

k. Utility, Major means generating plants; electrical switching facilities and primary substations; water and wastewater treatment plants; water tanks; renewable energy systems, and radio, television and microwave transmission towers; and similar facilities that provide the general public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or other similar service. The term Utility, Major shall not be construed to include corporate or general offices; gas or oil processing facilities that are accompanied by office uses, telecommunication carrier with transmission equipment for long-distance calls and high-speed Internet connections with one or more telecommunication carrier located within a Building, or other uses defined in this section. For the purpose of this definition, the term “renewable energy systems” shall mean the following:

1. Renewable Energy Systems means either a Wind Energy Conversion System (WECS) or a Solar Energy Conversion System (SECS). Those terms shall mean the following:

(a) (b) Wind Energy Conversion System (WECS) means the combination of mechanical and structural elements used to produce electricity by converting the kinetic energy of wind to electrical energy. Wind Energy Conversion Systems consist of the turbine apparatus and any other buildings, support structures and other related improvements necessary for the generation of electric power from wind and intended for the primary purpose ~~wholesale~~ of the sales or the transmission of generated electricity.

(b) (a) Solar Energy Conversion System (SECS) means a commercial

facility that converts sunlight into electricity, whether by photovoltaics (PV), concentrating solar thermal devices (CST), or other conversion technology, intended for the primary purpose ~~wholesale~~ of the sales or the transmission of generated electricity and includes all associated support facilities including, but not limited to, roads, substations, operation and maintenance buildings, as specified in the application. There shall be four classes of SECS:

1. Large Scale SECS in the City and Wichita Urban Growth Area shall mean SECS located in the City of Wichita and in the unincorporated County within the City of Wichita Urban Growth Area of more than three (3) acres in area.
2. Small Scale SECS in the City and Wichita Urban Growth Area shall mean SECS located in the City of Wichita and in the unincorporated County within the City of Wichita Urban Growth Area of three (3) acres or less in area.
3. Large Scale SECS in the County shall mean SECS located in the unincorporated County of more than 20 acres in area.
4. Small Scale SECS in the County shall mean SECS located in the unincorporated County of 20 acres or less in area.

pp. Renewable Energy Systems. Renewable energy systems, as defined by this Code and where permitted, shall always be considered Conditional Uses and subject to Sec. V-D (Conditional Use review procedures).

Renewable energy systems shall be subject to the following applicable standards:

(a) All wind energy conversion systems (WECS) are prohibited within the unincorporated portion of Sedgwick County and the City of Wichita.

(b) For all solar energy conversion systems (SECS) applications, a site plan shall be submitted in compliance

with the requirements provided by the Site Plan Guidelines for Conditional Use Application. In addition, the following supplemental information shall be provided: Any other issues or concerns that are identified relative to a specific request for a SECS Renewable Energy System may be included within the information required for consideration of the Conditional Use approval Permit. The total SECS project area shall be calculated as the total area within the boundaries of all individual SECS locations comprising a single, unified SECS project.

(1) Large Scale SECS in the City and Wichita Urban Growth Area.

(a) Information shall be provided relative to the solar technology to be used (i.e. polycrystalline PV, monocrystalline PV, Cadmium Telluride PV, evacuated tube solar thermal, flat plate solar thermal, etc.); approximate number of solar modules/panels; system mounting (i.e. fixed-tilt on flat roof, fixed-tilt groundmount, 1-axis tracking groundmount, etc.); the maximum height of the array from the ground or roof surface; the maximum height of any new utility poles; and power capacity of the system, in both DC and AC Watts where applicable; total acreage of array and acreage of total project; manner in which the project will connect (i.e. net meter to existing distribution line, to new distribution line, to transmission line); and, whether a new substation will be constructed. ~~(If so, provide location and size).~~

