

ARTICLE VI. DIMENSIONAL STANDARDS, MODIFICATIONS, AND SPECIAL STANDARDS

Section 27-50. Applicability.

Unless otherwise provided in these regulations, the minimum standards and requirements established in this Article shall apply to all uses. See also Article V, Standards and Criteria for Special Uses.

**Section 27-51. Schedule of dimensional standards by zoning district.
Dimensional Standards - Residential Districts**

		RA-20S	R-15S	R-9S	R-6S	R-MF	R-MH	R-HD
1.	Min. Lot Size (sq. ft.) (Single Family)	20,000	15,000	9,000	6,000	6,000	5,000	6,000
2.	Min. Lot Size (sq. ft.) (Two family attached)				9,000	9,000		9,000
3.	Min. Lot Size (sq. ft.) (Multifamily)				Per Art. XI.	Per Art. XI.		Per Art. XI.
4.	Min. Lot size (sq. ft.) if Water and Sewer are Available	10,000	10,000	9,000	6,000	6,000	5,000	6,000
5.	Min. Lot Width (ft.) (Single Family)	100	80	70	60	60	50	60
6.	Min. Lot Width (ft.) (Two family attached)				80	80		80
7.	Min. Lot Width (ft.) (Multifamily)				Per Art. XI.	Per Art. XI.		Per Art. XI.
8.	Min. Front Yard Setback (ft.)	40	30	25	25	30	40*	20
9.	Min. Side Yard Setback (ft.)	15	10	10	8	8	8	8**

* A 20 foot setback is required if a lot fronts on a private street.

** Where stricter, bufferyard requirements shall prevail.

		RA-20S	R-15S	R-9S	R-6S	R-MF	R-MH	R-HD
10.	Min. Corner Lot Side Yard Setback (ft.)	25	20	20	20	20	20	20
11.	Min. Rear Yard Setback (ft.)	30	30	20	15	15	8**	15**
12.	Maximum Height (ft.)	50	50	50	50	50	50	50
13.	Max. Building Coverage (percentage of lot)	40	40	40	40	50	40	50

Dimensional Standards - Institutional and Commercial Districts

		O & I	B-1H	B-2	B-3	B-4
1.	Min. Lot Size (sq. ft.)	7,500		20,000	10,000	6,000
2.	Min. Lot Size (sq. ft.) (Two family attached)					
3.	Min. Lot Size (sq. ft.) (Multifamily)		Per Art. XI.			
4.	Min. Lot Size (sq. ft.) if Water and Sewer are Available	7,500		20,000	10,000	6,000
5.	Min. Lot Width (ft.) (Single fam., two fam. attached)	60	30*	100	100	60

* This requirement applies only for lots which have never been built upon, as of the effective date of this Ordinance. Lots upon which buildings have been built will not have to meet this requirement.

		O & I	B-1H	B-2	B-3	B-4
6.	Min. Lot Width (ft.) (Multifamily)		Per Art. XI.			
7.	Min. Front Yard Setback (ft.)	30		50	50	25
8.	Min. Side Yard Setback (ft.)	8'	**	20	10	***
9.	Min. Corner Lot Side Yard Setback (ft.)	15		25	25	25
10.	Min. Rear Yard Setback (ft.)	15	***	20	20	10
11.	Maximum Height (ft.)	96	96	***	****	50**
12.	Max. Building Cover (percentage of lot)	40				40

Dimensional Standards - Industrial Districts

		I-1	I-2	AP
1.	Min. Lot Size (sq. ft.)	20,000	20,000	217,800
2.	Min. Lot Size (sq. ft.) if Water and Sewer are Available	20,000	20,000	217,800
3.	Additional Lot Area per Additional Unit (sq. ft.)			

* Where stricter, bufferyard requirements shall prevail.

** No set back required unless abutting residential district, then 10 foot set back required.

*** Buildings over 50 feet in height must be set back from the front lot line one (1) foot for every two feet in excess of 50 feet in height.

