Chapter 5 USES

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10-5-1 GENERAL USE PERMISSION

No structure or land may be used or occupied except in conformity with the regulations for the zoning district in which it is located.

10-5-2 AUTHORIZED USE TABLE

(A) Table 10-5A identifies the principal and temporary uses allowed within each zoning district.

(B) Based on Table 10-5A specifications:

1. If a use or activity requires a zoning permit, then that use or activity may be authorized upon application and issuance of a Zoning Permit in accordance with Chapter 10 of this Ordinance.

2. If a use or activity requires a special use permit, then that use or activity may be authorized upon application and issuance of a Special Use Permit in accordance with Chapter 11 of this Ordinance.

3. If a temporary use is allowed in the district, then that temporary use may be authorized upon application and issuance of a Temporary Use Permit in accordance with Chapter 11 of this Ordinance.

(C) If Table 10-5A contains a cell that is blank, then that use is not allowed in the district.

10-5-3 INTERPRETATION OF MATERIALLY SIMILAR USES

(A) It is the intent of Table 10-5A to group similar or compatible land uses into specific zoning districts, either as permitted uses or as uses authorized by a special use permit.

(B) All questions regarding a use not included in Table 10-5A shall be presented to the Zoning Administrator. The Zoning Administrator shall interpret whether a use not included in Table 10-5A can reasonably be interpreted to fit into a use category where similar uses are described, and shall record his/her decision in writing.

10-5-4 USES PREEMPTED BY STATE STATUTE

Notwithstanding any provision of this section to the contrary, uses that are required to be permitted in any zoning district by state statute may be permitted in accordance with state law whether or not the use is included in Table 10-5A.

Table 10-5A. Authorized Principal Uses

Table 10-5A Key

R-1	R-1 Residential District		
R-2	R-2 Residential District		
R-3	R-1 Residential District	P	Zoning Permit required
R-4	R-2 Residential District	S	Special Use Permit required
TC	Town Center District		Not Permitted
C	General Commercial District		
I	Industrial District		
A	Agricultural District		

Principal Use/Activity	R-1	R-2	R-3	R-4	TC	C	I	A
Residential buildings								
Single-family dwelling	P	P	P	P			S	P
Two-family dwelling			P	P				
Multi-family dwelling			P	P	S	S		
Manufactured home park			S	S				S
Residential use of a building constructed prior to June 4, 1963 for a residential use and since converted to a commercial use					S	S	S	
Row house or Townhouse building			S	S	S	S		
Row house or Townhouse dwelling			S	S	S	S		
Community living facility, Category I	P	P	P	P				
Community living facility, Category II			P	P				
Community living facility, Category III			S	S				S
Assisted/Independent Living Facility	S	S	S	S	S	S		S
Residential Care Facility				S	S	S		S
Recovery Home			S	S	S	S		S
Hotels, motels, or other accommodation services								
Bed-and-breakfast inn	S	S	S	S	S	S		
Boarding house	S	S	S	S	S	S		
Hotel					P	P		
Motel					S	S		
Commercial buildings								
Adult use						S	S	
Bars, taverns, and nightclubs					P	P		
Beer, wine, and liquor store (off-premises consumption of alcohol)					P	P		

Table 10-5A. Authorized Principal Uses (continued)

Table 10-5A Key

R-1	R-1 Residential District		
R-2	R-2 Residential District		
R-3	R-1 Residential District	P	Zoning Permit required
R-4	R-2 Residential District	S	Special Use Permit required
TC	Town Center District		Not Permitted
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Principal Use/Activity	R-1	R-2	R-3	R-4	TC	C	I	A
Commercial buildings (continued)								
Car wash/car care center						P	P	
Commercial use of a building constructed prior to June 4, 1963 for a commercial use and since converted to residential use	S	S	S	S	S	S	S	
Convenience stores or centers					P	P	P	
Gas station						S	S	
Lumberyard and building materials						S	P	
Medical marijuana dispensary					S	S	S	
Office or bank building, stand-alone (without drive-through facility)					P	P	P	
Office or store building with residence on top					P	P	P	
Office building over storefronts					P	P	P	
Parts, accessories, or tires					P	P	P	
Pawnshops					P	P		
Pharmacies					P	P	S	
Research-and-development services (scientific, medical, and technology)					P	P	P	
Restaurant, with incidental consumption of alcoholic beverages					P	P		
Restaurant, with no consumption of alcoholic beverages permitted					P	P		
Retail sales at garden center, greenhouse, or nursery					P	P	P	S
Services to buildings and dwellings					P	P	P	
Shop or store building with drive-through facility					S	S	S	
Shop or store building with no drive-through facility					P	P	P	
Shopping center					P	P	P	
Tattoo parlors					P	P		