(b) If a SECS is proposed to be placed within one (1) mile of any airport or airstrip as shown on the Airport Hazard Zoning Map and Airstrip Map incorporated herein by reference, the applicant shall provide acknowledgement of location approval from the Federal Aviation Administration and a recommendation from the airport tower manager, airport authority or the appropriate official from McConnell Air Force Base prior to Conditional Use application. ~~construction.~~

(c) The applicant shall provide a Solar Glare Hazard Analysis utilizing the latest version of the Solar Glare Hazard Analysis Tool (SGHAT), or its equivalent, per its user's manual to evaluate the solar glare aviation hazard. The full report for each flight path and observation point, as well as the contact information, shall be submitted to the Planning Director at least 30 days before the required public hearing for the Conditional Use ~~Permit~~ for the SECS. Any applicable SECS design changes (e.g. module tilt, module reflectivity, etc.) after initial submittal shall be rerun

in the SGHAT tool and the new full report shall be sent without undue delay to the Planning Director for accurate records of the as-built system. The analysis shall provide an assessment of when and where glare will occur throughout the year.

1) If solar glare is predicted, the applicant shall provide mitigation measures to address the impacts of solar glare. Mitigation measures may include and are not limited to textured glass, anti-reflective coatings, screening, distance, and angling of solar PV modules in a manner that reduces glare to surrounding land uses of non-participating property owners.

(d) The applicant shall submit an Environmental Assessment to EPA standards that addresses the project's impact, if any, on: wildlife habitat; bird migration; ~~the projects potential to cause bird and bat strikes or death~~; wildfires; officially listed flora and fauna; and flood zones.

(e) The applicant shall provide information that addresses: stormwater drainage, soil erosion, sediment control, and will detail how same will be addressed, prevented or enhanced by grading, re-vegetation or other standard construction practices in accordance with the reclamation recommendations of the Sedgwick County Conservation District. Damage to existing vegetation shall be minimized. Disturbed areas shall be reseeded in accordance with the reclamation recommendations of the Sedgwick County Conservation District. Weed control shall be maintained as directed by the Sedgwick County Noxious Weed Department.

(f) The applicant shall provide an evaluation of potential impacts together with any plans and proposals for alleviating social and economic impacts upon local governments or special districts

and alleviating environmental impacts which may result from the proposed facility.

(g) The applicant or developer shall meet with the appropriate department of public works, and/or Kansas Department of Transportation to determine what roads may be used as transportation routes for construction and maintenance, and shall provide a map of the route(s) to be used in Sedgwick County. No building or construction permit shall be issued until the applicant submits proof that appropriate permits and any required guarantees dealing with road damage or maintenance can be provided.

(h) The applicant shall provide a list of all Local, State and Federal agencies requiring approval and a copy of such approval, including all required studies, reports and certifications. In the event that a State or Federal Agency has not yet approved a required study, report or certification, then the enforcement of the Conditional Use ~~conditional use permit~~ shall be subject to receipt of a copy of such approval, unless good cause is shown to the satisfaction of the Planning Director.

(i) The SECS shall not exceed thirty-five feet (35') in height; provided, however, said height restriction shall not apply to substation facilities or transmission lines.

(j) All SECS structures shall be setback from the project boundary lines and public rights-of-way at least forty (40) feet. Additional setbacks may be required to mitigate site specific issues or to provide for access, road or commercial corridors.

(k) The SECS shall be enclosed by perimeter fencing at least 8 feet in height ~~to~~ to restrict unauthorized access. No outdoor storage of any materials or equipment is permitted.

(l) On-site communication lines and power collection lines are to be installed underground. Above ground utility or power lines may be used only in public rights-of-way, easements or other legally dedicated land permitting such uses, or when conditions on-site are found to make installation of such underground lines or facilities impractical or infeasible, such as existing underground pipelines, utilities or high groundwater.

(m) There shall be no signage allowed on the SECS with the exception of safety and emergency contact signs, warning signs, directional or project identification signs.

