

ORDINANCE #2016-282

AN ORDINANCE OF THE CITY COUNCIL OF RANSON, WEST VIRGINIA, AMENDING THE CITY OF RANSON MUNICIPAL CODE CHAPTER 4, ARTICLE I, SECTION 4-1 "DEFINITIONS", RANSON MUNICIPAL CODE CHAPTER 4, ARTICLE III, BY ADDING SECTION 4-28 "APIARY BEST MANAGEMENT PRACTICES AND REGISTRATION;" RANSON MUNICIPAL CODE CHAPTER 19, ARTICLE I, SECTION 19-5 "RESIDENTIAL (R-6) DISTRICT"; RANSON MUNICIPAL CODE CHAPTER 19, ARTICLE I, SECTION 19-6 "RESIDENTIAL (R-7) DISTRICT"; RANSON MUNICIPAL CODE CHAPTER 19, ARTICLE I, SECTION 19-8 "HIGHWAY COMMERICAL DISTRICT"; RANSON MUNICIPAL CODE CHAPTER 19, ARTICLE I, SECTION 19-10 "RACETRACK COMMERICAL (RC) DISTRICT"; RANSON MUNICIPAL CODE CHAPTER 19, ARTICLE I, SECTION 19-11 "INDUSTRIAL (I) DISTRICT"; RANSON MUNICIPAL CODE CHAPTER 19, ARTICLE I, SECTION 19-22 "RURAL RESERVE (RR) DISTRICT"; AND RANSON MUNICIPAL CODE CHAPTER 19A, ARTICLE 5, TABLE 8

Be it enacted and ordained by the Council of the City of Ranson that the following Chapters and Sections of the Ranson Municipal Code be amended: Chapter 4, Article I, Sections 4-1; Chapter 4, Article III, Section 4-28; Chapter 19, Article I, Section 19-5; Chapter 19, Article I, Section 19-6; Chapter 19, Article I, Section 19-8; Chapter 19, Article I, Section 19-10; Chapter 19, Article I, Section 19-11; Chapter 19, Article I, Section 19-22; and Chapter 19A, Article 5, Table 8.

Section 1.

Chapter 4, Article I.

Sec. 4-1. - Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them:

Animal warden: The person designated as such by the governing body.

Apiary: any place where one or more colonies or nuclei of bees are kept or where bee equipment is stored.

At large: Any animal or fowl when not upon property owned or lawfully occupied by its keeper, or when upon the property of another without the consent of the owner or lawful occupant of such property, shall be deemed to be at large unless such animal or fowl is held on a leash or otherwise under the effective control of a responsible person.

Bees: any stage of the common hive or honey bee (Apis mellifera), or other species of the genus Apis.

Dog: Any canine animal.

Hive: a frame hive, box hive, box, barrel, log, gum, skep or any other receptacle or container, natural or artificial, or any part thereof, which may be used or employed as a domicile for bees.

Keeper: Any person owning or having possession or custody of an animal or fowl or any person keeping, harboring or caring for an animal or fowl; thus, the owner of an animal or fowl shall continue to be a keeper thereof even though another person may be harboring or caring for such animal or fowl and is likewise a keeper thereof.

(Code 1983, § 4-101)

Chapter 4, Article III.

Sec. 4-28. - Apiary Best Management Practices and Registration.

Sec. 4-28. – Apiary Best Management Practices and Registration; Requirements.

(a) Apiaries are permitted in the City of Ranson which follow the Best Management Practices established by the Department of Agriculture, and are registered with the commissioner of the department of agriculture of the state of West Virginia in accordance to West Virginia Code Chapter 19-13-1.

- (1) Shall maintain a valid certificate of registration for bee keeping from the commissioner of the Department of Agriculture of the State of West Virginia;
- (2) Shall have posted at all times the name and address of the owner or operator in a conspicuous place at the apiary;
- (3) Shall operate the apiary in a reasonable manner and in conformance with the West Virginia Department of Agriculture's written best management practices.

(b) Apiaries shall meet the following requirements and conditions:

- (1) Hives may only be located in the rear yard of a property.
- (2) Sites must be located at least 80 feet away from any public place, including but not limited to playgrounds, sports fields, churches or schools.
- (3) Hive entrances must be directed away from adjacent residential properties.
- (4) Hives should be located at least 10 feet from all property lines, unless the property is separated from the adjacent neighbor by a solid fence or vegetative hedge at least 5 feet high.

