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Town of Lee Little but Proud

ARTICLE FOUR-ZONING REGULATIONS (part one)

ARTICLE FOUR. ZONING REGULATIONS

SECTION 4.1 ZONING DISTRICTS

4.1.1 ESTABLISHMENT OF DISTRICTS

In order to classify, regulate, and restrict the use of land, buildings, and structures; to regulate the area of yards and open spaces about buildings; to regulate the intensity of land use, and to promote orderly growth within areas subject to these land development regulations the following zoning districts are established:

CSV Conservation

A Agricultural

RSF-1,2,3 Residential, (Conventional) Single Family

RSF/MH-1,2,3 Residential, (Mixed) Single Family/Mobile Home

RMH-1,2,3 Residential, Mobile Home

RMH-P Residential, Mobile Home Park

RMF-1,2. Residential, Multiple Family

CN Commercial, Neighborhood

CG Commercial, General

I Industrial

PRD Planned Residential Development

4.1.2 OFFICIAL ZONING ATLAS

The land areas subject to these land development regulations are hereby divided into zone districts as set out in this Article above and as shown on the Official Zoning Atlas of the Town. The Official Zoning Atlas, which may consist of one (1) or more maps, together with all explanatory material shown therein is hereby adopted by reference and declared to be part of these land development regulations. The Official Zoning Atlas is and shall remain on file in the office of the Land Development Regulation Administrator. The Official Zoning Atlas shall be identified by the signature of the Mayor and attested by the Town Clerk. If, in accordance with the provisions of these land development regulations, changes are made in district boundaries or other subject matter portrayed on the Official Zoning Atlas, such changes shall be made on the Official Zoning Atlas by the Land Development Regulation Administrator promptly after the amendment has been adopted.

No changes of any nature shall be made on the Official Zoning Atlas or matter shown thereon except in conformity with the procedures set forth in these land development regulations. The Official Zoning Atlas which shall be located in its designated

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place easily accessible to the public, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in areas subject to these land development regulations. All zoning atlases or remaining portions thereof, which have had the force and effect of official zoning maps or atlases for areas subject to these land development regulations, shall be retained as a public record and as a guide to the zoning status of land and water areas prior to such date.

4.1.3 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

4.1.3.1 District regulations extend to all portions of districts surrounded by boundaries. Except as otherwise specifically provided, a district symbol or name shown within district boundaries on the Official Zoning Atlas indicates that district regulations pertaining to the district extend throughout the whole area surrounded by the boundary line.

4.1.3.2 Rules where uncertainty exists. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Atlas, the following rules shall apply:

1. Centerlines. Boundaries Indicated as approximately following the centerlines of dedicated streets, highways, alleys, or rights-of-way shall be construed as following such center lines as they exist on the ground, except where variation of actual location from mapped location would change the zoning status of a lot or parcel, in which case the boundary shall be interpreted in such a manner as to avoid changing the zoning status of any lot or parcel. In case of a street vacation, the boundary shall be construed as remaining in its location except where ownership of the vacated street is divided other than at its center,

in which case the boundary shall be construed as moving with the ownership.

2. Lot lines. Boundaries indicated as approximately following lot lines, public property lines, and the like shall be construed as following such lines; provided, however, that where such boundaries are adjacent to a dedicated street, alley, highway, or right-of-way and the zoning status of the street, highway, alley, or right-of-way is not indicated, the boundaries shall be construed as running to the middle of the street, highway, alley, or right-of-way. In the event of street vacation, interpretation shall be as provided in (1) above.

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3. Town Limits. Boundaries indicated as approximately following city limits shall be construed as following such city limits.

4. Railroad tracks. Boundaries indicated as following railroad tracks shall be construed as being midway between the main tracks.

5. Mean high water lines; centerlines of streams, canals, lakes, or other bodies of water. Boundaries indicated as following mean high water lines or centerlines of streams, canals, lakes, or other bodies of water shall be construed as following such mean high water lines or centerlines. In case of a change in mean high water line, or of the course or extent of bodies of water, the boundaries shall be construed as moving with the change, except where such moving would change the zoning status of a lot or parcel; and in such case, the boundary shall be interpreted in such a manner as to avoid changing the zoning status of any lot or parcel.

