

**PLANNING BOARD
APRIL 14, 2022
5:30 PM**



**BRYANT H. WOMACK
BUILDING
40 COURTHOUSE ST.
COLUMBUS, NC 28756**

-
1. Call to Order
 2. Approval of Agenda
 3. Approval of Minutes
 - A. Planning Board Draft Minutes March 10, 2022
 4. Zoning Ordinance - Permitted Use Updates
 5. Other Business
 6. Public Comments
 7. Adjournment

PLANNING BOARD
March 10, 2022 - 5:30 PM
Bryant H. Womack Building
40 Courthouse Street
Columbus, NC 28722
MINUTES

Members Present: Ray Gasperson, Don Hofmann, Libby Morris, Lisa Krolak, Chris Jones
Staff Present: Cathy Ruth, Hannah Lynch, Chelsea Allen
Public: Peter Voisin

1. Call to Order

Ray Gasperson called the meeting to order at 5:34 PM.

2. Approval of Agenda

A motion to approve the agenda was made by Libby Morris, seconded by Chris Jones. A vote was taken, the motion carried unanimously.

3. Approval of Minutes from February 10, 2022

A. Approval of Minutes from February 10, 2022

Ray Gasperson called for a motion to approve the minutes from February 10, 2022. Lisa Krolak noted a correction. A motion was made by Libby Morris, seconded by Libby Morris. The motion carried unanimously.

4. Parking Lot Landscaping Requirements

Hannah Lynch gave a presentation Parking Lot Landscaping Requirements to the Board. The Board discussed the main purpose of these parking requirements. The Board discussed adding visuals in to the ordinance to help clarify the definitions further and to bring it back to the board for further review. Ray Gasperson made a motion to include visuals into the ordinance, Libby Morris seconded. A vote was taken and all were in favor.

5. Unlisted Uses

Cathy Ruth gave a presentation, which included the Polk County Zoning Map with zoning districts and their locations on the map. She reviewed the Permitted Use Table and uses that had similar definitions and unlisted uses. The Planning Board discussed the Permitted Use Table and requested the Planning Department put together their suggestions for the Board on the options

for clarification and congruency of the definitions and the Permitted Use Table, and bring it to the Planning Board.

6. Other Business

None.

7. Public Comments

None.

8. Adjournment

Ray Gasperson adjourned the meeting at 6:45pm.



Polk County Zoning Ordinance

Adopted 10/16/17; Amended 12/18/17; 4/16/18; 2/4/19; 10/7/19; 6/21/2021

DRAFT FOR DISCUSSION 4.14.2022

Article VI. Permitted Use Table.

P = Permitted P* = Permitted with conditions S = Allowed as a Special Use Blank Space = Not Permitted

	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Accessory buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory dwelling unit ^{xiii}													P		
Agricultural building (10 acres or more) ^{xxi}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural building (less than 10 acres) ^{xxi}	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Animal processing												P	S	P	
Automobile, truck, & farm Implement sales & service ^{xii}		P					S				P	P	P	P	S
Bed & Breakfast	P	P					P		P	P	P		P	P	P
Boarding/Rooming House	P	P							P	P	P		P	P	
Carwash	P	P									P	P	P	P	
Cemetery <i>*see 6.2.7 for restrictions</i>				P*	P*	P*	P*	P*	P*	P	P		P	P	P*
Church, synagogue, temple, or other religious Building <i>*see 6.2.1 for restrictions</i>	P	P		P*	P*	P*	P*	P*	P*	P	P		P	P	P*
Clubs, public or private <i>*see 6.2.1 for restrictions</i>	P	P		P*	P*	P*	P	P			P		P	P	P*
Community recreation centers	P	P	P	P	P	P	P	P	P	P			P	P	P
Courthouse ^{xvi}			P												
Convenience stores, including those that sell petroleum and petroleum products	P	P							S	S	P		P	P	
Customary home occupations, Class I ^{ix}	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Customary home occupation, Class II ^{ix}		P											P		P
Day care facility ⁱ <i>*see 6.2.8 for restrictions</i>				P*	P*	P*	P*	P*	P*	P	P*	P*	P*	P*	P*
Duplex ^{xii}		P					P	P	P	P	P	P	P	P	P
Equestrian centers & facilities, multi-discipline <i>*see 6.2.11 for restrictions</i>	P	P*													
Events, shows & festivals	P	P													

P = Permitted P* = Permitted with conditions S = Allowed as a Special Use Blank Space = Not Permitted

	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Funeral Homes							P			P	P		P	P	S
Golf courses & country clubs		P		P	P	P	P	P	P	P	P	P	P	P	
Guest House <i>*see 6.2.3 for restrictions</i>		P		P*	P*	P*	P*	P*	P*	P	P	P	P	P	P*
Heliport, public & private <i>*see 6.2.12 for restrictions</i>		P*													
Hospitals & clinics							P			P	P		P	P	S
Internet Café/Video Games/Arcades	P	P					S		S	S	P	P	S	P	
Kennels ^{iv} <i>*see 6.2.9 for restrictions</i>					P*	P*	S			S	S		S	P	S
Laundry & dry cleaning services ^{xii}	P	P								S	P	P	P	P	
Law Enforcement Center ^{xvi}			P												
Libraries, public or private	P	P	P				P		P	P			P	P	P
Manufacturing, Light		P										P	P	P	S
Manufacturing												P	S	P	
Mobile or Manufactured Home, Individual							P						P	P	P
Mobile or Manufactured Home Parks							P		P				P	P	
Modular Home		P		P	P	P	P	P	P	P	P	P	P	P	P
Motels & hotels	P	P									P		S	P	
Museum	P	P													
Multifamily residences	P	P							P	P	P		P	P	
Nature-Oriented Non-Motorized Outdoor Recreation ^{vi}	P	P					S		S	S	P	P	P	P	
Nursery and/or landscape business, & greenhouse							P			P	P		P	P	P
Offices, business, medical, professional & public, including banks	P	P	P							P	P	P	P	P	
Offices pertaining to permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Printing, publishing, & engraving establishments	P	P								S	P	P	P	P	

