Section 400.230. Definitions.

MARIJUANA - Cannabis indica, Cannabis sativa, and Cannabis ruderalis, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. "Marijuana" or "Marihuana" do not include industrial hemp containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.

MARIJUANA-INFUSED PRODUCTS - Products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates.

MEDICAL MARIJUANA CULTIVATION FACILITY - A facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, or a Medical Marijuana-Infused Products Manufacturing Facility.

MEDICAL MARIJUANA DISPENSARY FACILITY - A facility licensed by the State of Missouri to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided by the State of Missouri to a Qualifying Patient, a Primary caregiver, another Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or a Medical Marijuana-Infused Products Manufacturing Facility.

MEDICAL MARIJUANA FACILITY - Any Medical Marijuana Cultivation Facility, Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, Medical Marijuana-Infused Products Manufacturing Facility, or Medical Marijuana Transportation Facility as defined by this Code.

MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY - A facility licensed by the State of Missouri to acquire, store, manufacture, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or another Medical Marijuana-Infused Products Manufacturing Facility.

MEDICAL MARIJUANA TESTING FACILITY - A facility licensed by the State of Missouri to acquire, test, certify, and transport marijuana.

MEDICAL MARIJUANA TRANSPORTATION FACILITY - A facility certified by the State of Missouri to transport marijuana to a qualifying patient, a primary caregiver, a medical marijuana cultivation facility, a medical marijuana-infused product manufacturing facility, a medical marijuana dispensary facility, a medical marijuana testing facility, or another medical marijuana-transportation facility.
Section 400.380. Land Disturbance Permit — Application, Content and Submission Requirements.

An application for a land disturbance permit shall be filed upon forms prescribed by the County that shall contain all information required for a land disturbance plan as set forth in Chapter 505, Article II, Sections 505.130 et seq., of this Code.

Section 400.390. Land Disturbance Permit — Consideration.

The County shall consider all land disturbance permit applications. The permit may be issued if it appears that the standards set forth in Chapter 505, Article II, Sections 505.130 et seq., of this Code applicable to land disturbance permits have been satisfied by the applicant. The County may grant the permit with conditions.

Section 400.400. Land Disturbance Permit — Appeals.

In the event the Director denies an application for, or revokes, a land disturbance permit, the Director shall issue a written statement of the fact of the denial or revocation to the applicant. The applicant shall have the right to appeal a decision of the Director to the County Council within ten (10) business days of the denial or revocation. Upon receipt of the request, the Director shall forward the application together with his/her decision stating the reason or reasons for the action taken to the County Council to be heard at the next available meeting of the County Council or a special meeting called by the County Council for the purpose of consideration of the appeal of the permit revocation.

Section 400.410. Land Disturbance Permit — Exemption.

A land disturbance permit shall not be required for a foundation excavation associated with a valid building permit.

Section 400.430. Building Permit — Application, Content and Submission Requirements.

Applications for building permits shall be filed on the form required by the Code Enforcement Division. A site plan showing the property lines, front building line, side building lines and rear building line, location of the proposed structures, floodplain, floodway and stream order buffers shall be required as part of the building permit application for all residential construction, including accessory structures, on lots less than twenty thousand (20,000) square feet in size. The location of proposed structures and property lines shall be staked on the lot and the site plan shall reflect the proposed structures by a licensed professional land surveyor or engineer. The site plan shall be signed and sealed by a licensed professional land surveyor or engineer. The site plan for residential accessory structures may be drawn by the applicant and shall be drawn to scale.

Section 400.1140. Consideration of Rezoning and Conditional Use Permits.

A. The Planning and Zoning Commission shall observe all of the following procedural requirements while taking evidence at public hearings.
1. Evidence must be introduced by interested parties or their authorized representatives.

2. Oral evidence shall only be taken in compliance with this Section.

3. All proceedings shall be suitably recorded and preserved. A copy of the transcript of such proceeding shall be made available to any interested person upon the payment of a fee which shall in no case exceed the reasonable cost of preparation and supply.

4. Records and documents of the Planning and Zoning Commission may be introduced so as to be a part of the record, but the records and documents may be considered as a party record by reference thereto when so offered.

5. The Planning and Zoning Commission shall take official notice of the Home Rule Charter of Jefferson County, Missouri, codes, and ordinances and may take official notice of all matters of which the courts may take judicial notice. The Planning and Zoning Commission may also take official notice of technical or scientific facts, not judicially cognizable, within their competence, if they notify the parties, either before the hearing or during the hearing of the facts of which they propose to take such notice and give the parties reasonable opportunity to contest such facts or otherwise show that it would not be proper for the Commission to take such notice of them.

6. Copies of writings, documents and records shall be admissible without proof that the originals thereof cannot be produced, if it shall appear by testimony or affidavit or certification by the custodian of the writings, documents or records that the copy offered is a true copy of the original.

7. Any writing or record, whether in the form of an entry in a book or otherwise, made as a memorandum or record of an act, transaction, occurrence of event, shall be admissible as evidence of the act, transaction, occurrence or event, if it shall appear that it was made in the regular course of any business, and that it was the regular course of such business to make such memorandum or record at the time of such act, transaction, occurrence, or event or within a reasonable time thereafter. All other circumstances of the making of such writing or record, including lack of personal knowledge by the entrant or maker, may be shown to affect the weight of such evidence, but such showing shall not affect its admissibility. The term "business" shall include business, profession, occupation and vocation of every kind.

8. The results of statistical examinations or studies, or of audits, compilation of figures, or surveys, including interviews with many persons or examination of many records, or of long or complicated accounts, or of a large number of figures, or involving the ascertainment of many related facts, shall be admissible as
evidence of such results, if it shall appear that such examination, study, audit, compilation of figures, or survey was made by or under the supervision of a witness, who is present at the hearing, who testifies to the accuracy of such results, and who is subject to cross-examination by the Planning and Zoning Commission, and if it shall further appear by evidence adduced that the witness making or under whose supervision such examination, study, audit, compilation of figures, or survey was made was basically qualified to make it. All the circumstances relating to the making of such an examination, study, audit, compilation of figures or survey, including the nature and extent of the qualifications of the maker, may be shown to affect the weight of such evidence, but such showing shall not affect its admissibility.

9. Any party, or the Planning and Zoning Commission, desiring to introduce an affidavit into evidence at a public hearing must file the affidavit with the Planning Division not later than seven (7) days prior to the hearing.