Table 10-5A. Authorized Principal Uses (continued)

Table 10-5A Key

R-1	R-1 Residential District		
R-2	R-2 Residential District		
R-3	R-1 Residential District	P	Zoning Permit required
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Principal Use/Activity	R-1	R-2	R-3	R-4	TC	C	I	A
Commercial buildings (continued)								
Vehicle dealership - fully enclosed					P	P		
Vehicle dealership - with outdoor storage and display						S	S	
Vehicle repair/service – minor					S	P	P	
Vehicle repair/service – major						S	S	
Warehouse discount store/superstore					S	S		
Industrial buildings and structures								
Assembly and construction-type plants							S	
Contractor storage yard						S	P	
Demolition business							S	
Laboratory or specialized industrial facility						S	P	
Landscape business						S	P	S
Landscape waste processing facility							P	S
Light assembly plant						S	P	
Light industrial structures and facilities						S	P	
Loft building						S	P	
Manufacturing plant							P	
Medical marijuana cultivation center							S	
Mill-type factory structures							P	
Recycling business							S	
Refrigerated warehouse or cold storage							S	
Self-storage warehouse						S	S	
Storage yard (outdoors)						S	P	

Table 10-5A. Authorized Principal Uses (continued)

Table 10-5A Key

R-1	R-1 Residential District		
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Principal Use/Activity	R-1	R-2	R-3	R-4	TC	C	I	A
Industrial buildings and structures (continued)								
Warehouse						S	S	
Welding shops						S	P	
Wholesale trade – durable goods						S	S	
Wholesale trade – nondurable goods						S	S	
Institutional or community facilities								
Animal clinic or animal hospital with no outdoor kennel or outdoor storage			S	S	P	P	S	S
Animal hospital			S	S	S	S	S	S
Cemetery or mausoleum								S
Churches, temples, synagogues, mosques, and other religious facilities	S	S	S	S	S	S	S	S
Clubs or lodges	S	S	S	S	P	P		S
College or university facility					S	P		
Community food services					P	P		
Cremation facilities							S	
Daycare center, adult			S	S	P	P	S	
Daycare center/nursery school			S	S	P	P	S	
Exhibitions and art galleries					P	P		
Exhibition, convention, or conference structure					S	P		
Funeral home	S	S	S	S	S	S	S	S
Hospital building			S	S	S	S	S	S
Kennel					S	S	S	S
Medical clinic building			S	S	P	P	S	S

Table 10-5A. Authorized Principal Uses (continued)

Table 10-5A Key

R-1	R-1 Residential District		
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Principal Use/Activity	R-1	R-2	R-3	R-4	TC	C	I	A
Institutional or community facilities (continued)								
Municipal or other government building	S	S	S	S	P	P	P	P
Museum or similar facility					P	P		
Public parks, rail-trails, playgrounds, conservation or recreational areas	P	P	P	P	P	P	P	P
Social assistance, welfare, and charitable services			S	S	P	P		
Trade or specialty school facility					S	P	S	S
Public assembly structures								
Active open space, athletic field, or golf course with no stadium lighting or sports lighting	P	P	P	P	S	P		P
Amusement, sports, or recreation establishment (other)					P	P		S
Athletic field or golf course with stadium lighting or sports lighting	S	S	S	S	S	S		S
Arcade					P	P		
Assembly hall					S	P		
Bowling, billiards, pool, etc.					P	P		
Covered or partially covered atriums					P	P		
Drive-in theater								S
Fitness, recreational sports, gym, or athletic club			S	S	P	P		
Library building	S	S	S	S	P	P		
Miniature golf establishment					S	P		
Movie theater					P	P		
Performance theater					P	P		
School	S	S	S	S	S	P	S	S

Table 10-5A. Authorized Principal Uses (continued)