		I-1	I-2	AP
4.	Min. Lot Width	100	100	100
5.	Min. Lot Width per Additional Unit (ft.)			
6.	Min. Front Yard Setback (ft.)	25*	25*	150
7.	Min. Side Yard Setback (ft.)	*	*	100**
8.	Min. Corner Lot Side Yard Setback (ft.)	25*	25*	100
9.	Min. Rear Yard Setback (ft.)	*	*	25
10.	Maximum Height (ft.)	***	***	
11.	Max. Building Cover (percentage of lot)	60	60	

Section 27-52. Measuring setbacks.

- (a) Corner lot side yard and street setbacks represent the minimum distance required between the nearest exterior finished wall of all structures and any adjacent street right-of-way line.
- (b) Front, side, and rear setbacks represent the minimum distance required between the nearest exterior finished wall of all structures and the adjacent front, side, or rear property lines.
- (c) Setbacks from the principal building represent the minimum distance required between the nearest exterior finished wall of an accessory building and the nearest exterior finished wall of the principal structure on the lot.

Section 27-53. Lot frontage requirements.

* A 50 foot setback is required for a lot abutting a residential district or a public street or waterway separating the lot from a residential district.

** Where stricter, bufferyard requirements shall prevail.

*** Buildings over 50 feet in height must be set back from the front lot line one (1) foot for every two (2) feet in excess of 50 feet in height

- (a) Unless otherwise provided, no principal and/or accessory building, structure, or use shall be erected, expanded, enlarged, increased, or initiated on any lot that does not abut a public street with a right-of-way in conformity with City dimensional requirements as defined in Section 27-13 of this chapter, and as set out in the Subdivision Ordinance, or within any Planned Unit Development (PUD) district where such minimum lot frontage distance shall not be less than the minimum driveway standards applicable to the particular use in accordance with the Manual of Standard Design and Details and Article VII, Bufferyards/Landscaping Requirements. The minimum distance shall be measured along the right-of-way line of the public street.
- (b) Unimproved and/or Unaccepted Street Exemption. A permit may be issued for improvement, construction, or use on a lot that abuts a dedicated street for the minimum distance which is an unimproved and/or unaccepted street, provided such street meets the applicable dimensional requirements of the Subdivision Ordinance.
- (c) Single Family Exemption. A single family dwelling may be constructed on a lot that does not abut a public street, provided that such lot is at least two (2) acres in size and is provided with direct access to a public street by an easement created for the exclusive use of such dwelling. Any easement created pursuant to this exemption shall be at least forty (40) feet in width and shall not exceed three hundred (300) feet in length. Otherwise, streets must meet the requirements of subsection (b) above.
- (d) Planned Unit Development and Multi-Family Development Exemption. A permit for construction or use within any planned unit development or multifamily development may be allowed on a lot that does not abut a public street, provided such development is platted pursuant to the Subdivision Ordinance and where the original development tract or lot met the minimum lot frontage requirement and the resulting lots are provided direct access to a public street across common property or an approved private street perpetually maintained for such purposes.
- (e) Office, Commercial, and Industrial Exemption. A permit for construction or use within any office, commercial, and industrial development may be allowed on a lot that does not abut a public street, provided such development is platted pursuant to the Subdivision Ordinance and where the original development tract or lot met the minimum lot frontage requirement and the resulting lots are provided direct access to a public street across common property or a recorded access easement perpetually maintained for such purposes.
- (f) All portions of each building erected in accordance with this section shall be located within five hundred (500) feet of an approved public or private street.

Section 27-54. Airport Zoning; height restrictions.

All uses, including those listed under Section 27-55, shall be limited to the height and locational standards and requirements established under Article IX, Airport Zoning.

Section 27-55. Height exemptions.

- (a) The height limits of these regulations shall not apply to a church spire, belfry, cupola, or dome; an ornamental tower not intended for human occupancy; a conveyor; or a parapet wall not extended for more than three (3) feet above the roof line of the

building. Where more restrictive, airport height limits shall take precedent over the requirements of this Section.