(c) Number and Size of Hives:

- (1) Each approved property shall house two (2) active hives consisting of a bottom board and hive cover with a recommended number of eight supers. Each Site may keep a nucleus (Nuc) hive to provide options for good animal husbandry and hive management.
- (2) Additional hives may be permitted through a waiver for properties zoned agricultural with active agricultural uses.

(d) Neighbor Notification

Every beekeeping applicant shall inform all adjacent neighbors in writing and posted sign of the waiver request. This requirement is a notification to neighbors, not a request for neighbor permission.

Sec. 19-5. - Residential (R-6) district.

(a) Purpose. This district is designed for medium- to high-density single-family and multi-family development.

(b) Permitted uses.

- (1) Single-family.
- (2) Churches and related uses.
- (3) Golf courses, parks, playgrounds and community centers operated on a noncommercial or nonprofit basis for recreational purposes only.
- (4) Public elementary and secondary schools, and private schools having curricula the same (approximately) as ordinarily given in public schools.
- (5) Advertising signs, unilluminated or indirectly illuminated clearly incidental to a permitted use not to exceed one sign per zoning lot and not to exceed 25 square feet.
- (6) Greenhouses and truck gardens which are incidental to the residential use and conducted on a noncommercial basis.
- (7) Doctors, lawyers, dentists, accountants, and similar professional offices.
- (8) Rooming and boarding houses.
- (9) Libraries.
- (10) Home occupations (see definitions).
- (11) Customary accessory uses.
- (12) Fences and walls in yards or along the edge of any yard are permitted up to the following maximum heights: open and solid, four feet in front and corner side yards, excluding site distances solid six feet in side and rear yards, open, any structurally sound height in side and rear yards. All swimming pools in excess of two feet in depth shall be enclosed by a fence of at least four feet in height.

(c) Special exceptions.

- (1) Kindergarten and child day care center, upon a finding that the activities at the location will not have an adverse effect upon the adjoining properties.
- (2) Governmental and public utilities buildings and uses, such as sewage lift stations, pump stations, maintenance or operations centers and other community centers,

upon a finding that they will not create excessive noise, odor, smoke, dust or other adverse impacts.

- (3) Rest and convalescent homes, upon a finding that no traffic congestion is likely to result with adequate off-street parking.
- (4) Schools of art, dance, and music, upon a finding that noise and other factors will not adversely affect adjoining properties and adequate off-street parking prevent congestion of the streets.
- (5) Multi-family dwellings, apartment houses.
- (6) Apiaries and Bees, upon finding that all requirements and best management practices are followed as defined in Chapter 4, Sec. 4-28.

(Ord. No. 233, § 1, 4-17-12)

Sec. 19-6. - Residential (R-7) district.

(a) Purpose. This district is designed to create and maintain a medium density residential neighborhood composed primarily of single-family dwellings and some public and community uses which will not detract from the character of the district.

(b) Permitted uses.

- (1) Single-family dwellings.
- (2) Duplexes.
- (3) Churches and related uses.
- (4) Public and private parks, playgrounds, community centers, and outdoor recreation uses.
- (5) Greenhouses and truck gardens which are incidental to the residential use and conducted on a noncommercial basis only.
- (6) Home occupations (see definition).
- (7) Residential accessory buildings or structures provided such are permitted only in a rear yard and shall be the distance of side yard setback from any property line, and further provided that in the case of corner lots such buildings or structures shall be set back from the side property line on the street at least the same distance of the principal building.
- (8) Fences and walls in yards or along the edge of any yard are permitted up to the following maximum heights: open and solid, four feet in front and corner side yards excluding site distance; solid, six feet in side and rear yard; open, any structurally sound height in side and rear yards. All swimming pools shall be enclosed by a fence of at least four feet in height.

(c) Special exceptions.

