



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Christopher Marx, Planner I

DATE: June 30, 2017

SUBJECT: CCZBA-873-AT-17: A request by the Champaign County Zoning Administrator to amend Sections 7.1.1 and 7.1.2 of the Champaign County Zoning Ordinance regarding “Home Occupation.”

Introduction

The Champaign County Zoning Administrator is requesting a text amendment to the Champaign County Zoning Ordinance in Champaign County Case No. CCZBA-873-AT-17 to allow “minor auto repair” as a Neighborhood Home Occupation or Rural Home Occupation with a Special Use Permit.

The Urbana Plan Commission is charged with evaluating the impact of the County text amendment on the City of Urbana, if any, and recommending to City Council whether or not to protest the proposed text amendment

Background

Currently, the County’s Zoning Ordinance does not permit automobile repairs under its Neighborhood Home Occupation use. The County has received inquiries from residents requesting the County to allow such a home occupation in neighborhoods. In response the County is proposing to allow minor automobile repair as a home occupation with a Special Use Permit as long as the subject property was not located in the one-and-a-half mile Extra Territorial Jurisdiction (ETJ) of a municipality that prohibits minor automobile repair as a home occupation.

The City of Urbana allows minor auto repair home occupation as a Type C Home Occupation if a Conditional Use Permit is approved by the City’s Zoning Board of Appeals. The County text amendment would allow similar uses within its jurisdiction with the Special Use Permit and some limitations. The new regulations would still prohibit Major Automobile Repairs which includes body work, painting, and major engine changes. The minor automobile repair use would be allowed with limitations on the number of vehicles, storage location of vehicles, and hours of operation for the repairs. The new regulations would mandate safe storage and disposal of hazardous liquids and materials. There would also be protections to ensure that the use remains inside the dwellings or any accessory structures. The use of the property for residential purposes would also have to remain the

principal use of the property.

Some municipalities, such as the City of Champaign, do not allow auto repair home occupations. Therefore properties within the City of Champaign's ETJ would not be eligible for a Special Use Permit through the County.

The full memorandum to the Champaign County Zoning Board of Appeals discussing the text amendment can be found online at:
http://www.co.champaign.il.us/CountyBoard/ZBA/2017/170615_Meeting/170615_Case_873-AT-17_Preliminary_Memorandum.pdf

The proposed text amendment is of interest to the City of Urbana to the extent that it will affect zoning and land use development decisions within the City's one-and-one-half mile Extra-Territorial Jurisdictional area. The City has subdivision and land development jurisdiction within the ETJ area, while the County holds zoning jurisdiction in this area. Land uses in the County affect the City of Urbana in several ways, including:

- Land uses in Champaign County can potentially conflict with adjacent land uses in the City of Urbana;
- Unincorporated portions of Champaign County adjacent to the City of Urbana may be annexed into the City at some point in the future. Existing land uses would also be incorporated as part of annexation;
- In addition to land uses, development patterns of areas annexed into the City of Urbana will affect our ability to grow according to our shared vision provided in the 2005 Comprehensive Plan.

For these reasons, the City should examine the proposed text amendment to the Champaign County Zoning Ordinance to ensure compatibility with existing City ordinances. It is the Plan Commission's responsibility to review the proposed amendment to determine what impact it will have on the City, and recommend to City Council whether or not to protest the proposed text amendment. Under state law, a municipal protest of the proposed amendment would require three-quarters super majority of affirmative votes for approval of the request at the County Board; otherwise, a simple majority would be required.

Proposed Amendment

The County Zoning Administrator is proposing to add additional standard conditions as follows. The full text of the revised amendment is attached as Exhibit A. Strikethrough font represents eliminated text and underlined font represents new text from the amendment.

I. Prohibited NEIGHBORHOOD HOME OCCUPATION Activities shall include:

i. ~~automobile and truck repair~~ MAJOR AUTOMOBILE REPAIR;

ii. MINOR AUTOMOBILE REPAIR within 1½ miles from a municipality or village that prohibits "minor auto repair" as a home occupation and/ or MINOR AUTOMOBILE REPAIR conducted more

than 1½ miles from a municipality or village that prohibits “minor auto repair” as a home occupation but without the approval required by Section 7.1.1M;

iii. salvage, recycling and solid waste hauling;

iv. sale of articles not produced on the premises except as provided in Section 7.1.1Eiii or as such sales are incidental to the provision of a service.

v. sales of guns and ammunition provided that a Gun Dealers License is obtained from the Federal Bureau of Alcohol, Tobacco and Firearms and sales are made by appointment only subject to the limitations of Section 7.1.1E.