10. Protest Petitions. In case of a protest petition against any proposed change, revision, or amendment signed and acknowledged by thirty-five percent (35%) of the owners of real property within six hundred (600) feet of the parcel of land for which the change, revision, or amendment is proposed, or in cases where the land affected lies within one and one-half (1 1/2) miles of the corporate limits of a municipality having in effect ordinances zoning property within the corporate limits of such municipality, made by resolution of the City Council or Board of Trustees thereof, and filed with the Planning Division, the County Council shall hold a public hearing thereon, and such change, revision, or amendment may not be passed except by affirmative vote of 5/7ths of all council votes.

11. Criteria For Considering Applications. In considering any application for any rezoning, conditional use permit, conceptual development plan or preliminary development plan, the Planning and Zoning Commission and the County Council may give consideration to the criteria stated below, to the extent they are pertinent to the particular application. The Planning and Zoning Commission and County Council may also consider other factors that may be relevant to a particular application:

a. The character of the neighborhood.

b. The existing and any proposed zoning and uses of adjacent properties and the extent to which the proposed use is compatible with the adjacent zoning and uses.

c. The extent to which the proposed use facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
d. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.

e. The length of time, if any, the property has remained vacant as zoned.

f. The extent to which the proposed use will negatively affect the character of the property and neighboring property.

g. The extent to which the proposed use will seriously injure the appropriate use of, or detrimentally affect, neighboring property.

h. The extent to which the proposed use will adversely affect the capacity or safety of the portions of the street network impacted by the use or present parking problems in the vicinity of the property.

i. The extent to which the proposed use will address and conserve the natural resources of the site, effectively manage storm water runoff and prevent air, water and noise pollution and conserve habitat.

j. The impact the proposed use has on achieving the goal of economic diversity in the community.

k. The ability of the applicant to satisfy any requirements applicable to the specific use imposed pursuant to this UDO.

l. The extent to which public facilities and services are available and adequate to meet the demand for facilities and services generated by the proposed use.

m. The gain, if any, to the public health, safety and welfare due to approval of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

n. The conformance of the proposed use to the Official Master Plan and other adopted planning policies.

o. The analysis by professional staff.

Section 400.1590. "PI" Planned Industrial District.

A. Statement Of Intent And Purpose. The "PI" Planned Industrial District is established to provide for a broad range of industrial and commercial uses with restrictions on noxious odors, dust, fumes, gas, noise or vibration.

B. Uses. Permitted principal and accessory uses, uses permitted as of right but with conditions and conditional uses are contained in Table 5-1 in Section 400.1650.
C. Height And Area Regulations.

1. Minimum size of overall development shall be five (5) acres. The minimum size for a Planned Industrial development shall be as established on the approved Development Plan. FAR (floor area ratio), density and lot area/width: See Table 5-2 in Section 400.1660.

2. Setback regulations, including minimum front yard, side yard and rear yard standards. See Table 5-3 in Section 400.1670.

3. Height requirements. See Table 5-4 in Section 400.1680.

4. Exception to the maximum height requirements is contained in Section 400.1690.

D. Performance And Design Standards.

1. Design standards are applicable to development in this district. (See Article VII.)

2. Parking regulations. See Article XII.

3. Sign regulations. See Article XIII.

4. Landscaping, buffering and tree protection. See Article XIV.

5. Outside storage of materials is permitted on the site if stored in an orderly fashion or rows or stacks.

6. Physical appearance. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are screened from view.

7. Performance standards.

   a. Fire hazard. All flammable substances involved in any activity established in this district shall be handled in conformance with the latest edition of the applicable local fire code published by the International Code Council and applicable codes and ordinances.

   b. Noise. No operation shall be carried on that involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line and when the level of this noise cannot be determined by observation with the natural senses, a suitable instrument may be used and measurement may include breakdowns into a reasonable number of frequency ranges. All noise shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness.
c. Sewage and other liquid waste. No operation shall be carried on which involves the discharge into a sewer, watercourse or the ground of liquid wastes of any radioactive nature or liquid waste of a chemical nature which are detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations.

d. Air contaminants. No operation shall be carried on which involves air discharges in excess of air quality standards for Jefferson County and shall obtain any necessary permits from the Missouri Department of Natural Resources.

e. Storm water. Land disturbance activities shall follow storm water management best management practices to prevent and reduce the discharge of pollutants directly or indirectly into storm water.

f. Odor. Odor-causing operations shall be controlled so as to reduce escape of odors to the minimum practical within the limits of reasonable technology and economics.

g. Vibration. All machines including punch presses and stamping machines shall be so mounted as to minimize vibration and in no case shall vibration exceed a displacement of three-thousandths (0.003) of an inch measured at the property line. Vibration shall not be so excessive that it interferes with industrial operations on nearby lots.

h. Heat. No heat from furnaces or processing equipment shall be sensed at the property line to the extent of raising the temperature of air or materials more than five degrees Fahrenheit (5°F).

i. Hazardous materials. Operations involving the storage or use of hazardous materials in reportable quantities, as classified by the Environmental Protection Agency (EPA), shall obtain any necessary permits from the fire district(s) and make improvements to the building and grounds required by the International Fire Code 2003 or more recent version.

Section 400.1600. "PM" Planned Mixed Use District.

A. Statement Of Intent And Purpose. The "PM" Planned Mixed Use District is established to permit the most efficient use of land that combines a variety of commercial, office, residential and public uses. The district is designed to have uses that are centrally located and compact so that maximum convenience is afforded the users and occupants of the district. The purposes and intent of the "PM" Planned Mixed Use District include the following:

1. Intent.
a. To allow greater flexibility in development standards (lot coverage, setbacks, building heights, lot sizes, etc.) to facilitate adaptation of development to the unique conditions of a particular site, while providing higher standards of site design and building design, a high level of environmental sensitivity and more satisfying living and working environments than can be achieved under the standards of other zoning districts.

b. To promote a streetscape that encourages buildings to be moved forward adjacent to the front yard setback line or adjacent to the required landscape improvements.

c. To encourage pedestrian friendly development.

d. Permit a mixture of uses that, with proper design and planning, will be compatible with each other and with surrounding uses or zoning districts.

2. Applicability. An area may be considered for rezoning to "PM" District if any one (1) of the following conditions exist:

a. More than one (1) land use or land use intensity is proposed for development on a single parcel, where only a single use is permitted under other zoning classifications; or

b. Different land uses that would not otherwise be permitted to locate within the same zoning district are proposed for development on one (1) or more adjacent parcels under single or separate ownership.