- (1) Schools, upon a finding that adequate thoroughfare access exists to prevent undue traffic congestion.
- (2) Kindergartens and child day care centers, upon a finding that the activities at the location will not have an adverse effect upon the adjoining properties.
- (3) Governmental and public utilities building and uses, such as sewerage lift stations, pump stations, upon a finding they will not create excessive noise, odor, smoke, dust or other adverse impacts to the surrounding developed property and uses.
- (4) Athletic fields and courts occupying not more than 15,000 square feet, upon a finding that noise, illumination, and/or traffic are not likely to affect the quiet enjoyment of residential properties.
- (5) Parks and playgrounds.
- (6) Apiaries and Bees, upon finding that all requirements and best management practices are followed as defined in Chapter 4, Sec. 4-28.

(Ord. No. 233, § 1, 4-17-12)

Sec. 19-8. - Highway Commercial (HC) district.

- (a) Purpose. This district is intended to provide for commercial areas to be located on highways and major thoroughfares in the community. The uses allowed in this district are primarily retail trade or service establishments dependent on the traffic volume or transportation access characteristics of highways and major thoroughfares.
- (b) Permitted uses.
 - (1) Animal hospitals.
 - (2) Antique shops.
 - (3) Appliance sales and repair.
 - (4) Art galleries.
 - (5) Assembly halls, gymnasiums, and similar facilities.
 - (6) Auction sales (not livestock).
 - (7) Auto parts and accessories sales.
 - (8) Automobile service stations.
 - (9) Automobile and truck sales and rentals.
 - (10) Automobile repair and paint shops.
 - (11) Automobile washing facilities.
 - (12) Bakeries.
 - (13) Banks and other financial institutions.

- (14) Barber and beauty shops.
- (15) Book and stationery stores.
- (16) Bowling alleys.
- (17) Candy and ice cream shops.
- (18) Carpet, rug and linoleum stores.
- (19) Catalog sales stores.
- (20) Churches and customary related uses.
- (21) Craft and novelty stores.
- (22) Convenience stores with or without gas pumps.
- (23) Customary accessory uses.
- (24) Delicatessens.
- (25) Department stores.
- (26) Dry cleaning stores and plants.
- (27) Farm and garden supplies stores.
- (28) Farmers markets and produce stands.
- (29) Fast food restaurants with no more than one drive-through window.
- (30) Fish and meat markets.
- (31) Florists.
- (32) Funeral homes.
- (33) Furniture stores.
- (34) Garden supplies sales.
- (35) Gift shops.
- (36) Government offices, services, amenities.
- (37) Grocery stores.
- (38) Hobby shops.
- (39) Jewelry stores.
- (40) Libraries.
- (41) Locksmiths.
- (42) Lodges and offices of fraternal, civic, professional and service organizations.
- (43) Medical and dental offices.
- (44) Mobile home sales lots.
- (45) Motels.

- (46) Music and musical instrument shops.
- (47) Newspaper publishing.
- (48) Offices—Business, financial, government, professional.
- (49) Office equipment and supplies sales.
- (50) Opticians and optometrists.
- (51) Other retail stores and establishments.
- (52) Outdoor recreational uses such as miniature golf, batting cages and similar uses.
- (53) Paint and wallpaper stores.
- (54) Parking lots and garages.
- (55) Pawn shops.
- (56) Pet shops (indoor only).
- (57) Pharmacies.
- (58) Photographic studios.
- (59) Physical fitness and health services establishments.
- (60) Private clubs.
- (61) Real estate sales and rentals.
- (62) Restaurants.
- (63) Retail clothing stores.
- (64) Secondhand stores and swap shops.
- (65) Schools of art, dance and music.
- (66) Seed and feed stores.
- (67) Self-storage facilities.
- (68) Sewing machine stores.
- (69) Shoe sales and repair shops.
- (70) Skating rinks.
- (71) Sporting goods stores.
- (72) Tailors and seamstresses.
- (73) Taxi stands.
- (74) Theaters (indoor).
- (75) Tire recapping and retreading.
- (76) Toy stores.
- (77) Transit terminals for passengers and light freight.