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	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Public safety facilities (fire, police, etc...)	P	P	P				P			P	P	P	P	P	S
Quarantine Facilities ^{xxii}	P	P													
Radio & TV stations & studios ^{xii}	S	S									S	S	S	S	
Recreational facilities, for profit (bowling alleys, skating rinks, etc...)	P	P					S		S	S	P	P	S	P	
Recreational facilities, non-profit (parks, playgrounds, nature centers, equestrian courses, etc...)* <i>see 6.2.4 for restrictions</i>	P	P*	P	P*	P*	P*	S						S	P*	S
Recreational Vehicle (RV) ^{xv, xxii} * <i>see 6.2.16 for restrictions</i>	P*	P*		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Recreational Vehicle (RV) & Park and/or Camp Areas ^{xv, xvii} * <i>see 6.2.14 for restrictions</i>	P*	P*					S				P		S	P	
Restaurants, excluding fast food & drive thru services	P	P								P	P		P	P	S
Restaurants, including fast food, drive thru services, & food trucks	P	P									P	P	P	P	
Rest & convalescent homes, sanitariums	P	P					P	P	P	P	P	P	P	P	S
Residential Vacation Rentals ^{ix, xix, xxv}	P	P								P			P		P
Retail trade, commercial services, sales and rental of merchandise & equipment	P	P								S	P	P	P	P	S
Retail business customarily serving residential neighborhoods & conducted within an enclosed building									S	P	P		P	P	
Roadside stands selling home grown products							P				P		P	P	P
Sawmill							P						P	P	S
Schools, public or private ^{xxii}	P	P	P	P	P	P	P	P	P	P			P	P	P
Schools; vocational schools, business schools, & special schools ^{xvii, xxii}	P	P	P	P								P	P	P	

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	EV	E	GPF	RE1	RE2	RE5	AR	R	MR	NC	HC	I	MU	FF	AR5
Service stations ^{xii}	P	P									P	P	P	P	
Single family residences		P		P	P	P	P	P	P	P	P	P	P	P	P
Shooting Range (indoor)	P	P					S		S	S	P	P	S	P	
Shooting Range (outdoor)												S	S	S	
Solar Energy Generating Facility, Major ^{vii}												S	S		
Solar Energy Generating Facility, Minor ^{vii} *see 6.2.10												P*	P*		
Spectator sport facilities 500 or more spectators ^{xxii} *see 6.2.13 for restrictions	P*	P*										S	S	S	
Spectator sport facilities less than 500 spectators ^{xxii} *see 6.2.13 for restrictions	P*	P*					S	S	S	S	S	S	S	P	
Stables, private *see 6.2.5 for restrictions	P	P		P*	P*	P*	P						P	P	P
Storage & warehousing ^{xii}	S	S										P	S	P	
Tattoo Parlor									S	P	P		P	P	
Theaters	P	P								S	P		P	P	
Towers *see Polk County Wireless Telecommunication Ordinance ^{xix, xxiv}	P*	P*	P	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Towers (Non-Administrative Approval, Section 304 *Polk County Wireless Telecommunication Ordinance) ^{xix, xxiv}	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*
Truck terminals											P	P	P	P	
Utility buildings and facilities, public*see 6.2.6 for Restrictions			P	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P*
Veterans' Affairs Office ⁱⁱ			P	P						P	P	P	P		
Veterinarian clinics, animal shelters ^{xii, xxii} *see 6.2.9 for Restrictions	P	P			P*	P*	S			S	S		S	P	S
Vineyard/Winery	P	P													
Waste Handling, Treatment, Processing, Management or Disposal Facility														S	
Wholesale sales, retail sales & supply houses											P	P	P	P	

Section 6.1 Reserved for Future Purposes

Section 6.2 Other Restrictions

6.2.1 Churches and clubs (public or private) provided they are located not closer than fifty (50) feet from any property line with required off-street parking spaces and separated from side and rear property lines by a planted buffer strip at least ten (10) feet in width. The buffer strip shall be composed of two staggered rows of evergreen shrubs or sheared evergreen trees so that an effective screen year-round is present.

6.2.2 Clubs, public or private, provided they are located not closer than fifty (50) feet from any property line with required off-street parking spaces and separated from side and rear property lines by a planted buffer strip at least ten (10) feet in width. The buffer strip shall be composed of two staggered rows of evergreen shrubs or sheared evergreen trees so that an effective screen year-round is present.

6.2.3 Guest house, provided that it shall be placed according to applicable setbacks from any property line and provided that not more than one (1) such facility shall be permitted on any lot. A guest house meeting these requirements may be situated on the same lot as a single family residence.

6.2.4 Nonprofit private equestrian courses, nature centers and recreational facilities, provided that the parcel of land proposed for development shall contain no less than two hundred (200) acres; all structures shall be so placed as not to be closer than three hundred (300) feet from any property line; activities proposed shall in no way have deleterious affects (such as, but not necessarily limited to noise, excess traffic and other effects that go beyond the property line) on adjoining RE-2 and RE-5 developments; the parcel shall be so located as to provide for ingress and egress from the site directly onto a major thoroughfare having an existing or planned right-of-way at least sixty (60) feet in width and shall in no way traverse single-family subdivisions.

6.2.5 Private stable for not more than one (1) horse on a lot or parcel at least two (2) acres in area; and provided further, that for each additional horse stabled thereon, an additional contiguous two (2) acres of land shall be provided. In no instance shall a horse be stabled nearer than seventy-five (75) feet to any property line abutting an existing residence.^{xxv}

The RE-5 districts also allow for horse farms, including the boarding of horses and the extension of on-site riding lessons, provided any stable, barn, or structure required be setback at least three hundred (300) feet from all abutting residentially zoned land.

6.2.6 Provided all structures shall be set back at least thirty (30) feet from the property line and all exposed apparatus shall be safely enclosed and landscaped.

6.2.7 Only when associated with a church.

6.2.8 Provided all state and/or county regulations are met.

6.2.9 Animal shelters and kennels owned by non-profit corporations that serve the needs of the county and its citizens.

6.2.10 *Solar Energy Generating Facilities.*^{vii} Solar energy generating facilities shall be subject to the following restrictions.

6.2.10.1 All solar energy generating facilities shall require approval from all applicable state and federal agencies as well as the affected energy provider.

6.2.10.2 Placement of solar energy generating equipment shall be based on preserving existing site features to the extent practical.

6.2.10.3 Solar energy generating facilities are exempt from parking requirements if there is not a building component.

6.2.10.4 Perimeter setback requirements shall be a minimum of forty (40) feet from property lines and not closer than two hundred (200) feet of any residence other than that of the property owners. Necessary ingress and egress from vehicles and utility and transmission lines may be located within the perimeter setback. Fences may not encroach into the setbacks.

6.2.10.5 Freestanding solar energy generating facilities shall be a maximum of twelve (12) feet in height as measured from the grade at the base of the structure (panel) to the apex of the structure (panel). Freestanding solar energy facilities shall not be visible from the interstate highways, US highways or scenic by-ways as designated by the North Carolina Department of Transportation or Polk County.