(n) The SECS should be located to make maximum use of existing terrain, vegetation and structures to screen the Project from offsite views. To the greatest extent possible, SECS should be sited such that non-shading vegetation and/or existing structures are located between the facility and public and private viewpoints. Landscaping and/or screening may be required to help screen the SECS.

(o) The applicant shall identify the potential fire risk associated with the project, including both prescribed burning and non-prescribed burning.

(p) Project review and approval by the Wichita Fire Department or Sedgwick County Fire District # 1 is required. Any issues of non-compliance shall be specifically articulated, and in accordance with the adopted fire code, and any amendments thereto.

(q) No SECS shall be placed such that concentrated solar glare casts onto adjacent properties or roadways.

(r) No lighting over 15 feet in height shall be installed on renewable energy facilities unless approved as part of the Conditional Use ~~conditional use~~ review process and is required by local, state or federal requirements.

No light source greater than one foot-candle shall be directed off-site. Security or safety lighting of the SECS and accessory structures shall be limited to the minimum necessary and full cutoff lighting (e.g., dark sky compliant) may be required when determined necessary to mitigate visual impacts. Lighting shall be shielded and downcast such that the light does not spill onto the adjacent parcel or the night sky. Motion sensor control is preferred.

(s) The applicant(s) shall provide a site and facility reclamation and decommissioning plan which indicates the planned life of the SECS and the means by which the facility and its site will be decommissioned and reclaimed at the end of the facility's life. Said reclamation and decommissioning plan shall certify that any owner of land within the SECS and its site who is not the applicant(s) has been consulted in development of the reclamation and decommissioning plan. If the Conditional Use permit is granted, the plan shall be updated every five (5) years until site reclamation and decommissioning is complete. Before final inspection by public officials, the applicant shall provide evidence that the decommissioning plan, and amendments thereto, have been recorded with the Register of Deeds. The reclamation and decommissioning plan shall provide that, at the end of the project's life; or array component of an SECS, all, or the appropriate portion, of the site's equipment and access roads shall be removed from the site and the site shall be returned to original condition, or restored to such condition as to allow a use compatible with surrounding uses as determined by the Planning Director, or to such condition as agreed to by the landowner and the SECS owner, developer, and/or operator. The landowner may choose to have access roads left intact.

(t) Upon final approval of the Conditional Use, construction shall

begin within two years from the date of final approval; otherwise, the Conditional Use ~~conditional use~~ approval shall be deemed to be null and void unless an extension to begin construction is administratively approved. ~~by the Director of Planning.~~ The Director of Planning, with the concurrence of the Zoning Administrator, is authorized to administratively grant a one-time, up-to-one year extension for construction to begin. Extensions for more than one year require a public hearing and approval by the Metropolitan Area Planning Commission. Construction for a SECS will be considered to have begun once the first array of solar panels has begun to be installed.

~~(u) Any other issues or concerns that are identified relative to a specific request for a Renewable Energy System may be included within the information required for consideration of the Conditional Use Permit.~~

(2) Small Scale SECS in the City and Wichita Urban Growth Area.

(a) Information shall be provided relative to the solar technology to be used (i.e. polycrystalline PV, monocrystalline PV, Cadmium Telluride PV, evacuated tube solar thermal, flat plate solar thermal, etc.); approximate number of solar modules/panels; system mounting (i.e. fixed-tilt on flat roof, fixed-tilt groundmount, 1-axis tracking groundmount, etc.); the maximum height of the array from the ground or roof surface; the maximum height of any new utility poles; and power capacity of the system, in both DC and AC Watts where applicable; total acreage of array and acreage of total project; manner in which the project will connect (i.e. net meter to existing distribution line,

to new distribution line, to transmission line); and, whether a new substation will be constructed- (if so, provide location and size).