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Principal Use/Activity	R-1	R-2	R-3	R-4	TC	C	I	A
Transportation-related facilities								
Bus terminal						S		
Heliport or Helipad					S	S	S	
Local transit facility and systems, including mixed mode	P	P	P	P	P	P	P	P
Off-site parking facilities	S	S	S	S	P	P	P	
Restricted landing area								S
Taxi and limousine service					S	S	S	
Towing and other road services						S	S	
Ultralight landing area							S	S
Agricultural - business uses								
Commercial grain elevator or bins							S	S
Crop production							P	P
Farm chemicals and fertilizer sales including incidental storage and mixing of blended fertilizer						S	S	P
Farm equipment sales and service						S	S	P
Feed and grain sales only							S	P
Roadside stand for produce sales					S	S		S
Utility and other nonbuilding structures								
Artificial lake of one or more acres	S	S	S	S		S	S	S
Electrical substation	S	S	S	S	S	S	S	S
Fountain, sculpture, or other aesthetic structure	S	S	S	S	S	S		S
Kiosks					S	S		
Off-premises billboard or sign					S	S	S	S

-Table 10-5A. Authorized Principal Uses (continued)

Table 10-5A Key

R-1	R-1 Residential District		
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R-3	R-1 Residential District	P	Zoning Permit required
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Principal Use/Activity	R-1	R-2	R-3	R-4	TC	C	I	A
Utility and other nonbuilding structures (continued)								
Outdoor stage, bandstand, or similar structure					S	S		S
Radio tower, broadcasting station, or telecommunications tower			S	S	S	S	S	S
Rest stops and welcome centers					S	S		
Sewage treatment plant						S	S	S
Utility structures on right-of-way	P	P	P	P	P	P	P	P
Water supply pump station or community well	S	S	S	S	S	S	S	S
Water tank	S	S	S	S	S	S	S	S
Mining and extraction establishments								
Topsoil removal							S	S
Quarrying and stone cutting							S	S
Temporary uses								
Farmers' market	S	S	S	S	S	S		S
Real estate sales office/model unit	P	P	P	P	S	P		P
Temporary contractor's office	P	P	P	P	P	P	P	P
Temporary mobile sales	S	S	S	S	S	S	S	S
Temporary outdoor entertainment/promotional event	S	S	S	S	S	S	S	S
Temporary outdoor sales	S	S	S	S	P	P	S	S

10-5-5 PRINCIPAL USE STANDARDS

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance.

(A) Adult Use

1. No adult use may be maintained or operated in any manner that causes, creates, or allows public viewing of any adult material, or any entertainment depicting, describing, or relating to specified sexual activities or specified anatomical areas, from any sidewalk, public or private right-of-way, or any property other than the lot or parcel on which the licensed premises is located.

2. No portion of the exterior of an adult use may install or contain any flashing lights, searchlights, or spotlights, or any other similar lighting systems, or any words, lettering, photographs, silhouettes, drawings, or pictorial representations of any manner except to the extent specifically set forth for in the sign ordinance for adult-oriented businesses.

3. No adult use may be operated within 1,000 feet of an existing:

   (a) Place of worship

   (b) Educational facility

   (c) Park/playground/public multi-use trail

   (d) Residential district or residential dwelling (all types)

   (e) Designated historical or cultural district

   (f) Cemetery

   (g) Day care center

   (h) Forest preserve

   (i) Retail sales of alcohol

   (j) Indoor or outdoor recreation facility that holds youth activities

(B) Community Living Facility

1. Community living facilities must meet all federal, state, and local requirements including, but not limited to, licensing, health, safety, and building code requirements.

2. A copy of state license must be visible at all times.

(C) Contractor Storage Yard and Storage Yard (Outdoor)

1. A contractor storage yard and any outdoor storage associated with light or general industrial uses must be completely enclosed along all lot lines by a solid fence or wall a minimum of eight feet in height, including ingress and egress. Fences or walls along a front yard lot line must be set back a minimum of 10 feet, and comply with:
   ii. the sight visibility triangle clearance requirements of Section 10-4-1 (F); and
   iii. the driveway visibility area clearance requirements of Section (10-4-5).

2. If the contractor storage yard or outdoor storage yard is located within the General Commercial district, or if adjacent to a residential district or the Town Center District:

   (a) Plants that include evergreens, with additional shrubs, trees, ornamental grasses, or perennials must be installed and maintained within the required 10-foot setback along the street side frontage of the fence or wall.

