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**ARTICLE 5. USE REGULATIONS**

20-501	Adaptive Reuse of Designated Historic Property
20-502	Agriculture, Large Animal
20-503	Attached Dwellings
20-504	Bed and Breakfast Establishment
20-505	Funeral and Interment
20-506	(Reserved)
20-507	Day Care Establishments
20-508	Detached Dwelling
20-509	Eating and Drinking Establishments
20-510	Financial, Insurance and Real Estate (F.I.R.E.) Services, Payday Advance and Car Title Loan Businesses
20-511	Food and Beverage Sales
20-512	Lodge, Fraternal and Civic Assembly
20-513	Manufactured Homes, Residential-Design
20-514	Mobile Home Parks
20-515	Mining
20-516	Mixed Media Stores
20-517	Multi-Dwelling Structure, Non-Ground Floor Dwelling Units and Work/Live Units
20-518	Office, Administrative and Professional
20-519	Outpatient Care Facility
20-520	Personal Convenience Services
20-521	Personal Improvement Services
20-522	Religious Assembly
20-523	Repair Service, Consumer
20-524	Restaurant, Quality
20-525	Retail Sales, General
20-526	Retail Establishments
20-527	Scrap and Salvage Operations
20-528	Sexually Oriented Businesses
20-529	Wireless Facilities
20-530	Utility, Minor
20-531	Zero Lot Line Housing
20-532	Accessory Uses and Accessory Structures; Purpose
20-533	General Standards for Accessory Structures
20-534	Accessory Dwelling Units
20-535	Accessory Parking
20-536	Amateur Radio and Receive-Only Antennas
20-537	Home Occupations
20-538	Exterior Storage
20-539	General Standards for Private Dining Establishments
20-540	Small and Large Collection Recycling Facilities
20-541	Work/Live Units
20-542	Non-Ground Floor Dwelling Units
20-543	Office, Other
20-544	Temporary Shelters
20-545	Light Equipment Sales/Rental
20-546	Congregate Living
20-547	Animal Agriculture, Small
20-548	Crop Agriculture
20-549	Farmers Markets
20-550	On-Site Agricultural Sales
20-551	Urban Farm
20-552	Short-Term Rental Unit

**20-551 URBAN FARM****(1) Special Use Permit for *Urban Farms* in Residential Districts**

- (i) An Urban Agriculture use is considered an *Urban Farm* when it includes uses permitted as *Crop Agriculture* and/or *Small or Large Animal Agriculture* but exceeds the standards set by the Code for these uses. These standards include, but are not limited to, the maximum number of animals per size of [Lot](#), the maximum permitted size of the on-site sales area, hours of on-site sales, and accessory activities on the site such as educational sessions.
- (ii) An *Urban Farm* that was in existence in a residential zoning district prior to April 26, 2016, will be deemed to have an automatic Special Use Permit. It will be necessary for owners/operators of *Urban Farms* to register the use with the Planning Office by January 1, 2017, to qualify for the automatic Special Use Permit. Any alteration or expansion of the *Urban Farm* use are subject to the Special Use Amendment procedures of Section 20-1306 with the provisions included in the following subsection.
- (iii) Given the nature of an *Urban Farm* use, an aerial photo may be used as the basis of the Special Use Permit plan. The plans are not required to be developed by a design professional, but must clearly show the details/dimensions necessary to insure [Setbacks](#) are met, required screening is provided, and that [Parking Areas](#) and drive aisles meet the parking standards in Article 9.

**(3) [Accessory Uses Permitted by Right](#)****(i) Agricultural Processing**

- a. The primary agricultural product being processed must be grown or produced on the premises.
- b. Potentially offensive external effects shall be mitigated to insure compatibility with nearby land uses.
- c. Off-Street Parking is required at the same rate as the *Limited Manufacturing and Production* use in Article 9.

**(ii) Education/Training/Outreach Programs.****(iii) Employment**

- a. An *Urban Farm* in a residential district may have employees that exceed the [Home Occupation](#) limit.

**20-552 SHORT-TERM RENTAL UNIT****(1) Purpose**

- (i) These design standards are to ensure [Short-Term Rental Units](#) are compatible with the desired character and livability of the zoning district in which they are permitted.

**(2) Residency Requirements**

- (i) The use shall be considered an Accessory Use when the Short-Term Rental Unit is located in the same Dwelling Unit in which the owner resides.
- (ii) The use shall be considered an Accessory Use when the Short-Term Rental Unit is located on a property with a registered Accessory Dwelling Unit.
- (iii) The use shall be considered a Special Use when the Short-Term Rental Unit is not located in the same Dwelling Unit in which the owner resides.

**(3) Site-Related Standards**

- (i) All Short-Term Rental Units shall comply with the Occupancy Limits established in Chapter 20, Section 20-601(d).
- (ii) Any structure used as a Short-Term Rental Unit shall be initially approved in accordance with the process to establish its Principal Use or Structure.
- (iii) The Dwelling Unit and site shall remain residential in appearance and characteristics. Internal or external changes that will make the Dwelling appear less residential in character or function are prohibited. Examples of such prohibited alterations include, but are not limited to, construction of Parking Lots, paving of required Setbacks, or the addition of commercial-like exterior lighting.
- (iv) Any units utilized as a Short-Term Rental Unit shall be a legally established unit, or shall obtain a Registration of Nonconforming Use as required in Chapter 20, Article 15.
- (v) Signs shall comply with the provisions outlined in Chapter 5, Article 18 of the City Code.

**(4) Parking**

- (i) **Owner Occupied Short-Term Rental Unit**
  - a. Parking for an owner occupied Short-Term Rental Unit shall comply with the parking required for the principal use of the site.
- (ii) **Non-Owner Occupied Short-Term Rental Unit**
  - a. Parking for a non-owner occupied Short-Term Rental Unit shall comply with Section 20-902.