



FREMONT COUNTY – COLORADO DEPARTMENT OF PLANNING AND ZONING

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STAFF REPORT

Project Name: Residential 3 - Zone Consolidation and Rewrite

Name(s) Planning and Zoning Director- Daniel Victoria

Request: Zone Consolidation and rewrite.

Planning and Zoning has recognized the need for a review and update to the regulations. This rewrite and consolidation is to address the Agricultural Farming and Ranching and Agricultural Forestry zone districts.

The proposal in front of you is a consolidation of these two districts into the new Residential 3 (R3) zone district. The changes include reformatting, renaming, a new zone description, the development requirements of the smaller zone district (AF&R) becoming the standard, consolidating the uses of the two zone districts and adding new uses into the regulations.

Intent.

The intent of this consolidation is to address many issues and deficiencies in the current regulations such as but not limited to.

- 1) Citizens having confusion about the zone district they reside in (6 agricultural zone districts currently with minimal differences).
- 2) Zone district name causing difficulty for individuals to get financing as banks do not like offering loans to agricultural operations.
- 3) Uses needed updating.
- 4) Current regulations propose barriers for housing.
- 5) Consolidation will offer the citizens of Fremont the opportunity to have more opportunities on the land they own.
- 6) Current regulations had descriptions of uses in the allowed uses table. The description of uses has been moved to the General Requirements section or detailed in the Definitions section and will be presented at a later date.

In the attached regulations you will see strike throughs, as well as red and yellow highlighting.

- Strike through details items that were moved to the general requirements section or the definitions section.
- Red details uses by consolidation.
- Yellow details new uses.

Residential Three (R3)

Non-urban areas established primarily for the purpose of efficiently using land to conserve forest resources, protect the natural environment, and to allow for residential, farming and ranching activities.

Minimum Lot Size/Area	Minimum Lot Width	Set Back Requirements Principal/Accessory			Max Building Height	Maximum Lot Coverage
		Front	Side	Rear		
20 Acres	500'	75'	50'	50'	45'	7%

ALLOWED USES: SUBJECT TO ZONING COMPLIANCE		
USE		Conditions
ACCESSORY BUILDINGS AND USES		
AGRICULTURE		Including livestock, poultry and rabbits. In addition, the sale of agricultural and forestry products provided that no on-street parking is allowed and a minimum one hundred (100) foot setback from all property lines is provided;
AGRITAINMENT		Refer to 5.2.10 of this Resolution for additional development requirements
ANIMAL UNITS		Refer to section 1.5.6 FCZR
CEMETERY		Must comply with all state requirements (25-2-111, C.R.S)
CHRISTMAS TREE CUTTING, STORAGE, AND SALES		
COMMERCAIL FIREWOOD		Cutting, splitting, storage, and sales, provided there is no firewood cutting within two hundred (200) feet of any property line,
CONTRACTOR'S YARD #1		Refer to 5.2.6 of this Resolution for additional development requirements
DWELLING UNIT		Single Family Manufactured Home Accessory Dwelling Unit Cabin
FARM		
FARM & RANCH HAND QUARTERS		Refer to 5.2.9 of this Resolution for additional development requirements
FORESTRY		
FUR BEARING ANIMAL FARMS		
GOLF COURSE		

<u>GOVERNMENT ROAD MAINTENANCE FACILITY</u>		
<u>GREENHOUSE, COMMERCIAL</u>		
<u>GROUP HOME</u>		
<u>HOME OCCUPATION</u>		Refer to 5.2.1 of this resolution for additional development requirements.
<u>LIMITED WINERY</u>		Refer to 5.2.8 of this Resolution for additional development requirements
<u>NURSERY</u>		
<u>ORCHARD AND VINEYARD</u>		
<u>RANCH</u>		
<u>RIDING ACADEMY</u>		Provided all housing and accessory buildings are located at least three-hundred (300) feet from all property lines;
<u>ROADSIDE STAND</u>		Agricultural products only.
<u>STABLE</u>		Provided all housing and accessory buildings are located at least three-hundred (300) feet from all property lines;
<u>VETERINARY PREMISES</u>		

ALLOWED USES: SUBJECT TO ISSUANCE OF A <u>CONDITIONAL USE PERMIT</u>		
USE		Conditions
<u>MILLING</u>		
<u>MINING</u>		
<u>RECYCLING FACILITY</u>		
<u>SAWMILL</u>		
<u>TRANSFER STATION</u>		