L. A NEIGHBORHOOD HOME OCCUPATION that exceeds any of the standards in paragraphs 7.1.1 A. through K. may be authorized by SPECIAL USE Permit provided as follows:

(1) The USE is not a prohibited activity in paragraph 7.1.1L.

(2) The DWELLING on the subject property shall remain the principal USE and the PRINCIPAL BUILDING on the property and the HOME OCCUPATION shall always be an ACCESSORY USE and any building devoted to the HOME OCCUPATION shall be an ACCESSORY BUILDING.

M. MINOR AUTOMOBILE REPAIR may be authorized as a Special Use Permit when located more than 1½ miles from a municipality or village that prohibits “minor auto repair” as a home occupation, subject to the following standard conditions which may be waived as authorized in Section 6.1 and Section 9.1.11 except that paragraph 7.1.1M.(7) shall be subject to variance as authorized in Section 9.1.9:

Issues and Discussion

The County wishes to extend greater home occupation opportunities to some of its residents while respecting the zoning standards of the incorporated municipalities. The allowance of minor auto repair home occupations within the County affects properties both within the City and its ETJ. The County and the City have several residential neighborhoods that are close in proximity.

The City should review the any text amendment to the County’s Zoning Ordinance to ensure changes would not have a negative impact on the City of Urbana. Since development within this area may abut development within the corporate limits of the City or may eventually be annexed into the City’s corporate limits, some level of consistency in zoning regulations is often desirable. There are several aspects of the proposed text amendment that would be similar the City’s standards for home occupations and therefore would not be detrimental to the City. The proposed amendment would require the use to be granted a permit by a government body with a Public Hearing. Additionally, it would also have restrictions on the number vehicles on the property and where they could be stored. The text amendment also states that the auto repair home occupation must remain an accessory use and not change the residential nature of the property. Lastly, the text amendment makes specifications for hazardous materials and liquids to promote safe practices

within home occupations. The proposed home occupation rule changes for Champaign County are consistent with the protections put in place in Urbana's Zoning Ordinance.

Urbana 2005 Comprehensive Plan

By State law, the City has the ability to review zoning decisions within its extra-territorial jurisdiction area for consistency with the City's comprehensive plan. Champaign County's proposed Zoning Ordinance text amendment should therefore be reviewed for consistency with the City of Urbana's 2005 Comprehensive Plan. Specifically, Urbana's comprehensive plan includes the following pertinent goals and objectives:

Goal 1.0 Preserve and enhance the character of Urbana's established residential neighborhoods.

Objective 1.5 Ensure appropriate zoning in established neighborhoods to help foster the overall goals for each unique area.

Goal 15.0 Ensure that new land uses are compatible with and enhance the existing community.

Objective 16.1 Encourage a mix of land use types to achieve a balanced growing community.

Goal 17.0 Minimize incompatible land uses.

Objective 17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.

Objective 17.2 Where land use incompatibilities exist, promote development and design controls to minimize concerns.

Goal 21.0 Identify and address issues created by overlapping jurisdictions in the one-and-one-half mile Extraterritorial Jurisdictional area (ETJ).

Objective 21.1 Coordinate with Champaign County on issues of zoning and subdivision in the ETJ.

Objective 21.2 Work with other units of government to resolve issues of urban development in unincorporated areas.

The proposed text amendment is generally consistent with these goals and objectives. It provides for protection of incompatible land uses by requiring a special use permit for minor auto repair home occupations while requiring protections for neighboring properties.

Zoning Impacts

The proposed amendment would have no known impact on zoning within the City's extra-territorial jurisdiction. The Urbana Zoning Ordinance allows minor auto repair home occupations with a Conditional Use Permit and Type C Home Occupation Permit. The proposed County text amendment would be limited to residential properties for home occupations and similar to the City's Zoning Ordinance standards.