   (b) The plants must be installed at intervals or within groupings along the street side frontage of the fence or wall in order to ultimately provide visual relief from the monotony of the required fence or wall.

   (c) The plantings must be of a sufficient type, size, and height to provide for coverage of approximately half the total street side façade of the fence or wall within a two-year period.

3. Where any principal building screens an outdoor storage area, the fence and the associated setback is not required.

4. Storage of any kind is prohibited outside the fence or wall. No items stored within the fence may exceed the height of the fence or wall.

5. The storage area should be located to the rear of the lot where possible. Any structures must be located towards the front of the lot, in compliance with the front yard of the underlying zoning district.

6. Outdoor storage areas must be surfaced with an all-weather dust-free material and graded to drain all surface water.

(D) Day Care Center

1. Day care centers must meet all federal, state, and local requirements including, but not limited to, licensing, health, safety, and building code requirements.

2. Open space and/or recreational areas must be provided as required by the State of Illinois licensing requirements. The outdoor recreational areas must be separated from parking areas and enclosed by a semi-open or closed fence a minimum of six feet in height.

3. A pickup/drop off area must be provided. When a day care center is part of a multi-tenant retail center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.

(E) Helipad or Heliport

1. The helipad or heliport must meet all applicable standards of the U.S. Department of Transportation, Federal Aviation Administration, and the Illinois Department of Transportation, Division of Aeronautics, and must be designed and constructed in accordance with all state and federal regulations.

2. All structures must meet the setback requirements of the district where it is located.

(F) Manufactured Home or Mobile Home

1. All inhabited manufactured homes or mobile homes s shall be located in a manufactured home park that has received a special use permit.

2. No manufactured home or mobile home shall be located and used for living, sleeping, business, commercial, or storage purposes outside of an approved manufactured home park.

(G) Manufactured Home Park

The following additional requirements shall be required for manufactured home parks as may be deemed necessary for their proper development and the protection of the surrounding areas:

1. Compliance with all applicable state and county regulations regarding sanitation and other requirements.

2. At least 5,500 square feet of lot area per manufactured home or mobile home shall be provided.

3. No manufactured home or mobile home shall be located closer to a street, highway or right of way than the required front yard setback or closer than 25 feet to any property line.

4. A clearance of not less than 20 feet shall be maintained between mobile homes or trailers on all sides.

5. Each manufactured home or mobile home shall abut upon a hard surface driveway or access of not less than 25 feet in width and each space shall have an unobstructed access to a public highway, street or alley.

6. The mobile home park shall occupy an area of not less than 10 acres and shall be surrounded by a landscaped strip of open space 50 feet wide along the street frontage and 25 feet wide along all other lot lines.

7. Any office, service, recreation or other structural facilities shall be located at least 25 feet from the side and rear lot lines and shall be accessible to all manufactured homes or mobile home by means of the access drives or hard surface walkways.

(H) Medical Marijuana Cultivation Center

In accordance with Illinois state law, a medical marijuana cultivation center may not be located within 2,500 feet of:

i. a pre-existing educational facility, primary or secondary;
ii. a day care center; or
iii. any residential zoned property.

Any subsequent amendment to Illinois state law that is more restrictive than this standard will control.

(I) Medical Marijuana Dispensary

In accordance with Illinois state law, a medical marijuana dispensary may not be located:

i. within 1,000 feet of a pre-existing educational facility, primary or secondary or a day care center.
ii. in a residential dwelling or within a residential district.

Any subsequent amendment to Illinois state law that is more restrictive than this standard will control.

(J) Outdoor Market

1. Temporary stalls or tables are permitted. All tents must meet applicable fire code requirements.

2. Sales may involve new and/or used items. The sale of vehicles, heavy equipment, boats, watercraft, agricultural machinery, and similar goods is prohibited.

3. Any sales of food products must meet all rules and regulations, and require approval of the Champaign County Health Department.

4. Individual sellers at the outdoor market need not be the same each time the market is in operation.

(K) Row House Building

Special regulations regarding row house buildings shall be as follows:

1. In districts where row house buildings are permitted and row house dwellings are to be constructed (or converted from apartments) for sale, each on its own separate lot, to individual owners, such row house buildings shall not be subject to the minimum lot area requirements of Chapter 3 of this Ordinance, but instead shall be subject to the minimum requirements specified in this section.

