



BE Canty P:2
Attn: S. Wamb
15 pgs
pd
(4)

582CR744

CERTIFIED, FILED AND/OR RECORDED ON
08/31/2020 08:34 AM
BLUE EARTH COUNTY, MN
MICHAEL STALBERGER COUNTY RECORDER
PROPERTY AND ENVIRONMENTAL
RESOURCES DIRECTOR
REC FEE: 46.00 EXEMPT: N
MRT PD: EXEMPT: N/A
SPLIT-CURRENT TX PD: N/A
PAGES: 15

**ORDINANCE AMENDMENT
TO THE BLUE EARTH COUNTY CODE OF ORDINANCES
CHAPTER 24 – ZONING TO ESTABLISH STANDARDS FOR
INTERIM USES AND INTERIM USE PERMITS
TO ADD DEFINITIONS TO CHAPTER 24 SECTION 24-3
DEFINITIONS AND WORD USAGE
AND TO RECLASSIFY SEVERAL EXISTING CONDITIONAL USES
AS INTERIM USES IN ALL ZONING DISTRICTS**

WHEREAS, Minnesota Statutes 394.21 to 394.37 gives Counties the authority to regulate land development by adopting and amending Official Controls to protect the public health, safety, and welfare; and,

WHEREAS, the Planning Agency of the County prepared an amendment proposal and completed a report pertaining to staff report PC 15-20, a copy of said report has been presented to the Planning Commission and County Board; and,

WHEREAS; the Planning Commission of the County on the 5th day of August 2020, following proper notice held a public meeting regarding the amendments, and following discussion, voted unanimously to forward the Ordinance Amendment to the County Board with a recommendation for approval of the ordinance amendments; and,

WHEREAS; the County Board of Commissioners on the 25th day of August 2020, following proper notice, held a public hearing regarding the request, and following due consideration of presented testimony and information, voted unanimously to adopt the proposed amendments; and,

WHEREAS, the Blue Earth County Board of Commissioners finds:

1. Minn. Stat. § 394.21 grants counties the authority to regulate land development by adopting and amending official controls.
2. Minn. Stat. § 394.303 – Interim Uses allows counties to regulate uses that are temporary in nature.

3. Amending the zoning chapter of the County Code for interim use standards can better protect the public health, safety and general welfare than by simply using conditional use permits.
4. The proposed ordinance amendment is consistent with the County Code which has an action item to: "Maintain ordinances that appropriately respond to the residential, agricultural, industrial and commercial trends of Blue Earth County."

NOW THEREFORE BE IT ORDAINED, by the Blue Earth County Board of Commissioners, that the amendments to Chapter 24, Section 24-3 (Definitions and Word Usage), Chapter 24, Section 24-47 (Planning Commission), and the Conditional and Interim Uses section of each zoning district in the Blue Earth County Code of Ordinances contained in Attachment A, are hereby adopted.

These amendments shall become effective after their passage and required publication.

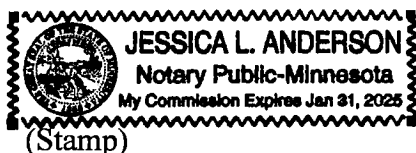
Passed this 25th day of August 2020.

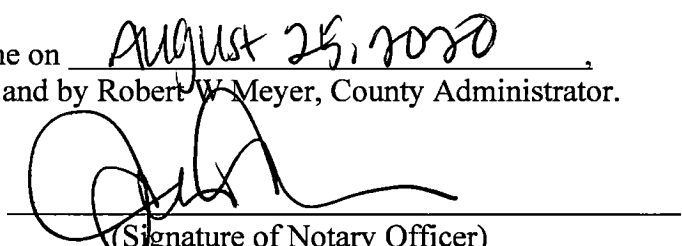

Chair, Blue Earth County Board of Commissioners

ATTEST: 
County Administrator

STATE OF MINNESOTA, COUNTY OF BLUE EARTH

This instrument was acknowledged before me on August 25, 2020,
by Vance Stuehrenberg, Chair of the Board, and by Robert W. Meyer, County Administrator.




(Signature of Notary Officer)
Title Administrative Specialist

My commission expires: 1-31-25
(Month/day/year)

DRAFTED BY:
Blue Earth County - Property and Environmental Resources
P.O. Box 3566
Mankato, MN 56002-3566

Attachment A

Interim Use Standards

Sec. 24-3. - Definitions and word usage.