Summary of Findings

1. The Champaign County Zoning Administrator is proposing a text amendment to allow minor auto repair home occupations with a Special Use Permit in some instances.
2. The proposed text amendment would permit a use with similar requirements that is currently allowed in the City of Urbana's Zoning Ordinance. Properties within the ETJ of communities that do not permit auto repair home occupations could not seek permission Special Use Permit for the use.
3. The proposed text amendment is generally consistent with the goals and objectives of the City's Comprehensive Plan.
4. The proposed text amendment would not pose a significant detriment to the City of Urbana or to the Extra-Territorial-Jurisdiction of the City.

Options

The Plan Commission has the following options for recommendations to the City Council regarding proposed text amendments in **CCZBA-873-AT-17**:

1. Recommend to **defeat** a resolution of protest; or
2. Recommend to **defeat** a resolution of protest **contingent upon some specific revision(s)** to the proposed text amendments; or
3. Recommend to **adopt a resolution of protest**.

Recommendation

Based on the findings above, Staff recommends that the Plan Commission forward this case to the City Council with a recommendation to **DEFEAT a resolution of protest** for the proposed County Zoning Ordinance text amendment.

Attachments: Exhibit A: Text Amendment Language

Please see Memorandum to the Champaign County ZBA dated June 15, 2017 which can be found at:

http://www.co.champaign.il.us/CountyBoard/ZBA/2017/170615_Meeting/170615_Case_873-AT-17_Preliminary_Memorandum.pdf

cc: John Hall, Champaign County Zoning Administrator

Exhibit A: Text Amendment Language

Existing Zoning Ordinance text to be removed is indicated with strike-out font. Text proposed to be added is indicated with underlining.

7.1.1 NEIGHBORHOOD HOME OCCUPATIONS as defined in Section 3, are permitted as an ACCESSORY USE subject to the following standards:

A. No more than one employee, in addition to family members, shall be present on the premises at any one time. No employees shall be present on the premises earlier than 8:00 a.m. or later than 6:00 p.m.

B. All business activities shall be conducted entirely indoors, and limited to the DWELLING and no more than one ACCESSORY BUILDING located on the LOT. The DWELLING or ACCESSORY BUILDING shall not be modified and no DISPLAY or activity shall be conducted that would indicate from the exterior that it is being used for any purpose other than that of a residential DWELLING or residential ACCESSORY BUILDING.

C. No SIGN other than a name plate not more than two square feet in area shall be permitted.

D. No storage of volatile liquids, flammable gases, hazardous materials, or explosives shall be permitted except as might be kept for normal household use in typical household quantities.

E. No more than three patrons, clients, congregants, or similar persons may be present on the premises at one time except:

- i. up to 12 children may be present in day care homes;
- ii. up to 12 clients, patients or other congregants may be present for religious services, group counselling, or similar purposes not more than three times in any seven day period nor more than twice in one day; and
- iii. up to 12 patrons may be present at sales parties, open houses or similar events not more than once in any 30 day period;
- iv. up to eight guests in no more than four guest rooms may be present at one time in a bed and breakfast establishment.

F. No patrons, clients, or other congregants shall be present on the premises earlier than 9:00 a.m. nor later than 10:00 p.m. except that day care recipients may be present as early as 6:30 a.m.

G. Processes employed shall not create odor, dust, noise, gas, smoke, or vibration discernable at the property line other than of such a nature, quantity, intensity, duration, or time of occurrence customarily associated with the exclusive residential use of a similar DWELLING.

H. Deliveries by truck shall be limited to no more than an average of one per week and a maximum of two in any given week for trucks no larger than a standard commercial delivery truck. Deliveries by semi-trailer trucks are prohibited.

I. Prohibited NEIGHBORHOOD HOME OCCUPATION Activities shall include:

- i. ~~automobile and truck repair~~ MAJOR AUTOMOBILE REPAIR;
- ii. MINOR AUTOMOBILE REPAIR within 1½ miles from a municipality or village that prohibits “minor auto repair” as a home occupation and/ or MINOR AUTOMOBILE REPAIR conducted more than 1½ miles from a municipality or village that prohibits “minor auto repair” as a home occupation but without the approval required by Section 7.1.1M;
- iii. salvage, recycling and solid waste hauling;

iv. sale of articles not produced on the premises except as provided in Section 7.1.1Eiii or as such sales are incidental to the provision of a service.

v. sales of guns and ammunition provided that a Gun Dealers License is obtained from the Federal Bureau of Alcohol, Tobacco and Firearms and sales are made by appointment only subject to the limitations of Section 7.1.1E.

