

ARTICLE I. TERMS DEFINED

PART 100. DEFINITIONS

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Flea market shall mean an occasional or periodic sales activity held within a building, structure, or open area where groups of individual sellers offer goods, new and used, for sale to the public, not to include private garage sales.

Fleet Parking shall mean a parking area for the parking and storage of five (5) or more operable vehicles which are used in the daily operations of an existing and/or concurrently proposed rezoning or special use permit application for a nonresidential principal use located within the County and which is not located adjacent to or abutting the lot containing the principal use. This does not include parking and storage of farm vehicles, construction equipment, or motorized vehicles not licensed to operate on state roads. Fleet Parking is not off-site parking or commercial parking as defined in this chapter.

Flood fringe shall mean that portion of the 100-year floodplain outside the floodway, and as further defined in sections 32-501.02 and 32-504.03.

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ARTICLE IV. - COMMERCIAL, OFFICE AND INDUSTRIAL DISTRICTS

PART 400. GENERAL REGULATIONS

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Sec. 32-400.28. Fleet Parking.

Fleet Parking, as defined in this chapter, may be permitted through an approved special use permit in the M-1, M-2, and M/T zoning districts. Fleet parking shall comply with the following as part of any approved special use permit:

1. Fleet parking spaces must be in addition to the minimum number of parking spaces required for the associated principal use. Such parking areas shall be for the sole use of the owners, occupants and patrons of the principal use, and shall not be used for commercial parking purposes as defined in this chapter.
2. The parking area shall be constructed in accordance with all applicable sections of the zoning ordinance and the Design and Construction Standards Manual. A site plan pursuant to Part 800 of this chapter shall be required.
3. Outdoor lighting shall be provided in all parking areas and travelways, pursuant to section 32-250.200.
4. Notwithstanding the provisions of County Code section 32-250.20, one directional sign shall be permitted at each vehicular entrance/exit servicing the parking area. The signs shall not exceed 32 square feet in size. Directional or informational signs, as defined in this chapter, may be installed in any parking areas. All signs shall be set back a minimum of ten feet from any public or private street right-of-way.
5. Where the lot used for fleet parking is under separate ownership than the lot of the principal use, permanent easements and/or agreements shall be required which provide for joint use and maintenance of parking areas and travelways by all owners, occupants, and patrons of the properties. Such easements or agreements shall be noted on approved subdivision and site plans. The easements

or agreements shall be approved by the Zoning Administrator and the County Attorney's Office, and shall not be changed without such prior approval by the Zoning Administrator.

PART 403. INDUSTRIAL DISTRICTS

Sec. 32-403.13. Special uses.

The following uses shall be permitted in the M-1 District with a Special Use Permit, including any other manufacturing, processing or wholesaling use not otherwise permitted by this chapter; including any use involving the storage of petroleum, propane or natural gas products or hazardous materials.

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17. Motor vehicle towing.

18. Parking, fleet (In accordance with the provisions of Section 32-400.28).

~~18-19.~~ Range, shooting, indoor or outdoor.

~~19-20.~~ Recycling plant.

~~20-21.~~ Research and development (HAZMAT).

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Sec. 32-403.23. Special uses.

The following uses shall be permitted in the M-2 District with a Special Use Permit:

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12. Parking, commercial.

13. Parking, fleet (In accordance with the provisions of Section 32-400.28).

~~13-14.~~ Racetrack (equestrian or motorized).

~~14-15.~~ Ranges, shooting, indoor or outdoor.

~~15-16.~~ Recreation facility, commercial (outdoor).

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Sec. 32-403.33. Special uses.

The following uses shall be permitted in the M/T District with a Special Use Permit, including any other manufacturing, processing, or wholesaling use not otherwise permitted by this chapter, including any use involving the storage of petroleum, propane or natural gas products or hazardous materials.

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12. Motor vehicle sales secondary to motor vehicle repair.

13. Parking, fleet (In accordance with the provisions of Section 32-400.28).

~~13-14.~~ Racetrack (motorized vehicles).

~~14-15.~~ Range, shooting (indoor or outdoor).

~~15-16.~~ Recycling plant.

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