USES SUBJECT TO ISSUANCE OF A <u>SPECIAL REVIEW USE PERMIT</u>		
USE		Conditions
<u>AIRPORT, PRIVATE</u>		
<u>BED & BREAKFAST</u>		
<u>CHILD CARE CENTER</u>		
<u>COMMUNITY BUILDING</u>		

<u>CONTRACTOR'S YARD #2</u>		<i>Refer to 5.2.7 of this Resolution for additional development requirements</i>
<u>CONVENIENCE STORE</u>		
<u>CORRECTIONAL FACILITY</u>		Public and Private
<u>DAIRY FARM</u>		Provided all animal feeding areas, housing and accessory buildings are located at least three-hundred (300) feet from all property lines;
<u>DISTILLERY</u>		
<u>FARM & RANCH SUPPLIES, SALES, & SERVICE</u>		
<u>FEEDLOT</u>		Provided all animal feeding areas, housing and accessory buildings are located at least three-hundred (300) feet from all property lines;
<u>FIRE, POLICE STATION, & EMS FACILITIES</u>		Lot size may deviate from the minimum lot size development requirements for the zone district. Refer to section 5.2.11 for development requirements.
<u>KENNEL</u>		
<u>LANDFILL</u>		
<u>MINI-STORAGE FACILITY</u>		
<u>MUSEUM</u>		
<u>PARK, regional</u>		
<u>PUBLIC UTILITY BUILDING, REGULATORS, & SUBSTATION</u>		
<u>RECREATION FACILITY, RURAL</u>		
<u>RELIGIOUS INSTITUTION</u>		
<u>RESTAURANT</u>		
<u>RODEO GROUND</u>		
<u>SCHOOLS</u>		Elementary, Junior High, High School
<u>SLAUGHTERHOUSE</u>		
<u>SOLAR FIELD</u>		
<u>TOWERS</u>		Exceeding 50' in height.
<u>TRAVEL TRAILER PARK</u>		<i>Refer to 5.6 of this Resolution for additional development requirements</i>
<u>WILDLIFE, COMMERCIAL PARK</u>		
<u>WINERY</u>		

TEMPORARY USES: Approval as stated below will be required for the following uses:

Property sales office, (i.e.: Manufactured home, or manufactured office building), (on site only). Included with and dependent upon the issuance of a building permit, if required. If a building permit is not required, Department approval will be required.

Trailer incidental in construction on the premises of the principal building. Included with and dependent upon the issuance of a building permit. If a building permit is not required, Department approval will be required.

Spectator events, athletic events, organized events, carnivals, circus, concerts, fairs, festivals, flea markets, public recreational events, tent meetings, wedding venues or other similar uses require the issuance of a temporary use permit by the Board.

A temporary use permit will not be required for athletic events, carnivals, circus, concerts, fairs, flea markets, public recreational events, tent meetings, weddings or other similar uses if the event is to be held at an established permanent stadium, athletic field, arena, auditorium, coliseum, fairground, or other similar permanent place of assembly, if such place or facility was constructed and approved for such events. Organized athletic events that do not require roadway closures are exempt from requiring a temporary use permit.

If a temporary use permit is required refer to Section 8.16 for requirements.

~~4.2 AF & R AGRICULTURAL FARMING & RANCHING ZONE DISTRICT~~

4.2 RESIDENTIAL TWO (R2)

~~4.2.1 DESCRIPTION: Areas where conservation of agriculture resources and common open space is of prime importance. This district is intended to provide and retain certain lands for agriculture, raising of crops and livestock, and provide orderly low density residential development. Commercial uses will be limited by acreage.~~

~~4.2.2 ALLOWED USES: Note: This zone district is subject to Section 3 “General Regulations” of this Resolution.~~

~~4.2.2.1 Accessory buildings and uses;~~

~~4.2.2.1.1 Farm & Ranch Hand Quarters: A manufactured home or a manufactured home single wide will be allowed as an accessory use on a farm or ranch if it will be occupied by persons employed in farming or ranching activities on the property and their immediate families. The following are required in order to qualify for the accessory building and use:~~

~~4.2.2.1.1.1 Agricultural Declaration and documents from the Fremont County Assessor’s Office;~~