6.2.10.6 No more than 75% of a solar energy generating facility tract of property may be covered with panels (i.e. 20 acre tract required if 15 acres of panels to be installed.)

6.2.10.7 Copies of any lease agreement and plan for removal of facility/equipment shall be provided to Polk County.

6.2.10.8 Glare resistant solar panels shall be used in all applications.

6.2.10.9 Rooftop solar energy generating facilities should not be considered as rooftop equipment on any building type and therefore, does not require screening.

6.2.10.10 All solar energy generating facilities shall be completely enclosed with a six (6) feet high:

- (a) Black or green chain link fence or
- (b) Masonry wall or
- (c) Wooden fence that contains spacing no greater than six (6) inches.

If the solar energy generating facility is within two hundred (200) feet of a residence other than that of the property owners, a chain link fence is required with vegetation screening.

6.2.10.11 Lighting mitigation is required.

6.2.10.12 Solar energy generating facilities shall be maintained in good working condition and be free from debris and nuisances. When the facilities are no longer utilized for energy generation for a period of six (6) months or longer, the property owner shall have the panels and switch gear removed.

6.2.11 *Equestrian centers & facilities, multi-discipline.* Equestrian centers & facilities, multi-discipline may be allowed pursuant to the use tables in Article VI, provided:

6.2.11.1 All buildings and accessory buildings (permanent or temporary) used or intended for “Equestrian centers & facilities, multi-discipline” uses (as opposed to buildings and accessory buildings for uses permitted in Multiple Use Districts) shall be placed so as to be at least one hundred feet (100') from any property line; and

6.2.11.2. The parcel shall be so located as to provide for ingress and egress from the site directly onto a major thoroughfare having an existing or planned right-of-way at least sixty (60) feet in width and shall in no way traverse any single-family subdivisions, except single-family subdivisions within the “Equestrian” district.

6.2.12 *Heliports.* Heliports may be allowed pursuant to the use tables provided in this Article, subject to the following restrictions:

6.2.12.1 The Heliport shall comply with all applicable Federal Aviation Administration aircraft operation requirements.

6.2.12.2 The Heliport shall be used for the operation of helicopters for emergency, medical, public safety, and transportation purposes.

6.2.12.3 The Heliport shall not be used to provide prospective lot purchasers “flyover” views, for any other real estate promotional or real estate marketing purposes, or for sight-seeing tours.

6.2.12.4 All helicopters traveling to or from the Heliport shall, to the fullest extent practicable, travel along the air corridors above Interstate I-26 or U.S. Highway 74 while traveling in Polk County airspace.

6.2.12.5 The hours of operation for the Heliport shall be limited to 7 a.m. to 10 p.m. The limitation on the hours of operation shall not be applicable to emergency, medical, fire or law enforcement services.

6.2.13 *Spectator Sport Facility.* Spectator sport facilities, whether accommodating less than 500 spectators or accommodating 500 or more spectators, may be allowed pursuant to the use table provided in this article. Uses permitted with conditions shall be subject to the following restrictions:

6.2.13.1 Lighting for outdoor spectator sport facilities shall meet the following standards:

- a) Lighting installations shall be designed to achieve an average level no greater than the minimal illuminance levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA).
- b) Lighting used to illuminate the surface shall be turned off by 11:30 pm.

c) Lighting shall be designed by a lighting professional having experience with lighting installations.

d) There shall be no maximum or minimum height restrictions relating to lighting installations on towers as defined by the Zoning Ordinance.

e) Commercial lighting in any stadium will employ engineered lighting which will mitigate spillover and direct lighting into the stadium area.

6.2.13.2 Spectator Sports Facility shall not include motorized sports.

6.2.14 *Recreational Vehicle & Travel Trailer Parks, Service & Camp Areas.* Recreational vehicle & travel trailer parks, service & camp areas may be allowed pursuant to the use tables provided in this Article. Uses permitted with conditions shall be subject to the following restrictions:

6.2.14.1 Maximum of 15 units per acre

6.2.14.2 10% common space required

6.2.14.3 No site/space lease or continuous rental thereof shall exceed 6 months.

6.2.14.4 A 100 foot setback shall be required along property lines where the RV/Camp area meets or adjoins properties not owned by the Developer. The setback established pursuant to this section shall contain an earthen berm at least 2 feet high, with a minimum crown of 2 feet and a width to height ratio of no greater than 2:1, shrubs shall be planted on top of the berm that will attain a height of at least 72” within 4 years of installation and shall be planted 30” apart. In lieu of installing an earthen berm, Developer may utilize any natural berms, provided that any such natural berm meets or exceeds the criteria of this section.

6.2.14.5 Quiet hours shall be observed from 11 p.m. to 7 a.m.

6.2.14.6 All internal streets within RV/camp area shall be surfaced with a minimum of six inches of compacted stone and shall be maintained in a smooth, well-graded condition. All internal roads shall be capable of supporting the imposed load of fire apparatus in accordance with the Fire Apparatus Roads Standards in the North Carolina Fire Code.

6.2.14.7 Water – an accessible, adequate, safe and potable supply of water shall be required.

6.2.14.8 Sewer/Septic – approval by the Polk County Health Department shall be required for any installation, alteration or use of a sewage disposal system.

6.2.15 *Reserved for Future Purposes.*

6.2.16 *Recreational Vehicle.*^{xv}

6.2.16.1 *Recreational Vehicle in Zoning Districts - E, EV, AR, HC, MU and FF zoning districts.*

(1) One per parcel, provided:

- a. the recreational vehicle has a valid operational permit from the Health Department for water and a wastewater disposal system, and connected to the wastewater disposal system,
- b. the recreational vehicle is ready for highway use (defined as: fully licensed, own wheels or jacking system, attached to the site only by quick disconnect utilities, with no permanently attached additions, and has a current license plate, if applicable),
- c. apply for a zoning permit that is required to be renewed annually; or

(2) One per parcel during the construction of personal residence provided: ^{xxv}

- a. the recreational vehicle is ready for highway use as defined above and has a valid operational permit from the Health Department for water and a wastewater disposal system, and connected to the wastewater disposal system,
- b. the owner has a valid residential building permit for the parcel upon which the recreational vehicle is located,
- c. apply for a zoning permit that is required to be renewed annually; or

(3) One per parcel while stored upon the owner's property on which there is a residence built and is utilized for the owner's personal use; or

(4) In recreational vehicle and travel trailer parks or service and camp areas.

