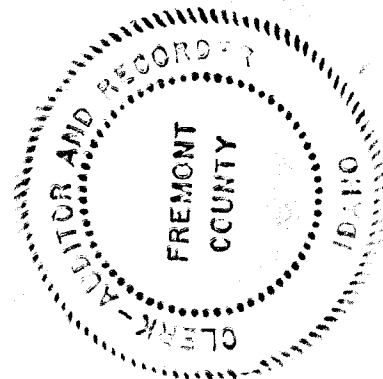
The full text of this Ordinance is available in the Fremont County Clerk's Office, Fremont County Courthouse, 151 West 1st North, St. Anthony, Idaho 83445, between the hours of 8 AM and 5 PM, Monday through Friday, excepting holidays.

I hereby certify that the above is a true and complete summary of Fremont County Ordinance no. 2016-04, and provides adequate notice to the public of the provisions of said Ordinance.

Dated this 11th day of July, 2016.

ATTEST:

By: Abbie Mace
Abbie Mace, Fremont County Clerk



FREMONT COUNTY ORDINANCE NO: 2016- 04

AN ORDINANCE AMENDING THE FREMONT COUNTY DEVELOPMENT CODE (FCDC) FOR FREMONT COUNTY, IDAHO AS FOLLOWS: ADDING A NEW APPENDIX W TO GOVERN CONFINED ANIMAL FEEDING OPERATIONS (CAFOS); AMENDING CERTAIN OTHER SECTIONS OF FCDC TO REMOVE CONFLICTS AND INCONSISTENCIES RELATING TO CAFOS; AND PROVIDING THE EFFECTIVE DATE THEREOF.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FREMONT COUNTY, IDAHO, AS FOLLOWS:

SECTION ONE – Adding a new Appendix W, governing CAFOs, as follows:

(attached, see Exhibit A)

SECTION TWO – Amending the Use Tables for certain zoning districts in Chapter 4, as follows:

(attached, see Exhibit B)

SECTION THREE – Amending the Section 5.18 of the Fremont County Development Code, as follows: (added language is highlighted in yellow, and removed language is shown crossed out.)

5.18 Agricultural Industries While the protection of existing agricultural operations is an important goal of this Ordinance, it is also recognized that new agribusiness applications could have an adverse impact on existing nonagricultural uses.

5.18.010 Confined Animal Feeding Operations (CAFO). ~~See Appendix W. I.C. 67-6529 authorizes Fremont County to regulate the siting of certain animal operations and facilities. The provisions of I.C. 67-6529A through 67-6529G are incorporated herein and are absolute performance standards. Any application of land use determined to be a CAFO facility requires industrial zoning.~~

5.18.020 Class II Permit Required. ~~The following application types require a Class II permit, commercial or industrial zoning, and compliance with all performance standards in this Ordinance~~

- ~~a. New dairies and feedlots with a capacity of more than 250 head.~~
- ~~b. The expansion of any existing dairy or feedlot to more than 250 head capacity.~~
- ~~c. New agricultural processing and wholesaling operations.~~

SECTION FOUR – Amending the definition of “Agriculture” found in Chapter 10 of the Fremont County Development Code, as follows: (added language is highlighted in yellow, and removed language is shown crossed out.)

10.08 Agriculture. Includes all agricultural land uses, but does not include game ranching or confined animal feeding operations (CAFO), which is ~~a commercial~~ an industrial use.

SECTION FIVE – Amending Appendix U to remove conflicting provisions regarding

CAFOs, as follows: (added language is highlighted in yellow, and removed language is shown crossed out.)

1.65 LIVESTOCK CONFINEMENT FACILITY: See Appendix W.

1.65.010 Definitions: For the purposes of this section, the following definitions shall apply:

- ~~a.~~ The term "existing facility" shall apply to any livestock confinement facility that was legally in existence prior to the effective date of this Ordinance.
- ~~b.~~ The term "existing development" shall refer to uses and activities that are nonagricultural or nonindustrial in nature including, but not limited to: dwelling on a property less than ten (10) acres in size and that is under construction, occupied, or listed for rent or sale; amusement or recreation facility; outdoor auction establishment; bed and breakfast establishment; boarding house; children's treatment facility; campground; church; club or lodge or social hall; daycare facility; drug and alcohol treatment facility; golf course; skilled nursing facility; racetrack; residential care facility; and/or school. However, the term shall not include dwellings and/or establishments associated with the AFO operation.

