

# Summary of Proposed Zoning Text Amendments

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Please note: new inserted text is shown in red, strike-through text is to be deleted.

- 17.10:**        **ADD to Section 17.10 Definitions:**  
**SEMI-TRAILER.** A detachable trailer for hauling freight, with wheels at the rear end, no front axle and the front being supported by the rear of a truck tractor when attached.
- 17.17:**        **Section 17.17 (1):**  
**DELETE** Administrator **and CHANGE TO** Department
- INSERT to Section 17.17 (1) (c) to read as:**  
If required by the Department for permit issuance, a plat
- DELETE Section 17.17 (1) (d) and CHANGE TO:**  
When municipal sewerage service is not available, the owner shall ~~certify in writing~~ provide documentation that satisfactory, adequate and safe water and sewage disposal is possible on the site in accordance with applicable local, County and State regulations.
- DELETE Section 17.17.(1) (e) and CHANGE TO:**  
Additional information as may be required by the ~~appropriate body of the County~~ Department.
- INSERT to Section 17.17 (1) (f) to read as:**  
No permit shall be issued if the applicant is in violation of any of the following Jackson County Ordinances: Zoning, Sanitary, Floodplain, Shoreland or Subdivision and Platting.
- INSERT to Section 17.17 (3) (c) to read as:**  
For temporary or mobile tent/tarp type carport structures of metal or tubed framing not affixed permanently to the ground or any foundations. The required zone district setbacks still must be met.
- 17.19:**        **Section 17.19 (5):**  
**DELETE** Committee **and CHANGE TO** Department
- 17.36:**        **INSERT TO Section 17.36 (2) to read as:**  
Governmental and cultural uses, such as town hall and town shops, fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums in all residential, business, agricultural and industrial districts.
- 17.38:**        **INSERT TO Section 17.38 to read as:**  
**MANUFACTURED HOMES<sup>2</sup>, MOBILE HOME PARKS AND TRAILER CAMPS.**  
Manufactured Homes<sup>2</sup> are permitted in the R-2, R-3, A-1 and A-2 Districts as

Conditional Uses. Mobile Homes/Manufactured Home<sup>2</sup> Parks are permitted in the R-1, R-2, R-4, A-1 and A-2 Districts as Conditional Uses. Travel Trailer camps are permitted in R-2, R-4, R-6, B-2, A-1, A-2 and C-1 Districts as Conditional Uses.

**INSERT TO Section 17.38 DEFINITIONS to read as:**

MOBILE HOME/MANUFACTURED HOME<sup>2</sup> PARKS, NEW TRAILER CAMPS. Except as otherwise specifically authorized, no mobile home intended for occupancy shall be located except in a licensed mobile home park. Such parks shall meet the following requirements:

**Section 17.38 (6) (b):**

**DELETE NR111 and 112 and CHANGE TO NR 811 and 812**

**Section 17.38 (7) (b):**

**DELETE DCOMM 82 and 83 and CHANGE TO DSPS 382 and 383**

**Section 17.38 (8):**

**DELETE DCOMM 82-84 and CHANGE TO DSPS 382 – 384**

**Section 17.38 (12):**

**INSERT TO 17.38 (12) to read as:**

**TRAVEL TRAILER CAMPS.**

**17.40:**

**DELETE Section 17.40 (a) and CHANGE TO:**

~~Permit Required: No person shall use any building or premises for the buying, selling, gathering, delivery, shipping, storing or salvaging of old iron, bottles, paper, rags, vehicles or other materials commonly included in the term "junk" without obtaining a land use permit for the operation of a junk yard and salvage yard. Storage of three (3) or more unlicensed or inoperable vehicles on the same premises shall be prima facie evidence of operation of a junk or salvage yard.~~

No person shall deposit or cause to be deposited or stored on any property, refuse, garbage, litter, waste or salvage material (including but not limited to: metals, paper, rags, tires, bottles, wood, building materials), in excess of normal residential use or periodic maintenance or remodeling. Nor shall any person deposit or cause to be deposited or stored any inoperable appliances, disassembled, inoperable, unlicensed, junk or wrecked motor vehicles, recreational vehicles, boats, mobile homes, semi-trailers or buses, unless it is in connection with a properly licensed and zoned automotive, appliance sales, repair or storage business enterprise, unless entirely enclosed within a building. Storage of more than two (2) unlicensed or inoperable vehicles on the same premises shall be prima facia evidence of the operation of a junk or salvage yard. A Land Use Permit is required for the operation of a salvage yard. This section shall not apply to farm machinery or equipment, on the premises of an operating farm, located in a properly zoned district.

**17.61:**

**DELETE Section 17.61 (11) and CHANGE TO:**

~~Semi-trailers may not be used for accessory buildings or storage units within the R-1, R-2, R-3, R-4 and C-1 Districts. They cannot be utilized for the advertising or any trade, business or occupation in any district.~~

(a) Individuals or corporations actively engaged in an agricultural practice listed as a principal use in the A-1 or A-2 District may utilize semi-trailers for

~~storage units as long as they are generating at least 80% of their income from the agricultural operation and have a minimum of thirty-five (35) contiguous acres of land.~~

Semi-trailers may not be stored or used for accessory buildings or storage units within the R-1, R-2, R-3, R-4 and C-1 Districts. They cannot be utilized for the advertising of any trade, business or occupation in any district.

- (a) Individuals or corporation actively engaged in an agricultural practice listed as a principal use in the A-1 or A-2 District may utilize semi-trailers for storage units as long as they are generating at least 80% of their income from the agricultural operation and have a minimum of thirty-five (35) contiguous acres of land.
- (b) Semi-trailers shall be allowed in the B-1, B-2, M-1, M-2 and M-4 Districts with a maximum of three (3) trailers, which are not in a dilapidated state. A request for a conditional use permit needs to be made if a person or corporation wishes to have more than three (3) on a premises.
- (c) Semi-trailers can be stored on property located within the A-1 and A-2 Districts, with a minimum of ten (10) contiguous acres of land, but must be road ready and cannot be in a dilapidated state. They cannot be utilized for storage or as an accessory use.

**INDEX:**

**INSERT INDEX to read as:**

SEMI-TRAILERS	17.61(11)
Defined	17.10