

SECTION 1011 SUR SPECIAL USE NEAR RESIDENTIAL DISTRICT

1011.01 INTENT: The Special Use Near Residential (SUR) District is an overlay district for use in commercial and industrial districts intended to protect nearby residential districts which may be adversely impacted by businesses. To encourage increased public input, all permitted business uses and structures within this overlay district which are also within 300 feet of a residential district are considered exceptions and require a Conditional Use Permit.

1011.02 PERMITTED PRINCIPAL USES AND STRUCTURES: Uses and structures permitted under the provisions of the regulations of the Parent District of which this district is made a part and which are located more than 300 feet from a residential district shall be permitted.

1011.03 PERMITTED ACCESSORY USES AND STRUCTURES: Accessory uses and structures permitted under the provisions of the regulations of the Parent District of which this district is made a part and which are located more than 300 feet from a residential district, and those normally appurtenant to the uses and structures permitted as exceptions and which are located more than 300 feet from a residential district shall be permitted.

1011.04 EXCEPTIONS: Uses and structures permitted under the provisions of the regulations of the Parent District of which this district is made a part and which are located within 300 feet from a residential district shall be exceptions. Exceptions allowed under the provisions of the regulations of the Parent District of which this district is made a part shall remain exceptions.

1011.05 CONDITIONS FOR GRANTING EXCEPTIONS: All provisions for the granting of exceptions under the Parent District of which this district is made a part shall be followed. In addition, stipulations may be added to control lighting, noise, traffic, work hours, or other factors which may detract from this district and surrounding districts.

1011.06 ADOPTION OF A SUR DISTRICT:

- (1) The ordinance adopting the SUR District shall include a map detailing the boundaries of the district.
- (2) Each SUR District shall be shown on the zoning map, identified sequentially by year and order of enactment, i.e. SUR-2025.01, SUR-2025.02, etc.