~~4.2.2.1.1.2 Letter stating the circumstances requiring the accessory use and building and the terms of employment for the person(s) who will inhabit the accessory building;~~

~~4.2.2.1.1.3 Compliance with the zone district setback, building height, and lot coverage requirements;~~

~~4.2.2.1.1.4 Proof of water, which may be a letter from a public water district indicating that the proposed use can be provided water service, or a letter or a copy of a well permit from the Colorado Division of Water Resources that notes that the proposed use can be serviced by a well;~~

~~4.2.2.1.1.5 Proof of sewage disposal, which may be a letter from a public sewer district or a copy of an individual percolation test for the specified use;~~

~~Only one (1) manufactured home or manufactured home single wide will be allowed as an accessory use per ranch or farm;~~

~~4.2.2.1.1.6~~ A minimum of forty (40) acres is required;

~~4.2.2.1.1.7~~ Upon discontinuance or abandonment of the farming and/or ranching activities, the Farm and Ranch Hand Quarters shall be removed or the property shall be subdivided if all subdivision and zoning development regulations can be met.

4.2.2.2 Agriculture, including livestock, poultry, and rabbits. This use shall not include feedlots, dairy farms, and fur bearing animal farms. ~~In addition, the sale of agricultural products are permitted provided that no on-street parking is allowed and a minimum one-hundred (100) foot setback from all property lines is provided;~~

Agritainment

Animal Units

4.2.2.3 Cemetery;

4.2.2.4 Christmas tree cutting, storage, and sales;

4.2.2.5 Contractor's yard or building; **#1** ~~provided that the following is met:~~

~~4.2.2.5.1~~ The outdoor storage area for vehicles and equipment shall be set back a minimum of seventy five (75) feet from all property lines;

~~4.2.2.5.2~~ The outdoor storage area for vehicles and equipment is contained by an opaque screen (fence or vegetation), in accordance with Section 5.7.15.1 of this resolution, along all portions of the property being used for the outdoor storage area, which do not meet the required seventy five (75) foot setback from the property line;

~~4.2.2.5.3~~ The outdoor storage area is no more than five thousand (5,000) square feet;

~~4.2.2.5.4~~ There are no more than five (5) vehicles used in association with the contractor's yard.

4.2.2.6 Dwelling, manufactured home;

Accessory Dwelling

Cabin

~~4.2.2.7~~ Dwelling, manufactured home single wide;

4.2.2.8 Dwelling, single-family;

4.2.2.9 Farm;

~~4.2.2.9.1.1 Upon discontinuance or abandonment of the farming and/or ranching activities, the Farm and Ranch Hand Quarters shall be removed or the property shall be subdivided if all subdivision and zoning development regulations can be met.~~

Forestry

Fur Bearing Animal Farms

4.2.2.10 **Commercial** Firewood (~~commercial~~) cutting, splitting, storage, and sales, provided there is no firewood cutting within two hundred (200) feet of any property line,

4.2.2.11 Golf course

4.2.2.12 Government road maintenance facility;

4.2.2.13 Greenhouse, commercial;

4.2.2.14 Group home;

4.2.2.15 Limited Winery ~~provided the following is met~~"

~~4.2.2.15.1 The production of vinous liquors does not exceed 100,000 gallons annually;~~

~~4.2.2.15.2 The associated structures are no more than five thousand (5,000) square feet;~~

~~4.2.2.15.3 Tasting rooms do not exceed seven hundred fifty (750) square feet in size;~~

~~4.2.2.15.4 Sale rooms do not exceed seven hundred fifty (750) square feet in size;~~

~~4.2.2.15.5 A combined tasting and sales room does not exceed one thousand five hundred (1500) square feet in size;~~

~~4.2.2.15.6 There are no more than five (5) employee vehicles used in association with the limited winery;~~

~~4.2.2.15.7 Off street parking is provided;~~

~~4.2.2.15.8 A State of Colorado Limited Winery License is obtained.~~

4.2.2.16 Nursery;

4.2.2.17 Orchard and vineyard;

4.2.2.18 Ranch;

4.2.2.19 Riding academy, provided that all housing and accessory uses are located at least three-hundred (300) feet from property lines;

Roadside Stand (agricultural products only)

4.2.2.20 Stable, provided all housing and accessory buildings are located at least three-hundred (300) feet from all property lines;