- (b) The height of the following freestanding structures may exceed the height limits of the district, provided that the public street, side, and rear setbacks are increased one (1) foot for every one (1) foot or fraction thereof in height above the district maximum. Where more restrictive, airport height limits shall take precedent over the requirements of this Section.
 - (1) Monuments.
 - (2) Water towers.
 - (3) Observation towers.
 - (4) Chimneys or smoke stacks.
 - (5) Flag poles.
 - (6) Masts or aerials.
 - (7) Stadiums.

Section 27-56. Visibility at intersections; sight distances maintained.

- (a) Visibility at intersections shall be reserved in accordance with the sight distance standards and requirements of the City of Washington and as provided by notation or description upon any map recorded pursuant to the Subdivision Ordinance. Within such sight distance area(s), nothing shall be erected, placed, planted, grown, or constructed to exceed a height of twenty-four (24) inches above the centerline grade of the adjacent street intersection.

Section 27-57. Residential accessory structure and building standards.

- (a) Residential; detached accessory.
 - (1) Location.

May be located only in the rear yard, not in any side or front yard.
 - (2) Setbacks; rear and side yards.
 - a. Not less than the principal building setback for the district, except as provided under b. below
 - b. Structures or buildings not exceeding fifteen (15) feet in height shall be set back not less than five (5) feet pursuant to Article VII, Bufferyards/Landscaping Requirements. Minimum corner lot side yard setbacks for the district shall apply for all corner lots. Minimum front yard setbacks shall apply for all double frontage lots.
 - (3) Setback from principal building.

Must be a minimum distance of eight (8) feet from the principal structure.
 - (4) Height.
 - a. Shall not exceed the height of the existing principal building or district maximum height whichever is less.
 - (5) The total building footprint area of all accessory buildings on a lot shall be no greater than eighty (80) percent of the gross floor area of the principal building.
- (b) Residential; attached accessory.
 - (1) The location, setback, and height shall be in accordance with the district standards established for the principal building unless otherwise provided.

- (c) List of accessory structures or buildings.
 - (1) Residential accessory structures and buildings may include but not be limited to the following:
 - a. Fallout shelter
 - b. Garage
 - c. Greenhouse
 - d. Playhouse
 - e. Pumphouse
 - f. Storage shed
 - g. Tool shed
 - h. Swimming pool
 - i. Work shop
 - j. Dog pens
 - k. Satellite dish
- (d) Special requirements for certain accessory structures or buildings.
 - (1) Swimming pools. Pools permanently or semi-permanently constructed below grade and which exceed forty (40) square feet in water surface area shall be protected by a five (5) foot or higher fence containing a latching gate to keep children and animals from having unsupervised access.
 - (2) Satellite dishes.
 - a. Satellite dish may be located in rear yards or on the rear portion of the roof of a principal building.
 - b. Satellite dishes may be located in a side yard if a variance is granted by the Board of Adjustment. In no case may a satellite dish be located in a front yard. No satellite dish can be constructed that would cause a sight obstruction.
 - c. All satellite dishes that are proposed to be located in the Historic District must be approved by the Historic Preservation Commission before installation.
 - d. A satellite television antenna shall not exceed twelve (12) feet in diameter and a ground mount satellite television antenna shall not exceed twenty (20) feet in height, including any platform or structure upon which said antenna is mounted or affixed.
 - e. There shall be no more than one (1) dish per dwelling unit in the case of a single family, condominium, or townhouse type development. There shall be no more than one (1) dish per building in the case of multifamily (rental) type housing.
 - (3) Stables and/or kennels.
 - a. Shall be erected no closer than one hundred (100) feet to any existing dwelling or residential district.
 - b. Shall meet the minimum dimensional standards and setbacks within the applicable district, except as provided under subsection a. above.

(Ord. No. 98-22; 12-14-98)

Section 27-58. Commercial, industrial, and office accessory structure and building standards.

- (a) The location, setback, and height of any commercial, industrial, or office accessory structure or building shall be in accordance with the district minimum established for the principal use and the bufferyard regulations.

Section 27-59. Projections into required yards.