Interim use means a temporary use of property until a particular date, until the occurrence of a particular event, or until zoning regulations no longer permit it.

Interim use permit means a permit issued by the board of commissioners for a temporary use of a property in accordance with procedures specified in this chapter which would enable the board of commissioners to assign site specific conditions to a proposed use.

Sec. 24-47. - Planning commission.

e) *Conditional use permits and interim use permits.*

(1) *Application.*

- a. Generally. Applications for land use development for conditional use permits and interim use permits shall be made to the zoning administrator, together with the required fees.
- b. Site plan required. The application shall be accompanied by a site plan and business/operation plan and such additional information as determined by the planning agency as necessary to show compliance with this chapter.
- c. Time deadline for agency action. All applications shall be processed in conformance with Minn. Stat. § 15.99 generally known as the 60-day rule.

(2) *Notification and public hearing.*

- a. Publication. At least ten days in advance of each public hearing, the zoning administrator shall cause a notice of the time and place of such hearing to be published in the official newspaper of the county.
- b. Notification. All property owners of record within 500 feet of the incorporated areas and/or one-quarter mile of the affected property or to the ten properties nearest to the affected property, whichever would provide notice to the greatest number of owners of unincorporated areas where the conditional use or interim use is proposed shall be notified by depositing a written notice in the U.S. Mail, postage prepaid, as to the time and place of the public hearing. All municipalities within two miles of the proposed conditional use or interim use shall be given proper notice.
- c. Omission in notification. The zoning administrator shall be responsible for proper publication of notices and notification to adjacent property owners. However, an error in the published notice of public hearing or failure to notify a specific property owner of the application for a conditional use permit or interim use permit shall not be considered cause to declare the public hearing invalid.
- d. Public hearing. Upon receipt in proper form of the application and other requested material, the county planning commission shall hold at least one (1) public hearing in a location to be prescribed by the planning commission or zoning administrator in compliance with Minn. Stat. § 15.99 and Minn. Ch. 394.

(3) *Board of commissioners' approval required.* For each application for a conditional use permit or interim use permit, the county planning commission or zoning administrator

- shall report to the board of commissioners' findings and recommendations, including the stipulation of additional conditions and guarantees that such conditions will be complied with when they are deemed necessary for the protection of the public interest. Upon receipt of the report of the planning commission or zoning administrator, the board of commissioners shall hold whatever public hearings it deems advisable and shall make a decision upon the proposal for a conditional use permit or interim use permit.
- (4) *Resubmittal of application following denial by the board of commissioners.* If a request for a conditional use permit or interim use permit is denied by the board of commissioners, no new application shall be accepted by the zoning administrator for a 12-month period following denial if it is substantially the same as, or similar to, the request which was denied by the board of commissioners. The imposition of this 12-month period is intended to give the applicant time to reconsider the appropriateness of the development proposal, to address concerns and to encourage dialogue between the applicant and affected neighboring landowners. The zoning administrator may accept a new application, if in his or her opinion, new evidence or a change in conditions warrants it.
- (5) *Adverse environmental effect.* The applicant for a conditional use permit or interim use permit which, in the opinion of the planning commission, may result in a material adverse effect on the environment may be requested to demonstrate the nature and extent of the effect.
- (6) *Imposition of conditions.* In granting any conditional use permit or interim use permit under the provisions of this section, the county board of commissioners shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of the chapter, regulation or provision to which the conditional use permit or interim use permit is granted.
- (7) *Invalidation of permit.* An approved conditional use permit or interim use permit shall become invalid unless commencement of the use has begun within 12 months of final approval by the board of commissioners. Mineral extraction is excluded.
- (8) *Permit validity.*
- a. A conditional use permit shall be valid as long as the conditions attached are met. If the planning agency finds that specific conditions of the permit are not being met or if site conditions or activities have changed, the permit shall be brought back for review by the planning commission and the board of commissioners.
 - b. An interim use permit shall be valid until any of the following occur:
 - 1. The conditions attached to the permit are no longer met.
 - 2. There is a change in ownership of the property on which the interim use permit was approved.
 - 3. The interim use permit is inactive for one year or longer.
 - 4. The expiration date specified in the interim use permit is met.
 - 5. An event specified in the interim use permit is met.
 - 6. There is a change in zoning regulations as described in Minn. Stat. § 394.303 Interim Uses.
 - c. The planning commission shall review the conditional use permit or interim use permit application and forward a recommendation to the board of commissioners for final action.
- (9) *Compliance.* Any use permitted under the terms of any conditional use permit or interim use permit shall be established and conducted in conformity to the terms of such permit and of any conditions designated in connection therewith. Any proposed change in operations or change in owners shall be submitted to the planning agency

for review. Failure to comply with the terms of the permit shall be reviewed by the planning commission and the board of commissioners for possible revocation.