(b) If a SECS is proposed to be placed within one (1) mile of any airport or airstrip as shown on the Airport Hazard Zoning Map and Airstrip Map incorporated herein by reference, the applicant shall provide acknowledgement of location approval from the Federal Aviation Administration and a recommendation from the airport tower manager, airport authority or the appropriate official from McConnell Air Force Base prior to Conditional Use application.

(d) The applicant shall provide a Solar Glare Hazard Analysis utilizing the latest version of the Solar Glare Hazard Analysis Tool (SGHAT), or its equivalent, per its user's manual to evaluate the solar glare aviation hazard. The full report for each flight path and observation point, as well as the contact information, shall be submitted to the Planning Director at least 30 days before the required public hearing for the Conditional Use Permit for the SECS. Any applicable SECS design changes (e.g. module tilt, module reflectivity, etc.) after initial submittal shall be rerun in the SGHAT tool and the new full report shall be sent without undue delay to the Planning Director for accurate records of the as-built system. The analysis shall provide an assessment of when and where glare will occur throughout the year.

1) If solar glare is predicted, the applicant shall provide mitigation measures to address the impacts of solar glare. Mitigation measures may include and are not limited to textured glass, anti-reflective coatings, screening, distance, and angling of solar PV modules in a manner that reduces glare to surrounding land uses of non-participating property owners.

(e) The applicant shall submit an Environmental Assessment to EPA standards that addresses the project's impact, if any, on: wildlife habitat; bird migration; the projects potential to cause bird and bat strikes or death; officially listed flora and fauna; and flood zones.

(f) The applicant shall provide information that addresses: stormwater drainage, soil erosion, sediment control, and will detail how same will be addressed, prevented or enhanced by grading, re-vegetation or other standard construction practices in accordance with the reclamation recommendations of the Sedgwick County Conservation District. Damage to existing vegetation shall be minimized. Disturbed areas shall be reseeded in accordance with the reclamation recommendations of the Sedgwick County Conservation District. Weed control shall be maintained as directed by the Sedgwick County Noxious Weed Department.

(g) The applicant shall provide an evaluation of potential impacts together with any plans and proposals for alleviating social and economic impacts upon local governments or special districts and alleviating environmental impacts which may result from the proposed facility.

(h) The applicant or developer shall meet with the appropriate department of public works, and/or Kansas Department of Transportation to determine what roads may be used as transportation routes for construction and maintenance, and shall provide a map of the route(s) to be used in Sedgwick County. No building or construction permit shall be issued until the applicant submits proof that appropriate permits and any required guarantees dealing with road damage or maintenance can be provided.

(i) The applicant shall provide a list of all Local, State and Federal

agencies requiring approval and a copy of such approval, including all required studies, reports and certifications. In the event that a State or Federal Agency has not yet approved a required study, report or certification, then the enforcement of the conditional use permit shall be subject to receipt of a copy of such approval, unless good cause is shown to the satisfaction of the Planning Director.

(c) (j) The SECS shall not exceed thirty-five feet (35') in height; provided, however, said height restriction shall not apply to substation facilities or transmission lines.

(d) (k) All SECS structures shall be setback from the project boundary lines and public rights-of-way at least forty (40) feet. Additional setbacks may be required to mitigate site specific issues or to provide for access, road or commercial corridors.

(e) (l) The SECS shall be enclosed by perimeter fencing at least 8 feet in height ~~tall~~ to restrict unauthorized access. No outdoor storage of any materials or equipment is permitted.

(f) (m) On-site communication lines and power collection lines are to be installed underground. Above ground utility or power lines may be used only in public rights-of-way, easements or other legally dedicated land permitting such uses, or when conditions on-site are found to make installation of such underground lines or facilities impractical or infeasible, such as existing underground pipelines, utilities or high groundwater.

(g) (n) There shall be no signage allowed on the SECS with the exception of safety and emergency contact signs, warning signs, directional or project identification signs.