- (78) Vocational trade schools.
- (79) Variety stores.
- (c) Special exceptions.
 - (1) Drive-in banks, upon a finding that adequate off-street movement and standing space will be provided for vehicles being served and waiting to be served.
 - (2) Shopping centers, upon a finding that the center will complement and contribute to the economic vitality of the district.
 - (3) Limited video lottery; provided that the city board of zoning appeals grants a conditional use permit to applicant based upon the following criteria:
 - a. Applicant is properly licensed with city;
 - b. Limited video lottery is accessory use to a restaurant;

For the purposes of this section, restaurants are defined as a structure in which the principle use is the preparation and service of food and beverages to its customers. Customers may consume food and beverages either inside or outside the structure or take the products off premises to consume as allowed by applicable laws.
 - c. Limited video lottery machines must be in a separate room, closed-off from the restaurant and/or bar area and not visible to general restaurant patrons;
 - d. Applicant must submit detailed floor plan with conditional use permit application;
 - e. Food receipts must account for at least 51 percent of all gross revenue. The city may require proof from applicant of food vendor receipts for verification of gross revenue calculations;
 - f. Restaurant, not including kitchen and preparation area, storage and utility areas, hallways six feet in width or less, restrooms, proposed limited video lottery room, and other areas not open to the general public, must have at least 40 seats, five tables and have a gross floor area of at least 800 square feet;
 - g. Applicant must be the owner of the structure and lessee of video lottery machines;
 - h. Restaurant must be in operation for a minimum of one calendar year prior to application for special exception and be open to the general public and include patrons under the age of 18 years old;
 - i. Structure containing video lottery machines is not located within 300 feet of a church or place of worship, school, park or recreational facility or other video lottery establishment;
 - 1. The aforementioned 300-foot prohibition for a church or place of worship, school, park or recreational facility shall be measured in a straight line from

the nearest point of the exterior wall of a building containing a limited video lottery establishment to the nearest property line of a parcel containing of a church or place of worship, school, park or recreational facility, irrespective of other uses that may exist on the property.

2. The aforementioned 300-foot prohibition for other video lottery establishments shall be measured in a straight line from the nearest point on the wall of the portion of the building in which a limited video lottery is conducted to the nearest point on a wall of a building in which another limited video lottery may be conducted.
3. For the purposes of this section, limited video lottery establishment shall be defined as any establishment within the city in which video lottery machines are operated.
 - j. Applicant must apply for a renewal of the conditional use permit with the zoning administrator on an annual basis and provide proof, along with notarized affidavit, that the conditions listed within aforesaid section are satisfied; and
 - k. The zoning administrator may revoke applicant's special exception if applicant fails to meet and/or maintain any of the conditions listed within the aforesaid section.
- (4) Residential use—Single-family.
- (5) Residential use—Multi-family, not to exceed eight units.
- (6) Recreational RV parks and campgrounds provided that such use complies with section 19-24, as amended, and upon a finding that the use will complement and contribute to the economic vitality of the district.
- (7) Apiaries and Bees, upon finding that all requirements and best management practices are followed as defined in Chapter 4, Sec. 4-28.
- (d) Buffer strip. A densely planted buffer strip at least eight feet in height shall be planted and maintained along the rear and side yard of any residential district, but shall not extend beyond the front building line of adjacent residential lots.
- (e) Fences, walls. Fences and walls in yards or along the edge of any yard are permitted up to the following maximum heights: open and solid, four feet in front and corner side yards, excluding side distance; solid, six feet in side and rear yards: open, any structurally sound height in side and rear yards.

(Ord. No. 233, § 1, 4-17-12; Ord. No. 258, § 1, 8-19-14)

Sec. 19-10. - Racetrack Commercial (RC) district.

- (a) Purpose. This district is intended to set apart and protect areas vital to the performance of racetrack functions, and provide for its efficient operation, continuation, and expansion.

(b) Permitted uses.

- (1) Horse stables.
- (2) Racetrack parking lots and areas.
- (3) Retail stores including those with incidental manufacturing or processing of goods for sale only at retail and only on the premises.
- (4) Veterinary medical, surgery or dental clinics.
- (5) Single-family dwellings.
- (6) Multi-family dwellings.
- (7) Mobile homes.

(c) Special exceptions.

- (1) Private clubs.
- (2) Restaurants.
- (3) Recreational RV parks and campgrounds provided that such use complies with section 19-24, as amended.
- (4) Apiaries and Bees, upon finding that all requirements and best management practices are followed as defined in Chapter 4, Sec. 4-28.

(d) Fences, walls. Fences and walls, in yards or along the edge of any yard are permitted up to the following maximum heights: open and solid, four feet in front and corner side yards, excluding side distance; solid, six feet in side and rear yards; open, any structurally sound height in side and rear yards.