- (a) The following structures are permitted in required setbacks provided that compliance is maintained with the street visibility standards of the City of Washington:
 - (1) Landscaping features, including but not limited to ornamental pools, planting boxes, sculpture, arbors, trellises, and birdbaths.
 - (2) Pet shelters, at-grade patios, play equipment, outdoor furniture, ornamental entry columns and gates, flagpoles, lampposts, address posts, HVAC equipment, mailboxes, outdoor fireplaces, public utility lines, poles, pumps, and boxes, wells, fences or retaining walls subject to the requirements of Section 27-60 below, or similar structures.
 - (3) Handicap ramps except for porches and landings.
 - (4) Steps not connected to any above-grade structure.
- (b) The following attached structures will be permitted to project into the specified yard for the following distance:
 - (1) The minimum required yard depths in all residential districts shall not apply to any lot in any block where lots comprising fifty (50) percent or more of the frontage on any one (1) side of the street within the block have been developed with a variation in depth of not more than eight (8) feet. In such cases, no building hereafter erected, moved, or structurally altered shall project beyond the average front yard depth so established; provided, that this regulation shall not be construed as to require a front yard greater in depth than the minimum front yard setback required in the applicable district; provided further, that no front yard depth need exceed the average of that provided for the two (2) adjoining buildings, one (1) on either side thereof, if such buildings are less than two hundred (200) feet apart, except that no proposed building less than twenty (20) feet from any street line shall be permitted by this section.
 - (2) Cornices, overhanging eaves and gutters, window sills, bay windows, or similar architectural features, chimneys and fireplaces, fire escapes, fire balconies, fire towers, open unenclosed stoops, open unenclosed decks, and open unenclosed steps may project no more than two and one-half (2 1/2) feet into any required yard, but in no case closer than three (3) feet to any property line or in compliance with North Carolina State Building Codes.
 - (3) Open unenclosed porches (excluding screened or glassed) may project no more than five (5) feet into a front or rear yard provided such porch does not exceed thirty-five (35) square feet in surface area.
 - (4) Open unenclosed carports which are attached to and part of the principal structure and which are unenclosed on all exterior sides except for necessary supports may project into interior side or rear yards but shall be no closer than fifteen (15) feet to a side or rear yard adjoining a street right-of-way and no closer than five (5) feet to a side or rear property line.
 - (5) Gas pump islands can project into any yard in accordance with the bufferyard regulations, however, no gas pump island shall be located closer than ten (10) feet to a street right-of-way line.
 - (6) Canopies and awnings can project into any yard in accordance with the bufferyard regulations or the following requirements, whichever is greater:
 - a. B1H district - not closer than five (5) feet to any street right-of-way.

- b. All other nonresidential districts - not closer than ten (10) feet to any street right-of-way.
- c. All residential districts - five (5) feet into any yard.

(Ord. No. 98-21, 11-9-98)

Section 27-60. Reserved.

Section 27-61. Special standards for certain permitted uses.

(a) Temporary uses.

(1) Purpose. It is the purpose of this section to recognize that there is a need for special allowances to be granted to certain temporary uses so that they may be permitted within the community. Because of the special problems related to temporary uses it is also necessary to provide specific, separate, and distinct guidelines and standards for them. It is the express intent of these provisions to minimize any potential adverse impact of such temporary uses by eliminating, to the greatest possible extent, any major problems, threats, or dangers to the public health, safety, or welfare as may exist with any or all of these temporary uses.

(2) Permitted temporary uses. Temporary uses shall be limited to a use or uses of land, buildings, or structures not intended to be of a permanent duration. Such uses shall be limited to the following:

- a. Circuses and/or carnivals.
- b. Evangelistic and religious events.
- c. Outdoor bazaars, cookouts and/or similar activities by churches or other nonprofit institutions or organizations.
- d. Open lot sales area for farm produce made or grown by the farm producer or immediate family.
- e. Open lot sales area for Christmas trees or special fund raising sales for nonprofit organizations.
- f. Contractors' offices and/or construction sheds including mobile offices for displacees or contractors during construction on the site.
- g. Temporary real estate offices.
- h. Temporary special sales or "flea" markets in commercial or industrial districts (occasional sidewalk or parking lot sales).
- i. Yard sales conducted outdoors by a resident in their respective yard area.
- j. Other temporary recreational or entertainment related events or activities such as fairs or concerts. Itinerant merchants, as defined by Chapter 8 of the Code of the City of Washington, shall not be considered a temporary use pursuant to this Section. Itinerant merchants shall be subject to the regulations and permit requirements of Chapter 8, rather than the requirements of this Article.