(h) (e) The SECS should be located to make maximum use of existing terrain, vegetation and structures to screen the Project from offsite views. To the greatest extent possible, SECS should be sited such that non-shading vegetation and/or existing structures are located between the facility and public and private viewpoints. Landscaping and/or screening may be required to help screen the SECS.

(i) (p) The applicant shall identify the potential fire risk associated with the project, including both prescribed burning and non-prescribed burning.

(j) (e) Project review and approval by the Wichita Fire Department or Sedgwick County Fire District # 1 is required. Any issues of non-compliance shall be specifically articulated, and in accordance with the adopted fire code, and any amendments thereto.

(k) (r) No SECS shall be placed such that concentrated solar glare casts onto adjacent properties or roadways.

(l) (s) No lighting over 15 feet in height shall be installed on renewable energy facilities unless approved as part of the Conditional Use ~~conditional use~~ review process and is required by local, state or federal requirements. No light source greater than one foot-candle shall be directed off-site. Security or safety lighting of the SECS and accessory structures shall be limited to the minimum necessary and full cutoff lighting (e.g., dark sky compliant) may be required when determined necessary to mitigate visual impacts. Lighting shall be shielded and downcast such that the light does not spill onto the adjacent parcel or the night sky. Motion sensor control is preferred.

(m) (t) The applicant(s) shall provide a site and facility reclamation and decommissioning plan which indicates the planned life of the SECS and the means by which the facility and its site will be

decommissioned and reclaimed at the end of the facility's life. Said reclamation and decommissioning plan shall certify that any owner of land within the SECS and its site who is not the applicant(s) has been consulted in development of the reclamation and decommissioning plan. If the Conditional Use permit is granted, the plan shall be updated every five (5) years until site reclamation and decommissioning is complete. Before final inspection by public officials, the applicant shall provide evidence that the decommissioning plan, and amendments thereto, have been recorded with the Register of Deeds. The reclamation and decommissioning plan shall provide that, at the end of the project's life; or array component of an SECS, all, or the appropriate portion, of the site's equipment and access roads shall be removed from the site and the site shall be returned to original condition, or restored to such condition as to allow a use compatible with surrounding uses as determined by the Planning Director, or to such condition as agreed to by the landowner and the SECS owner, developer, and/or operator. The landowner may choose to have access roads left intact.

(n) (u) Upon final approval of the Conditional Use, construction shall begin within two years from the date of final approval; otherwise, the Conditional Use conditional use approval shall be deemed to be null and void unless an extension to begin construction is administratively approved . by the Director of Planning. The Director of Planning, with the concurrence of the Zoning Administrator, is authorized to administratively grant a one-time, up-to-one year extension for construction to begin. Extensions for more than one year require a public hearing and approval by the Metropolitan Area Planning Commission. Construction for a SECS will be considered to have begun once the first array of solar panels has begun to be installed.

(v) Any other issues or concerns that are identified relative to a

specific request for a SECS Renewable Energy System may be included within the information required for consideration of the Conditional Use Permit.

(3) Large Scale SECS in the County.

(a) Information shall be provided relative to the solar technology to be used (i.e. polycrystalline PV, monocrystalline PV, Cadmium Telluride PV, evacuated tube solar thermal, flat plate solar thermal, etc.); approximate number of solar modules/panels; system mounting (i.e. fixed-tilt on flat roof, fixed-tilt groundmount, 1-axis tracking groundmount, etc.); the maximum height of the array from the ground or roof surface; the maximum height of any new utility poles; and power capacity of the system, in both DC and AC Watts where applicable; total acreage of array and acreage of total project; manner in which the project will connect (i.e. net meter to existing distribution line, to new distribution line, to transmission line); and, whether a new substation will be constructed-(if so, provide location and size).

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(4) Small Scale SECS in the County.