1.65.020 Applicability:

- ~~a.~~ A new livestock confinement facility or expansion of an existing facility that has three hundred (300) animal units or fewer shall not require master site plan approval.
- ~~b.~~ A new livestock confinement facility or expansion of an existing facility that will have more than three hundred (300) animal units shall be deemed an animal feeding operation (AFO) and shall require master site plan approval.
- ~~c.~~ A new AFO or expansion of an existing AFO that will have more than one thousand (1,000) animal units shall require conditional use approval.
- ~~d.~~ Existing facilities with more than two hundred thirty (230) animal units shall have the option to register their facility with the Fremont County development services department by one year after the effective date of this Ordinance. The purpose of the registration is to establish the property boundaries and the operating capacity of the livestock confinement facility. Operating capacity shall be either the historic maximum animal units or the maximum design capacity (in animal units) of the facility, whichever number is greater. Existing facilities that register shall be allowed up to a thirty percent (30%) increase in the registered operating capacity without master site plan or conditional use approval.
- ~~e.~~ Aquaculture AFOs are exempt from the regulations in this section, except for any manure storage setback as set forth in this Ordinance.

1.65.030 Standards: Livestock confinement facilities shall meet one or more of the following standards:

- ~~a.~~ The property is within an RB, RP, RR, RUT, RSW, or R1 base district;
- ~~b.~~ The property is one acre in size or larger; or
- ~~c.~~ The livestock is being raised for an educational purpose (including, but not limited to, 4-H and FFA) where the subdivision covenants do not prohibit such use.

1.65.040 Additional Standards For AFOs: In addition to the livestock facility standards of subsection C of this section, the following standards shall apply:

- a.** Compliance: The AFO must comply with and not be in violation of any federal, state, or local law including, but not limited to, all applicable state of Idaho department of agriculture, state of Idaho department of environmental quality, state of Idaho department of water resources, and/or central district health department regulations and specifications.
- b.** Lighting: All proposed lighting shall comply with the provisions of Appendix V of this Ordinance.
- c.** Waste: All animal waste must be confined to the property in a containment facility approved by the Department of Environmental Quality.

1.65.050 Siting Standards: For expansions of existing facilities that require master site plan or conditional use approval, the location standards shall only apply to proposed expansions.

- a.** Lagoons and manure storage shall not be located within a flood hazard overlay district.
- b.** All lagoons and manure storage areas shall maintain a minimum separation distance, as set forth in Table U.1, below.

TABLE U.1: AFO SETBACKS

Use	Setback (In Feet)
Another AFO lagoon or manure storage area where existing development is within either AFO sphere of influence	2,500
Another AFO lagoon or manure storage area where there is no existing development within either AFO sphere of influence	1,250
Existing development outside an area of city impact	1,000
Existing development inside an area of city impact	2,500
Public water intakes ¹	300
Domestic well ²	300
Streets and roadways	200
Property lines not fronting a street or roadway	300

Notes:

¹ Public water intakes shall include, but not be limited to, wells, springs, lakes, and/or streams used as a potable water source.

² This does not include any domestic well of the AFO owner and/or operator.

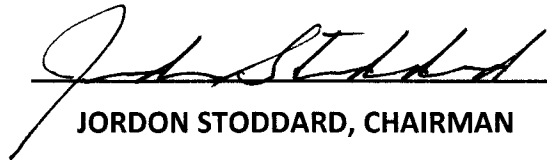
- c.** Silage, haylage, potatoes, or any feed product resulting from the ensilage process shall be stored no closer than three hundred feet (300') from any property line.
- d.** Each existing facility with three hundred (300) or more animal units and each proposed AFO shall have a one mile radius sphere of influence from the lagoons and/or manure storage areas. The sphere of influence of a proposed AFO may overlap the sphere of another AFO if no existing development is within more than two (2) AFO spheres of influence.

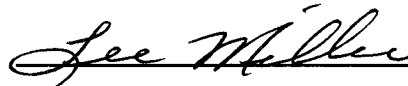
~~1.65.060~~ Alternative Design: The Administrator may approve, or recommend approval of, alternative site development when the overall design, as proposed by the applicant, meets or exceeds the intent and the requirements of this section and shall not be detrimental to the public health, safety, and welfare.