(3) Permit Required. Any person desiring to conduct a permitted temporary use defined in subsection (2) above, must first obtain a permit from the Department of Planning and Development. Such permit will establish the requirements for the particular uses set out in subsection (4) below.

- a. Purpose. The purpose of this permit is to insure that a temporary use meets the requirements set out herein and to coordinate traffic, parking, and other inspections necessary to the safe and healthful operation of the event.

- b. Application. Application for a temporary use permit shall be made to the Director of Planning and Development, on a form furnished by the Department of Planning and Development, at least five (5) working days prior to the start of the event.
- c. Requirements for Permit Issuance. A temporary use permit shall not be issued until evidence is shown that the following requirements have been or will be complied with:
 - 1. The temporary use is permitted under subsection (2) above.
 - 2. Ample parking is provided for the temporary event, in addition to required parking for any permanent use or uses located at the event site.
 - 3. Written authorization is given from the property owner or his agent for the event to take place.
 - 4. Any event held outside of a building and within five hundred (500) feet of any residence shall cease operation by 10:00 p.m.
 - 5. Noise shall be controlled so that no adjoining property owner or occupant is unduly disturbed by the event.
- d. The following additional conditions or requirements shall apply for each permitted temporary use:

Use	Maximum duration per separate event per site	Maximum Frequency of event per person per site	Permitted districts
Circuses or carnivals	14 days/year	1 per year	I-1
Evangelistic and religious events (held inside fire retardant tent only.)	14 days	1 per 3 months	B1, B2, I1, I2
Outdoor bazaars	3 days	2 per year	All zones (see note)
Open lot farm produce sales: grown on-premises.	Annual renewal	None	All zones
Open lot farm produce sales: grown off-premises.	Annual renewal	None	All non-resident zones
Christmas tree sales	45 days	1 per year	All zones
Special fund-raising sales for non-profit organizations	3 days	1 per month	All zones

Use	Maximum duration per separate event per site	Maximum Frequency of event per person per site	Permitted districts
Construction offices during on-site construction	During construction period, annual renewal is required.	None	All zones
Temporary real estate office	1 year, annual renewal required	None	All res. zones
Fairs or other special recreational or entertainment events	1 day, except 14 days for annual events	1 per month for 1 day events; 1 per year for 14 day events	I-1
Special sales or temporary "flea" markets	14 days	2 per year	B1, B2, I1, I2

Note: No temporary tents or similar structures are allowed in the primary fire district as identified in Section 4-5 of The Code of the City of Washington.

- (b) Home occupations.
 - (1) Home occupations, as defined in Article II, may be permitted only under the following conditions:
 - a. Home occupations shall only be permitted in single family dwelling units.
 - b. Home occupations shall constitute an accessory use to the principal use.
 - c. Home occupations shall not occupy more than one-third of the total area of the principal use dwelling, and in no event occupy more than five hundred (500) square feet of floor area.
 - d. Home occupations shall not employ more than one (1) person other than those persons legally residing within the principal use dwelling.
 - e. Home occupations shall not be visible from any public right-of-way or adjacent property line.
 - f. Home occupations shall not involve any outside storage of related materials, parts, or supplies.
 - g. Home occupations shall have signage in accordance with Article 16, Signs.
 - h. Home occupations shall not create any hazard or nuisance to the occupants residing or working within the principal use dwelling or to area residents or properties.
 - i. Home occupations shall not involve any external structural alterations which are not customary in residential buildings.

