

Petitioner's Proposed Zoning Regulations

Canyon Creek Special Zoning District Restrictions for Special Zoning District

1. No commercial sand and/or gravel open pit mines, no concrete or asphalt plants.
2. No mobile home/manufactured home parks or trailer parks.
3. No feedlot operations.
4. No junkyards.
5. No commercial businesses and restricted home occupations.
6. No sewage/waste treatment facilities, landfills, reclamation sanitarydumpsites or sanitary incinerators.

Existing nonconforming uses may be grandfathered and continued, except existing sand and/or gravel open pit mines.

Definitions:

Mobile/Manufactured home park or court: Land designed or used that contains temporary or permanent parking for two (2) or more manufacturedhomes spaces which are available to the general public for use as residences. This term does not include a parcel composed of individually platted lots, each lot of which is filed with the Yellowstone County clerk and recorder, which contain only one manufactured home per lot.

Feedlot: The confinement of thirty (30) or more head of livestock for the purpose of supplemental and concentrated feeding and prevention of weightloss prior to sale, whether for hire, commission, or for one's own account.

Junkyard: An open area where wastes, or used or secondhand materials arebought, sold, exchanged, stored, processed or handled, which are not intended to be recycled. Materials shall include, but are not limited to, scrapiron and other metals, paper, rags, rubber tires and bottles.

Home Occupations: Home Occupations are allowed as an accessory use so long as they are conducted by the occupant of the dwelling and are accessoryto residential use of the premises and meet all of the following criteria:

- 1) Only residents of the dwelling may conduct a Home Occupation and no more than one (1) non-resident shall be employed.
- 2) The occupation shall be conducted wholly within the dwelling or an accessory structure.
- 3) The occupation shall not be objectionable to adjacent residences due to noise, hours of operation, traffic, electrical interferences, etc.