SECTION SIX – EFFECTIVE DATE:

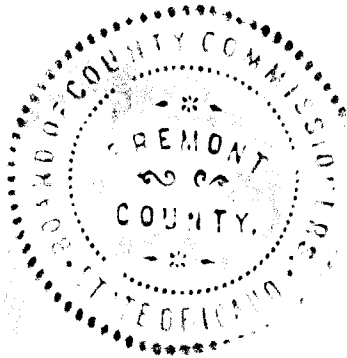
THIS ORDINANCE SHALL BECOME EFFECTIVE AND BE IN FULL FORCE AND EFFECT FOLLOWING PASSAGE AND PROPER PUBLICATION, AS PROVIDED BY LAW.

PASSED THIS 21st DAY OF July, 2016, BY THE BOARD OF COUNTY COMMISSIONERS OF FREMONT COUNTY, IDAHO.

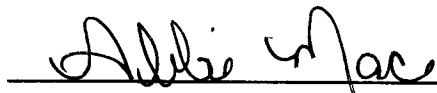

JORDON STODDARD, CHAIRMAN


LEE MILLER


BILL BAXTER



ATTEST:


ABBIE MACE, COUNTY CLERK

ATTACHED: EXHIBITS A & B

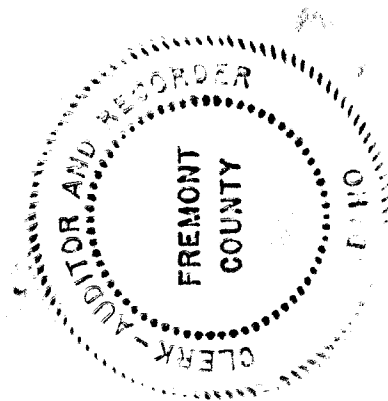


EXHIBIT A

APPENDIX W - CONFINED ANIMAL FEEDING OPERATIONS (CAFOs)

1.01 What This Appendix Does. This Appendix establishes the procedures for permitting, and the performance standards applicable to, Confined Animal Feeding Operations (CAFOs).

1.01.010 Authority. I.C. 67-6529 authorizes Fremont County to regulate the siting of certain animal operations and facilities. The provisions of I.C. 67-6529A through 67-6529G are incorporated herein and are absolute performance standards.

1.01.020 Conflicts. As per IC 67-6529(2), if any provision of the Development Code conflicts with this Appendix, this Appendix shall govern.

1.02 Definitions. The following definitions shall apply:

1.02.010 "Animal Unit" means one-thousand (1000) pounds of live weight.

1.02.020 "CAFO," also referred to as "concentrated animal feeding operation," "confined animal feeding operation," or "livestock confinement facility" means: a facility where all of the following conditions are met:

- a.** Animals have been, are, or will be stabled or confined and fed or maintained for a total of ninety (90) consecutive days or more in any twelve-month period;
- b.** Crops, vegetation, forage growth or postharvest residues are not sustained in the normal growing season over any portion of the lot or facility; and
- c.** The lot or facility is designed to confine or actually does confine as many as or more than the numbers of animals specified in any of the following categories: seven hundred (700) mature dairy cows, whether milked or dry; one thousand (1,000) veal calves; one thousand (1,000) cattle other than mature dairy cows or veal calves; two thousand five hundred (2,500) swine each weighing fifty-five (55) pounds or more; ten thousand (10,000) swine each weighing less than fifty-five (55) pounds; five hundred (500) horses; ten thousand (10,000) sheep or lambs; or eighty-two thousand (82,000) chickens.

1.02.030 "CAFO area of influence" means: the area within one mile of the CAFO site boundary.

1.02.040 "CAFO site" means: a defined area containing the pens, waste storage and lagoons of a CAFO. The boundary of this area will be the point from which setbacks and other distances are measured.

1.02.050 "Confined" means: placed in a pen, corral or other facility that restrains or concentrates the animals such that the vegetative cover on the ground is worn down or destroyed beyond its ability to naturally recover in a single season (see 1.02.020(b), above). The existence of field or property-line fencing does not automatically create a condition of confinement as defined by this appendix.