(a) Information shall be provided relative to the solar technology to be used (i.e. polycrystalline PV, monocrystalline PV, Cadmium Telluride PV, evacuated tube solar thermal, flat plate solar

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(i) ~~(e)~~ The SECS should be located to make maximum use of existing terrain, vegetation and structures to screen the Project from offsite views. To the greatest extent possible, SECS should be sited such that non-shading vegetation and/or existing structures are located between the facility and public and private viewpoints. Landscaping and/or screening may be required to help screen the SECS.

(j) ~~(f)~~ The applicant shall identify the potential fire risk associated with the project, including both prescribed burning and non-prescribed burning .

(k) ~~(g)~~ Project review and approval by Sedgwick County Fire District # 1 is required. Any issues of non-compliance shall be specifically articulated, and in accordance with the adopted fire code, and any amendments thereto.

(l) ~~(h)~~ No SECS shall be placed such that concentrated solar glare casts onto adjacent properties or roadways.

(m) ~~(i)~~ No lighting over 15 feet in height shall be installed on renewable energy facilities unless approved as part of the Conditional Use ~~conditional use~~ review process and is required by local, state or federal requirements. No light source greater than one foot-candle shall be directed off-site. Security or safety lighting of the SECS and accessory structures shall be limited to the minimum necessary and full cutoff lighting (e.g., dark sky compliant) may be required when determined necessary to mitigate visual impacts. Lighting shall be shielded and downcast such that the light does not spill onto the adjacent parcel or the night sky. Motion sensor control is preferred.

(n) ~~(j)~~ The applicant(s) shall provide a site and facility reclamation and decommissioning plan which indicates the planned life of the SECS and the means by which the facility and its site will be

decommissioned and reclaimed at the end of the facility's life. Said reclamation and decommissioning plan shall certify that any owner of land within the SECS and its site who is not the applicant(s) has been consulted in development of the reclamation and decommissioning plan. If the Conditional Use permit is granted, the plan shall be updated every five (5) years until site reclamation and decommissioning is complete. Before final inspection by public officials, the applicant shall provide evidence that the decommissioning plan, and amendments thereto, have been recorded with the Register of Deeds. The reclamation and decommissioning plan shall provide that, at the end of the project's life; or array component of an SECS, all, or the appropriate portion, of the site's equipment and access roads shall be removed from the site and the site shall be returned to original condition, or restored to such condition as to allow a use compatible with surrounding uses as determined by the Planning Director, or to such condition as agreed to by the landowner and the SECS owner, developer, and/or operator. The landowner may choose to have access roads left intact.

(o) ~~(u)~~ Upon final approval of the Conditional Use, construction shall begin within two years from the date of final approval; otherwise, the Conditional Use conditional use approval shall be deemed to be null and void unless an extension to begin construction is administratively approved . by the Director of Planning. The Director of Planning, with the concurrence of the Zoning Administrator, is authorized to administratively grant a one-time, up-to-one year extension for construction to begin. Extensions for more than one year require a public hearing and approval by the Metropolitan Area Planning Commission. Construction for a SECS will be considered to have begun once the first array of solar panels has begun to be installed.

(v) Any other issues or concerns that are identified relative to a

specific request for a SECS Renewable Energy System may be included within the information required for consideration of the Conditional Use Permit.



Accessory Uses:

a. Agricultural Accessory Uses. In addition to the Accessory Uses specifically listed in Sec. III-D.7.b, agricultural Uses shall include Accessory Uses and activities customarily associated with agricultural operations, as determined by the Zoning Administrator.

(1) Solar energy systems, excluding SECS:

b. Residential Accessory Uses. Residential and agricultural Uses shall include, but not be limited to, the following Accessory Uses, activities and Structures:

- (1) Antennas and support structures for AM/FM radio and television reception, amateur radio, and private dispatch systems;
- (2) Gardens;
- (3) Garage sales;
- (4) Garages, carports and Private Parking Areas;
- (5) Gates and guard houses;
- (6) Mobile Food Unit in the City, accessory to a construction site of two acres or larger;
- (7) Storm shelters and fallout shelters;
- (8) Home Occupations, subject to Sec. IV-E;
- (9) Playhouses, patios, cabanas, porches, gazebos and incidental household storage buildings;
- (10) Recreational and play facilities for the use of residents;

(11) Solar energy systems, excluding SECS;

(12) Storage of Vehicles and equipment in the City.

