

# ATTACHMENT F

#### 4-4 Rural Small Businesses

##### 4-4.1 Purpose and Intent

The purpose of this section is to allow residents in the AC and RC districts to locate and operate small-scale service, repair and contracting businesses, which preserve the rural and historic character of the districts and agriculture as an industry. The intent of this Section is to allow local, small-scale businesses to locate and operate at the owner's principal place of residence. It is not intended to permit franchises, branch facilities or other partial elements of larger enterprises that have other business facilities in other locations. Such larger scale enterprises, including expanding businesses which initially located in rural areas under the provisions of this Section, must locate in the County's industrial and commercial zoning districts where they will not adversely impact residential neighborhoods or agricultural activities.

##### 4-4.2 Rural Small Business Uses

Small business uses that do not meet the criteria of a major or minor home occupation due to the need to store large scale equipment, supplies or heavy machinery, may be permitted in the AC and RC districts on lots of five (5) or more acres, subject to special exception approval, and based on the standards in Section 4-4.3. The following uses may be approved as rural small business in the AC and RC districts:

1. Farm Machinery Repair
2. Vehicle/Equipment Service Repair
3. Small Engine Repair
4. Contractors and contracting
5. Studios for fine arts and crafts.
6. Antique sales
7. Sale of any goods or items produced on the premises; no wholesale commercial businesses are permitted and no retail sales of items produced off-site
8. Limited personal repair services
9. Blacksmith Shop

##### 4-4.3 Rural Small Business Use Standards

To be deemed a Rural Small Business, all activities of the Rural Small business shall meet and comply fully with the following lot size requirements and performance standards, unless modified as part of the special exception approved by the Board of Supervisors. It shall be the applicant's responsibility to demonstrate compliance with these standards:

4-4.3.1 Restrictions Based on Parcel Size

	<b>5.0 to 9.9 acres</b>	<b>10.0 to 49.9 acres</b>	<b>50 or more acres</b>
<b>Max. employees</b>	3	4	8
<b>Heavy Equipment</b>	None	2	4
<b>Business Vehicles (on-site)</b>	2	4	6
<b>Accessory Structures</b>	2,500 square feet maximum	5,000 square feet for the first 10 acres plus an additional 1,000 square feet for each additional 10 acres not to exceed 10,000 square feet	5,000 square feet for the first 10 acres plus an additional 1,000 square feet for each additional 10 acres not to exceed 10,000 square feet
<b>Storage Yard</b>	2,500 square feet maximum	5,000 square feet for the first 10 acres plus an additional 1,000 square feet for each additional 10 acres not to exceed 10,000 square feet	5,000 square feet for the first 10 acres plus an additional 1,000 square feet for each additional 10 acres not to exceed 15,000 square feet

- 4-4.3.2 All storage yards shall be screened from view using opaque screening materials.
- 4-4.3.3 The maximum height of accessory structures shall not exceed that permitted for accessory structures by the applicable AC or RC zoning district regulations.
- 4-4.3.4 Notwithstanding accessory structure limitations in 4-4.3(A), 100 percent of an existing farm structure may be used for rural small business purposes.
- 4-4.3.5 All accessory buildings or storage yards of less than 2,500 sq. ft. for uses allowed under this Section shall be set back a minimum of 100 feet from all lot lines.
- 4-4.3.6 All accessory buildings or storage yards in excess of 2,500 sq. ft. for uses allowed under this Section shall be set back a minimum of 300 feet from all lot lines.
- 4-4.3.7 All accessory building or storage yards used for the storage of heavy equipment under this Section shall be set back at least 300 feet from all lot lines and 500 feet from existing residential dwellings.
- 4-4.3.8 All businesses which use, or store on site, heavy equipment shall access a paved or all-weather state-maintained road.
- 4-4.3.9 Signs for rural small businesses shall not exceed six (6) square feet.

4-4.3.10 Parking must be provided in accordance with Article 5 when employees and customers are to be on the premises. Parking areas shall be screened to comply with the requirements of Section 6-7.4. No parking shall be permitted in a required yard or setback.

4-4.3.11 All exterior lighting must comply with the standards of Article 4

4-4.3.12 The use must comply with the noise standards of Chapter 22, Article IV of the County Code.