4.2.2.21 Veterinary premises.

4.2.3 CONDITIONAL USES: Subject to the issuance of a Conditional Use Permit.

4.2.3.1 Milling;

4.2.3.2 Mining;

4.2.3.3 Recycle facility;

4.2.3.4 Transfer station;

SAWMILL

4.2.4 SPECIAL REVIEW USES: Subject to the issuance of a Special Review Use Permit.

4.2.4.1 Airport, private;

4.2.4.2 Bed & breakfast;

4.2.4.3 Child care center;

4.2.4.4 Community building;

4.2.4.5 Contractor's yard or building #2 (*refer to 5.7.15 of this Resolution for additional development requirements*);

4.2.4.6 Convenience store;

4.2.4.7 Correctional facility, public and private;

4.2.4.8 Dairy farm;

4.2.4.9 Elementary school;

4.2.4.10 Farm and ranch supplies sales and service;

4.2.4.11 Feedlot

- 4.2.4.12 Fire and/or Police Station (~~minimum of four and one half (4½) acres if platted as outlot which is specifically limited to these uses~~);
- 4.2.4.13 Fur bearing animal farm; **Allowed use**
- 4.2.4.14 High school;
- 4.2.4.15 Junior high school;
- 4.2.4.16 Kennel;
- 4.2.4.17 Landfill;
- 4.2.4.18 Limited Winery; **Allowed Use**
- 4.2.4.19 Mini-storage facility;
- 4.2.4.20 Museum;
- 4.2.4.21 Park, Regional;
- 4.2.4.22 Public utility building, regulators, and substations;
- 4.2.4.23 Recreational facility, Rural;
- 4.2.4.24 Religious institution;
- 4.2.4.25 Restaurant;
- 4.2.4.26 Rodeo ground;
- 4.2.4.27 Slaughterhouse;
Solar Field
- 4.2.4.28 Towers that exceed fifty (50) feet;
- 4.2.4.29 Travel Trailer Park & Campground (refer to Section 5.6 of this resolution for additional development requirements);
Wildlife, Commercial Park
- 4.2.4.30 Winery

4.2.5 DEVELOPMENT REQUIREMENTS:

- 4.2.5.1 Minimum lot area: Twenty Acres (20).

4.2.5.2 Maximum lot coverage: Seven (7) percent.

4.2.5.3 Maximum building height: Thirty-five (35) feet.

4.2.5.4 Minimum lot width: Five Hundred (500).

4.2.5.5 Minimum setback requirements:

4.2.5.5.1 Front yard: Seventy-Five Feet (75)

4.2.5.5.2 Side yard: Fifty (50) feet

Rear yard: Fifty (50) feet.

4.2.6 **TEMPORARY USES:** Approval as stated below will be required for the following uses:

4.2.6.1 ~~Manufactured home single wide, incidental in construction on the premises of the principal building. Included with and dependent upon the issuance of a building permit. If a building permit is not required, Department approval will be required.~~

4.2.6.2 Trailer incidental in construction on the premises of the principal building. Included with and dependent upon the issuance of a building permit. If a building permit is not required, Department approval will be required.

4.2.6.3 Spectator events, athletic events, carnivals, circus, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses require the issuance of a temporary use permit by the Board. A temporary use permit will not be required for athletic events, carnivals, circus, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses if the event is to be held at an established permanent stadium, athletic field, arena, auditorium, coliseum, fairground, or other similar permanent place of assembly, if such place or facility was constructed and approved for such events. If a temporary use permit is required refer to Section 8.16 for requirements.

4.2.6.4 Tower, temporary: Subject to the issuance of a temporary use permit by the Board or Department.

4 DISTRICT REGULATIONS & PRINCIPAL PERMITTED USES

4.1 AF - AGRICULTURAL FORESTRY ZONE DISTRICT

4.1.1 DESCRIPTION: Non-urban areas established primarily for the purpose of efficiently using land to conserve forest resources, protect the natural environment, and preserve uninhabited areas and to allow for farming and ranching activities.