B. Uses.

1. Residential uses.

a. Characteristics.

(1) The "PM" District may allow for a more flexible placement, arrangement and orientation of residential structures, with accompanying flexibility in the subdivision of land and the grouping of open space and accessory facilities such as garages and parking.

(2) The "PM" District also may provide for a mixture of housing types (single-family, two-family, multi-family) according to a plan.

(3) The proposed residential development should incorporate natural features.
b. General requirements. The following special items shall be included in the final development plan application:

(1) The proposed architectural style and the location of all duplex and multi-family structures shall be indicated; and

(2) If development standards (lot coverage, setbacks, building heights, lot sizes) are not specifically proposed by the applicant or specific standards are not established by the County Council at the time of approval, then the plan shall be returned to the applicant for clarification or the applicable standards of the "R-10" District shall apply.

2. Office uses.

a. Characteristics. The "PM" District may contain office and institutional uses compatible with the surrounding area.

b. Requirements. If development standards (lot coverage, setbacks, building heights, lot sizes) are not specifically proposed by the applicant or specific standards are not established by the County Council at the time of approval, then the plan shall be returned to the applicant for clarification or the applicable standards of the "PB" District shall apply.

3. Commercial uses.

a. Characteristics. The "PM" District may provide for maximum attainable commercial usage of property while ensuring development consistent with the adopted County long-range plans.

b. Requirements. If development standards (lot coverage, setbacks, building heights, lot sizes) are not specifically proposed by the applicant or specific standards are not established by the County Council at the time of approval, then the plan shall be returned to the applicant for clarification or the applicable standards of the "PC" District shall apply.

4. Industrial uses.

a. Characteristics. The "PM" District may contain land designated for a single industrial use or for multiple but compatible industrial uses in an industrial park.

b. Requirements. If development standards (lot coverage, setbacks, building heights, lot sizes) are not specifically proposed by the applicant or specific standards are not established by the County Council at the time of approval,
then the plan shall be returned to the applicant for clarification or the applicable standards of the "PI" District shall apply.

C. Height And Area Regulations. Densities, lot sizes, structure heights and structure setbacks are established as part of the zoning approval for each particular "PM" zoning approval. The maximum structure height requirements applicable to this district are found in Table 5-4 in Section 400.1680.

D. Performance And Design Standards.

1. Design standards are applicable to development in this district. (See Article VII.) Standards are established in the zoning approval for the "PM" development.

2. Parking regulations. See Article XII.

3. Sign regulations. See Article XIII.

4. Landscaping, buffering and tree protection. See Article XIV.

5. Minimum site requirements.

a. The minimum size for a Planned Mixed Use development shall be as established on the approved Development Plan. A site proposed for a "PM" District classification shall contain a contiguous area of five (5) acres or more, unless the proposed site is adjacent to a "PM" District. Property shall be deemed to be contiguous if all parts are under unified control, to ensure that the development plan can be executed as approved and all parts abut or are separated by only a road, easement or right-of-way.

b. The site shall access a public street.

6. Open space.

a. Maintenance agreement. See Article XVI.

b. The landowners shall establish an organization for ownership and maintenance of common open space. The conditions of any transfer shall conform to the approved development plan. At the time of approval of the final subdivision plat or the final development plan, the applicant shall provide a description (in narrative form) of the ownership and maintenance organization and copies of any covenants, restrictions, bylaws and agreements proposed. The maintenance organization shall include a copy of the articles of incorporation in the development plan application.

c. The Director may stipulate additional provisions for minimum widths and areas, interconnection, desirable features, uses of open space and access to
open space. The Director shall ensure that land counted as open space incorporates usable open areas for occupants of the development and that it enhances the value of the area.

Section 400.2530. Street Standards — General.

A. This code is intended to address typical design guidelines and minimum requirements for the major local access streets, local access streets and local access alleys constructed and maintained by the subdivision or other development. This code does not pertain to County roads and other highways maintained by various public agencies.

B. Horizontal alignment of streets at an intersection should be as near as possible a right angle as topography and other geographic features allow.

C. Minimum desired offset of streets at intersections should be one hundred twenty-five (125) feet, measured from centerline to centerline.

D. If after review by the Planning Division it is determined that there is no alternate location that does not conflict with the one hundred twenty-five (125) foot offset required by this Section, Section 400.2260(A)(1)(c), Section 400.2620 or Section 400.4100(A)(3)(c), and that adequate sight distance may be achieved, the Director may approve an entrance, street, or driveway location without the need for a deviation or modification.

Section 400.2550. Street Standards — Minimum Right-Of-Way and Improved Surface Width.

Table 7-4. Minimum Design Standards for Two-Way Streets

<table>
<thead>
<tr>
<th>Type of Street</th>
<th>Vehicles per Day</th>
<th>Drainage Type</th>
<th>Minimum Shoulder Width, if used</th>
<th>Total Improved Surface Width**</th>
<th>Parking — one side</th>
<th>Minimum ROW***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major local access</td>
<td>&gt;2,500</td>
<td>a/b</td>
<td>8'</td>
<td>26'</td>
<td>36'</td>
<td>32'</td>
</tr>
<tr>
<td></td>
<td>2,000 — 2,500</td>
<td>b</td>
<td>NA</td>
<td>26'</td>
<td>34'</td>
<td>32'</td>
</tr>
<tr>
<td></td>
<td>1,520 — 1,999</td>
<td>b</td>
<td>NA</td>
<td>24'</td>
<td>28'/26'</td>
<td>30'</td>
</tr>
<tr>
<td>Local access street</td>
<td>400 — 1,519</td>
<td>a/b</td>
<td>5'</td>
<td>22'</td>
<td>28'/26'</td>
<td>28'</td>
</tr>
<tr>
<td></td>
<td>&lt;400</td>
<td>a/b</td>
<td>2'</td>
<td>20'</td>
<td>28'/26'</td>
<td>26'</td>
</tr>
<tr>
<td>Local access alley</td>
<td>&lt;400</td>
<td>a</td>
<td>0'</td>
<td>14'</td>
<td>26'</td>
<td>0'/20****</td>
</tr>
</tbody>
</table>
Section 400.2770. Accessory Uses, Buildings and Structures.