6.2.16.2 Recreational Vehicle in Zoning Districts RE1, RE2, RE5, R, MR, NC, I and AR5 zoning districts:

One per parcel while stored upon the owner's property on which there is a residence built and utilized for the owner's personal use.

Article XII. Definitions

Except where specifically defined below, all words used in the present tense include the future tense; the singular number includes the plural; the word “building” includes the word “structure”; the word “lot” includes the word “plot” or “parcel”; the term “shall” is always mandatory; the word “used” or “occupied,” as applied to any land or building shall be construed to include the words “intended”, arranged or designed to be used or occupied.

Accessory building. A building, subordinate to the main building on a lot and used for a purpose customarily incidental to that main or principal building.

Accessory dwelling unit. ^{xiii} A residential dwelling unit, including a mobile home (if permitted in zoning district), located on the same lot as a single-family dwelling unit, either within the same building as the single-family dwelling unit or in a detached building. The parcel must be a minimum of one acre in size or the minimum required lot size of zoning district, whichever is greater.

Agricultural building ^{xxi}. A structure on agricultural land designed, constructed, and used to house farm implements, livestock, or agricultural produce or products used by the owner, lessee, or sub-lessee or their immediate families, their employees, and persons engaged in the pick up or delivery of agricultural produce or products grown or raised on the premises. The term “agricultural building” shall not include dwellings.

Animal Processing. Commercial operations in which the animals are cut-up, skinned, boned, canned, salted, stuffed, rendered, or otherwise manufactured or processed. Animal processing for personal use is not included in this definition. <https://smallfarms.cornell.edu/2017/05/glossary-of-terms-2/>

Automobile, truck, farm equipment & farm implement sales and service (Major and Minor). An establishment primarily engaged in the sales, repair, or maintenance of motor vehicles, motorized farm equipment, and farm implements. Major repairs and maintenance includes paint, body, fender repair and painting, and major engine overhaul. Minor repairs and maintenance include brake, muffler, upholstery work, tire repair and change, lubrication, tune-ups, and transmission work. Both major and minor repairs and maintenance are to be performed within a completely enclosed building.

Bed & Breakfast. A private residence, several rooms of which are set aside for overnight guests whose paid accommodations include breakfast. It must meet all legally required tax, fire, building, health, and other requirements for this size and use of property. This establishment advertises publicly and can legally post a sign. Reservations may be made directly with the property owner.

Boarding/Rooming House. A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single family unit. (building code definition)

A boarding house is a house (frequently a family home) in which lodgers rent one or more rooms on a nightly basis, and sometimes for extended periods of weeks, months, and years. The common parts of the house are maintained, and some services, such as laundry and cleaning, may be supplied. (Wikipedia definition)

Bona fide farm. ^{xv, xix} The production and activities relating or incidental to the production of crops, grains, fruits, vegetables, ornamental and flowering plants, dairy, livestock, poultry, and all other forms of agriculture:

- (1) The cultivation of soil for production and harvesting of crops, including but not limited to fruits, vegetables, sod, flowers and ornamental plants.
- (2) The planting and production of trees and timber.

- (3) Dairying and the raising, management, care, and training of livestock, including horses, bees, poultry, and other animals for individual and public use, consumption, and marketing.
- (4) Aquaculture as defined in G.S. 106-758.
- (5) The operation, management, conservation, improvement, and maintenance of a farm and the structures and buildings on the farm, including building and structure repair, replacement, expansion, and construction incident to the farming operation.
- (6) When performed on the farm, "agriculture", "agricultural", and "farming" also include the marketing and selling of agricultural products, agritourism, the storage and use of materials for agricultural purposes, packing, treating, processing, sorting, storage, and other activities performed to add value to crops, livestock, and agricultural items produced on the farm, and similar activities incident to the operation of a farm.
- (7) A public or private grain warehouse or warehouse operation where grain is held 10 days or longer and includes, but is not limited to, all buildings, elevators, equipment, and warehouses consisting of one or more warehouse sections and considered a single delivery point with the capability to receive, load out, weigh, dry, and store grain.

For purposes of determining whether a property is being used for bona fide farm purposes, any of the following shall constitute sufficient evidence that the property is being used for bona fide farm purposes:

- a. A farm sales tax exemption certificate issued by the Department of Revenue.
- b. A copy of the property tax listing showing that the property is eligible for participation in the present use value program pursuant to G.S. 105-277.3.
- c. A copy of the farm owner's or operator's Schedule F from the owner's or operator's most recent federal income tax return.
- d. A forest management plan.

Building. Any structure used or intended for supporting or sheltering any use or occupancy. ^{xxv}

Building, principal. A building in which is conducted the main or principal use of the lot on which said building is situated.

Building height ^{xxi}. In measuring a building ^{xxiii}, or part thereof, to determine compliance with the maximum height provisions, measurement will be taken from the level of the highest point, or part thereof, and shall not include ornamental cupolas, weathervanes, belfries, chimneys, flag or radio poles, unless otherwise defined.

Carwash. An area or structure equipped with facilities for washing vehicles. ^{Miarriam – Webster Dictionary}

Cemetery. Land used or intended to be used for the interment of the dead and dedicated for cemetery purposes.

Church, Synagogue, Temple, Or Other Religious Building. A building used for public religious worship.

Club, public or private. Buildings or facilities owned or operated by a corporation, association, or persons for a social, educational, or recreational purpose; but not for profit or to render a service that is customarily carried on as a business.

Cluster Development. A type of major subdivision that is intended is to allow smaller than minimum lot sizes with dwelling units clustered in smaller areas in order to preserve larger areas of open space and environmental resources.

Community Recreation Center. A place, structure, area, or other facilities used for and providing religious, fraternal, social, and/or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.

Convenience Stores, Including those that sell petroleum and petroleum products. Small franchised or unfranchised stores or markets that sell groceries, consumer goods, foods and petroleum products such as gasoline, diesel fuel, and motor oil.

Customary home occupation, Class I. Any use conducted entirely within a dwelling and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for residence purposes and does not change the character thereof, and in connection with which there is no display and no person, not a resident on the premises, is employed specifically in connection with the customary home occupation, except that not more than one (1) assistant may be employed; provided further, that no mechanical equipment is installed or used except such that is normally used for domestic or professional purposes, and that not over twenty-five (25) percent of the floor space of any structure is used for home occupations.

Customary Home Occupation, Class II. Includes uses conducted entirely within dwellings as permitted under Customary Home Occupation, Class I, and adds permitted uses that are conducted entirely within an accessory building of:

- (1) No greater than 2,500 square feet on a parcel size of 1 to 1.5 acres; or
- (2) No greater than 4,000 square feet on a parcel size of over 1.5 acres.