- j. The sale of articles produced elsewhere than within the dwelling shall not be permitted.
 - k. Home occupations shall not be permitted within accessory structures or buildings.
- (2) Permit Required. Any person desiring to conduct a permitted home occupation, as defined in Section 27-13, must first obtain a permit from the Department of Planning and Development. Such permit will establish the requirements for the particular uses set out in subsection (1) above.
- a. Purpose. The purpose of this permit is to insure that a home occupation meets the requirements set out herein.
 - b. Application. Application for a home occupation permit shall be made to the Director of Planning and Development, on a form furnished by the Department of Planning and Development.
 - c. Requirements for Permit Issuance. A temporary use permit shall not be issued until evidence is shown that the following requirements have been or will be complied with.
 - 1. The home occupation meets the requirements of subsection (1) above.
 - 2. Ample parking is provided for the home occupation, in addition to required parking for any permanent use or uses located at the event site.
 - 3. Noise shall be controlled so that no adjoining property owner or occupant is unduly disturbed by the home occupation.
- (c) Schools, public and private.
- (1) Shall be subject to the bufferyard regulations, however, no principal or accessory building shall be located within fifty (50) feet of any adjoining property or public street right-of-way line.
 - (2) The minimum lot size shall be three (3) acres.
- (d) Municipal government building or use (including police and fire stations, libraries, and public parks or athletic fields).
- (1) When municipal buildings, parks, or other recreational areas to be used for athletic events or night programs are located in a residential zone or adjoining a lot containing a permitted residential use, a public hearing shall be properly advertised and conducted before the City Council for the purposes of hearing and considering any comments by the public as to the location under consideration.
- (e) Family care home.
- (1) No family care home shall be permitted within a one-half mile (2,640 feet) radius of an existing family care home as measured from the nearest lot line of the proposed family care home to the nearest lot line of an existing family care home.
- (f) Bona fide farms.
- (1) Buildings and structures shall meet the minimum standards for the applicable district. Bona fide farm buildings and structures located in a residential district shall meet applicable single family dwelling standards.
 - (2) Agricultural cultivation shall be exempt from any required setbacks, provided no structures are required or utilized within the setbacks listed under subsection (1) above.
 - (3) Bufferyard vegetation standards shall not apply to any bona fide farm.
- (g) Condominium (unit ownership) and townhouse type development.

- (1) Attached residential and nonresidential units constructed for individual owner occupancy shall be subject to the following:
 - a. Interior units of each structure may be constructed on common property lines (zero (0) lot line setbacks) provided the overall structure meets the front, side, and rear setbacks for the applicable use and district. If there is an offset of the wall from the interior common lot line, such offset shall be set back not less than five (5) feet.
 - b. No two (2) units shall be considered attached unless such units share a common five (5) foot party wall.
 - c. Common party walls shall be constructed in accordance with the North Carolina State Building Code, G.S. Chapter 47C (North Carolina Condominium Act) and other applicable requirements.
 - d. The overall density of the development shall be no greater than that permitted by applicable district requirements.
 - e. The maximum lot coverage for the district shall apply to the development.
 - f. Buildings, units, or lots separated by a public street right-of-way shall be considered individually for compliance under subsections d. and e. above.
 - g. In the case of staggered or extended common property line walls, a five (5) foot maintenance and access easement with a maximum two (2) foot eave encroachment easement within the maintenance easement shall be established on either end of the building and shall insure ready access to both ends of the building wall for normal maintenance. Designated common area which provides such access shall meet the requirements of this section.
 - h. The minimum lot width of each townhouse lot shall be no less than sixteen (16) feet, provided that when the lot is combined with other contiguous lots within the development the combined lot widths are equal to or exceed the minimum lot width of the applicable district for the particular use.
 - i. All development regulated in accordance with this section shall be subject to the requirements, conditions, and restrictions of the subdivision regulations.
- (h) Marinas. All marinas, as defined in Article II, located within the jurisdiction of this chapter, whether they be permitted uses, special uses, or otherwise, shall be subject to the following restrictions:
 - (1) Marinas shall be limited to one (1) per lot, regardless of the number of dwellings or commercial units located on such lot, and must comply in all respects with the standard and intent of the Coastal Area Management Act.
 - (2) Marinas shall not interfere with the access to any adjacent property and shall have a minimum setback of fifteen (15) feet from property lines. The minimum setback may be waived by the Board of Adjustment if the affected property owner(s) consent in writing to the waiver.
 - (3) Marinas shall provide pump out facilities. This requirement may be waived by the Director of Planning and Development if a marina will not accommodate boats with heads or wastewater storage tanks.
 - (4) All marinas shall provide off-street parking as follows:
 - a. If associated with residential or preexisting development, one-half space per slip/mooring, plus the spaces required by the associated development, as listed in Article XVII.