A. Definition And Applicability.

1. In a residential zoning district, an accessory building or structure is a subordinate building or structure that is attached to or detached from the principal building and that is not used for commercial purposes except, as provided herein, for home occupations. The use of mobile homes, tractor trailers, overseas containers, etc., are prohibited from being used as accessory buildings except as set forth in this Section.

2. In a non-residential zoning district, an accessory building or structure is a subordinate building or structure, the use of which is necessary to and supportive of the principal building. In a mixed use development, separate uses that are located on the same lot shall not be considered accessory to one another.

3. Overseas containers may be used as accessory storage buildings in the "RA-5" and "LR-2" zone districts or on a lot of at least five (5) acres in size upon the issuance of a Conditional Use permit by the County Council in accordance with the procedures set forth in Section 400.1140 and 400.3010 and subject to the following conditions:
   a. There must be a principal structure established on the lot and the lot shall be at least five (5) acres in size; and
   b. The overseas container shall be located in front of the principal structure; and
   c. The overseas container shall be placed on a hard surface; and
   d. The overseas container shall be subject to all State, local, and Federal permits including a Jefferson County Building permit; and
   e. The overseas container shall be screened on all sides with the exception of the entry or access door.

B. Standards For Accessory Dwelling Units. An example of an accessory building in a residential district is a mother-in-law cottage/guest cottage as permitted in Section 400.1650. A dwelling unit may be allowed as an accessory use to the principal dwelling unit under the following conditions:

1. Accessory dwelling units may be constructed in a residential zoning district. This includes both planned and non-planned residential zoning districts and the "PM" Planned Mixed Use District.
2. An accessory dwelling unit may be constructed only upon the issuance of a building permit.

3. The accessory dwelling unit shall be a permanent structure.

4. Accessory dwelling units shall be connected to public water and sewer service where available or have on-site water and sewer facilities that comply with all County and State regulations.

5. The accessory dwelling unit may not be sold separately from the sale of the entire property, including the principal dwelling unit.

6. The accessory dwelling unit shall comply with all required building setbacks for the principal residential use.

7. A mobile home, as defined in Article II of this UDO, may be an accessory dwelling unit only in the "RA-5" and "LR-2" residential districts.

8. Sufficient parking shall be provided on-site to accommodate the separate dwelling unit, other than the driveway for the dwelling unit.

C. Standards For Accessory Buildings In Residential Zoning Districts. Accessory buildings may be allowed in residential zoning districts pursuant to the following conditions:

1. Detached accessory buildings shall not be located in front of the principal building and shall be placed in the rear yard, except that a detached garage may be located in the side yard, provided it is not in front of the front setback line, in the "R-20," "R-10," "R-7," and "PR-2" zone districts.

2. The minimum required side setback for the principal building shall be observed for accessory buildings.

3. Accessory buildings, which are adjacent to a side street, shall have a side yard not less than that required for the primary structure.

4. The maximum height shall not exceed thirty-five (35) feet from ground level.

5. Accessory buildings on corner lots may be located in the side yard but shall be located behind the primary structure, shall not be located within a front yard setback, and shall be setback at least fifteen (15) feet from the side property lines.

D. Standards For Accessory Structures In Residential Zoning Districts. Accessory structures may be allowed in residential zoning districts under the following conditions:

1. At-grade patios, walkways and driveways may extend to the property line.
2. Retaining walls may be located on a property line.

3. Retaining walls may be located on a property line, provided they shall not adversely affect drainage or shall not be constructed in such a way as to create a sight distance hazard. The Director may order the removal of an improperly located retaining wall at the owner's expense.

4. Decks, platforms and gazebos may encroach to no more than fifteen (15) feet of a rear property line; however, encroachment into a required side yard is prohibited.

5. Pools for which a building permit is required must meet a fifteen (15) foot rear yard setback and required side yard setback, excluding at-grade patios measured from the outside pool wall.

6. Pools on corner lots may be located in the side yard but shall be located behind the primary structure, shall not be located within a front yard setback, and shall be setback at least fifteen (15) feet from the side property lines.

Section 400.3345. Medical Marijuana Facilities

A. All Medical Marijuana Facilities shall require a Conditional Use Permit or an approved Development Plan if located within a Planned Zone District, and shall comply with the following conditions:

1. The Medical Marijuana Facility shall comply with regulations issued by the Department of Health and Senior Services for Medical Marijuana Facilities and/or the State of Missouri (collectively, the "State"). If State requirements are more restrictive than Jefferson County requirements, the State requirement applies.

2. Site development plan approval is required prior to the commencement of use.

4. The Medical Marijuana Facility shall be monitored at all times by a closed-circuit television for security purposes. The camera and recording system shall be of adequate quality, color rendition and resolution to allow the ready identification of any individual committing a crime anywhere on or adjacent to the facility. The recordings shall be maintained for a period of not less than ninety (90) days and shall be made available to law enforcement authorities upon request.

5. The Medical Marijuana Facility, except a Medical Marijuana Transportation Facility, shall have a fireproof vault or safe that is incorporated into and securely attached to the building structure for the purpose of securely storing cash. Said facility shall also have and provide an adequate fire protected and secure room for storing any processed marijuana products.

6. The Medical Marijuana Facility shall have a fire and burglar alarm system.
7. The exterior building lighting and parking area of the Medical Marijuana Facility shall be equipped with lighting fixtures of sufficient intensity to illuminate all interior areas of the lot with an illumination of not less than 1.5 foot-candles evenly distributed as measured at floor level. These light fixtures shall be turned on from dusk to dawn.

8. The Medical Marijuana Facility shall not use any equipment or process that creates noise, dust, vibration, glare, fumes, odors or electrical interference detectable to the normal senses beyond the property boundary so as to create a Public Nuisance as defined by this Code or Missouri State Law.

9. No person or facility shall dispose of Marijuana or Marijuana-Infused Products in an unsecured waste receptacle not in possession and control of the licensee and designed to prohibit unauthorized access.

10. Medical Marijuana Dispensary, Cultivation and Transportation Facilities shall have an armed security guard on the premises at all times.

11. The Medical Marijuana Facility shall display its state issued license on the interior of the facility, visible to the public, at all times.

12. The Medical Marijuana Facility shall not allow on-site consumption of marijuana, marijuana-infused products or other intoxicants on the premises at any given time.

13. The Medical Marijuana Facility shall not have outdoor seating areas other than break areas for employees of the facility.