1.02.060 "Existing CAFO" means: any livestock confinement facility that was legally operating prior to July 1, 2011.

1.02.070 "Existing development" refers to: uses and activities that are nonagricultural or nonindustrial in nature including, but not limited to:

- a.** a dwelling:
 - (1)** on a property that is less than ten (10) acres in size, and
 - (2)** is under construction, occupied, or listed for rent or sale;

- b.** an amusement or recreation facility;
- c.** outdoor auction establishment;
- d.** bed and breakfast establishment;
- e.** boarding house;
- f.** children's treatment facility;
- g.** campground;
- h.** church;
- i.** club, lodge or social hall;
- j.** daycare facility;
- k.** drug and alcohol treatment facility;
- l.** golf course;
- m.** skilled nursing facility;
- n.** racetrack;
- o.** residential care facility; and/or
- p.** a school.
- q.** However, the term shall not include dwellings and/or facilities associated with the CAFO operation.

1.02.080 "Pen" means the structure or facility in which animals are confined in a CAFO.

1.03 Applicability:

1.03.010 A new livestock confinement facility that meets the definition in 1.02.020, above, shall be deemed a confined animal feeding operation (CAFO) and shall require a CAFO permit. Expansion of an existing facility shall also require a CAFO permit, if the expanded size meets the definition.

1.03.020 Any livestock confinement facility that was legally in existence prior to July 1, 2011, shall not be required to get a permit under this Appendix to continue operation. Depending on circumstances, these facilities may be expanded; however, a permit will be required for expansion.

1.03.030 Aquaculture CAFOs are exempt from the regulations in this section, except for any manure storage setback as set forth in this Appendix.

1.03.040 Traditional winter feeding of livestock, regardless of the number of animals fed, shall not be considered a CAFO, provided the ground retains its ability to naturally recover its vegetative cover in the normal growing season.

1.04 Standards: Livestock confinement facilities shall meet the following standards:

1.04.010 The property's zone does not prohibit CAFOs.

1.04.020 Compliance: The CAFO must comply with and not be in violation of any federal, state, or local law including, but not limited to: all applicable regulations and requirements of the Idaho State Department of Agriculture (ISDA), State of Idaho Department of Environmental Quality (DEQ), State of Idaho Department of Water Resources (DWR), and/or district health department.

1.04.030 Lighting: All proposed lighting shall comply with the provisions of Appendix V of this Ordinance.

1.04.040 Waste:

- a. All animal waste must be managed according to plans and facilities approved by DEQ or ISDA, as determined by these agencies.
- b. No on-site disposal (either by burning or burial) of dead animals is permitted.

1.04.050 Siting Standards:

- a. Pens and lagoons and manure storage shall not be located within a floodplain.
- b. All pens, lagoons and manure storage areas shall maintain a minimum separation distance, as set forth in Table W.1, below.
- c. Each existing CAFO with a capacity of one thousand (1000) or more animal units, and each proposed CAFO, shall have a CAFO area of influence (see 1.02.030). One area of influence may overlap another if no existing development is within more than two (2) areas of influence.
- d. For expansions of existing facilities that require a permit, the location standards shall only apply to proposed expansions.

TABLE W.1: CAFO SETBACKS

Use	Setback (In Feet)	
Another CAFO pen, lagoon or manure storage area where existing development is within either CAFO area of influence	2,500	
Another CAFO pen, lagoon or manure storage area where there is no existing development within either CAFO area of influence	1,250	
Existing development outside an area of city impact	1,000	
Public water intakes ¹	300	
Domestic well ²	300	
Streets and roadways	200	
Property lines not fronting a street or roadway	300	
An area of city impact boundary	1 mile	} whichever is greater
A city boundary	2 miles	

Notes:

- ¹Public water intakes shall include, but may not be limited to, wells, springs, lakes, and/or streams used as a potable water source.
- ²This does not include any domestic well that is exclusively for the use of a dwelling or building located on the same parcel as the CAFO, and owned by the owner of the CAFO.