6. Body of water. Boundaries indicated as entering any body of water but not continuing to intersection with other zoning boundaries or with the limits of jurisdiction of Town shall be construed as extending in the direction in which they enter the body of water to intersection with other zoning boundaries or with the limits of jurisdiction of the Town.

7. Boundaries parallel. Boundaries indicated as parallel to or extensions of features indicated in (1) through (6) above shall be construed as being parallel to or extensions of such features.

8. Measurement of district boundaries. Distances not specifically indicated on the Official Zoning Atlas shall be determined by the scale of the map showing the property in question.

1.5.5 Cases not covered by Section 4.1.3-2.. In cases not covered by Section 4.1.3-2 above, the Land Development Regulation Administrator shall interpret the Official Zoning Atlas in accord with the intent and purpose of these land development regulations. Appeal from the interpretation of the Land Development Regulation Administrator shall be only to the Board of Adjustment in conformity with Article 12 of these land development regulations.

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4.1.4 SCHEDULE OF DISTRICT REGULATIONS

The restrictions and controls intended to regulate development in each zoning district are set forth in the Schedule of District Regulations within this Article and are supplemented by Section 4.13, Supplementary District Regulations and Section 2.3, Nonconformities.

4.1.5 APPLICATION OF DISTRICT REGULATIONS

The regulations, set by these land development regulations, within each district shall be minimum or maximum limitations, as appropriate to the use, and shall apply uniformly to each class or kind of structure, use, land, or water. Except as hereinafter provided:

4-1 .5.1 Zoning affects use or occupancy. No structure, land, or water shall hereafter be used or occupied, and no structure or part thereof shall hereafter be erected, constructed, reconstructed, located, moved, or structurally altered except in conformity with the regulations specified in these land development regulations for the district in which it is located.

4.1.5.2 Zoning affects height of structures, population density, lot coverage, yards, and open spaces. No structure shall hereafter be erected or altered:

1. To exceed height, bulk, or floor area;
2. To provide a greater number of dwelling units or less lot area per dwelling unit;
3. To provide less lot area per dwelling unit or to occupy a smaller lot; or
4. To occupy a greater percentage of lot area; or to provide narrower or smaller yards, courts, or open spaces; or lesser separation between buildings or structures or portions of buildings or structures, than herein required; or in any other manner contrary to the provisions of these land development regulations.

4.1.5-3 Multiple use of required space prohibited. No part of a required yard or other required open space, or off-street parking or off-street loading space, provided in connection with one (1) structure or use shall be included as meeting the requirements for any other structure or use, except where specific provision is made in these land development regulations.

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4.1.5.4 Reduction of lot area prohibited. No lot or yard existing at the effective date of these land development regulations shall thereafter be reduced in dimension or area below the minimum requirements set forth herein, except by reason of a portion being acquired for public use in any manner including dedication, condemnation, purchase, and the like. Lots or yards created after the effective date of these land development regulations shall meet at least the minimum requirements established by these land development regulations.

4.1.6 DEFINITIONS OF GROUPINGS OF VARIOUS DISTRICTS

Where the phrases "all conservation districts", "conservation districts", "zoned conservation", "conservation zone", or phraseology of similar intent are used in these land development regulations, the phrases shall be construed to include the following district:

CSV Conservation

Where the phrases "all agricultural district", "agricultural districts", "zoned agriculturally", "agricultural zone", "agriculturally zoned", or phraseology of similar intent are used in these land development regulations, the phrases shall be construed to include the following district:

A Agricultural

Where the phrases "one (1) family residential districts", "one (1) family residential district", "zoned for one (1) family residential purposes", or phraseology of similar intent are used in these land development regulations, the phrases shall be construed to include the following districts:

RSF-1,2,3 Residential, (Conventional) Single Family
RSF/MH-1,2,3 Residential, (Mixed) Single Family/Mobile Home

Where the phrases "all residential districts", "residential district", "zoned residentially", "residentially zoned", "zoned for residential purposes" or phraseology of similar intent are used in these land development regulations, the phrases shall be construed to include the following districts:

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RSF-1,2,3 Residential, (Conventional) Single Family