(e) Service areas.

- (1) All uses shall provide adequate areas for storage of solid waste and for placement of heating, cooling and similar facilities on the premises.
- (2) Outdoor storage yards shall be screened on the front side by a solid fence, wall or hedge at least four feet high, and the rest of the area fenced by a solid fence not less than six feet in height.

(Ord. No. 233, § 1, 4-17-12)

Sec. 19-11. - Industrial (I) districts.

- (a) Purpose. This district is designed to provide areas primarily for manufacturing and processing industries and their accessory uses, for supporting or related storage, transportation and distribution activities, for commercial activities with high intensity characteristics, and for certain supporting activities for the convenience of the concentrated employee population. These areas shall normally be located on planned sites with good access to major transportation arteries and to appropriate utilities capacities. The regulations of this district are intended to minimize conflicts with proximate land uses by

controlling noise, odor, glare, smoke, dust, wastes, and other adverse environmental effects. Residential uses and most retail trade activities are prohibited in this district.

(b) Permitted uses—Manufacturing and fabrication.

- (1) Air conditioning and heating equipment.
- (2) Apparel and clothing.
- (3) Auto parts and accessories.
- (4) Bakery and food products.
- (5) Bedding and carpets.
- (6) Beverages, including bottling.
- (7) Boats.
- (8) Books.
- (9) Business machines.
- (10) Candy and confections.
- (11) Carbon and battery products.
- (12) Dairy products.
- (13) Drugs, medicines, cosmetics.
- (14) Electrical appliances and electronic equipment.
- (15) Farm implement and equipment sales and repair, feed and fertilizer.
- (16) Furniture.
- (17) Glass, ceramics and tile.
- (18) Hardware and housewares.
- (19) Ice.
- (20) Industrial supplies and equipment.
- (21) Insulation and wallboard.
- (22) Leather products.
- (23) Light machine tools.
- (24) Monument works.
- (25) Musical instruments.
- (26) Optical goods.
- (27) Paper products (finished).
- (28) Plastic products.
- (29) Pottery porcelain.

- (30) Precision instruments and jewelry.
- (31) Recreation and sporting goods.
- (32) Signs.
- (33) Soap, detergents.
- (34) Textiles and cordage.
- (35) Trucks, trailers and mobile homes.
- (36) Watches and clocks.
- (37) Brass foundry.
- (c) Permitted uses—Processing activities.
 - (1) Coffee, tea, spices.
 - (2) Dry cleaning and laundry plants.
 - (3) Grain and seed plants.
 - (4) Printing, engraving, publishing.
- (d) Permitted uses—Supporting, intensive or large-area commercial activities.
 - (1) Auction sales.
 - (2) Building materials, storage and sales.
 - (3) Communication towers and antennas.
 - (4) Contractor's offices and storage yards.
 - (5) Freezer lockers.
 - (6) Machine and welding shops.
 - (7) Plumbing, heating, and electrical supplies and repair.
 - (8) Public works, public safety, governmental and public utilities.
- (e) Permitted uses—Special exceptions.
 - (1) Acid chemicals, and allied products manufacturing and storage.
 - (2) Bulk storage of petroleum products, provided such uses are properly buffered, located at least 300 feet from residential and related structural uses, and at least 1,000 feet from other bulk storage facilities.
 - (3) Industrial equipment and machinery repair and servicing.
 - (4) Pesticide and herbicide production.
 - (5) Stone and gravel works.
 - (6) Little league park to be permitted as a special exception in Block 129 of the Industrial District (ID).

- (7) Apiaries and Bees, upon finding that all requirements and best management practices are followed as defined in Chapter 4, Sec. 4-28.
- (f) Fences, walls. Solid and open fences are permitted to any structurally sound height.
- (g) Operational standards. All industrial uses shall meet state and federal EPA regulations.
- (h) Buffer strips. A densely planted buffer strip at least eight feet in height shall be planted and maintained along the rear and side yards of any residential district, but shall not extend beyond the front building line of adjacent residential lots.

(Ord. No. 233, § 1, 4-17-12)

Sec. 19-22: - Rural reserve district (RR).