14. The Medical Marijuana Facility shall not have a sign unless it is a Medical Marijuana Dispensary. Signage at Medical Marijuana Dispensaries shall comply with Article XIII of this UDO.

15. Any and all cultivation, processing, storage, display, sales or other distribution of marijuana at a Medical Marijuana Facility shall occur within an enclosed building and shall not be visible from the exterior of the building. If said facility is located outdoors, then the facility shall not be readily visible, and any outdoor area shall be enclosed and topped by a razor wire fence. Said fence shall be slatted or other privacy type fence used, and all fencing shall be at least ten (10) feet in height, not including the razor wire.

16. A Medical Marijuana Facility shall comply with the relevant zone district height, area, design and setback requirements and the following additional location restrictions: No Medical Marijuana Facility shall be located within 1,000 feet of any then-existing: elementary or secondary school, child day-care center, church or place of worship or public park.
17. A Medical Marijuana Facility, other than a Medical Marijuana Transportation facility, shall be located in a permanent building and shall not be located in a trailer, cargo container, or motor vehicle and the structure shall not be mobile or operate from a transitory location. A Medical Marijuana Transportation Facility shall follow the rules and restrictions set forth in Revised Statutes Missouri, The Code of State Regulations and any other associated rules and regulations promulgated by the State of Missouri.

18. Nothing in this UDO restricts multiple permit holders or a single entity owning multiple permits from operating from a single physical location, so long as all permit requirements are met, and each individual activity is properly licensed.

19. The Planning and Zoning Commission and/or County Council may include any additional conditions it finds necessary to conserve and promote the public health, safety, and welfare.

B. In addition to standard submittal requirements for Conditional Use Permits and/or Development Plans. Applications for Medical Marijuana Facilities shall include at a minimum:

1. The legal name of the Facility; and,

2. A copy of the operating procedures for the Facility; and,

3. Proof that the Medical Marijuana Facility has been licensed by the State of Missouri; and,

4. A floor plan showing the location, dimensions and type of security measures to be employed by the Medical Marijuana Facility; and,

5. A certification from the Jefferson County Department of the Sheriff stating that the applicant has met with the Sheriff or his designee and that the Department of the Sheriff has approved of the security plan to be employed by the Medical Marijuana Facility and has approved the use and licensure of all security personnel required by this Code and the Jefferson County Department of the Sheriff; and,

6. A certification from the local Fire District stating that the Medical Marijuana Facility complies with all local codes of that District; and,

7. A survey demonstrating compliance with all setbacks and locational restrictions required by this UDO.

Section 400.3350. Specific Zoning Requirements by Medical Marijuana Facility Type
A. Medical Marijuana Cultivation Facility (RA5 – Outdoor cultivation only)(CC2, PC, PB, NPI, PI – Indoor cultivation only)

1. Medical Marijuana Cultivation Facilities shall only be permitted with an approved Conditional Use Permit or an approved Development Plan in the zone districts set forth in this Section.

2. In addition to all other conditions and requirements set forth in this UDO, the following conditions shall apply to Medical Marijuana Cultivation Facilities:

   a. All drying, curing and storage of medical marijuana at a Medical Marijuana Cultivation Facility shall take place inside a completely enclosed permanent building with controlled access and shall not be located in a trailer, overseas or shipping container, or motor vehicle.

   b. No sales of Medical Marijuana may occur at a Medical Marijuana Cultivation Facility, other than to a fully licensed and permitted Medical Marijuana Dispensary, Infusion Manufacturing Facility or Medical Marijuana Transportation Facility. Distribution of Medical Marijuana may occur between facilities so long as it is entered into the State-wide Track and Trace System.

   c. A Medical Marijuana Cultivation Facility not located within a completely enclosed permanent building shall not exceed ten acres. All operations and all storage of materials, products, or equipment shall be within a fully secured area as described herein. Said cultivation facility, if located outdoors, shall be in an area enclosed and topped by a razor wire fence. Said fence shall be slatted or other privacy type fence used, and all fencing shall be at least ten (10) feet in height, not including the razor wire. Said facility shall have the same video monitoring and security requirements as an indoor facility.

B. Medical Marijuana Dispensary Facility (CC2, PC, PB)

1. Medical Marijuana Dispensary Facilities shall only be permitted with an approved Conditional Use Permit or an approved Development Plan in the zone districts set forth in this Section.

2. In addition to all other conditions and requirements set forth in this UDO, the following conditions shall apply to Medical Marijuana Dispensary Facilities:

   a. Medical Marijuana Dispensary Facilities shall not offer services that provide for off-site delivery of medical marijuana except by a Medical Marijuana Transportation Facility licensed by the State of Missouri.
b. A Medical Marijuana Dispensary Facility shall not have a drive-through service.

c. The permitted hours of operation for a Medical Marijuana Dispensary Facility shall be between the hours of 9:00 AM and 9:00 PM every day except Sunday.

d. No medical marijuana or other product shall be displayed so as to be visible through glass, windows, or doors by a person of normal visual acuity standing at the outside perimeter of the Medical Marijuana Dispensary Facility.

C. Medical Marijuana-Infused Products Manufacturing Facility (CC2, PC, PB, NPI, PI)

1. Medical Marijuana-Infused Products Manufacturing Facilities shall only be permitted with an approved Conditional Use Permit or an approved Development Plan in the zone districts set forth in this Section.

2. In addition to all other conditions and requirements set forth in this UDO, the following conditions shall apply to Medical Marijuana-Infused Products Manufacturing Facilities:
   a. No retail distribution or sales of Medical Marijuana-Infused Products may occur at a Medical Marijuana-Infused Products Manufacturing Facility.

D. Medical Marijuana Testing Facility (PC, PB, NPI, PI)

1. Medical Marijuana Testing Facilities shall only be permitted with an approved Conditional Use Permit or an approved Development Plan in the zone districts set forth in this Section.

2. In addition to all other conditions and requirements set forth in this UDO, the following conditions shall apply to Medical Marijuana Testing Facilities:
   a. No retail distribution or sales may occur at a Medical Marijuana Testing Facility.

Section 400.3365, Site Development Required.

A site development plan shall be submitted for any use that is Permitted With Conditions. The site development plan shall comply with Sections 400.5300-400.5310 of this UDO and shall clearly demonstrate compliance with all applicable conditions as set forth in Sections 400.3360-400.3590 of this UDO. No conducting of use shall occur prior to approval and compliance with the required site development plan.
Section 400.4040. Parking Plan.