- b. If associated with or developed as a business, according to the spaces required for marinas in Article XVII, in addition to any spaces required for the adjoining business.
- (5) For the purposes of this section, the following definitions shall apply:
 - a. Basin means a facility for the harboring of boats, the construction of which involves the extraction of natural materials.
 - b. Dock means a wharf, pier, or platform containing spaces or slips designed for the docking of boats and accommodating boarding access to floating boats from one (1) or both sides of the boat.
 - c. Permanent mooring means a fixture in the river bottom such as mooring poles or buoys to which boats tie for locational stability.
 - d. Wet boat storage means facilities for holding unoccupied vessels in-water, including permanent moorings.
- (i) Boarding and Rooming Houses.
 As defined in Article II, boarding and rooming houses must meet all of the following conditions:
 - (1) The total number of unrelated occupants, in addition to the resident family, to which space is let shall not exceed four (4) persons.
 - (2) The minimum lot size shall be nine thousand (9,000) square feet.
 - (3) No boarding or rooming house shall be located within a four hundred (400) foot radius of another boarding house or rooming house.
 - (4) One (1) parking space must be provided for each tenant, in addition to required spaces for the resident family.
 - (5) No more than two (2) required parking spaces may be located in the front yard; additional parking is to be located in the rear yard, and be no closer than five (5) feet to the property line. The five foot buffer is to be used as a planting area for evergreen plant material to be located on three (3) foot centers to reach a height of at least four (4) feet in three (3) years.
 - (6) The driveway and the parking area is to be constructed with hard surface all weather material such as asphalt, concrete, brick, CABG, or any other approved material. Grass and bare earth material are not acceptable.
 - (7) The total amount of land devoted to structures and parking shall not exceed sixty (60) percent of the total lot area.
 - (8) The use shall be considered an accessory use within an owner occupied single family dwelling.
 - (9) In the event a single family dwelling has been converted to a rooming house or boarding house without prior approval from the City, the following procedures shall be followed:
 - a. The City will notify the owner of the violation.
 - b. Upon notification by the City, the owner will have six (6) months to be in compliance with the requirements or discontinue the use of the building.
 - c. If the owner disagrees with the ruling, they may appeal the decision to the Board of Adjustment.
- (j) Agricultural Production (livestock), Animal Feeder/Breeder, Animal Services (livestock), Animal Services (other).
 - (1) Hog and poultry production is specifically prohibited.
- (k) Minor Automobile Repair Services

- (1) All wrecked or damaged motor vehicles and parts shall be screened by an opaque fence of uniform construction, a minimum of six (6) feet in height, and with a bufferyard of greater intensity as required by the bufferyard regulations so as not to be visible from adjoining property lines and street right-of-ways.
 - (2) All vehicles on the premises for repair shall be stored at the rear of the principal structure.
 - (3) No vehicle shall be stored on the premises for more than fifteen (15) days.
 - (4) There shall be no exterior storage of items other than vehicles. No vehicles shall be stored within ten (10) feet of any street right-of-way.
 - (5) There shall be no sale of vehicles.
 - (6) Rental or utility trailers, cars, and trucks shall be permitted as accessory uses provided that all units in excess of four (4) shall be screened from adjoining street right-of-ways and property lines by an opaque fence of uniform construction, a minimum of six (6) feet in height, and with a bufferyard of greater intensity as required by the bufferyard regulations.
 - (7) Outdoor displays of products such as tires, oil, wiper blades, or other similar products shall be permitted provided they are within ten (10) feet of the principal structure and outside required bufferyards. Signage displayed in conjunction with such display shall be in accordance with the sign regulations.
 - (8) All services except fuel sales and services related to fuel sales, such as window washing and oil checks, shall be performed within a completely enclosed building.
- (l) Churches.
- (1) Minimum lot requirement shall be 60,000 square feet.
 - (2) Not less than 50% of available parking must be provided on site.