J. Outdoor STORAGE or DISPLAY is prohibited.

K. No more than one commercial vehicle less than or equal to 36,000 pounds gross vehicle weight and no more than 25 feet in length shall be permitted on LOTS located in a residential zoning district as part of the NEIGHBORHOOD HOME OCCUPATION.

L. A NEIGHBORHOOD HOME OCCUPATION that exceeds any of the standards in paragraphs 7.1.1 A. through K. may be authorized by SPECIAL USE Permit provided as follows:

(1) The USE is not a prohibited activity in paragraph 7.1.1I.

(2) The DWELLING on the subject property shall remain the principal USE and the PRINCIPAL BUILDING on the property and the HOME OCCUPATION shall always be an ACCESSORY USE and any building devoted to the HOME OCCUPATION shall be an ACCESSORY BUILDING.

M. MINOR AUTOMOBILE REPAIR may be authorized as a Special Use Permit when located more than 1½ miles from a municipality or village that prohibits “minor auto repair” as a home occupation, subject to the following standard conditions which may be waived as authorized in Section 6.1 and Section 9.1.11 except that paragraph 7.1.1M.(7) shall be subject to variance as authorized in Section 9.1.9:

(1) All MINOR AUTOMOBILE REPAIR shall be conducted inside a building.

(2) No MINOR AUTOMOBILE REPAIR shall be conducted and no customers shall be on the property between the hours of 10:00 p.m. and 9:00 a.m. except that vehicles may be dropped off for repair as early as 6:30 a.m.

(3) No parking shall be occur within a public right of way.

(4) No more than two resident vehicles and two customer vehicles may be parked outdoors on the property at any one time.

(5) Any vehicle parked outdoors on the property must be intact and have a valid license.

(6) No more than one inoperable vehicle may be parked outdoors on the property at any one time and no vehicle shall leak hazardous materials onto the surface of the ground or onto a paved surface.

(7) All vehicles parked outdoors on the property must be at least 10 feet from a FRONT LOT LINE and at least 5 feet from a SIDE or REAR LOT LINE and shall be parked on a surface other than bare ground. This requirement is subject to a variance as authorized in Section 9.1.9.

(8) Storage and/ or use of volatile liquids and hazardous materials in excess of that for normal household use in typical household quantities must be as approved in the SPECIAL USE Permit.

(9) Disposal of used liquids and hazardous materials and used parts must be documented to be in conformance with all relevant state and federal regulations and best management practices must be as approved in the SPECIAL USE Permit.

(10) Floor drains are prohibited in new buildings proposed to be used for MINOR AUTOMOBILE REPAIR unless installed with an oil separator inspected and approved by the State Plumbing Inspector. Floor drains in existing

buildings proposed to be used for MINOR AUTOMOBILE REPAIR shall be blocked off or outfitted with an oil separator that is inspected and approved by the State Plumbing Inspector.

(11) The ACCESSORY BUILDING AREA occupied by the MINOR AUTOMOBILE REPAIR (including, if applicable, any area for a service counter and waiting area, repair area, material storage, vehicle storage, etc.) shall not exceed 1,500 square feet or more than 150% of the PRINCIPAL BUILDING AREA, whichever is greater, and shall be indicated on a floor plan drawing which shall be part of the approved site plan.

EN. All NEIGHBORHOOD HOME OCCUPATIONS shall be registered with the Department of Planning and Zoning on forms prepared by the Zoning Administrator and any NEIGHBORHOOD HOME OCCUPATION authorized by SPECIAL USE Permit shall be required to obtain a Zoning Use Permit in accordance with Section 9.1.2 prior to operation. The fee for the Zoning Use Permit shall be the same as the fee for RURAL HOME OCCUPATION.

7.1.2 RURAL HOME OCCUPATIONS as defined in Section 3, are permitted as an ACCESSORY USE in any DWELLING in the AG-1, Agriculture, AG-2; Agriculture; and CR, Conservation-Recreation DISTRICTS subject to the following standards:

A. RURAL HOME OCCUPATIONS shall not be located on lots fronting on streets located wholly within a recorded subdivision or within 500 feet of a residential zoning DISTRICT.