2. Minimum lot area for a row house dwelling lot shall be not less than 4,000 square feet.

3. Minimum frontage of a row house dwelling lot on a public street shall be not less than 30 feet on a standard lot and not less than 50 feet on a corner lot.

4. No side yard shall be required along any side lot line that is common to two attached row house dwellings, whether they be on interior or exterior row house dwelling lots. One side yard of an exterior row house dwelling lot where such lot is not common to that of any other attached row house dwelling shall conform to the least width as required by Section 10-3-5 provisions for the R-3 or R-4 Residential Districts or by Section 10-3-6 provisions for the Town Center or General Commercial Districts.

5. A row house building must meet the front yard and rear yard requirements as established in Chapter 3 of this Ordinance.

6. A minimum lot width of 40 feet shall be provided for all interior and exterior row house dwelling lots.

7. Row house buildings shall be developed on subdivided lots with no more than three dwelling units per building; nor shall such building exceed 120 feet in length.

8. The maximum lot coverage by a row house dwelling on a row house lot shall be 40 percent and not less than 1,800 square feet of open space shall be provided on each row house lot.

9. Exterior treatment of attached row houses shall be integrated. Exterior of buildings shall be maintained in their original color and treatment unless otherwise agreed to in writing by all affected lot owners.

10. An unobstructed easement shall be provided across the side and rear eight feet of each exterior row house dwelling lot, when adjacent to an interior row house dwelling lot, and across the rear eight feet of each interior row house dwelling lot, when adjacent to another interior row house dwelling lot, for ingress and egress of

adjacent interior row house dwelling lot owners for access and maintenance purposes. Said access easement shall be unobstructed and physically passable at all times. This easement shall be incorporated into each deed transferring title to the property and any replat of the lots involved.

11. A party wall agreement shall be included in the subdivision covenants for each row house dwelling lot setting forth provisions for repair of common walls, repair of common utility service connections, reconstruction of the common building in the event of damage or destruction of one or all of the dwelling units and common maintenance and repair of joint facilities.

(L) Ultralight Landing Area

1. The helipad or heliport must meet all applicable standards of the U.S. Department of Transportation, Federal Aviation Administration, and the Illinois Department of Transportation, Division of Aeronautics, and must be designed and constructed in accordance with all state and federal regulations.

2. All structures must meet the setback requirements of the district where it is located.

(M) Vehicle Repair/Service, Minor and Major

1. Vehicle repair/service establishments may not store the same vehicles outdoors on the site for longer than seven days once repair is complete. Only vehicles that have been or are being serviced may be stored outdoors.

2. All repair and service operations must be performed within a fully enclosed building with closed garage doors. All equipment and parts stored indoors.

3. Vehicle repair/service establishments must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of five feet.

4. No partially dismantled, wrecked, or unlicensed vehicle may be stored outdoors on the premises. This standard does not apply to vehicles under repair.

5. The sale of used or new automobiles is prohibited.

6. No motor vehicles may be stored and no repair work may be conducted in the public right-of-way.

10-5-6 TEMPORARY USE STANDARDS

Temporary uses are required to comply with the use standards of this section, in addition to all other regulations of this Ordinance. Applicants for a temporary use must apply for a zoning permit and/or special use permit as indicated in Table 5A of this Chapter. The following

standards shall apply to temporary uses located on private property.

(A) Farmers' Market

1. The timeframe of a farmers' market, including number of days per week and overall duration of the event, will be determined and approved as part of the special use permit.

2. A management plan is required as part of the special use permit application that demonstrates the following:

   (a) An established set of operating rules addressing the governance structure of the market, hours of operation, maintenance, and security requirements when open to the public.

   (b) General layout of vendor stalls, visitor facilities, such as seating areas and restrooms, and all ingress and egress points to the site.

   (c) Provision for recycling and waste removal.

   (d) The days and hours of internal operation, including vendor set-up and take-down times.

(B) Real Estate Sales Office/Model Unit

1. A real estate sales office/model unit(s) is allowed in any approved residential subdivision or within a multi-family dwelling. Multiple model units are allowed.