1.05 Procedure:

1.05.010 Application: Application for a CAFO shall be made on a form prepared by the Planning & Building Department.

a. Requirements:

- (1) Site Plan, drawn to scale on a 24 x 36 sheet of paper, showing the applicant's entire parcel (or contiguous parcels) of land. The Administrator may require a second site plan if the scale of the first does not permit the CAFO facility to be shown in sufficient detail.
- (2) Vicinity Map, drawn to scale on a 24 x 36 sheet of paper, and showing the location of the proposed CAFO and the surrounding area for at least 2 miles.
- (3) Explanatory description of the proposed operation.
- (4) A Nutrient Management Plan, prepared according to the standards of the ISDA, by a certified preparer (ISDA maintains a list of approved preparers). The plan may be based on the applicant's prepared site plan if the physical structures do not already exist.
- (5) If waste or runoff will be contained in lagoons, or if manure will be composted on site, the applicant will also submit an Odor Management Plan that meets ISDA's requirements.

1.05.020 Notify The Board of County Commissioners: After receiving a complete application, the Administrator will notify the Board of County Commissioners (Board) that a CAFO application has been received and that the review process will be starting. At that point, the Board will have fifteen working days to decide if the County will opt to request a CAFO Site Advisory Team from the state (as per IC 67-6529D, E, F, G, & H).

1.05.030 Planning and Zoning Commission review of Site Plan: Once the County has received the report from the CAFO Site Advisory Team (if required), the application will be presented to the Planning and Zoning Commission (Commission) for review as follows:

a. Sketch Plan: The applicant will present the application to the Planning and Zoning Commission at a regular meeting to introduce the application and answer questions from the Commission. The Commission may ask the applicant for additional information if it deems necessary. This step may be repeated until the Commission is satisfied that it has all of the information it needs to completely review the process.

b. Site Plan Review: The Commission will, after reviewing the application make a recommendation to the Board as follows:

(1) As to whether the application meets the County's standards for approving a CAFO, and

c. The Commission shall also recommend any conditions that it believes are necessary to mitigate impacts of the CAFO.

1.05.040 Public Hearing: Following the Commission's recommendation, the Board will hold a public hearing on the application. As per IC 67-6529(2), only members of the public with their primary residence within a one (1) mile radius of a proposed site may provide comment at the hearing.

1.05.050 Decision: Following the public hearing, the Board will have up to sixty days to make a decision approving or denying the CAFO Site Plan.

a. When approving a CAFO site plan, the Board may attach conditions to the approval in order to mitigate potential impacts. These conditions may include any conditions that the Board deems reasonable; the Board is not limited to considering only those conditions recommended by the Commission.

1.06 Permit Renewal: From the date of approval, CAFO permit is initially valid for two years, whereupon it will expire if it is not renewed. Following the first renewal, the permit shall be valid for five years at a time before requiring renewal. The renewal process is as follows:

1.06.010 Application: The CAFO permittee shall submit the following for renewal:

a. Documentation that all state and federal agency approvals have been secured.

b. Documentation of compliance with the approved nutrient management plan.

c. Documentation of compliance with any other required state or federal permit.

d. Compliance inspection from the County to verify compliance with County Standards

e. Water testing results, if called for by any required permit.

f. Any other information required by the Administrator to verify that the CAFO is compliant with the County's standards and conditions of approval.

g. An application, provided by the Planning & Building Department.

h. A fee, as determined by the Board.

1.06.020 Review. The Administrator shall review the required submittals and determine if the CAFO has complied with the relevant requirements.

a. If the CAFO complies, the Administrator shall approve the permit renewal.

b. If there are deficiencies, the Administrator shall refer the permit to the Commission for further review. The Commission will review the deficiencies and discuss with the CAFO operator how they may best be addressed.

(1) The Commission may then determine that the CAFO operator should be permitted a probationary period to address the deficiencies.

(2) The maximum time for a probationary period is one year.

c. If the Commission determines that the deficiencies have not been, or cannot be, corrected, it shall refer the permit to the Board. The BOCC may then hold a public hearing and – if it agrees with the recommendation of the Commission – revoke the permit.

1.07 Penalty. Failure to comply with this Appendix shall be punishable by:

1.07.010 A fine of up to \$150 per animal per day,

1.07.020 Possible revocation of the permit. If the County seeks to revoke a permit, it shall bring the matter to the Board. The Board shall hold a public hearing, deliberate on the facts of the case and then make a reasoned determination concerning revocation of the permit.