- (a) Purpose. The rural reserve (RR) district is the zoning which is applied to annexed parcels upon approval and assignment into the city's jurisdiction. The intent of this district is to allow a minor amount of residential development and a reasonable selection of other allowed uses without having to apply for a rezoning.

Any parcels being subdivided in this zoning district must be for the purposes of creating two new lots for allowed uses prior to future development and to accommodate smaller tracts of land facilitating development of a portion of the original parcel. An approved rezoning to SmartCode New Community (SC-NC) pursuant to chapter 19A is necessary prior to further development. The size of the parcel must meet the acreage minimums detailed in chapter 19A, [§§] 1.3.4, 1.3.5 or be adjacent to a SC-NC district pursuant to chapter 19A, [§] 3.3.5. Smaller parcels that either do not meet the size requirements in chapter 19A or are not adjacent to SC-NC properties may be rezoned to non-transect districts so long as such rezoning is consistent with adjacent parcels. The rezoning must be compatible with the goals and policies of the comprehensive plan.

- (b) Permitted uses. The following uses are permitted in this district:
 - (1) Single-family detached homes.
 - (2) Temporary manufactured homes (while permanent dwelling is under construction).
 - (3) Bed and breakfast inns.
 - (4) Farms (except commercial slaughtering, feed lots, concentrated feeding operations).
 - (5) Sale of agricultural products grown or produced on site.
 - (6) Plant nurseries on parcels ten acres or larger.
 - (7) Schools.
 - (8) Places of worship.
 - (9) Public utilities and appurtenances (e.g., water tanks, booster stations, pump stations, water and wastewater treatment systems).

- (10) Cell phone relay equipment when combined with and attached to existing structures.
 - (11) Parks.
 - (12) Transit shelters.
- (c) Special exceptions. The following uses may be approved by the city board of zoning adjustment and, if approved, may be subject to certain conditions, pursuant to subsection 19-18(c)(2):
- (1) Cemeteries, mausoleums, columbarium.
 - (2) Government buildings up to 5,000 square feet of gross floor area.
 - (3) Commercial recreation facilities.
 - (4) Mobile home parks subject to the following:
 - a. Only permitted adjacent to existing mobile home parks.
 - b. Overall maximum density: Seven units per acre.
 - c. Tenant lots minimum area: 6,000 square feet.
 - d. Utilities must be provided by municipal sources.
 - e. A residential site plan per section 19-14 is required and must be attached to the special exception request.
 - f. Minimum of 15 percent open space required exclusive of tenant lots. A minimum of 25 percent of the open space must be usable for recreation and the areas and amenities depicted on the site plan.
 - g. Setbacks:
 - 1. Minimum 25 feet separation between units.
 - 2. Front setback: 35 feet front; 25 feet rear; 25 feet side.
 - h. A 15-foot wide evergreen landscape buffer area shall be established along property lines containing residential uses other than manufactured homes and commercial/office/retail uses.
 - i. All applicable national, state and local building codes shall apply to construction standards. In case of conflicting regulations, the stricter standard shall apply.
 - j. Opaque skirting shall be installed to conceal the undercarriage portion of the unit.
 - (5) Recreational RV parks and campgrounds provided that such use complies with section 19-24, as amended, and upon a finding that:
 - a. Adequate thoroughfare access exists to prevent undue traffic congestion;

- b. The activities at the location will not have an adverse effect upon the adjoining properties; and
- c. Noise, odor, smoke, dust, illumination, and/or traffic or other adverse impacts are not likely to affect the surrounding developed property and uses or the quiet enjoyment of residential properties.

(6) Apiaries and Bees, upon finding that all requirements and best management practices are followed as defined in Chapter 4, Sec. 4-28.

(d) Permitted accessory uses. The following are permissible accessory uses:

- (1) Accessory dwelling (33 percent gross floor area of main dwelling).
- (2) Day care in the home for no more than five children other than family members.
- (3) Home occupation (as defined).
- (4) Structures and buildings supporting agricultural uses.

(e) General requirements. Permitted divisions: Divisions of land shall only be permitted as provided herein. No parcel or tract of land of record established on the date of the adoption of this section or the date of annexation may be divided into an aggregate of more than three parcels.

(f) Area and bulk regulations.