(a) The following Accessory Uses shall be permitted in the City of Wichita when such are the personal property of the occupant of the Dwelling Unit, provided that such Accessory Uses shall not occupy any part of the required front Yard and/or required street side Yard:

1) Motor Vehicles (except Inoperable Vehicles);

2) Boats;

3) Trailers that are exempt from Motor Vehicle registration by the State of Kansas or are registered or are required by law to be registered with a 2M+ Kansas license plate; and

4) Unoccupied Recreational Vehicles.

(b) No Outdoor Storage of equipment, materials or Vehicles used in a Home Occupation shall be allowed as a residential Accessory Use.

(13) Parking for more than 72 hours and/or storage of Motor Vehicles and equipment in the County.

(a) The following Accessory Uses shall be permitted in the unincorporated area of the County when such are the personal property of the occupant of the Dwelling Unit and are Screened as specified in Section [19-22](#) of the Sedgwick County Code:

1) Parking and/or storage of Motor Vehicles whether operable or inoperable;

2) Parking and/or storage of boats;

3) Parking and/or storage of Trailers that are exempt from Motor Vehicle registration by the State of Kansas or are registered or are required by law to be registered with a 8M Kansas license plate;

4) Parking and/or storage of unoccupied Recreational Vehicles;

5) storage of construction equipment with less than 50 horsepower.

(b) No Outdoor Storage of equipment, materials or Vehicles used in a Home Occupation shall be allowed as a residential Accessory Use except as otherwise permitted by Sec. IV-E.6.

(14) Other necessary and customary Uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the Principal Use on the Lot, subject to compliance with any development and performance standards imposed by the Zoning Administrator as a means of ensuring land use compatibility.

c. Commercial and industrial, manufacturing and extractive Accessory Uses. Commercial Uses shall include, but not be limited to, the following Accessory Uses, activities and Structures:

- (1) Antennas and support structures for AM/FM radio and television reception, amateur radio, and private dispatch systems;
- (2) Dwelling Units for security or maintenance personnel;
- (3) Gates and guard houses;
- (4) Cafeterias, dining halls and similar food services when operated primarily for the convenience of employees, residents, clients, or visitors to the Principal Use;
- (5) Gift shops, newsstands and similar commercial activities operated primarily for the convenience of employees, residents, clients, or visitors to the Principal Use;
- (6) Mobile Food Unit in the City, subject to Sec. III-D.6.00
- (7) Parking Garages and off-street Parking Areas;
- (8) Recreation areas and facilities for the use of employees;

(9) Solar energy systems, excluding SECS:

(10) Other necessary and customary Uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the Principal Use on the Lot, subject to compliance with any development and performance standards imposed by the Zoning Administrator as a means of

d. Public and civic Accessory Uses. Public and civic Uses shall include Accessory Uses and activities customarily associated with the purpose and function of the Principal Use, including but not limited to the following:

- (1) Refreshment stands and food and beverage sales located in uses involving public assembly;
- (2) Cafeterias, dining halls and similar food services when operated primarily for the convenience of employees, residents, clients, patients or visitors to the Principal Use;
- (3) Gift shops, news stands and similar commercial activities operated primarily for the convenience of employees, residents, clients, patients or visitors to the Principal Use;
- (4) Mobile Food Unit in the City, subject to Sec. III-D.6.00

(5) Solar energy systems, excluding SECS:

(6) Other necessary and customary Uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the Principal Use on the Lot, subject to compliance with any development and performance standards imposed by the Zoning Administrator as a means of ensuring land use compatibility.

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