A. Table 12-1 shall be utilized to determine the number of parking spaces to be provided. For uses not specifically identified, the Director shall establish the parking requirements based upon industry standards.

B. The number of parking spaces to be provided for a specific property or development may be established through administrative approval of a parking plan.

C. Parking shall be submitted to the Director for review and consideration.

D. A request for approval of a parking plan shall be accompanied by the following information:

1. Parking count computation per Table 12-1 or a parking demand study or other data that establishes the number of spaces required for the specific use. The study or data may reflect parking for the same use existing at a similar location or for similar uses at other locations. Published studies may be utilized to back-up alternative parking requests.

2. If shared parking is proposed for a mixed use development, see Table 12-2.

3. If a remote or off-site parking lot is proposed to meet any portion of the parking required, the site and its current zoning classification must be identified, along with the method by which the parking patrons will access the site.

4. Land may be set aside for future parking expansion needs of a particular use or building. The area to be set aside shall not be used in the open space or landscaping calculations. Upon determination by the Director that additional parking is needed, the owner shall construct this additional parking.

5. A parking plan, including future parking spaces, may be approved by the County Council as a part of the approval of a development plan.

E. Director Consideration. The Director may with concurrence from the Planning and Zoning Commission approve applicant's parking plan, if the Director determines that the number, configuration, location and landscaping, if applicable, of parking spaces proposed will satisfy the demand for parking generated by the proposed development, when viewed in light of all relevant factors.

F. Denial. If the Director denies the proposed parking plan, the reasons for the denial shall be provided to the owner in writing within fifteen (15) days after the date a complete parking plan is submitted to the Director. The applicant may appeal the decision to the Planning and Zoning Commission for a deviation.
G. Approval.

1. Following approval by the Director or the Commission, the requirements of the approved parking plan shall be included in any sale, lease or other transfer of right of occupancy affecting any part of the development.

2. All tenants of the property or development, whether an owner, lessee, subtenant, purchaser or other occupant, shall comply with the approved parking plan.

Section 400.4530. Purpose.

A. The purpose of this Article is to improve the aesthetic qualities of the County and to protect and preserve the appearance, character and value of its neighborhoods and business areas by:

1. Providing for quality and consistency in the design of landscaping and screening;

2. Providing for the separation of incompatible types of land use; and

3. Providing for the conservation of existing trees and the planting of new trees in conjunction with the development of land.

B. Deviations from Sections 400.4530 through 400.4760 may be allowed by the Director subject to his/her approval of an alternate landscape, buffer or tree conservation plan.

Section 400.4610. Approval of Plant Materials.

A. A landscape plan shall be submitted by a design professional in the field documenting that the use of a specific landscaping or buffer material that is proposed is appropriate for:

1. The specific location, given surrounding land uses and the type of screening used on nearby properties; and

2. The specific topography, soil, existing vegetation and other factors that may influence the effectiveness of a plant material; and.

3. Deviations from Sections 400.4570 through 400.4600 may be allowed by the Director subject to his/her approval of an alternate landscape, buffer or tree conservation plan.
A. The minor subdivision plat shall include or be accompanied by the following information:

1. Name of subdivision.

2. Location by section, township, range, County and State and including descriptive boundaries of the subdivision as determined by Missouri Minimum Standards.

3. Location of streets, utility lines, alleys, easements and other public grounds that abut or are upon the parcel.

4. Location of all existing structures and physical improvements upon the parcel.

5. Names of all abutting streets.

6. Name and address of subdivider and surveyor making the plat.

7. North Arrow And Scale. All plats are to be drawn to a standard engineer's scale. The actual scale used will depend on the development and shall be subject to the approval of the Director.

8. Signature blocks for the following certifications, with the corresponding name typed, printed or stamped beneath the signature:

   a. Signature of the owner or owners and notary public;

   b. Certification by a registered land surveyor that the plat meets Missouri Minimum Standards for subdivision plats;

   c. Certification of approval to be signed by the Director; and

   d. Certification that taxes have been paid on the property as identified by parcel number(s); and

   e. Certification of approval to be signed by the Code Enforcement Division if individual sewage disposal systems are proposed.

9. Statement dedicating all easements.

10. Statement dedicating all streets, sidewalks, alleys and other public areas to be dedicated, but not previously dedicated.

11. If individual sewage disposal systems are proposed, approval by the Missouri Department of Natural Resources and the Jefferson County Code Enforcement
Division for the use of such systems shall be submitted for each proposed vacant lot in accordance with the rules established by the Missouri Department of Natural Resources and the Jefferson County Code Enforcement Division the surveyor shall certify such on the plat. If public wastewater treatment is being proposed, the surveyor shall certify such on the plat.

12. All minor subdivisions that are located in the 100-year hazard area as determined by the Federal Emergency Management Agency's FIRM maps shall indicate the limits of the 100-year hazard area on the lot. These lots shall have a minimum building area for habitable structures of not less than six thousand five hundred (6,500) contiguous square feet that is at least one (1) foot above the 100-year elevation.

13. All storm sewer pipes and culverts will be sized in accordance with Chapter 505, Article II, Sections 505.130 et seq., of this Code.

14. Where grading is proposed, it is to be performed in accordance with the adopted stormwater management regulations of Jefferson County.

15. Where a private street is to be used as access to the lots in a minor subdivision of four (4) lots or less and where the property is zoned residential, the road shall be at least twenty (20) feet in width and constructed of a minimum of eight (8) inches of compacted rock. Where a private street is to be used as access to the lots in a minor subdivision of more than four (4) lots and where the property is zoned residential, the roads shall be designed in accordance with the pavement standards of Section 400.2560. All minor subdivisions shall have an approved vehicle turnaround where the length of the road exceeds three hundred (300) feet. In the cases where the road already exists, the County will determine the acceptability of the drive by application of the standards of the UDO.

16. No road in the subdivision shall have a grade in excess of fourteen percent (14%).

17. Subdivisions shall have access in accordance with Section 400.5410(3)(a).

18. A stop sign will be required for all minor subdivisions where a major local access or local access street or a private drive accesses onto a State or County-maintained road.

19. All required improvements for residential minor subdivisions shall be certified by a licensed professional and inspected and approved by the County.

