

## MEMORANDUM



To: Board of County Commissioners  
From: Jim Flesher, Long-Range Planner  
Date: October 6, 2025  
Re: Ordinance 2025-11, Chapters 23, Zoning,  
miscellaneous revisions (1<sup>st</sup> Reading)

First reading of this ordinance was continued on September 15 due to commissioners' desire to have a full board for first reading. The current ordinance differs from the version that was presented on September 15. This memo outlines those changes, which mainly pertain to Residential zones. Please refer to the ordinance as well.

### Commercial Vehicles and Semi-Trailers

- In the Residential zones, parking will be limited to those vehicles with a gross vehicle weight rating (GVWR) under 16,001 pounds, regardless of whether the property has a permitted Home Business. Vehicles over 16,000 pounds GVWR are considered Class Five and up according to the USDOT's classification.
- RVs are excluded from these limits. Vehicles used for farming are also excluded, though this does not apply in Residential zones since farming is not an allowed use.
- Semi-trailers will not be permitted to be parked in Residential zones. (They will also not be permitted in Agricultural-zoned lots of less than one acre if the lot is in a subdivision or historic townsite. Lots in Ag subdivisions and townsites of at least an acre and Estate-zoned lots will be allowed one semi-trailer. Ag-zoned lots outside subdivisions and townsites will be allowed two semi-trailers.)
- Semi-trailers would need to be at least 20 feet from property lines abutting rights-of-way and five feet from other property lines. This would not apply to Commercial and Industrial zones or farming.

### Home Businesses

- Home Businesses will be allowed by zoning permit (ZPHB) in Ag, Estate, and all Residential zones, though the limitations would be somewhat different for Residential.
- No more than five customers, clients, patients, students, or nonresident employees would be allowed on-site at any one time in Residential zones.
- Activity related to the Home Business would need to be conducted indoors in R zones. Section 23-4-990.B states the following:
  1. R (Residential) zones: No HOME BUSINESS shall be conducted on a LOT in any R (Residential) Zone District unless such USE is conducted entirely indoors within one (1) or more BUILDINGS or off site. No outdoor activity associated with the HOME BUSINESS is allowed in Residential zones.

2. A (Agricultural) and E (Estate) zones: No HOME BUSINESS shall be conducted on a LOT smaller than one (1) acre unless such USE is conducted entirely indoors within one (1) or more BUILDINGS or off site. On LOTS of at least one (1) acre, if any outdoor activity associated with the HOME BUSINESS occurs, a wooden, vinyl, or decorative metal opaque privacy fence at least six (6) feet in height may be required in order to SCREEN the outside activity. The Director of Planning Services is authorized to establish the fencing requirement, including allowing alternative methods of SCREENING, depending on the location of the property, the ADJACENT zoning, the nature of the activity, and the distance from the activity to the nearest DWELLING UNIT. Any such fencing requirement is subject to revision by the Director based upon future changes in surrounding land USES, changes to USES associated with the HOME BUSINESS, or complaints from neighbors, as deemed warranted by the Director.
  3. For the purpose of this section, "outdoor activity" means outdoor storage of materials, equipment, or products associated with the HOME BUSINESS, outdoor business-related interactions with customers, clients, students, or patients, outdoor manufacturing, fabricating, or assembling products related to the HOME BUSINESS, and similar work to conduct or support the HOME BUSINESS that takes place on any portion of a LOT not enclosed by walls and covered by a roof. "Outdoor activity" does not include parking of vehicles.
- The other limitations on Home Businesses would be the same in Residential, Estate, and Ag zones. For example:
    - Public access would be limited to 7:00 a.m. to 7:00 p.m.
    - Adequate off-street parking would be required. No on-street parking would be allowed.
    - Violation of the zoning permit could result in revocation of the permit by the Director of Planning Services. Such revocation could be appealed to the Board under Chapter 2.

Staff recommends adoption of Ordinance 2025-11 on first reading.