(f) *Findings required.*

(1) *Enumeration.* The planning commission shall not forward a recommendation of approval for a conditional use permit or interim use permit unless they find the following facts at the hearing where the applicant shall present a statement and evidence in such form as the planning agency may require:

- a. That the proposed use conforms with the county land use plan.
- b. The demonstrated need for the proposed use.
- c. That the proposed use will not degrade the water quality of the county.
- d. That the proposed use will not adversely increase the quantity of water runoff.
- e. That soil conditions are adequate to accommodate the proposed use.
- f. That the proposed use does not create a potential pollution hazard.
- g. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
- h. That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
- i. That facilities are provided to eliminate any traffic congestion or traffic hazard which may result from the proposed use.
- j. That the proposed use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
- k. That the proposed use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.
- l. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
- m. That the density of proposed residential development is not greater than the density of the surrounding neighborhood or not greater than the density indicated by the applicable zoning district.
- n. That the intensity of proposed commercial or industrial development is not greater than the intensity of the surrounding uses or not greater than the intensity characteristic of the applicable zoning district.
- o. That site specific conditions and such other conditions are established as required for the protection of the public's health, safety, morals and general welfare.

(2) *Recommendation of conditions.* In recommending any conditional use permit or interim use permit to the board of commissioners, under the provisions of this chapter, the planning commission shall assign such conditions in connection therewith as will, in its opinion, secure substantially the objectives of this chapter.

(g) *Recording.* The zoning administrator shall file a certified copy of any conditional use permit or interim use permit approved by the board of commissioners, with the county recorder's office for record. The conditional use permit or interim use permit shall include the legal description of the property involved.

DIVISION 2. - A AGRICULTURE DISTRICT

Sec. 24-112. - Uses.

(b) Conditional uses. The following uses may be allowed in the A district as a conditional use as regulated in Article II of this chapter.

- 1) Broadcasting, cellular telecommunication and personal communication services towers and facilities, subject to performance standards contained in section 24-323.
- 2) Broadcasting facilities, including studios and antennas.
- 3) Churches, cemeteries and/or memorial gardens.
- 4) Commercial wind energy conversion systems as regulated in section 24-333.
- 5) Conversion of existing common interest communities, resorts, manufactured home parks, and other similar pre-zoning ordinance nonconforming developments pursuant to Minn. Chs. 515A, 515B and 327C, where applicable, and requirements of sections 24-354 and 24-47(3).
- 6) Feedlots over 100 animal units.
- 7) Golf courses, and golf driving ranges.
- 8) Grain elevators and feed mills.
- 9) Manure storage structures capable of handling manure generated by facilities over 100 animal units.
- 10) Private landing fields and associated facilities.
- 11) Riding academies and commercial stables.
- 12) Solid waste landfills as regulated by state and county regulations.
- 13) Transfer of development rights.
- 14) Other uses determined by the planning agency to be similar to the uses listed in this subsection.
- 15) Large solar energy systems. Large solar energy systems are not allowed in floodplains.

(c) Interim uses. The following uses may be allowed in the A district as an interim use as regulated in Article II of this chapter.

- 1) Bed and breakfast/inns as regulated in section 24-321.
- 2) Campgrounds as regulated in section 24-322.
- 3) Commercial outdoor recreation areas and accessory buildings.
- 4) Elder care/dependent care as regulated in section 24-324.
- 5) Extraction of minerals, associated mining and processing activities as regulated in section 24-329.
- 6) Farm wineries as regulated in section 24-325.

- 7) Gun clubs.
- 8) Greenhouses.
- 9) Kennels as regulated in section 24-328.
- 10) Land application of nonhazardous industrial waste.
- 11) Landscape contractors.
- 12) Level II home occupations as regulated in section 24-326.
- 13) Organized group camps as regulated in section 24-330.
- 14) Outdoor firing ranges, subject to performance standards contained in section 24-327.
- 15) Racetracks.
- 16) Reception/banquet/meeting halls/retreat centers or facilities as regulated in section 24-331.
- 17) Removing or filling over 500 cubic yards of fill that is not in connection with another permitted or conditional use.
- 18) Stockpiling in excess of 500 cubic yards of fill.
- 19) Storage of septage.