REQUIREMENTS	PERMITTED
Minimum lot size	3.0 acres
Minimum frontage:	
Public road	200 feet
Private access easement	250 feet
Yards	Front: 50 Feet Side: 25 Feet Rear: 25 Feet
Maximum structure height:	
Primary and accessory dwellings	40 feet
Agricultural support	150 feet
Other allowed uses	50 feet

(Ord. No. 233, § 1, 4-17-12)

Chapter 19A, Article 5; Table 8 Buildings Use

Amend Chapter 19A, Article 5, Table 8 Building Use by adding "Honey Bees" under Agriculture as specifically detailed in Table below.

Article 5

Subdivision & Zoning

TABLE 8. BUILDING USE

50

Intensity	T2	T2	T3	T4	T4	T5	T5	SD	SD
	R	O	R	L	O	L	O	B	I
a. RESIDENTIAL									
Mixed use building									
Multifamily dwelling									
Live-work unit									
Duplex									
Townhouse									
Single family residential									
Senior housing									
Accessory Unit									
b. LODGING									
Hotel (no room limit)									
Inn (up to 12 rooms)									
Bed & Breakfast (up to 6 rooms)									
School Dormitory									
c. OFFICE									
Office building									
Mixed use building									
Live-work unit									
d. RETAIL									
Open Market Building									
Mixed use building									
Retail Building									
Display Gallery									
Restaurant									
Kiosk									
Push Cart									
Video Lottery ¹									
Adult Entertainment ²									
e. INSTITUTIONAL									
Convention Center									
Conference Center									
Exhibition Center									
Live Theater									
Movie Theater									
Museum									
Outdoor Amphitheater									
Sports Stadium									
Religious Assembly									
f. AGRICULTURE									
Grain Storage									
Livestock Pen									
Garden Supply									
Greenhouse									
Stable									
kennel									
Family Farm									
Employment Farm									
Road Yard Garden									
Honey Bees									
Livestock									
Poultry									

Intensity	T2	T2	T3	T4	T4	T5	T5	SD	SD
	R	O	R	L	O	L	O	B	I
g. AUTOMOTIVE									
Gasoline									
Automobile Service									
Automobile Sales									
Truck Maintenance									
Drive-Through Facility									
h. CIVIL SUPPORT									
Cemetery									
Funeral Home									
Hospital									
Medical Clinic									
Animal Hospital									
i. EDUCATION									
College									
High School									
Trade School									
Elementary School									
Childcare Center									
j. INDUSTRIAL									
Heavy Industrial Facility									
Light Industrial Facility									
Truck Depot									
Laboratory Facility									
Warehouse									
Produce Storage									
Mini-Storage									
Heavy Manufacturing									
Light Manufacturing									

Permitted ■

Conditional Use □

Pursuant to 5.7.1 □

1 Video lotteries may be permitted by Conditional Use as an accessory use to a restaurant or hotel in T-40 or T5 upon the conditions stated in Chapter 19-8(c) (3).

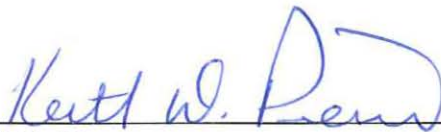
2 Adult uses only permitted under certain conditions in RC and RC pursuant to Ranson Municipal Code 14-70 and 19-7

Section 2. (Uncodified in published ordinances).

- (a) Savings Clause. The provisions of this Ordinance are hereby declared to be severable, and if any clause, sentence, word, section or provision is declared void or unenforceable for any reasons by any court of competent jurisdiction, such declaration shall not affect any portion of the Ordinance other than said part or portion thereof.
- (b) Repeal. All ordinances in conflict with this Ordinance are hereby repealed.
- (c) Effective Date. This Ordinance shall become effective immediately upon adoption.

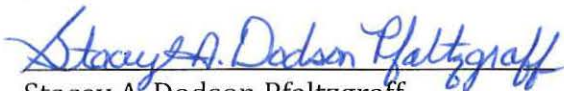
Strike-through indicate language that would be stricken from the present law, and underscoring indicates new language that would be added.

Adopted by the City Council of the City of Ranson after a 1st reading on June 7, 2016 and a 2nd reading on June 21, 2016 by a vote of 4 in the affirmative, 0 in the negative with 0 abstentions.



Keith D. Pierson
Mayor

ATTEST:



Stacey A. Dodson Pfaltzgraff
City Clerk