B. Non-family employees shall only be authorized subject to the following limitations:

1. On lots smaller than two acres in area no more than one employee may be present on that premises and no more than one additional employee may report to the site for work performed off the premises; but
2. On lots that are two acres in area or larger no more than two employees may be present on the premises and no more than three additional employees may report to the site for work performed off the premises; and
3. All employees may be present and working on the premises for no more than five days within any 30 day period due to inclement weather or as necessitated by other business considerations; and
4. Family members who are resident on the property while the HOME OCCUPATION is operating but who mature and subsequently move from the premises may remain active in the HOME OCCUPATION and shall not be counted as a non-resident employee as long as their participation in the HOME OCCUPATION continues.

C. Changes to the exterior of the DWELLING or ACCESSORY BUILDING which would indicate that it is being utilized in whole or in part for any purpose other than that of a residential or farm BUILDING are prohibited.

D. No more than one SIGN, not more than six square feet in area shall be permitted.

E. Non-farm MOTOR VEHICLES and/or licensed semitrailers and/or licensed pole trailers used and parked at any RURAL HOME OCCUPATION shall be limited as follows:

1. The number of MOTOR VEHICLES and/or licensed semitrailers and/or licensed pole trailers displaying the name of the RURAL HOME OCCUPATION and/or used at any RURAL HOME OCCUPATION shall be within the limits established in this paragraph.
2. No more than three MOTOR VEHICLES that are either a truck tractor and/or a MOTOR VEHICLE with tandem axles, both as defined by the Illinois Motor Vehicle Code (*625 ILCS 5/1 et seq*), shall be authorized and all MOTOR VEHICLE loads and weights shall conform to the Illinois Vehicle Code (*625 ILCS 5/15-111*).
3. No more than 10 MOTOR VEHICLES and/or licensed semitrailers and/or licensed pole trailers in total shall be authorized excluding patron or employee or owner personal MOTOR VEHICLES.

4. All MOTOR VEHICLES and licensed semitrailers and licensed pole trailers shall be stored in an enclosed BUILDING or parked outdoors subject to the following:

- a. No more than one MOTOR VEHICLE that conforms to paragraph 7.1.1K. may be parked outdoors no less than five feet from a SIDE or REAR LOT LINE nor less than 10 feet from a FRONT LOT LINE; and
- b. Outdoor parking for more than one MOTOR VEHICLE and any licensed semitrailer and any licensed pole trailer shall be at least 10 feet from any LOT LINE; and
- c. In addition to parking spaces for MOTOR VEHICLES and/or licensed semitrailers and/or licensed pole trailers that are parked outdoors at a RURAL HOME OCCUPATION, off-street parking spaces shall also be provided in the minimum size and number required by Section 7.4 for all onsite employees and onsite patrons, subject to the following:

- (1) No parking shall occur in the STREET RIGHT OF WAY.

- (2) The requirements of Section 7.4 notwithstanding, all off-street parking and outside STORAGE of MOTOR VEHICLES and/or any licensed semitrailer and/or licensed pole trailer that is visible from and located with 100 feet from either a residential DISTRICT or the BUILDING RESTRICTION LINE of a lot containing a DWELLING conforming to USE, shall be subject to the following SCREEN requirements:

- (a) Any required SCREEN shall meet the requirements of paragraph 4.3.3H.

- (b) More than four MOTOR VEHICLES of no more than 15,000 pounds each shall be screened by a Type A SCREEN except that a Type B SCREEN may be erected along a REAR LOT LINE.

- (c) A Type D SCREEN shall be required for more than one MOTOR VEHICLE that weighs more than 15,000 pounds gross vehicle weight or a combination of MOTOR VEHICLE and connected trailer than weighs more than 15,000 pounds gross vehicle weight or four or more licensed.

- (3) The requirements of Section 7.4 notwithstanding, loading berths are not required for RURAL HOME OCCUPATIONS.

- (4) The requirements of Section 7.4 notwithstanding, paragraph 7.4.1D.2. shall not be applicable.

