

## **BROOKS-HOPMERE COMMUNITY PLAN**

### **LIMITED USE OVERLAY ZONE #4 (“KUZMENKO PROPERTY”)**

#### **Section 1. Purpose.**

The purpose of this Limited Use overlay zone is to implement the Brooks-Hopmere Community Plan and the Unincorporated Communities Rule (OAR 660, Division 22). Application of this zone is limited to the approximately 1.62 acre Tax Lots 600, 800, and 900 of Township 6 South, Range 2 West, Section 17DC (as depicted on Figure 3 of the Brooks-Hopmere Community Plan). This overlay zone is created as part of the adoption of the Brooks-Hopmere Community Plan. All provisions of Chapter 143 (Community Commercial Zone) of the Marion County Rural Zoning Ordinance shall apply except as modified by this Limited Use overlay zone.

#### **Section 2. Permitted Uses.**

Within this overlay zone the following use is permitted:

Special trade contractors - plastering (SIC 1742).

Within this overlay zone, no building, structure or premises shall be used, enlarged, or designed to be used, erected, structurally altered or enlarged except as permitted by this zone.

#### **Section 3. Conditional Uses.**

No uses are conditionally permitted under the provisions of this Limited Use overlay zone.

#### **Section 4. Prohibited Uses.**

All uses not permitted in Sections 2 and 3 of this overlay zone are prohibited.

#### **Section 5. Performance Criteria.**

Applications for all new uses and expansions of the existing use on the effective date of the adoption of this overlay zone (July 19, 2000) shall:

- (A) Require a zone change application to a CC (Community Commercial) zone be filed and approved in accordance with the provisions of Chapter 123 for zone changes; and
- (B) Be subject to all the provisions of Chapter 143 (Community Commercial Zone) specifically 143.080 regarding Traffic Impact Analysis.