4.1.2 ALLOWED USES: Note: This zone district is subject to Section 3 “General Regulations” of this Resolution.

4.1.2.1 Accessory buildings and uses.

~~4.1.2.1.1 Farm & Ranch Hand Quarters: A manufactured home or a manufactured home single wide, will be allowed as an accessory use on a farm or ranch if it will be occupied by persons employed in farming or ranching activities on the property and their immediate families. The following are required in order to qualify for the accessory building and use:~~

~~4.1.2.1.1.1 Agricultural Declaration and documents from the Fremont County Assessor’s Office;~~

~~4.1.2.1.1.2 Letter stating the circumstances requiring the accessory use and building, and the terms of employment for the person(s) who will inhabit the accessory building;~~

~~4.1.2.1.1.3 Compliance with the zone district setback, building height, and lot coverage requirements;~~

~~4.1.2.1.1.4 Proof of water, which may be a letter from a public water district indicating that the proposed use can be provided water service, or a letter or a copy of a well permit from the Colorado Division of Water Resources, which notes that the proposed use can be serviced by a well;~~

~~4.1.2.1.1.5 Proof of sewage disposal, which may be a letter from a public sewer district or a copy of an individual percolation test for the specific use;~~

~~4.1.2.1.1.6 Only one (1) manufactured home or manufactured home single wide will be allowed as an accessory use per lot, parcel, or tract;~~

~~4.1.2.1.1.7 A minimum of forty (40) acres is required; (minimum of seventy (70) acres for future subdivision),~~

~~4.1.2.1.1.8 Upon discontinuance or abandonment of the farming and/or ranching activities, the Farm and Ranch Hand Quarters shall be removed or the property shall be subdivided if all subdivision and zoning development regulations can be met.~~

4.1.2.2 Agriculture, including livestock, poultry and rabbits. In addition, the sale of agricultural and forestry products provided that no on-street parking is allowed and a minimum one-hundred (100) foot setback from all property lines is provided;

Agritainment

Animal Units

4.1.2.3 Cemetery;

Christmas Tree Cutting, Storage, and Sales

4.1.2.4 Commercial firewood cutting, splitting, storage, and sales, provided there is no firewood cutting within two hundred (200) feet of any property line;

4.1.2.5 Contractor's yard or building; #1 provided that the following is met:

~~4.1.2.5.1 The outdoor storage area for vehicles and equipment shall be set back a minimum of seventy five (75) feet from all property lines;~~

~~4.1.2.5.2 The outdoor storage area for vehicles and equipment is contained by an opaque screen (fence or vegetation), in accordance with Section 5.7.15.1 of this resolution, along all portions of the property being used for the outdoor storage area, which do not meet the required seventy five (75) foot setback from the property line;~~

~~4.1.2.5.3 The outdoor storage area is no more than five thousand (5,000) square feet;~~

~~4.1.2.5.4 There are no more than five (5) vehicles used in association with the contractor's yard.~~

4.1.2.6 Dwelling, cabin;

Accessory Dwelling

- 4.1.2.7 Dwelling, manufactured home;
- ~~4.1.2.8 Dwelling, manufactured home single-wide;~~
- 4.1.2.9 Dwelling, single-family;
- 4.1.2.10 Farm;
- 4.1.2.11 Forestry;
- 4.1.2.12 Fur bearing animal farms;
- 4.1.2.13 Golf course;
- 4.1.2.14 Government road maintenance facility;
- 4.1.2.15 Greenhouse, commercial;
- 4.1.2.16 Group Home;
- 4.1.2.17 Limited Winery provided the following is met:
 - ~~4.1.2.17.1 The production of vinous liquors does not exceed 100,000 gallons annually;~~
 - ~~4.1.2.17.2 The associated structures are no more than five thousand (5,000) square feet;~~
 - ~~4.1.2.17.3 Tasting rooms do not exceed seven hundred fifty (750) square feet in size;~~
 - ~~4.1.2.17.4 Sale rooms do not exceed seven hundred fifty (750) square feet in size;~~
 - ~~4.1.2.17.5 A combined tasting and sales room does not exceed one thousand five hundred (1500) square feet in size;~~
 - ~~4.1.2.17.6 There are no more than five (5) employee vehicles used in association with the limited winery;~~
 - ~~4.1.2.17.7 Off street parking is provided;~~
 - ~~4.1.2.17.8 A State of Colorado Limited Winery License is obtained;~~
- 4.1.2.18 Nursery;
- 4.1.2.19 Orchard and vineyard;
- 4.1.2.20 Ranch;

4.1.2.21 Riding academy, provided all housing and accessory buildings are located at least three-hundred (300) feet from all property lines;

4.1.2.22 Stable, provided all housing and accessory buildings are located at least three-hundred (300) feet from all property lines;

