

## **SECTION 3 - GENERAL REQUIREMENTS**

### **3.1 PRINCIPAL PERMITTED USES**

- 3.1.1 The principal permitted uses of lands, buildings, or structures as hereinafter listed in each zoning district shall be permitted in the districts indicated under the provisions of these regulations. No lands, buildings, or structures shall be devoted to a use other than the uses permitted in the zoning district in which the lands, buildings, or structures shall be located with the following exceptions:
- 3.1.2 Uses lawfully established on the effective date of these regulations and rendered non-conforming by the provisions thereof shall be subject to the provisions hereinafter set forth;
- 3.1.3 Special uses allowed in accordance with procedures or provisions set forth hereinafter; and,
- 3.1.4 Accessory uses incidental to the principal use and located on the same lot.

### **3.2 PERMITTED SPECIAL USES**

- 3.2.1 It is recognized that there are certain uses which, because of their unique characteristics, cannot be properly classified in any particular zoning district, without consideration, in each case, of the impact or influence of those uses upon neighboring land. Such permitted Special Uses fall into two categories:
  - (A) Uses publicly operated or traditionally affected with a public interest; and,
  - (B) Uses entirely private in character, but of such an unusual nature that their operation may give rise to unique problems with respect to their influence or impact on neighboring property.
- 3.2.2 Permitted Special Uses of lands, buildings, or structures, as hereinafter listed in each zoning district, may be allowed only in the zoning district designated, subject to the issuance of a Special Use Permit in accordance with the procedures and provisions set forth herein.
- 3.2.3 Where a building or structure and the use thereof, or use of land, lawfully exists as a special use on the effective date of these regulations, then such use is classified by these Regulations as an allowable special use in the zoning district where it is located. The existing building or structure and its use thereof, or the use of land where no building or structure is involved comprising such a special use, shall be considered a lawful special use, except a special use permit shall be required for any expansion of physical development for such special use, including new building additions or enlargements to existing buildings, or extension of land improvements for expansion of such use of land where no buildings or structures are involved.

### **3.3 ACCESSORY USES**

Unless otherwise prohibited or restricted, a permitted use also allows uses, buildings, and structures incidental thereto if located on the same site or building lot. However, such accessory uses, buildings, and structures shall not be established or erected prior to the establishment or construction of the principal permitted use of the building, structure or land, and shall be compatible with the character of the principal permitted use.

### 3.4 **TEMPORARY USES**

Subject to the approval of the County Board, a temporary use, such as a contractor's plant required for a construction project, is permitted in any district. The Temporary Use Permit shall be issued for a time period not to exceed 12 months or one year, at the end of which the permit shall expire and shall be required to be reissued upon the approval of the County Board of Commissioners.

- 3.4.1 Temporary buildings and uses incidental to construction work or in the event of an emergency as determined by the County Board of Commissioners shall be removed upon the completion or abandonment of the construction work.