

**Planning and Zoning Recommendations
02/01/26**

(Proposed changed to existing UDO section in Red)

This proposed amendment to the Greenhouse section of The Table of Authorized Uses UDO, Accessory Buildings Sec 21-8-1, and Code 4.1 Restrictions in Residential Areas is consistent with applicable elements of the Foxfire Village Land Use Plan and Long-Range Plan and is reasonable and in the public interest in order to provide clear and consistent guidance to property owners.

a.
Table of Authorized Uses-

Use Category	Use Type or Description	MUN	VB	RS-20	RS-30	RS-40 WS	RM	RA-5	RE	RD	RF-200	EU	WSO	PUD	CZ
Greenhouse - No On-premises Sales								A	A		A	A			A
Greenhouse - Sales of Products Grown on Premises			A					A	A		A	A			A

-Recommend removing "Greenhouse. No on premise sales" entirely from the table of authorized uses due to redundancy.
-"Greenhouse- sales of products grown on premises" allowable in VB, RA5, RE, RF200, EU, PUD, CZ.

b.
Sec. 21-8-1. - Accessory buildings.

Accessory buildings are permitted within the districts specified in appendix A with the approval of a development permit. A development permit will be issued when the accessory building meets the requirements of the district and the following:

- (1) No accessory building shall be built upon a lot until the construction of a main building has commenced.
- (2) Accessory buildings shall not be rented. ~~or used for gain.~~

Sec. 21-8-1.1. - Additional accessory buildings.

Are permitted within the EU, RE, and RA-5 zoning districts when they meet the following requirements:

- (1) The following accessory buildings are permitted: a. Stable or barn. b. Storage buildings. c. Run-in shed. d. Pool house. e. Greenhouse. f. Tool shed. g. Detached guest quarters not to exceed 50 percent of the square footage of the primary residence, exclusive of garages, screened and unscreened porches, and unheated utility spaces. Only one detached guest quarter is permitted. h. Detached garage. i. Chicken coop. j. Rabbit hutch.

(2) No accessory building shall be built upon a lot until the construction of a main building has commenced.

(3) Accessory buildings shall not be rented. ~~or used for gain.~~

c.

Sec. 4-1. - Restrictions in residential areas.

It shall be illegal for a residence to be used in the manufacture, point of sale, wholesale or retail selling or servicing of any product in the residential areas except if the business activity occurs completely within the walls of a residential dwelling **or accessory building**, has a noise level that cannot be heard in surrounding homes, has no walk-in trade, and does not require employees, employee parking or special equipment that is not completely contained within the residential **or accessory** building. There shall be no exterior signs that indicate a business condition exists.

(Code 1993, § 7-17; Code 2002, § 8-2; Ord. of 6-8-2004)