1.08 Appeals: Appeals, if any, of any County decision shall follow the procedures established in Chapter 3 of the Development Code.

EXHIBIT B

Changes to certain use tables in Chapter 4 (added language is highlighted in yellow, and removed language is shown crossed out).

4.13 RURAL DISTRICT

4.13.010 RURAL BASE ZONE (RB)

- f. **Allowed Uses.** The following uses are allowed in the Rural Base Zone. Where a particular use requires a Class I or a Class II Permit, application must be made to the Fremont County Planning and Building Department before the change of use can be approved.

Industrial Uses	Permit Type
Confined Animal Feeding Operation (CAFO)	CAFO permit (see Appendix W)
Gravel extraction, small	Class I
Gravel extraction	Class II

4.13.020 RURAL CONSERVATION ZONE (RC)

- f. **Allowed Uses.** The following uses are allowed in the Rural Conservation Zone. Where a particular use requires a Class I or a Class II Permit, application must be made to the Fremont County Planning and Building Department before the change of use can be approved.

Industrial Uses	Permit Type
Confined Animal Feeding Operation (CAFO)	CAFO permit (see Appendix W)
Gravel extraction, small	Class I
Gravel extraction	Class II

4.13.030 RURAL LIVING ZONE (RL)

- f. **Allowed Uses.** The following uses are allowed in the Rural Living Zone. Where a particular use requires a Class I or a Class II Permit application must be made to the Fremont County Planning and Building Department before the change of use can be approved.

Industrial Uses	Permit Type
Confined Animal Feeding Operation (CAFO)	CAFO permit (see Appendix W)
Gravel extraction, small	Class I
Gravel extraction	Class II

TABLE 4.5 - ALLOWED USE BY COMMERCIAL BASE DISTRICT

Allowed Use	LO	C1	C2	C3
Adult entertainment establishment	-	-	C	C
Adult respite care center	C	C	C	C
Agricultural structure	A	A	A	A

Agricultural use	P	P	P	P
Amusement or recreation facility, indoor	-	C	P	P
Amusement or recreation facility, outdoor	-	C	C	C
Animal boarding with outside runs	-	C	P	P
Animal clinic, animal hospital, or veterinary office	-	P	P	P
Auction establishment, outdoor	-	C	C	C
Automobile, major repair	-	-	P	-
Automobile or recreational vehicle sales or service	-	C	P	P
Bank	P	P	P	P
Bar, brewpub, or nightclub	-	C	P	P
Bed and breakfast establishment	-	C	C	-
Boarding house	-	C	C	-
Campground	-	C	C	P
Car wash	-	C	C	C
Cemetery	C	C	C	-
Church	C	C	C	C
Clinic, medical (excluding animal or veterinary)	P	P	P	P
Club or lodge or social hall	C	C	C	-
Contractor's yard or shop	-	-	P	P
Crematory	-	-	C	-
Dangerous or protected animals	C	C	C	C
Daycare center	C	C	C	C
Drive-up window service	C	C	P	P
Drug and alcohol treatment facility	C	-	-	-
Dwelling, caretaker for an approved use	A	A	A	A
Farm, garden, lumber, or building supply store	-	-	P	P
Fence, barbed wire or electric wire	C	C	C	C
Fence, barbed wire or electric wire accessory to a livestock confinement facility	A	A	A	A
Fence, other	A	A	A	A
Fuel cell	A	A	A	A
Gasoline or diesel fuel sales facility	-	C	P	P
Heavy equipment sales or service	-	-	P	P
Hospital	C	-	C	C