Roadside Stand

4.1.2.23 Veterinary premises.

4.1.3 CONDITIONAL USES: Subject to the issuance of a Conditional Use Permit.

4.1.3.1 Milling;

4.1.3.2 Mining;

4.1.3.3 Recycle facility;

4.1.3.4 Sawmill;

4.1.3.5 Transfer station.

4.1.4 SPECIAL REVIEW USES: Subject to the issuance of a Special Review Use Permit.

4.1.4.1 Airport, private;

4.1.4.2 Bed and breakfast;

4.1.4.3 Child care center;

4.1.4.4 Community building;

4.1.4.5 Contractor's yard or building #2 (refer to 5.7.15 of this Resolution for additional development requirements);

4.1.4.6 Convenience store;

4.1.4.7 Correctional facility, public and private;

4.1.4.8 Dairy farm, provided all animal feeding areas, housing and accessory buildings are located at least three-hundred (300) feet from all property lines;

4.1.4.9 Elementary school;

4.1.4.10 Farm and ranch supplies sales and service;

- 4.1.4.11 Feedlot, provided all animal feeding areas, housing and accessory buildings are located at least three-hundred (300) feet from all property lines;
- 4.1.4.12 Fire and/or Police Station (minimum of four and one-half (4½) acres if platted as outlot which is specifically limited to these uses);
- 4.1.4.13 High school;
- 4.1.4.14 Junior high school;
- 4.1.4.15 Kennel;
- 4.1.4.16 Landfill;
- 4.1.4.17 ~~Limited Winery~~ Allowed Uses
- 4.1.4.18 Mini-storage facility;
- 4.1.4.19 Museum;
- 4.1.4.20 Park, regional;
- 4.1.4.21 Public utility building, regulators, and substations;
- 4.1.4.22 Recreational facility, Rural;
- 4.1.4.23 Religious institution;
- 4.1.4.24 Restaurant;
- 4.1.4.25 Rodeo ground;
- 4.1.4.26 Slaughterhouse;
Solar Field
- 4.1.4.27 Towers that exceed fifty (50) feet;
- 4.1.4.28 Travel Trailer Park & Campground (refer to Section 5.6 of this resolution for additional development requirements);
- 4.1.4.29 Wildlife, Commercial Park;
- 4.1.4.30 Winery.

4.1.5 DEVELOPMENT REQUIREMENTS:

4.1.5.1 Minimum lot area: Thirty-five (35) acres. **20 Acres**

4.1.5.2 Maximum lot coverage: Five (5) percent. **7%**

4.1.5.3 Maximum building height: Forty-five (45) feet. **35'**

4.1.5.4 Minimum lot width: Five-hundred (500) feet.

4.1.5.5 Minimum setback requirements:

4.1.5.5.1 Front yard: Seventy-five (75) feet.

4.1.5.5.2 Side yard: Fifty (50) feet.

4.1.5.5.3 Rear yard: Fifty (50) feet.

4.1.6 TEMPORARY USES: Approval as stated below will be required for the following uses:

~~**4.1.6.1** Manufactured home single wide, incidental in construction on the premises of the principal building. Included with and dependent upon the issuance of a building permit. If a building permit is not required, Department approval will be required.~~

4.1.6.2 Trailer incidental in construction on the premises of the principal building. Included with and dependent upon the issuance of a building permit. If a building permit is not required, Department approval will be required.

4.1.6.3 Property sales office, (i.e.: Manufactured home, ~~manufactured home single wide~~ or manufactured office building), (on site only). Included with and dependent upon the issuance of a building permit, if required. If a building permit is not required, Department approval will be required.

4.1.6.4 Spectator events, athletic events, carnivals, circus, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses require the issuance of a temporary use permit by the Board. A temporary use permit will not be required for athletic events, carnivals, circus, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses if the event is to be held at an established permanent stadium, athletic field, arena, auditorium, coliseum, fairground, or other similar permanent place of assembly, if such place or facility was constructed and approved for such events. If a temporary use permit is required refer to Section 8.16 for requirements.

4.1.6.5 Tower, temporary: Subject to the issuance of a temporary use permit by the Board or Department.

4.1.7 OFF-STREET PARKING REQUIREMENTS: See 5.3 of this Resolution.

4.1.8 OFF-STREET LOADING REQUIREMENTS: See 5.5 of this Resolution.