F. Non-farm equipment and supplemental equipment attachments that may be stored and/or used at any RURAL HOME OCCUPATION shall be limited as follows:

1. The number of complete pieces of equipment that are motorized or non-motorized and/or the number of supplemental equipment attachments that may be stored and/or used outdoors at a RURAL HOME OCCUPATION shall be within the limits established in this paragraph and subject to the following:

- a. Equipment shall include any motorized or non-motorized device or implement; trailers, except for licensed semitrailers and licensed pole trailers; devices mounted on trailers and any agricultural equipment used for non-agricultural uses.

- b. Equipment does not include MOTOR VEHICLES or licensed semitrailers or licensed pole trailers; hand tools or bench tools or tools mounted on a table or wheel barrow or similar tools.

- c. A supplemental equipment attachment is any specialized device that attaches to equipment such as any device that attaches to a tractor by a 3-point hitch; or an extra loader bucket; or a snow blade attachment; or any similar device that attaches to either equipment or to a MOTORIZED VEHICLE.

d. There is no limit to the number of complete pieces of equipment or the number of supplemental equipment attachments that may be kept stored inside or used inside a BUILDING but at no time may the number of complete pieces of equipment or the number of supplemental equipment attachments that may be kept in outdoor STORAGE and/or used outdoors exceed the limits of paragraphs 7.1.2F.2. and 7.1.2F.3.

e. All equipment and supplemental equipment attachments kept in outdoor STORAGE or used outdoors must be operable.

2. No more than 10 complete pieces of equipment may be kept in outdoor STORAGE and/or used outdoors subject to the following:

a. The number of complete pieces of equipment that may be kept in outdoor STORAGE and/or used outdoors shall be reduced by the number of MOTOR VEHICLES and/or licensed semitrailers and/or licensed pole trailers also parked or used outdoors and all other complete pieces of equipment must be kept in an enclosed BUILDING.

b. When equipment is on a trailer other than a semitrailer or pole trailer, the trailer and all equipment on the trailer are all counted as only one piece of equipment.

c. When equipment is on a trailer other than a semitrailer or pole trailer, and the trailer is connected to a MOTOR VEHICLE the entire unit shall be considered to be only one MOTOR VEHICLE.

d. Each piece of equipment that is on a semitrailer or pole trailer shall be considered as one piece of equipment in addition to the semitrailer or pole trailer whether or not the semitrailer or pole trailer is connected to a MOTOR VEHICLE.

3. Supplemental equipment attachments may also be kept in outdoor STORAGE and/or used outdoors.

4. Complete pieces of equipment and supplemental equipment attachments kept in outdoor STORAGE and/or used outdoors must be stored or used at least 10 feet from any LOT LINE and screened as required by paragraph 7.1.2K. except as follows:

a. Equipment and any supplemental equipment attachment carried on a MOTOR VEHICLE or on a trailer connected to a MOTOR VEHICLE, in which case the required SCREEN shall be as required in paragraph 7.1.2E.

b. When there is no more than two complete pieces of equipment (each weighing less than 15,000 pounds gross vehicle weight), in which case no SCREEN is required unless the total number of MOTOR VEHICLES (each weighing less than 15,000 pounds gross vehicle weight) and equipment is more than four in which case the required SCREEN shall be as required by 7.1.2E.4.c.

G. Processes employed shall not create odor, dust, noise, gas, smoke, or vibration discernable at the property line other than of such a nature, quantity, intensity, duration, or time of occurrence customarily associated with AGRICULTURE.

H. No storage of volatile liquid, flammable gases, hazardous material or explosives shall be permitted except as such might be kept for customary agricultural purposes in quantities and concentrations customarily found on farms.

I. Off-street parking spaces shall be provided subject to the provisions of Section 7.4 for all employees and patrons.

J. Prohibited RURAL HOME OCCUPATION activities shall include:

1. outdoor storage of any number of unlicensed vehicles or more than two licensed vehicles awaiting automobile or truck repair;

2. outdoor automobile or truck repair OPERATIONS;

3. salvage or recycling STORAGE or OPERATIONS;
4. outdoor storage of any vehicle equipment or container used for solid waste hauling;
5. retail sale of articles not produced on the site except grain seed sales or as such sales are incidental to the provision of a service.

K. Outdoor sales DISPLAY shall be limited to items produced on-site, shall occupy an area no larger than 500 square feet, and shall not be permitted in required SETBACKS or the SIDE and REAR YARDS.