Hotel or motel	C	C	P	P
Kennel, commercial	-	C	C	C
Laundromat	-	P	P	P
Livestock confinement facility, >300 AU	P	P	P	P
Manufactured home storage	-	P	P	-
Mortuary	P	P	P	P
Nursery, retail (only)	-	P	P	P
Off street parking facility	-	P	P	P
Office building	P	P	P	P
Office, relating to an approved use	A	A	A	A
Office, temporary construction	A	A	A	A
Outdoor storage	-	C	A	A
Package and letter delivery service	-	-	P	P
Personal, business, or professional service	P	P	P	P
Portable classroom	A	-	A	-
Public or quasi-public use	C	C	C	C
Radio and television broadcasting station	C	C	P	P
Recreational vehicle park	-	C	C	C
Recycling center	-	-	P	-
Remediation, in situ	P	P	P	P
Research and development facility	C	-	C	C
Residential care facility	C	C	-	-
Restaurant or eating place	C	P	P	P
Retail sales relating to an approved use	A	A	A	A
Retail store	C	P	P	P
School, public or private	C	-	-	-
School, vocational or trade	C	-	P	-
Shooting range, indoor (only)	C	C	P	P
Sign, non-accessory, off premises	P	P	P	P
Storage facility, self-service	C	C	P	-
Studio	C	P	P	-
Swimming pool, private	A	A	A	A
Tower or antenna structure, commercial	C	C	C	C

Tower or antenna structure, private	A	A	A	A
Transit facility	-	P	P	P
Truck stop	-	-	C	P

TABLE 4.8 - ALLOWED USE BY INDUSTRIAL BASE DISTRICT

Allowed Use	IT	M1	M2
Agricultural structure	A	A	A
Agricultural use	P	P	P
Aircraft landing field (private ownership)	-	C	C
Airport (public ownership)	-	C	C
Amusement or recreation facility, indoor (only)	-	C	-
Animal boarding with outside runs	-	P	-
Animal clinic, animal hospital, or veterinary office	-	P	-
Asphalt or concrete ready mix plant	-	-	P
Auction establishment, outdoor	-	C	C
Automobile, major repair	-	P	P
Automobile or recreational vehicle sales or service	-	P	P
Bank	C	-	-
Brewery or distillery	-	-	P
Cemetery	C	C	C
Clinic, medical (excluding animal or veterinary)	C	-	-
Club or lodge or social hall	-	C	-
Composting facility, commercial	-	-	P
Confined Animal Feeding Operation (CAFO) [See appendix W for permit requirements.]	C	C	C
Contractor's yard or shop	-	P	P
Dangerous or protected animals	C	C	C
Daycare center	C	-	-
Dwelling, caretaker for an approved use	A	A	A
Explosive manufacturing or storage	-	-	C
Farm, garden, lumber, or building supply store	-	P	P
Fence, barbed wire or electric wire	C	C	C
Fence, barbed wire or electric wire accessory to a livestock confinement facility	A	A	A
Fence, other	A	A	A

Flammable substance storage	A	C	C
Foundry	-	C	P
Freight or truck terminal	-	-	P
Fuel cell	A	A	A
Gasoline or diesel fuel sales facility	A	A	A
Grain elevator	-	P	P
Heavy equipment sales or service	-	P	P
Junkyard or automobile wrecking yard	-	-	C
Kennel, commercial	-	C	-
Laundry or linen supply	-	P	P
Livestock confinement facility, .300 AU	P	P	P
Manufacture of electronic or electrical products	P	P	P
Manufacture or processing of hazardous chemicals or gases	-	-	C
Manufactured home storage	-	P	P
Meatpacking facility	-	-	C
Nursery, wholesale (only)	-	P	P
Off street parking facility	C	P	P
Office building	C	C	-
Office, relating to an approved use	A	A	A
Office, temporary construction	A	A	A
Outdoor storage	A	P	P
Package and letter delivery service	-	P	P
Personal, business, or professional service	C	C	-
Pit, mine, or quarry	-	-	A or C
Power plant	-	-	C
Processing plant for agricultural or dairy products	-	C	P
Product fabrication, assembly, or packaging	P	P	P
Public or quasi-public use	C	C	C
Railroad switching yard	-	-	P
Recycling center	-	P	P
Recycling plant	-	-	P
Remediation, in situ	P	P	P
Research and development facility	P	P	P

Restaurant or eating place	C	C	C
Retail sales relating to an approved use	A	A	A
Roadside produce stand	-	A	-
Sawmill or planing mill	-	-	P
School, vocational or trade	C	P	-
Sign, nonaccessory, off premises	P	P	P
Storage facility, self-service	-	P	P
Studio	-	P	-
Tannery	-	-	P
Tower or antenna structure, commercial	C	C	C
Tower or antenna structure, private	A	A	A
Transit facility	P	-	-
Vehicle impound yard	-	-	P
Warehouse	-	P	P
Winery	-	P	P