DIVISION 3. - C CONSERVATION DISTRICT

Sec. 24-137. - Uses.

(b) Conditional uses. The following uses may be allowed in the C district as a conditional use and subject to the provisions of article II of this chapter:

- 1) Conversion of existing common interest communities, resorts, manufactured home parks, and other similar pre-zoning ordinance nonconforming developments pursuant to Minn. Chs. 515A, 515B, and 327C, where applicable, and requirements of sections 24-354 and 24-47 (3).
- 2) Expansion of existing feedlots.
- 3) Expansion of existing solid waste landfills.
- 4) Golf courses and golf driving ranges.
- 5) Transfer of development rights.
- 6) Water supply buildings, reservoirs, elevated tanks and similar public facilities.
- 7) Other uses deemed by the planning agency to be of the same general character as those listed as permitted and conditional uses listed in this subsections (a) and (b) of this section.

(c) Interim uses. The following uses may be allowed in the C district as an interim use and subject to the provisions of article II of this chapter:

- 1) Bed and breakfast/inns as regulated in section 24-321.
- 2) Campgrounds as regulated in section 24-322.
- 3) Commercial outdoor recreation areas.
- 4) Elder care/dependent care as regulated in section 24-324.
- 5) Extraction of minerals, associated mining and processing activities as regulated in section 24-329.
- 6) Farm wineries as regulated in section 24-325.
- 7) Land spreading of septage and biosolids as regulated by the state and federal regulations.
- 8) Level II home occupations as regulated in section 24-326.
- 9) Manure storage structures for existing feedlots.
- 10) Organized group camps as regulated in section 24-330.
- 11) Reception/banquet/meeting halls/retreat centers or facilities as regulated in section 24-331.
- 12) Removing or filling over 500 cubic yards of fill that is not in connection with another permitted or conditional use.
- 13) Stockpiling in excess of 500 cubic yards of fill.
- 14) Storage of septage.
- 15) Large solar energy systems. Large solar energy systems are not allowed in floodplains.

DIVISION 4. - RR RURAL RESIDENCE DISTRICT

Sec. 24-162. - Uses.

(b) *Conditional uses.* The following uses may be allowed as conditional uses in the RR district, subject to the provisions of article II of this chapter:

- 1) Conversion of existing common interest communities, resorts, manufactured home parks, and other similar pre-zoning ordinance nonconforming developments pursuant to Minn. Chs. 515A, 515B and 327C, where applicable, and requirements of sections 24-354 and 24-47(3).
- 2) Cemeteries, memorial gardens.
- 3) Golf club houses.
- 4) Planned unit development, as regulated in Article V of this chapter.
- 5) Railroad right-of-way, but not including railroad yards.
- 6) Water supply buildings, reservoirs, elevated tanks and similar essential service buildings.

Other uses deemed by the planning agency to be of the same general character as those listed as permitted and conditional uses listed in subsections (a) and (b) of this section.

(c) *Interim uses.* The following uses may be allowed as interim uses in the RR district, subject to the provisions of article II of this chapter:

- 1) Elder care/dependent care as regulated in section 24-324.
- 2) Level I home occupations as regulated in section 24-326.
- 3) Municipal administration and service buildings.
- 4) Removing or filling over 50 cubic yards of fill that is not in connection with another permitted or conditional use.
- 5) Large solar energy systems. Large solar energy systems are not allowed in floodplains.

DIVISION 5. - RT RURAL TOWNSITE DISTRICT

Sec. 24-192. - Uses.

(b) *Conditional uses.* The following uses may be allowed in the RT district, subject to the provisions of Article II of this chapter:

- 1) Cemeteries, memorial gardens.
- 2) Conversion of existing common interest communities, resorts, manufactured home parks, and other similar pre-zoning ordinance nonconforming developments pursuant to Minn. Chs. § 515A, 515B and 327C, where applicable, and requirements of sections 24-354 and 24-47(3).
- 3) Golf club houses.
- 4) Manufactured home parks containing manufactured homes constructed and installed according to requirements of Minn. Stats. § 327.31-327.35 (Minnesota Manufactured Home Building Code), connected to municipal water and sewer, and as regulated in section 24-308.
- 5) Municipal administration buildings, police and fire stations, community center buildings, public libraries, museums, post offices and other municipal service buildings.
- 6) Planned unit development as regulated in article V of this chapter.
- 7) Railroad rights-of-way, but not including railroad yards.
- 8) Water supply buildings, reservoirs, elevated tanks and similar essential service buildings.
- 9) Other uses deemed by the planning agency to be of the same general character as those listed as permitted and conditional uses listed in subsections (a) and (b) of this section.