20. Where the minor subdivision is on property zoned non-residential, roads shall meet Article VII standards and shall be designed to these standards on the site development plan.
21. A site development plan shall be submitted and approved for a non-residential minor subdivision lot prior to any building permit being issued.

B. Required improvements shall be completed or a guarantee agreement with security shall be submitted prior to final approval.

Section 400.4050. Guidelines – Vehicle Parking By Use.

Table 12-1. Minimum Parking Guidelines by Use. *Amend as follows:*

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of Parking Spaces</th>
<th>Required for each use:</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two-family residence</td>
<td>23</td>
<td>Dwelling unit, excluding garage</td>
</tr>
<tr>
<td>Multi-family residence</td>
<td>1 4-52</td>
<td>Efficiency or studio unit</td>
</tr>
<tr>
<td></td>
<td>22-5</td>
<td>1 or 2 bedroom unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 or more bedroom unit</td>
</tr>
</tbody>
</table>

Section 400.5475. Obstructions.

A. Creation of an obstruction, including a gate, which controls or limits access or vehicular movement on a street that is dedicated for public use, is allowed provided:

1. The obstruction is shown on the approved preliminary plat;

2. The obstruction shall conform to Section D103.5, Appendix D, of the International Fire Code;

3. At the location of the obstruction, an area must be provided to allow vehicles to turnaround in accordance with Figure D103.1 and Table D103.4, Appendix D, of the International Fire Code;

4. Additional requirements are met for the placement of an obstruction per the Administrative Guidelines of the County.

B. When the obstruction was not indicated on the approved preliminary plat or will be located in a subdivision that was approved under the Subdivision Regulations of Jefferson County, Missouri, adopted February 25, 1988, the petitioner must meet the criteria set forth by the County per the Administrative Guidelines for the installation of an obstruction.

C. Administrative Guidelines – Obstructions. When the obstruction was not indicated on the approved preliminary plat or will be located in a subdivision that was approved under the Subdivision Regulations of Jefferson County, Missouri, adopted February 25, 1988, the petitioner must meet the criteria set forth by the County per the Administrative Guidelines for the installation of an obstruction. The following items are required:
1. Application to the Jefferson County Planning and Zoning Commission.

2. A copy of the record plat showing the location of the proposed obstruction.

34. Letters of approval, including any additional requirements or conditions, from the following agencies:
   a. Fire Protection District
   b. Ambulance District
   c. School District
   d. Jefferson County Sheriff’s Office;

4. A petition signed by the majority of the subdivision or as required by the subdivision’s bylaws for the proposed obstruction.

5. Provide the specifications for the proposed obstruction.
   a. A building permit from the Jefferson County Code Enforcement Division may be required.
   b. If the gate is proposed on private property, an easement shall be required in the Jefferson County Recorder of Deeds Office prior to the obstruction being installed;

6. The gate or obstruction may not impact public traffic circulation or impair access to property off-site to the subdivision or development; or impair access to or from public facilities, including schools, parks and libraries; or otherwise impair the response time of emergency vehicles.

Section 400.5560. Drainage and Storm Sewers.

A. In addition to the installation of drainage courses, curbs and gutters along the streets as required by this Article, an adequate stormwater drainage system shall be required. This system shall include all necessary pipes, culverts, intersectional drains, cross drains, drops, inlets, bridges and other accessory structures and improvements to provide for the proper drainage of all surface water.

B. Drainage improvements (including detention) shall be designed using the "Rational Method" or TR-55 Analysis to determine flow quantities. The Jefferson County Erosion and Sediment Control/Stormwater Management Design Manual details the rainfall frequency and time of concentration to be used when designing drainage improvements. Stormwater calculations shall be submitted with the improvement plans to the Planning Division for distribution and approval.
C. Unless excepted by these regulations, stormwater shall be controlled on site by detention basins for all subdivisions/developments. The detention basins shall be sized based upon the differential runoff of the planned development versus the predevelopment conditions. The stormwater shall be released at the rate of the existing predeveloped rate, while the overflow structure and downstream pipes shall be sized to carry the total tributary upstream watershed. Maximum discharge shall be designed to take place under total anticipated design-head conditions. The stormwater drainage system shall be separate and independent from the sanitary sewer system. The plans and specifications shall be prepared and submitted as required in Articles IV and X and shall be approved by as a part of the development plan as provided herein.

D. Stormwater detention is not required in the following instances, unless failure to provide these improvements would result in substantial loss of property or potential loss of life:

1. Residential subdivisions with a density of two and one-half (2.5) dwelling units per gross acre or less and with eight (8) or fewer lots.

2. Residential subdivisions with a density of between two and one-half (2.5) and four (4.0) dwelling units per gross acre and with five (5) or fewer lots.

3. The smallest residential lot is four (4) or more acres in size.

4. Existing non-residential developments or residential structures converting to a non-residential use, where the additional impervious coverage to be created does not exceed twelve thousand (12,000) square feet in size, with the following condition:

   a. Low-impact stormwater management practices are required to mitigate the additional runoff created by the additional impervious coverage.

   b. No adverse stormwater impacts created.

All impervious coverage created prior to adoption of the UDO will be exempt from the twelve thousand (12,000) square foot calculation. Any impervious surface created after adoption of the UDO, with or without a permit, will be included in the calculation of impervious coverage.

E. Open drainage swales or ditches may be permitted in subdivisions where all lots are greater than two (2) acres in size or in planned districts and in accordance with an approved stormwater management plan.
Section 400.5770. Board of Zoning Adjustment — Powers.

A. The Board shall have the following powers:

1. To hear and decide appeals where it is alleged there is error of law in any order, requirement, decision or determination made by the Zoning Official in the enforcement of this UDO.

2. To hear and decide all matters referred to it or which it is required to determine under this UDO.

3. To vary or modify the application of any of the regulations or provisions of Article V of this UDO, so as to relieve demonstrable difficulties or hardships.

4. To vary the setback standards for accessory uses and accessory structures regulations as set forth in this UDO in accordance with exceptional conditions as stated in Section 400.5770(B).

5. To vary the parking and loading regulations set forth in this UDO in accordance with exceptional conditions as stated in Section 400.5770(B).

6. To vary the signage regulations set forth in this UDO in accordance with exceptional conditions as stated in Section 400.5770(B).

7. To hear and decide appeals to the Zoning Official's determination of the existence of non-conforming uses as set forth in this UDO.