Use restrictions as to mechanical equipment applicable to Customary Home Occupation, Class I shall not apply to uses conducted entirely within an accessory building. Permitted uses must be clearly incidental and secondary to the primary use of the parcel for residential purposes and should not change the character thereof. Outdoor displays are not permitted.

Permitted uses must be carried on by at least one occupant of the dwelling with no more than four nonresident employees.

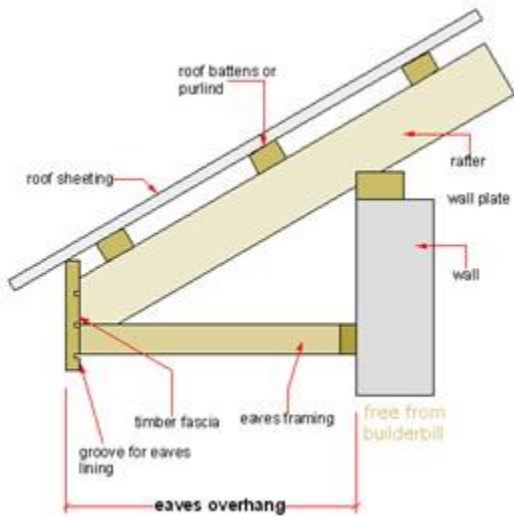
Reference Section 4.6, 4.7, 4.9 and 4.10 for Parking Requirement.

Day Care Facility. A place that provides for the care of children or adults. Those receiving care do not reside in the facility, are present primarily during daytime hours, do not regularly stay overnight, are not all related to each other by blood or marriage and are not legal wards or foster children of those providing care.

Duplex. A single building consisting of two separate dwelling units (other than a two-family dwelling including accessory apartment), providing the two dwelling units are not simply attached by an unenclosed passageway (e.g., covered walkway).^{xxv}

Dwelling Unit. A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.^{xxv}

Eaves.^{xv} The projecting overhangs at the lower edge of the roof, located at the bottom of the fascia; not including dormers, chimneys or ornamental features (non-habitable).



Equestrian centers & facilities, multi-discipline. A building or group of building, structures, place, area or other facilities providing uses and services necessary or incidental to horsemanship/horse activities, shows, events, races, competitions, auctions, stabling (whether permanent structures or temporary or semi-permanent structures, such as tents); care and upkeep, including, but not limited to, Hunter, Jumper, Polo, Dressage, Cross Country, Western, Driving, Fox Hunting, Breed Shows, Young Horses, and endurance events.

Equestrian Village Development.^{xiv} A group of two or more buildings built in a mixed-use village or resort format, either incorporating or located within one thousand feet of the main arena of a bona fide Equestrian center & facility, multi-discipline use. The Equestrian Village Development must be upon an area of land that includes not less than twenty-five (25) acres; that has direct and immediate access to a State road; that has both public water and public sewer service; that has multifamily residential units constituting a minimum of 20% of the total units in the area; and that has Open Space dedicated on a recorded site specific plan constituting a minimum of 15% of its total area.

Events, shows & festivals. A building or group of buildings, structures, place, area or other facilities providing or facilitating uses and services necessary or incidental to any fair, festival, show, event, concert, performance, auction, pageant or similar activity where patrons are admitted to enjoy, engage or participate in entertainment or competitions.

Family. Any number of individuals living together as a single housekeeping unit and doing their cooking on the premises, as distinguished from a group occupying a boarding or rooming house or hotel.

Funeral Home. An establishment where the dead are prepared for burial or cremation. Oxford dictionary.

Golf Courses & Country Clubs. Land, buildings, and related facilities owned or operated by a for-profit or nonprofit corporation, association, or group of individuals or a municipality, operated for the social and/or recreational sports use of its public or private membership.

Group Development. A group of two (2) or more principal buildings built on a plot of land not less than two (2) acres not subdivided into the customary streets and lots and which will not be subdivided. Examples would be: row houses, apartment courts, housing projects, school and hospital campuses, shopping centers and industrial parks.

Guest House. A separate and complete dwelling unit located on the same lot as the structure of a single-family dwelling but not intended for year-around use.

Heliport, public or private. A building, place, area, structure, or other facilities, private or open to the public, designed or used for any or all phases of operation of helicopters, such as take-off, landing, taxiing, terminal operation, loading, unloading, hangar storage, maintenance, repair, and service thereof.

Hospitals & Clinics. Institutions designed for the diagnosis, treatment and care of human illness or infirmity and providing health services, primarily for inpatients and including as related facilities, laboratories, outpatient departments, training facilities and staff offices.

Kennels. Any premises, except where accessory to an agricultural use, where domestic animals, such as dogs and cats, are boarded, trained, or bred.

Laundry & Dry Cleaning Services. A dry cleaning, self-service laundry and/or laundry establishment which may have a pick-up and drop-off window for customer service and provided the operation and all chemicals related thereto shall be in compliance with all applicable standards and requirements of the Environmental Protection Agency (EPA) and all other applicable agencies.

Law Enforcement Center.^{xvi} Law enforcement administration, training and detention facility.

Libraries, Public or Private. Facilities or buildings where literary, musical, artistic, or reference materials are kept for public or private reference use.

Lot. A parcel of land occupied or capable of being occupied by a building or group of buildings devoted to a common use, together with the customary accessories and open spaces belonging to the same.

Lot of record. A lot which is a part of a subdivision, a plat of which has been recorded in the office of the Register of Deeds of Polk County, North Carolina, or a lot described by metes and bounds, the description of which has been so recorded.

Lot width. The distance between side lot lines measured at the building line.

Major Subdivision. Major Subdivision shall have the same meaning, and shall be defined, as set forth in the Subdivision Ordinance of Polk County as now adopted or as may be hereafter amended.

Manufactured home (Mobile home). A structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet; and which is built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained therein.

For manufactured homes built before June 15, 1976, "manufactured home" means a portable manufactured housing unit designed for transportation on its own chassis and placement on a temporary or semipermanent foundation having a measurement of over 32 feet in length and over eight feet in width. "Manufactured home" also means a double-wide manufactured home, which is two or more portable manufactured housing units designed for transportation on their own chassis that connect on site for placement on a temporary or semipermanent foundation having a measurement of over 32 feet in length and over eight feet in width.^{xxv}

Manufacturing, Light. The manufacturing, compounding, processing, assembling, packaging or testing of goods or equipment, including research activities, conducted entirely within an enclosed structure, with no outside

storage, serviced by a modest volume of trucks or vans and imposing a negligible impact on the surrounding environment by noise, vibration, smoke, dust or pollutants. (International Zoning Code ICC 2003)

Mobile home. See *Manufactured home*.^{xxv}

Mobile home, accessory. A mobile home, as defined herein, intended to be situated on a lot with an existing single-family home pursuant to a Special Use Permit (MHO)ⁱ.