2. The zoning permit shall be valid for no more than one year, but may be renewed. However, zoning permits for multi-family rental models have no expiration.

3. The real estate sales office/model unit(s) must be removed and closed within 30 days after the sale of the last unit of the development.

4. All activities conducted within real estate sales office/model unit(s) must be directly related to the construction and sale of properties within the particular development. Use as a general office of operation of any firm is prohibited.

(C) Temporary Contractor's Office

1. A temporary contractor's office is allowed incidental and accessory to a construction project.

2. The zoning permit shall be valid for a six-month period and is renewable for six successive periods at the same location.

3. The temporary contractor's office must be removed within 30 days of completion of the construction project.

(D) Temporary Mobile Sales

1. The timeframe of a temporary mobile sales use shall be determined and approved as part of the special use permit.

2. The special use permit shall be evaluated based on the adequacy of the parcel size, parking provisions, traffic access, and the absence of undue adverse impact, including noise, on other properties.

3. All mobile food establishments must be properly licensed by the Champaign County Health Department.

4. If the mobile sales establishment operator is not the owner of the site where the truck or trailer will be located, written permission from the property owner must be submitted as part of the Special Use Permit application.

5. Sale of alcohol is prohibited.

6. During mobile food sales business hours, the permit holder must provide a trash receptacle for customer use and must keep the area clear of litter and debris at all times.

7. Outdoor seating may be provided for temporary mobile food sales on the site, but no seating may be permanently installed. No seating will be allowed that reduces the amount of parking required for the site to below the Ordinance requirement.

8. A permanent water or wastewater connection is prohibited.

9. Electrical service may be provided only by temporary service or other connection provided by an electric utility, or an on-board generator.

10. Drive-through service is prohibited.

11. A mobile sales establishment is limited to signs attached to the exterior of the truck or trailer that must be mounted flat against the truck or trailer with a maximum projection of six inches and one A-frame sign.

(E) Temporary Outdoor Entertainment/Promotional Event

1. A management plan is required as part of the special use permit application that demonstrates the following:

(a) General layout of performance areas, visitor facilities, such as seating

areas and restrooms, parking areas, and all ingress and egress points to the site.

(b) Provision for recycling and waste removal.

(c) The days and hours of operation, including set-up and takedown times.

(d) A description of crowd control and security measures.

2. Any temporary structures must be removed within three days of conclusion of the event.

3. Events are limited to four events per calendar year and a maximum duration of four days per event, with a minimum of 30 days between events, with the following exceptions:

(a) A special use permit for a carnival or circus is valid for a period of two events per calendar year no more than 15 days, with a minimum of 30 days between events.

(F) Temporary Outdoor Sales

1. A management plan is required as part of the special use permit application that demonstrates the following:

(a) An established set of operating rules addressing the governance structure of the sales event, hours of operation, maintenance, and security requirements.

(b) General layout of vendor stalls, visitor facilities, such as seating areas and restrooms, parking areas, and all ingress and egress points to the site.

(c) Provision for recycling and waste removal.

(d) The days and hours of operation, including vendor set-up and take-down times.

2. Any temporary structures must be removed within three days of conclusion of the event.

3. Temporary outdoor sales events are limited to four events per calendar year and a maximum duration of seven days per event, with the following exceptions:

(a) A special use permit for a seasonal sale, such as Christmas tree lots or pumpkin patches, are limited to four events per calendar year and a maximum duration of 45 days. There is no minimum time between events.

4. Temporary outdoor sales of vehicles must conform to the following additional standards:

   (a) The special use permit shall be evaluated based on the adequacy of the parcel size, parking provisions, traffic access, and the absence of undue adverse impact, including noise, on other properties.

   (b) A site plan is required as part of the special use permit application that describes all ingress and egress routes for all vehicles, all structures, and the general display area of vehicles. Dead-end parking aisles shall be prohibited. All exits and entrances must be clearly marked.

   (c) Repair and service of vehicles is prohibited.

   (d) All vehicles on display must be operable.

5. No sales and display area is permitted in any public right-of-way or in any required setback.

6. A portion or a parking area may be used for temporary outdoor sales on a temporary basis, in terms of both display structure and goods displayed or sold. Permanent display structures are prohibited in parking areas. No more than 10 percent of the required parking area for the existing use may be used for the temporary outdoor sales and display.