(c) *Interim uses.* The following uses may be allowed in the RT district as an interim use, subject to the provisions of Article II of this chapter:

- 1) Level I home occupations as regulated in section 24-326.
- 2) Multiple-family dwellings.
- 3) Public swimming pools, when completely enclosed by a chain link or similar security fence at least six feet in height.
- 4) Removing or filling over 50 cubic yards of fill that is not in connection with another permitted or conditional use.
- 5) Large solar energy systems. Large solar energy systems are not allowed in floodplains.

DIVISION 6. - GB GENERAL BUSINESS DISTRICT

Sec. 24-212. - Uses.

- (b) *Conditional uses.* The following uses may be allowed as conditional uses in the GB district, subject to the provisions of article II of this chapter:
- 1) Any permitted use which generates hazardous byproducts and is not generally considered to be detrimental to adjacent land uses.
 - 2) Other uses deemed by the planning agency to be of the same general character as those listed as conditional uses.
- (c) *Interim uses.* The following uses may be allowed as interim uses in the GB district, subject to the provisions of article II of this chapter:
- 1) Bar, including lounges, nightclubs, on-sale liquor establishments.
 - 2) Barbershop and beauty shop.
 - 3) Gas station or garage.
 - 4) Laundromat
 - 5) Meat markets and frozen food lockers.
 - 6) Service stations (automobile) and convenience stores with accessory retail sales of gasoline and diesel fuel.
 - 7) Restaurant, cafe or tavern.
 - 8) Large solar energy systems. Large solar energy systems are not allowed in floodplains.

DIVISION 7. - HB HIGHWAY BUSINESS DISTRICT

Sec. 24-232. - Uses.

(b) *Conditional uses.* The following uses may be allowed in the HB district, subject to the provisions of Article II of this chapter:

- 1) Any conditional use in the GB district.

(c) *Interim uses.* The following uses may be allowed as interim uses in the HB district, subject to the provisions of Article II of this chapter:

- 1) Adult uses, as defined in and subject to all provisions of article II of Chapter 4 of this Code.
- 2) Any interim use in the GB district.
- 3) Any permitted use which generates hazardous byproducts and is not generally considered to be detrimental to adjacent land uses.
- 4) Auto sales and service.
- 5) Bulk fuel sales and storage facilities.
- 6) Farm implement sales, repair and storage.
- 7) Indoor firing ranges, subject to performance standards contained in section 24-327.
- 8) Marine sales and service.
- 9) Nursery, retail.
- 10) Service stations (automobile) and convenience stores with accessory retail sales of gasoline and diesel fuel.
- 11) Large solar energy systems. Large solar energy systems are not allowed in floodplains.
- 12) Other uses deemed by the planning agency to be of the same general character as those listed as interim uses.

DIVISION 8. - LI LIGHT INDUSTRY DISTRICT

Sec. 24-252. - Uses.

(b) *Conditional uses.* The following uses have the potential to generate hazardous byproducts or may be detrimental to adjacent uses. These uses may be allowed in the LI district as a conditional use, subject to the provisions of Article II of this chapter, if the hazardous byproducts are controlled and/or activities that are generally considered to be detrimental to adjacent uses are addressed:

- 1) Antennas for radio, television, and broadcasting studios and facilities.
- 2) Broadcasting, cellular telecommunication and personal communication services towers and facilities, subject to performance standards contained in section 24-323.
- 3) Bulk fuel sales and storage facilities, but not the collection, storage or processing of waste, used or recyclable petroleum products.
- 4) Commercial wind energy conversion system as regulated by section 24-333.
- 5) Service stations (automobile) and convenience stores with accessory retail sales of gasoline and diesel fuel.
- 6) Electrical products, manufacture and assembly.
- 7) Electrical substations.
- 8) Grain elevators and feed mills.
- 9) Other uses deemed by the Planning Agency to be of the same general character as those listed as permitted and conditional uses listed in subsections (a) and (b) of this section.