Mobile Home Park. A parcel or contiguous parcels of land which have been so designated and improved that it contains four (4) or more manufactured or mobile home lots available to the general public for placement thereon of manufactured or mobile homes for occupancy.

Modular Home. Single-family, detached housing of which the principal structural components are prefabricated off-site and in conformity with the North Carolina Residential Code IRC, and shall include structures commonly known as modular homes. As used in this Zoning Ordinance, regulations and provisions regarding “modular homes” only apply to single-family residences and do not restrict or regulate the construction of buildings for commercial, multifamily residential, or other uses^{xiv}.

Motels & Hotels. Any buildings or portions thereof containing ten or more lodging units, with or without separate restaurant facilities, primarily for transients, including hotels, tourist cabins and tourist courts, but not including bed and breakfast inns as defined herein.

Multifamily Residences. Buildings or portion thereof designed for occupancy by three or more families living independently in which they may or may not share common entrances and/or other spaces. Individual dwelling units may be owned as condominiums, or offered for rent.

Museum. A building or group of buildings, structures, place, area or other facilities operated as an institution for the acquisition, preservation, study and/or exhibition of works, materials or data of artistic, scientific and/or historical value.

Nature-Oriented Non-Motorized Outdoor Recreation.^{vi} Recreational uses of land conducted outside of a building, characterized by moderate impacts on the natural environment. Such uses may be for-profit, not-for-profit or provided by a governmental entity and may be composed of a place, structure, area, or facility providing nature-oriented non-motorized recreational activities generally open to the public and designed to accommodate and serve significant segments of the community. Examples of nature-oriented non-motorized outdoor recreational activities include, but are not limited to, hiking, noise-suppressed zip-lining, canoeing, kayaking, mountain biking, horseback-riding and orienteering.

Nonconforming lot. A lot existing at the establishment or revision of this Ordinance (and not created for the purposes of evading the restrictions of this Ordinance) that does not meet the minimum area requirements of the district in which the lot is located.

Nonconforming use. A structure or land lawfully occupied by an existing use which does not conform with the permitted uses for the zoning district in which it is situated, either at the effective date of this ordinance or as a result of subsequent amendments to this ordinance. This term also refers to the activity that constitutes the use made of the property.

Nonconforming situation. A situation that occurs when, at the establishment or revision of this Ordinance, an existing lot or structure or use of an existing lot or structure does not conform to one or more of the regulations

applicable to the district in which the lot or structure is located. Among other possibilities, a nonconforming situation may arise because a lot does not meet minimum acreage requirements, because structures exceed maximum height limitations, because the relationship between existing buildings and land (in such matters as density and setback requirements) is not in conformity with this Ordinance, or because land or buildings are used for purposes made unlawful by the Ordinance.

Nursery, Landscape Business, & Greenhouse. A nursery is a place where plants are propagated and grown to usable size. They can be retail nurseries which sell to the general public, wholesale nurseries which sell only to other nurseries and to commercial landscape gardeners and private nurseries which supply the needs of institutions or private estates.

A greenhouse is a permanent structure, designed to protect plants. This structure may or may not have a permanent heating system installed in it. For the purposes of this Ordinance, cold frames (temporary structures covered with plastic or other materials, supported by metal pipes) are included in this definition.

Landscaping is the business of improving the appearance of a piece of land by planting flora or altering the contours of the ground.

Offices, Business, Medical, Professional, & Public buildings including banks. Land, buildings, and other facilities used by establishments primarily engaged in providing goods or services to business establishments or individuals on a contract or fee basis.

Open Space.^{xiv} Areas having a predominantly pervious land surface providing spaces for landscaping and other visual enhancements, pedestrian circulation, waterways and water features, and wildlife habitat. Open space does not include automobile roadways, parking lots, paved service and maintenance areas, and buildings. Amenities and trails (whether pervious or impervious) accommodating pedestrians, bikes, golf carts and other low-speed vehicles, and horseback traffic are permitted in open spaces.

Parking space. A storage space of not less than one hundred sixty two (162') square feet for one (1) automobile plus the necessary access space. It shall always be located outside the dedicated street or highway right-of-way.

Planning board. The Polk County Planning Board.

Printing, Publishing, & Engraving Establishments. Establishments primarily engaged in rendering services to business establishments or individuals on a contract or fee basis such as, but not limited to, engraving, advertising, mailing, photocopying, duplicating, and providing business signs and plaques.

Public sewage system. A common sewer directly controlled by a public authority.^{xxv}

Public Safety Facilities. Buildings and facilities used in providing public safety services such as police, fire, ambulance, and emergency services.

Public water supply system.

- a. A system for the provision, to the public, of piped water for human consumption if such system has at least fifteen (15) service connections or regularly serves an average of at least twenty-five (25) individuals daily at least sixty (60) days out of the year. Such term includes:
 1. any collection, treatment, storage, and distribution facility under control of the operator of such system and used primarily in connection with such system; and

2. any collection or pre-treatment storage facility not under such control which is used primarily in connection with such system.
- b. A public water system is either a “community water system” or a “non-community water system”:
1. “Community water system” means a public water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.
 2. “Non-community water system” means a public water system which is not a community water system.

Quarantine Facility. A facility at which animals regulated by local, state, or federal agencies are restricted and tested prior to being permitted to enter into the general population.

Radio & TV Stations & Studios. Land, buildings, and equipment used for the production, transmittal, or reception of signals or programming over the airwaves as a commercial or public service, including, without limitation, telephonic, radio, television, or cable television. For purposes of this ordinance, the term shall not include a non-commercial individual use such as residential television antennas, satellite dishes, or ham radio antennas, or a commercial use that is purely incidental to other business activities of the owner. The facilities may include a tower, pole, or similar structure which supports or incorporates, or is intended to support or incorporate, one or antennas operated for commercial or public purposes above ground, whether freestanding, guyed, or affixed to a building. *Refer to Wireless Telecommunications Ordinance, if applicable.^{xxv}

Recreation Facilities, For Profit. A place, structure, area, or other facilities operated for profit and providing religious, fraternal, social, and/or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community

Recreation Facilities, Not for Profit. A place, structure, area, or other facilities not operated for profit and providing religious, fraternal, social, and/or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.