In exercising the above powers, the Board may reverse or affirm, wholly or partly, or may modify the ordinance, requirement, decision or determination of the Zoning Official. To that end the Board shall have all the powers of the official from whom the appeal is taken. In no event, however, shall the Board allow a use to be placed in a zoning district in which it is not permitted under this UDO nor decide an appeal from a legislative action of the County Council.

B. To be granted a variance, an applicant must show the following.

1. The variance requested arises from a condition which is unique and peculiar to the property in question and is not created by an action or actions of the property owner or applicant.

2. Where, by reason of exceptional narrowness, shallowness, shape or topography or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of the provisions of the
regulations complained of will constitute peculiar and exceptional difficulties to or exceptional and demonstrable undue hardship upon the owner of the property, as an unreasonable deprivation of use as distinguished from the mere grant of a privilege.

3. The variance requested will not cause substantial detriment to the public health, safety, morals and general welfare of the community.

4. The granting of the variance will not substantially impair the intent, purpose and integrity of the zone plan as embodied in the UDO.

C. In granting a variance, the Board:

1. May impose such conditions, safeguards and restrictions or require improvements upon the premises benefited by the variance as may be necessary to reduce or minimize any potentially injurious effect of the variance upon other property in the neighborhood and to carry out the general purpose and intent of these regulations;

2. Shall require the variance, where appropriate, to be recorded with the County Recorder of Deeds by the Planning Division and any costs of recording be paid by the applicant to be effective;

3. May require the applicant to guarantee the installation of required improvements. The guarantee shall be secured by an instrument acceptable to the Board in an amount that shall be based on a general estimate of cost for the required improvements as determined by the Director and shall be enforceable by or payable to the County in the sum equal to the cost of constructing the required improvements. In place of a security instrument, the Board may set the effective date for the variance as subsequent to completion of the conditions, safeguards and restrictions.

4. In lieu of the secured guarantee or delayed effective date, the Board may specify a time limit for completion of the required improvements and in the event the improvements are not completed within the specified time, the Board may, at a regularly scheduled meeting and after notice to applicant, revoke the approval of the variance.

5. Shall issue an order stating the findings of fact and conclusions of law for reaching the decision.
### Section 401.010. Fees Schedule For Planning and Zoning Activities.

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone change request</td>
<td>$250,000.00</td>
</tr>
<tr>
<td>Planned development</td>
<td>$350,000.00</td>
</tr>
<tr>
<td>Conditional use</td>
<td>$250,000.00</td>
</tr>
<tr>
<td>Permitted with conditions</td>
<td>$125.00</td>
</tr>
<tr>
<td>Board of Zoning Adjustment</td>
<td>$100,000.00</td>
</tr>
<tr>
<td>Temporary use Special Event permit</td>
<td>$50.00</td>
</tr>
<tr>
<td>Temporary use permit/conditional use permit</td>
<td>$300.00</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Preliminary plat</td>
<td>$250.00 + $25.00/lot</td>
</tr>
<tr>
<td>Improvement plan</td>
<td>$250.00 + $25.00/lot*</td>
</tr>
<tr>
<td>Final plat</td>
<td>$300.00 + $25.00/lot</td>
</tr>
<tr>
<td>Non-residential</td>
<td></td>
</tr>
<tr>
<td>Preliminary plat</td>
<td>$250.00 + $50.00/acre</td>
</tr>
<tr>
<td>Improvement plan</td>
<td>$500.00 + $50.00/acre*</td>
</tr>
<tr>
<td>Final plat</td>
<td>$500.00 + $50.00/acre</td>
</tr>
<tr>
<td>Non-residential site development plan</td>
<td>$500.00 + $50.00/acre*</td>
</tr>
<tr>
<td>Minor subdivision</td>
<td>$250.00 + $25.00/lot</td>
</tr>
<tr>
<td>Boundary adjustment</td>
<td>$50.00/lot</td>
</tr>
<tr>
<td>Display house plat</td>
<td>$50.00/lot</td>
</tr>
<tr>
<td>Vacation of subdivision or subdivision street</td>
<td>$500.00</td>
</tr>
<tr>
<td>Variance to subdivision regulations Deviation</td>
<td>$75.00/variation deviation</td>
</tr>
<tr>
<td>Sign permit</td>
<td>$150.00</td>
</tr>
<tr>
<td>Service</td>
<td>Fee</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Building permits</td>
<td>$10.00</td>
</tr>
<tr>
<td>Deeds</td>
<td>$10.00</td>
</tr>
<tr>
<td>Determination (written report) of lawful non-conforming use</td>
<td>$100.00</td>
</tr>
<tr>
<td>Land-disturbance permit**</td>
<td></td>
</tr>
<tr>
<td>$&lt; 1 acre $200.00</td>
<td></td>
</tr>
<tr>
<td>$1 - 3 acres $500.00 + $50.00/acre</td>
<td></td>
</tr>
<tr>
<td>$&gt; 3 - 10 acres $1,000.00 + $50.00/acre</td>
<td></td>
</tr>
<tr>
<td>$&gt; 10 - 25 acres $1,500.00 + $25.00/acre</td>
<td></td>
</tr>
<tr>
<td>$&gt; 25 acres $1,875.00 + $10.00/acre</td>
<td></td>
</tr>
<tr>
<td>Floodplain development</td>
<td>$80.00</td>
</tr>
</tbody>
</table>

*Plus $250.00/plan review after the first three (3) plan reviews

**Includes inspection fees @ $< 1 acre = 6 hours, $1 - 3 acres = 20 hours and $> 3 acres = 40 hours
Section 400.1650. Zoning Matrix. Table 5-1. Amend by inserting new uses as follows:

**TABLE 5-1**
ZONING MATRIX TABLE

<table>
<thead>
<tr>
<th>(H) Home occupation</th>
<th>P Use permitted by right</th>
<th>PC Permitted with conditions (Section 400.3470)</th>
<th>CU Conditional use (see Article IX)</th>
<th>X Per approved plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>“RA-4”</strong></td>
<td><strong>“L.R-2”</strong></td>
<td><strong>“R-40”</strong></td>
<td><strong>“R-20”</strong></td>
<td><strong>“R-10”</strong></td>
</tr>
<tr>
<td>Agriculture</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Marijuana Cultivation Facility</td>
<td>CU (Outdoor Only)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Sales and Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Marijuana Dispensary Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufacturing, Industrial, Transportation and Storage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Marijuana-Infused Products Manufacturing Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Marijuana Testing Facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>