(c) *Interim uses.* The following uses have the potential to generate hazardous byproducts or may be detrimental to adjacent uses. These uses may be allowed in the LI district as an interim use, subject to the provisions of Article II of this chapter, if the hazardous byproducts are controlled and/or activities that are generally considered to be detrimental to adjacent uses are addressed:

- 1) Adult uses, as defined in, and subject to, all provisions of Article II of chapter 4 of this Code.
- 2) Any manufacturing, production, processing, cleaning, storage, servicing, repair and testing of materials, goods or products similar to those listed as permitted or conditional uses which conform with the performance standards of this LI district.
- 3) Any permitted use which generates hazardous waste byproducts.
- 4) Automotive, truck and other internal combustion engine equipment repair
- 5) Cabinet and woodworking establishments.
- 6) Cold storage plants.
- 7) Highway maintenance shops and yards.
- 8) Indoor firing ranges, subject to performance standards contained in section 24-327.
- 9) Large solar energy systems. Large solar energy systems are not allowed in floodplains.
- 10) Other uses deemed by the Planning Agency to be of the same general character as those listed as interim uses listed in subsection (c) of this section.

DIVISION 9. - HI HEAVY INDUSTRY DISTRICT

Sec. 24-272. - Uses.

(b) *Conditional uses.* The following conditional uses have the potential to generate hazardous byproducts or may be detrimental to adjacent uses. These uses may be allowed in the HI district, if the hazardous byproducts are controlled and activities that are generally considered to be detrimental to adjacent uses are addressed:

- 1) Any conditional use in the LI district.
- 2) Any other heavy industrial use that does not generate uncontrolled hazardous byproducts and which is objectionable by reason of emission of odor, dust, smoke, gas, vibration or noise, or because of subjection of life, health or property to hazard.
- 3) Cement, lime, gypsum or plaster of paris manufacture.
- 4) Commercial wind energy conversion system as regulated in section 24-333.
- 5) Distillation operations.
- 6) Ethanol plant or alternative energy production plants.
- 7) Fertilizer manufacture.
- 8) Gas, illuminating or heating, manufacture.
- 9) Planned industrial parks.
- 10) Rendering plants.
- 11) Other uses deemed by the planning agency to be of the same general character as those listed as permitted and conditional uses listed in subsections (a) and (b) of this section.

(c) *Interim uses.* The following interim uses have the potential to generate hazardous byproducts or may be detrimental to adjacent uses. These uses may be allowed in the HI district, if the hazardous byproducts are controlled and activities that are generally considered to be detrimental to adjacent uses are addressed:

- 1) Any interim use in the LI district.
- 2) Extraction of minerals, associated mining and processing activities as regulated in section 24-329.
- 3) Junkyards and salvage yards
- 4) Large solar energy systems. Large solar energy systems are not allowed in floodplains.
- 5) Other uses deemed by the planning agency to be of the same general character as those listed as interim uses listed in subsections (c) of this section.

ARTICLE VI. - URBAN FRINGE OVERLAY DISTRICT (UFD)

Sec. 24-502. - Uses.

(b) *Conditional uses.* The following uses may be allowed as conditional uses within the UFD, subject to the provisions of article II of this chapter:

- 1) Any conditional use in the GB, HB or LI district, provided that the use is located on a lot of record in existence on the effective date of the ordinance from which this article is derived.
- 2) Buildings owned and operated by a governmental agency for a public purpose.
- 3) Essential service utility structures or buildings, including broadcasting facilities, antennas and pipelines.
- 4) Parks, recreational areas, wildlife areas, game refuges and forest preserves.
- 5) New feedlots over 100 animal units or the expansion of existing feedlots over 100 animal units in the A district.
- 6) Manure storage structures in the A district.
- 7) New landfills or expansion of existing landfills.
- 8) Commercial wind energy conversion system in the A zoning district, LI district, and HI district.

(c) *Interim uses.* The following uses may be allowed as interim uses within the UFD, subject to the provisions of article II of this chapter:

- 1) Extraction of minerals and associated processing activities in the C, A and HI districts, subject to requirements of section 24-329.
- 2) Any interim use in the GB, HB or LI district, provided that the use is located on a lot of record in existence on the effective date of the ordinance from which this article is derived.
- 3) Garden nurseries and greenhouses in the RR, A and C districts.
- 4) Level I home occupations in the RR and RT districts.
- 5) Level II home occupations in the A and C districts.