Recreational Vehicle. A vehicular-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are travel trailer, camping trailer, truck camper, motor home, recreational park trailer and park trailer (park models).

Recreational Vehicle (RV) Park and/or Camp Areas. An establishment primarily engaged in operating sites to accommodate camping (tent and/or cabin), park model homes and/or recreational vehicles. These establishments may provide access to facilities, such as laundry rooms, recreational halls, playgrounds, stores and snack bars. An RV park will generally contain two (2) or more park model homes or recreational vehicles.

Residential Vacation Rental (Tourist Homes).^{xii} The rental of any single-family dwelling, duplex, guest house, timeshare, accessory/garage apartment or multi-family or any portion thereof, for occupancy, dwelling, lodging or sleeping purposes for any period of time less than 90 days. The term does not include other transient lodging such as hotels and motels, and bed & breakfast establishments, which are otherwise authorized under these regulations.

Exceptions. The following activities and / or uses shall not be deemed residential vacation rentals and the requirements of this section shall not apply to them.

- Incidental residential vacation rentals, defined to mean no more than two such rentals in any calendar year where the total annual rental period for both rentals does not exceed two weeks provided no advertisement of the availability of unit.

Restaurants, Excluding Fast Food & Drive-Through Services. Establishments that sell food not already prepared for consumption on or off the premises and do not include drive-in or drive-up facilities for ordering.

Restaurants, Including Fast Food & Drive-Through Services. Establishments that sell food already prepared or not already prepared for consumption, packaged in paper, Styrofoam or similar materials, and may include drive-in or drive-up facilities for ordering.

Rest & Convalescent Homes, Sanitariums. Facilities for the care of the aged and infirm whose principal need is a home with such sheltered and custodial care as their age and infirmities require. Medical care is only occasional, such as may be required in the home of any individual.

Retail Trade, Commercial Services, Sales, & Rental of Merchandise & Equipment. Establishments engaged in selling or renting goods, merchandise, or services to the general public or businesses for personal, household, or commercial consumption. The establishments may also render services incidental to the sale of such goods. The establishment may process some of the products which it sells so long as such is processing incidental to such retail sales. The term shall not be deemed to include establishments in which the sale of goods or merchandise is incidental to another use, such as junk yards and wrecking yards as defined by NCGS 136-143.

Retail Business Customarily Servicing Residential Neighborhoods & Conducted within an Enclosed Building. Establishments engaged in selling goods, merchandise, or services to the general public for personal or household consumption. The establishments may also render services incidental to the sale of such goods. The establishment may process some of the products which it sells so long as such is processing incidental to such retail sales. The term shall not be deemed to include establishments in which the sale of goods or merchandise is incidental to another use, such as junk yards and wrecking yards as defined by NCGS 136-143.

Right of way (Easement). A grant by the property owner of a strip of land for a specified purpose and use by the public, a corporation, or persons, including access easements. For the purposes of this ordinance, right of way is included in the measurement of setbacks on federal, state, county, and municipal roads only.^{xxv}

Roadside Stands Selling Home-Grown Products. A business establishment selling primarily home-grown or home manufactured products, operated next to a dedicated public or private right-of-way for vehicular traffic which affords the principal means of access to abutting property.

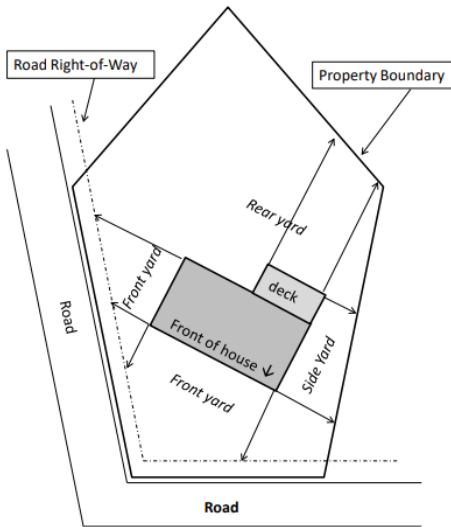
Sawmill. A facility in which logs are converted to lumber by running them through a saw.

Schools, Public or Private. Land, buildings, and facilities operated by publicly or privately elected or appointed school officials in which the complete educational curriculum program and activities are under the control of these officials and which is supported primarily by public or private funds.

School; Vocational Schools, Business Schools, and Special Schools.^{xvii} Land, buildings, and facilities that do not offer a complete educational curriculum and that are operated by publicly or privately elected or appointed school officials in which the education program and activities are under the control of these officials and which is supported primarily by public or private funds.

Service Station. An establishment where flammable or combustible liquids or gases used as fuel are stored and dispensed from fixed equipment into the fuel tanks of motor vehicles. Such an establishment shall be permitted to offer for sale at retail other convenience items as a clearly secondary activity and shall be permitted also to include a free-standing automatic car wash.

Setback. A continuous strip of land, measured perpendicular from the plane of the building out to the closest property line or road right-of-way.^{xxv}



Shooting Range (indoor). An area totally enclosed designed and operated for profit for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting. This includes any such area owned and/or operated by a for-profit or non-profit entity which requires membership dues to be a member, or which requires any remuneration (including “donations”) in exchange for access to the area.

Shooting Range (outdoor). An area outdoor designed and operated for profit for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting. This includes any such area owned and/or operated by a for-profit or non-profit entity which requires membership dues to be a member, or which requires any remuneration (including “donations”) in exchange for access to the area. Private shooting that does not meet the above standards for commercial shooting ranges shall be allowed by right without a zoning permit. Henderson County definition modified.

Single family residence. A building or portion thereof providing complete living facilities for a family. The term “single family residence” shall not be deemed to include a motel, hotel, tourist home, mobile home, manufactured home, modular home or structure designed or, in fact, used for transient residence. A single family residence may also consist of another dwelling unit, such as an accessory apartment or garage apartment, provided the floor area of the accessory unit does not exceed forty percent of the floor area of the single-family dwelling unit, and further provided the accessory unit’s exterior design and entry locations preserve the appearance of the single-family dwelling unit.

Single family residence (Multiple Use District Only). A building or portion thereof providing complete living facilities for a family. The term “single family residence” shall not be deemed to include a motel, hotel, tourist home, mobile home, manufactured home, modular home or structure designed or, in fact, used for transient residence.

Solar Energy Generating Facility.^{xii} A solar electrical energy generating facility that is not an accessory solar energy device. The energy beneficiary(ies) shall not be located on the energy facility site. A *Solar Energy Generating Facility, Minor* tract shall not exceed twenty acres. A *Solar Energy Generating Facility, Major* tract shall measure more than twenty acres but shall not exceed fifty acres.

