

Proposed text additions to the LUR are shown in red.

1. **Amendment to Section 2.6.1.A.1. AGRICULTURAL ZONE DISTRICT (A-1) – to included existing Recreation Camps and Retreats that do not have an existing Special Use Permit as a Permitted Use**

Section 2.6.1.

AGRICULTURAL ZONE DISTRICT (A-1)

A. Uses

1. Permitted Uses

PERMITTED USE	CROSS-REFERENCE
Accessory Dwelling Unit (as restricted)	Section 2.5
Agricultural uses including general farming, forestry, and ranching	
Animal Hospital / Veterinary Clinic: ≥35-acres only. See Use Restrictions below.	Section 8.3.A
Animals - pet animals	
Animals - commercial and noncommercial domestic hoofed livestock; commercial and noncommercial small livestock, poultry, fowl	
Camping on property less than 60 days/year	Section 2.4
Child Care Center - 4 or fewer	Section 8.3.Q
Communication facility - roof or wall mounted	Section 8.3.I
Communication facility - “stealth”	Section 8.3.I
Dwelling - up to 3 single-family residential units (as restricted) (includes mobile home)	Section 2.5; Section 2.6.1.B
Emergency services facilities (subject to Location and Extent review)	Section 8.4
Essential services (subject to Location and Extent review)	Section 8.4
Family Child Care Home: 5 or fewer	Section 8.3.Q
Foster Care Home: 5 or fewer	Section 8.3.Q
Guest House (as restricted)	Section 8.3.M
Home Business - No Impact	Section 8.3.N; Chapter 12
Home Health Services/Home Health Care (peripatetic)	Section 8.3.Q
Homemaker Agency/Services (peripatetic)	Section 8.3.Q
Hospice care - (peripatetic)	Section 8.3.Q
Independent Residential Support Services (peripatetic)	Section 8.3.Q
Livestock Boarding facility: ≥35-acres only. See Use Restrictions below.	Section 8.3.D
Personal Care Agency/Services (peripatetic)	Section 8.3.Q
Public uses and facilities (subject to Location and Extent review)	Section 8.4
Existing Recreation Camps and Retreats that do not have an existing Special Use Permit	Section 8.3.Y
Respite Care Provider/Services (peripatetic)	Section 8.3.Q

2. Amendment to Section 8.3.Y. Resorts

Y. Resort. Lots, parcels, or tracts of land improved with buildings (or other habitations) and sanitary facilities, generally used for short term or extended occupancy chiefly for extended rest or recreation, and often provided with lodges with dining rooms and/or accessory shops. The term "lodges" when used in connection with Resorts means a hotel or similar establishment providing sleeping rooms or apartments in a main building, or cabins, or other sleeping or living accommodations. The term "Resort" also includes "retreat" or "counseling" centers, "summer camps," "recreation camps," "sports camps" and other similar uses where permanent facilities are used and occupied for short term or extended periods. The term does not include Campgrounds or Recreational Vehicle Parks as otherwise defined in these Regulations.

1. Administrative Review Use Permits. The following, as conditioned, are subject to an Administrative Review Permit:

- a. **Minor Expansion of Existing Facilities.** Expansion of an existing structure or construction of new structures that do not increase the intensity of use on the property by more 40 additional overnight beds, or 20% of existing use, whichever is smaller. These are maximum limits of expansion under this provision and are not cumulative. Development up to the maximum limit of expansion under this provision can be phased and shall be documented on the plan. Intensity of use is defined by the existing activities on the site at the time of the first submittal and is not cumulative.

The site plan requirements of Section 7.4 and the requirements of Chapter 4 Infrastructure, Chapter 5 Site Development, and Chapter 6 Critical Areas of these Regulations shall be limited to the area impacted by the proposed new development.

2. Special Use Permits. The following are subject to Special Use Permit Review:

- a. Any expansion or new construction that exceeds the threshold set out in Section 8.3.Y.1.a.