

**Sec. 10-163. Urban fringe zoning district.**

(a) *Purpose and intent.* The urban fringe zoning district is intended to provide for low intensity development that can be accommodated without a full complement of urban services and infrastructure. The urban fringe zoning district is primarily intended to allow low-density residential development of no greater than one unit on three acres of land, agricultural, and silvicultural activities. In the urban fringe zoning district residential development will also be allowed a net density of one unit per acre if clustered on 25 percent or less of the site (allowing a gross density of up to four units per acre on the developable portion of the site). The remaining undeveloped portion of cluster sites shall be preserved as undisturbed open (green) space until such time as these sites are included in the urban service area. Subsequent to these sites inclusion in the urban service area, Type D review may be requested to authorize development of these undisturbed open (green) spaces. To conveniently serve area residents, smaller scale, low intensity commercial development is permitted in the urban fringe zoning district. To maximize efficiency in the development of agricultural and silvicultural resources located within the urban fringe zoning district and surrounding areas, agriculturally and silviculturally related industrial activities such as milling, are permitted. Community facilities are also permitted in the urban fringe zoning district to serve the existing population as well as to accommodate anticipated population growth in areas designated for immediate inclusion (within a period of five years) in the urban service area.

(b) *Allowable uses.* For the purpose of this chapter, the following land use types are allowable in the urban fringe zoning district and are controlled by the land use development standards of this chapter, the comprehensive plan and schedules of permitted uses.

- (1) Low density residential.
- (2) Agricultural.
- (3) Silvicultural.
- (4) Light industry--Agriculturally and silviculturally related only.
- (5) Passive recreation.
- (6) Active recreation.
- (7) Minor commercial
- (8) Neighborhood commercial.
- (9) Community services.
- (10) Light infrastructure.

(11) Heavy infrastructure.

(c) *List of permitted uses.* See schedules of permitted uses, subsection 10-237(1). Nonresidential uses on these schedules are itemized according to the Standard Industrial Code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed. Restricted and special exception uses must meet the criteria in article VII of this chapter. Chapter 9, article III of this Code sets forth the development approval process required for allowable uses.

(d) *Development standards.* All proposed development shall meet the land use development criteria specified in subsection 10-237(2) and (3); commercial site location standards (section 10-174); buffer zone standards (section 10-177); criteria of the development standards schedule (article IV, division 4 of this chapter); and parking and loading requirements (article VI of this chapter).

(e) *Restricted uses.* If uses are restricted according to the schedule of permitted uses, they must follow the general development guidelines for restricted uses as provided in article VII of this chapter. Specific restricted uses are addressed in this subsection and in article VII of this chapter.

(1) Eating and drinking establishments (SIC 581): No drive-in or drive-thru facilities are permitted within this district.

(2) Laundry, cleaning and garment services (SIC 721): Does not include dry cleaning plant operations. Pick-up stations only.

(3) Funeral services and crematoriums (SIC 726): This use requires 100 percent opacity surrounding perimeter with exception of access point