

SECTION 1. Part 32 of Chapter 22.52 is hereby added as follows:

Part 32

Secondary Land Uses Under High Voltage Transmission Lines

22.52.3400 Purpose. This Part provides for secondary uses under high voltage transmission lines and establishes standards in order to ensure compatibility with adjacent properties.

22.52.3410 Applicability. This Part applies to secondary land uses under high voltage transmission lines in Zones A-1, R-A, R-1, R-2, R-3, R-4, R-5, and IT.

22.52.3420 Prohibited Areas. Secondary land uses under high voltage transmission lines are prohibited on a lot:

- A. With a natural slope of 25 percent or more; or
- B. In a National Forest, Significant Ecological Area, or Sensitive Environmental Resource Area.

22.52.3430 Definitions

- A. High Voltage Transmission Line. Electric power transmission line operating at or above 115 kilovolts.
- B. Secondary Land Use. Includes all land uses other than the transmission of power.

22.52.3440 Permitted Uses. In addition to the uses otherwise permitted in the zone, the following uses are permitted in Zones A-1, R-A, R-1, R-2, R-3, R-4, R-5, and IT as secondary land uses under high voltage transmission lines.

- A. Permit and Review Requirements. Table 22.52.3440-A, below identifies the permit or review requirements to establish each use listed in Subsection B, below.

TABLE 22.52.3440-A: PERMIT AND REVIEW REQUIREMENTS	
<i>Abbreviation</i>	<i>Permit or Review Requirements</i>
P	Permitted Use
(Blank)	Refer to the specified zone for permit and review requirements

- B. Use Regulations. Table 22.52.3440-B, below, identifies the permit or review required to establish each secondary land use under high voltage transmission lines:

TABLE 22.52.3440-B: PERMITTED SECONDARY LAND USES								
	<i>A-1</i>	<i>R-A</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>R-5</i>	<i>IT</i>
Agriculture and Resource-Based Uses								

Crops; including field, tree, bush, berry, row, and nursery stock			P	P	P	P		P
Greenhouses		P	P	P	P	P		P
Recreational Uses								
Parks, playgrounds, and beaches; including accessory facilities	P	P	P	P	P	P	P	
Riding and hiking trails, excluding trails for motor vehicles	P	P	P	P				P

22.52.3450 Development Standards. The following development standards shall apply to (1) crops; including field, tree, bush, berry, row, and nursery stock; and (2) greenhouses.

A. Setbacks.

1. Notwithstanding the setbacks required by the zone, where the subject property adjoins a Residential Zone or residential use, a setback of not less than 10 feet shall be required.
2. Crops are permitted in all setback areas.
3. Greenhouses, up to 10 feet in height, are permitted in all setback areas.
4. Fences of up to six feet in height shall be permitted in all setback areas.

B. Storage.

1. Storage structures, storage areas for powered equipment and machinery, and storage areas for bulk materials shall be located:
 - a. At least 10 feet from a Residential Zone or residential use; and
 - b. At least 20 feet from any property line adjacent to street or highway frontage.
2. Cargo shipping containers are permitted as storage structures.
 - a. Number of cargo shipping containers permitted.
 - i. A maximum of one cargo shipping container shall be permitted per gross acre of subject property, up to a maximum of eight cargo shipping containers per subject property.
 - ii. Regardless of the size of the subject property, one cargo container shall be permitted per subject property lot.
 - b. Cargo shipping containers shall comply with the following standards:
 - i. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length.
 - ii. Cargo shipping containers shall be placed at least six feet from any other structure or other cargo shipping container and shall not be stacked upon each other.

- iii. Be painted one uniform color, per cargo shipping container, and shall not display any images or lettering on their sides, except for images or lettering providing safety information related to the contents stored within, if such safety information is required by the County Code or other applicable local, State, or federal regulations.
 3. Bulk materials shall be:
 - a. Stored in such a manner that it cannot be blown from the storage area; and
 - b. Stored up to a maximum height of six feet.
 4. For the purposes of this Subsection B, bulk materials shall include mulch, soil, manure, perlite, peat moss, tree or plant containers, and other similar materials related to the growing of crops and greenhouses.
- C. Parking and Onsite Circulation.
1. Vehicle parking shall be provided in accordance with the parking requirements for “scrap metal processing, automobile dismantling, and junk and salvage yards”.
 2. Vehicle parking shall be located at least 10 feet from a Residential Zone or residential use.
 3. Adequate vehicle circulation shall be provided onsite as determined by the Department of Public Works.
 4. Vehicles shall be prohibited from backing on or off the site from public right of way.
 5. Notwithstanding Section 22.52.1060.A, B, or C, where an applicant requests that parking areas be unpaved or unstriped or that wheel stops need not be provided the Department shall request review by the Department of Public Works. The Director and the Department of Public Works shall require gravel or steel plates to remove dirt from the wheels of vehicles entering the right-of-way may or any other measures to prevent dirt and dust from leaving the property.

22.52.3460 Performance Standards.

- A. Retail Sales Prohibited. Retail sales are expressly prohibited unless as otherwise permitted in the zone.
- B. Noise.
 1. Truck loading and unloading shall be prohibited between the hours of 10 pm and 7 am.
 2. Operation of powered equipment and machinery shall be prohibited between the hours of 10 pm and 7 am.
- C. Site Maintenance. The site shall be maintained in a neat and orderly fashion where visible from the road right-of-way.

22.52.3470 Department Review. The Director shall refer a copy of the application materials to the Fire Department and Department of Public Works for review and

comments. Any modification or expansion to an approved site plan shall be subject to additional review by the Fire Department and the Department of Public Works.

22.52.3480 Additional Application Materials. In addition to any information required by this Title 22, an application for a secondary land use under high voltage transmission lines shall include:

- A. A letter from the utility company that authorizes the applicant to apply for a use under high-voltage power lines.
- B. A site plan depicting the location and elevations of transmission towers and lines. The boundaries of utility easements shall be shown, if applicable.

Language to Amend Permitted Uses in the Zones

A-1	R-A	R-1	R-2	R-3	R-4	R-5	IT
22.24.07	22.20.41	22.20.07	22.20.17	22.20.26	22.20.34	22.20.48	22.40.67
0	0	0	0	0	0	0	0

SECTION 2. Section 22.xx.xxx is hereby amended to add as follows: (This language will be used for Zones A-1, R-A, R-1, R-2, R-3, R-4, and R-5)

22.xx.xxx Permitted uses.

Property in Zone x-x may be used for:

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- Second units, subject to the provisions of Part 16 of Chapter 22.52.
- Secondary land uses under high voltage transmission lines, subject to Part 32 of Chapter 22.52.

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SECTION 3. Section 22.40.670 is hereby amended to add as follows:

22.40.670 Permitted uses.

Property in Zone IT may be used for:

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- Building materials, storage of, used in the construction of a building or building project, during the construction and 30 days thereafter, including the contractor's temporary office, provided that any lot or parcel of land so used shall be part of the building project, or on property adjoining the construction site.

- Secondary land uses under high voltage transmission lines, subject to Part 32 of Chapter 22.52.

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