L. Outdoor STORAGE used in any RURAL HOME OCCUPATION shall be limited to SIDE YARDS or the REAR YARD and shall be screened as follows:

1. Outdoor STORAGE shall not be located in any required off-street PARKING SPACES.
2. A Type D SCREEN shall be located so as to obscure or conceal any part of any YARD used for outdoor STORAGE which is visible within 1,000 feet from any of the following circumstances:
 - a. Any point within the BUILDING RESTRICTION LINE of any lot located in any R DISTRICT or any lot occupied by a DWELLING conforming as to USE or occupied by a SCHOOL; church or temple; public park or recreational facility; public library, museum, or gallery; public fairgrounds; nursing home or hospital; recreational business use with outdoor facilities; or
 - b. Any designated urban arterial street or MAJOR STREET.

M. A RURAL HOME OCCUPATION that exceeds any of the standards in paragraphs 7.1.2 A. through M. may be authorized by SPECIAL USE Permit provided as follows:

(1) The USE is not a prohibited activity in paragraph 7.1.2 J.

(2) The DWELLING on the subject property shall remain the principal USE and the PRINCIPAL BUILDING on the property and the HOME OCCUPATION shall always be an ACCESSORY USE and any building devoted to the HOME OCCUPATION shall be an ACCESSORY BUILDING.

~~MN.~~ Any exterior lighting for Outdoor STORAGE, and/or OPERATIONS, and/or parking area, and/or a new building with exterior lighting authorized after November 21, 2013, for any RURAL HOME OCCUPATION shall be required to minimize glare from exterior lighting onto adjacent properties and roadways by the following means:

1. All exterior lighting shall be full-cutoff type lighting fixtures and shall be located and installed so as to minimize glare and light trespass onto adjacent properties. Full-cutoff means that the lighting fixture emits no light above the horizontal plane.
2. No lamp in any exterior lighting fixture shall be greater than 250 watts.
3. Locations and numbers of exterior lighting fixtures used to illuminate the RURAL HOME OCCUPATION shall be indicated on the site plan (including floor plans and building elevation).
4. The Zoning Administrator shall not approve a Zoning Use Permit without the manufacturer's documentation of the full-cutoff feature for all light fixtures.
5. The requirements of this paragraph 7.1.2M. shall only apply to lighting for any Outdoor STORAGE and/or OPERATIONS, and/or parking area, and/or building exterior that is part of a RURAL HOME OCCUPATION established after November 21, 2013 or any new Outdoor STORAGE, and/or OPERATIONS, and/or parking area, and/or building exterior that is added after November 21, 2013 to any existing RURAL HOME OCCUPATION and

shall not apply to any existing Outdoor STORAGE, and/or OPERATIONS, and/or parking area, and/or building exterior that existed at any duly authorized RURAL HOME OCCUPATION on November 21, 2013.

NO. Applicability and nonconformities.

1. The requirements of paragraphs 7.1.2E. and 7.1.2F. shall apply to any RURAL HOME OCCUPATION for which an application is received after September 1, 2012, and to the expansion of any RURAL HOME OCCUPATION for which an application had been received on or before September 1, 2012.

2. The requirements of paragraphs 7.1.2E. and 7.1.2F. and the requirements of Section 8 notwithstanding:

a. Any MOTOR VEHICLE or licensed trailer or piece of equipment that was included in any application for, or present and noted in any inspection thereof by the Zoning Administrator or designee, or included in any authorization of a Zoning Compliance Certificate for any RURAL HOME OCCUPATION on or before September 1, 2012, and which would have, if considered in total, exceeded the applicable limits for MOTOR VEHICLES and equipment at that time may continue to be at that RURAL HOME OCCUPATION.

b. Any RURAL HOME OCCUPATION that complies with subparagraph 7.1.2N.2.a. shall be authorized to have that same number and type of MOTOR VEHICLES or licensed trailers or pieces of equipment as long as it continues in business at that location and any such MOTOR VEHICLE or licensed trailer or piece of equipment may be replaced with a similar MOTOR VEHICLE or licensed trailer or piece of equipment.

O. All RURAL HOME OCCUPATIONS shall obtain a Zoning Use Permit in accordance with Section 9.1.2 of the Champaign County Zoning Ordinance prior to operation.