

Exhibit "E"

Sec. 158.137. Utility Zoning District (U).

- (A) **Purpose.** The purpose of the utility zoning district (U) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the accommodation of major public and private utilities, including but not limited to public and private stormwater systems, water and wastewater plants, electrical substations and transmission facilities, and stormwater rights-of-way, telephone switching stations and similar, compatible facilities with extensive land needs.
- (B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:
- (1) Utilities facilities.
 - (2) Stormwater systems, including canals, lakes, retention areas, control structures.
 - (3) Water and wastewater plants.
 - (4) Electrical substations and transmission facilities.
 - (5) Telephone, cable television, and similar communication facilities.
 - (6) Publicly owned or operated building or use.
- (C) **Special Exception Uses.** The following uses may be permitted following the review and specifically approval thereof by the City Council:
- (1) Billboards as allowed under 155.08(N);
 - (2) Power generating facilities;
 - (3) Wireless communication antennas and towers;
 - (4) Solar generation station subject to the requirements of section 158.230.
- (D) **Accessory Uses.** As set forth within 158.217.
- (1) Crop raising; poultry, livestock or cattle production; dairy farming; goats; fruit growing; flower and shrub growing; plant nursery (wholesale only); bee keeping; fish hatchery; forestry; and including accessory uses or structures on lots or parcels that are a minimum of one hundred (100) compact acres.
- (E) **Minimum Lot Requirements.** Ten thousand (10,000) square feet and a minimum width of eighty (80) ft. More than one (1) permitted or special exception use may be located upon the lot. Billboards, transmission towers, pumping and relay facilities may be located on lots smaller than ten thousand (10,000) sq. ft..
- (F) **Maximum Building Coverage.** Thirty (30%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.
- (G) **Maximum Building Height.** Fifty (50) feet, except for transmission and broadcast towers.
- (H) **Minimum Living Area.** For use by a manager or security guard only, mobile home or apartment: Six hundred (600) sq. ft.
- (I) **Setback Requirements and Landscaping.**
- (1) **Front, and Side, ~~and Rear~~ Setbacks.** Each lot shall have front, and side ~~and rear~~ building setback of ten (10) feet provided that no setback is required from a railroad or limited access highway right-of-way.
 - (2) **Rear Setback.** Each lot shall have a rear yard with a building setback line of ten (10) feet. A building rear setback line of twenty-five (25) feet shall be required when it abuts a residential future land use category, public right-of-way.

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- (~~2~~3) Setbacks shall not apply to stormwater facilities including lakes, canal, and control structures which may have a zero (0) setback.
- (~~3~~4) **Landscaping Requirements.** Landscaping and buffering requirements are subject to Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. All open storage areas shall be screened from view from public rights-of-way and residentially zoned property. Said screening shall be an opaque fence or wall at least eight (8) feet tall, with no material placed so as to be visible beyond the height of said fence or wall.
- (J) **Off-Street Parking and Service Requirements.** As set forth in section 158.221.
- (K) **Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of sections 158.235 and 158.245.