(Ord. No. 98-3, 2-9-98)

- (m) Noncommercial Parks and Recreational Facilities in the Airport zoning classification
- (1) Minimum lot size shall be 40 acres.
 - (2) Minimum frontage adjacent to a dedicated and accepted street shall be 500 linear feet.
 - (3) Berms may be constructed parallel to street rights of way.
 - (4) Restroom facilities shall become effective upon its adoption.

(Ord. No. 99-1, 1-11-99; Ord. No. 99-13, 10-11-99)

- (n) Manufactured Home Sales
- (1) A site plan shall be submitted showing office building(s), accessory buildings, parking, general and service driveways, bufferyards (including landscaping), and the location and orientation of the mobile home display area.
 - (2) Setbacks for homes on display shall meet building setback requirements for the zone in which the lot is located.
 - (3) All display homes located adjacent to public streets shall be skirted.
 - (4) Bufferyard E shall be installed where side and rear lot lines are adjacent to classification I and II land uses or residentially zoned vacant land. Bufferyard D shall be installed where side and rear lot lines are adjacent to classification III, IV, or V land uses or non-residentially zoned vacant land. Along public streets, bufferyard A shall be installed, except no bufferyard width shall be less than 6 feet.
 - a. Bufferyard width may not be reduced by using fencing option.

- b. If the fencing option is used to reduce bufferyard vegetation, the fence shall face the adjoining property and the vegetation shall be installed along the outer perimeter of the fence. Acceptable fence materials include cedar, masonry, or pressure treated lumber resistant to rot.
 - c. Preference shall be given to trees or shrubs which grow to at least 8 feet tall.
- (5) All mobile home sales businesses not in compliance with these standards shall become nonconforming in all districts as of the date of adoption of this Ordinance and shall be brought into compliance or removed within five (5) years after the date of adoption.

(Ord. No. 99-2, 6-14-99; Ord. No. 99-13, 10-11-99)

(o) Light Industrial Uses in the B-2, General Business District

(1) Conversion of existing buildings in the B-2, General Business District are allowed for light industrial uses.

(2) All permitted and special uses listed Section 27-43, of the Zoning Ordinance are allowed under the Zoning District, I-2, Light Industrial District.

(3) Developmental standards for light industrial uses in the B-2, General Business District are as follows:

- a. **Minimum lot area** **5 Acres**
- b. **Minimum lot width** **200 feet**
- c. **Minimum front yard setback** **50 feet**
- d. **Minimum side yard setback** **20 feet**
- e. **Minimum corner yard setback** **25 feet**
- f. **Minimum rear yard setback** **20 feet**
- g. **Minimum square footage of an existing building** **30,000 square feet**
- h. **Maximum height** **50 feet**
- i. **All outside storage material shall be located at the rear of the principal building in an enclosed structure.**
- j. **Bufferyards and landscaping requirements shall be met in accordance with Article VII, of the Zoning Ordinance.**
- k. **Parking requirements shall be met in accordance with Article XVII of the Zoning Ordinance.**

(Ord. No. , 11-11-02)

(p) Day Care Centers, Adult (six or more)

(1) Adult day care centers special standards in the R-9S Zoning District

- a. **Minimum lot size** **15,000 square feet**
- b. **Minimum lot width** **100 feet**
- c. **Minimum front yard setback** **25 feet**
- d. **Minimum side yard setback** **10 feet**
- e. **Minimum corner yard setback** **20 feet**
- f. **Maximum height** **50 feet**
- g. **Maximum building coverage** **40 %**
- h. **Minimum square footage of building** **8,000 square feet**

i. Section 27-49, Subsection (c)(2) may also be used in applying special standards for this permitted use.

(Ord. No. , 11-11-02)