Special Use Permit. A permit issued to authorize development or land uses in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards requiring that judgment and discretion be exercised as well as compliance with specific standards. This definition includes permits previously referred to as “conditional use permits” or “special exceptions.”^{xxv}

Spectator Sport Facility (500 or More Spectators). An indoor or outdoor place, structure, area, arena, or other facility used for providing spectator seating, sanitation facilities, food, or parking for 500 or more sports spectators.

Spectator Sport Facility (Less than 500 Spectators). An indoor or outdoor place, structure, area, arena, or other facility used for providing spectator seating, sanitation facilities, food, or parking for 500 or less sports spectators.

Stable, Private. A privately owned building in which livestock is kept. It most commonly means a building that is divided into separate stalls for individual animals.

Storage & Warehouse Facility. Structures or premises in which goods, merchandise or equipment are stored for eventual use or distribution.

Street or road. A dedicated and accepted public right-of-way for vehicular traffic which affords the means of access to abutting properties.

Structure. Anything constructed or erected, the use of which requires more or less permanent location on the ground or which is attached to something having more or less permanent locations on the ground, excluding a conventional rail, plank, board, picket or wire fence so long as it is not located within the public or maintenance right of way of any road.

Subdivision. Subdivision shall all have the same meaning, and shall be defined, as set forth in the Subdivision Ordinance of Polk County as now adopted or as may be hereafter amended.

Tattoo Parlor. An establishment in which tattooing is carried out professionally. Oxford dictionary.

Theater. An indoor or outdoor facility used primarily for the presentation of live stage productions, performances or motion pictures.

Timeshare. A type or form of ownership of real property in which multiple parties hold rights to use and occupy certain real property, and each user is allotted a period of time in which they may use and occupy the subject property and as further defined in Article 4 of Chapter 93A of the North Carolina General Statutes which is incorporated herein by reference as if fully set forth herein.

Tower. A tower, pole, or similar structure, exceeding 20 feet in height, which supports or incorporates, or is intended to support or incorporate, one or more private, commercial or public sign, antenna, light, or other item

above ground, whether freestanding, guyed, or affixed to a building. The term shall include mobile towers. *Refer to Wireless Telecommunications Ordinance.^{xxv}

Truck Terminal. A building or area where cargo is loaded to and discharged from trucks.

Utility Buildings and Facilities, Public. A structure or facility used by a public or quasi-public utility agency to store, distribute, generate electricity, gas, telecommunications, and related equipment, or to pump or chemically treat water. This does not include storage or treatment of sewage, solid waste or hazardous waste.

Veterans' Affairs Office. A building or structure, or portion thereof, whose purpose is to assist veterans and their families in the presentation and processing of claims as they may be entitled to under Federal, State or local laws, and otherwise assist veterans.

Veterinarian Clinics, Animal Shelters. Veterinarian clinics are facilities where professionals skilled in diseases and care of animals and/or reptiles provide outpatient or inpatient care of chronically ill animals or reptiles. Animal shelters are private, governmental or nonprofit organization facilities devoted to the welfare, protection and humane treatment of animals. The boarding of animals is an incidental use in such facilities.

Waste Handling, Treatment, Processing, Management or Disposal Facility. Includes, but is not limited to, Sanitary Landfill, Municipal Solid Waste Sanitary Landfill, Construction/Demolition Landfill, Dump, Open Dump, Waste Incineration Facility, Hazardous Waste Landfill or Processing Facility, Radioactive Waste Processing or Disposal Facility, Medical Waste Processing or Disposal Facility, Waste Transfer Facility, State Regulated Compost Facility, Industrial Process Waste Landfill or Processing Facility, Industrial Solid Waste Facility, Waste Treatment and/or Processing Facility and Septage Management Facility (not including state approved land application sites). Reference shall be made to the North Carolina General Statutes and to the North Carolina Administrative Code for further definition of each of the foregoing. (Exempts Polk County Government from these restrictions when operating a facility for the citizens of Polk County).

Wholesale Sales, Retail Sales, & Supply Houses. Establishments engaged in retail sales of goods or merchandise directly to the general public for personal or household consumption or to retailers for resale to the general public and rendering services incidental to the sale of such goods. Such an establishment may process some of the products which it sells so long as such is processing incidental to such retail or wholesale sales.

ⁱ Replacing the use classification and definition of Child Care Facilities with Day Care Facility 8.31.09

ⁱⁱ Creating a new use classification of Veterans' Affairs Office 8.31.09

^{iv} An Ordinance Amending the Zoning Ordinance of Polk County 8.16.10

^v An Ordinance Concerning Zoning Administration and Enforcement. 10.3.11

^{vi} An Ordinance Concerning Nature-Oriented Non-Motorized Outdoor Recreation 9.10.12

^{vii} An Ordinance Concerning Solar Energy Generating Facilities 10.15.12

^{viii} An Ordinance Establishing a New Zoning District Equestrian 4.22.13

^{ix} An Ordinance Concerning Customary Home Occupation Class II and Residential Vacation Rentals 8.5.13

^x An Amendment to Clarify and Modernize Zoning Ordinance Regarding Board of Adjustment 10.21.13

^{xi} An Amendment to Define Parking Requirements for Customary Home Occupation Class I & II.2.3.14

^{xii} An Amendment to Enlarge Equestrian District & Expanding Uses, Redefining Tourist Home, Parking.2.3.14

^{xiii} An Amendment Concerning Accessory Dwelling Units; Authorize Dwelling Units in MU 4.20.15

^{xiv} An Amendment Establishing Equestrian Village District, Amending Ordinance & Rezoning Map 11.16.15

^{xv} An Amendment Concerning Bona Fide Farms, Recreational Vehicles & Eaves 2.8.16

^{xvi} An Ordinance Establishing the Polk County Government and Public Facilities Zoning District 7.18.16

^{xvii} An Ordinance Concerning Schools; Vocational Schools, Business Schools & Special Schools in RE1 10.3.16

^{xviii} An Ordinance Rezoning Certain Areas EV 12.5.16

^{xix} Zoning Ordinance Update 10.16.17

^{xx} Shared Parking 12.18.17

^{xxi} Agricultural Building 4.16.18

^{xxii} E/EV Vet Clinics, Quarantine Facilities, Church, Schools & Map Amendment 4.16.18

^{xxiii} Board of Adjustment Alternates; Building Height 2.4.19

^{xxiv} Tower 10.7.19

^{xxv} 160D update.CU to SU.6.21.2021