RSF/MH-1,2,3 Residential, (Mixed) Single Family/Mobile Home

RMH-1,2,3 Residential, Mobile Home

RMH-P Residential, Mobile Home Park

RMF-1,2 Residential, Multiple Family

Where the phrases "commercial districts", "zoned commercially", "commercially zoned", "commercial zoning", or phrases of similar intent are used in these land development regulations, the phrases shall be construed to include the following districts:

CN Commercial, Neighborhood

CG Commercial, General

Where the phrases "industrial districts", "zoned industrially", "industrially zoned", "industrial zoned", or phraseology of similar intent, are used in these land development regulations, the phrases shall be construed to include the following district:

I Industrial

Where the phrases "planned residential development" "zoned for planned residential development" or phrases of similar intent are used in these land development regulations, the phrases shall be construed to include the following district:

PRO Planned Residential Development

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SECTION 4.2. CONSERVATION DISTRICT

4.2.1 DISTRICTS AND INTENT

The "CSV" Conservation category includes one (1) zoning district: CSV Lands in this district are lands devoted to the conservation of the unique natural functions within these lands. To ensure their intended purpose, conservation uses shall be limited to public access, native vegetative community restoration, non-residential and residential uses necessary to manage such conservation lands (i.e. ranger or forestry station, research stations and park amenities and non-intensive resource based recreation activities.

4.2.2 PERMITTED PRINCIPAL USES AND STRUCTURES 1 . Public access.

2. Non-intensive resource based recreation activities. 5. Native vegetative community restoration.

4.2.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:

a. Are customarily accessory and clearly incidental and subordinate to non-intensive resource based recreation activities.

2. Examples of permitted accessory uses and structures include:

a. Forestry stations and scientific stations for the study of the natural resources within the conservation district.

b. Residential facilities for caretakers.

4.2.4 PROHIBITED USES AND STRUCTURES

1. Residential uses (excepting forestry stations or scientific stations for the study of the natural resources within the conservation district).

2. Any use or structure not specifically, provisionally or by reasonable implication permitted herein or permissible as a special exception.

4.2.5 SPECIAL EXCEPTIONS

Recreational activities, such as campsites and similar uses.

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4.2.6 MINIMUM LOT REQUIREMENTS

None, except to meet other requirements as set out herein.

4.2.7 MINIMUM YARD REQUIREMENTS (See Section 4.13 for right-of-way setback requirements.)

1. Wetland protection shall be provided by a minimum thirty-five (35) foot natural buffer from wetlands to improved areas, subject to the following conditions:

a. The location of any structure, other than permitted

docks, piers, or walkways elevated on pilings shall be prohibited;

b. The clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the

installation of the permitted docks, piers or walkways;

c. Residential, commercial and industrial improvements shall be prohibited; and

d. Resource-based recreational activities may be permitted within the buffer area.

2. Perennial rivers, streams and creeks protection shall be provided by a minimum thirty-five (35) foot natural buffer from perennial rivers, streams and creeks subject to following conditions:

a. Residential, commercial and industrial improvements shall be prohibited.

b. Agriculture, silviculture, and resource-based recreational activities may be permitted within the buffer area subject to best management practices.

4.2.8 MINIMUM HEIGHT OF STRUCTURES

Thirty-five (35) Feet (see Section 4.13)

4.2.9 MINIMUM LOT COVERAGE None.

4.2.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS None .

4.2.11 MINIMUM OFFSTREET PARKING REQUIREMENTS None.

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SECTION 4.5. "A" AGRICULTURAL

4.3.1 DISTRICTS AND INTENT

The "A" Agricultural category includes one zoning district: A. Lands in this district are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas designated agriculture within the Town's Comprehensive Plan.

4.3.2 .PERMITTED PRINCIPAL USES AND STRUCTURES

1. Agricultural activities involving the production of dairy and poultry products, the raising of livestock and poultry (excluding livestock or poultry slaughterhouses), the cultivation of field crops and fruits and berries, forestry, apiculture, and similar uses provided that no structure used for housing of animals or any commercial feed lot operation shall be located within two hundred (200) feet of any lot line, and no structure used for housing domestic animals shall be located within one hundred (100) feet of any lot line.

2. The processing, storage, and sale of agricultural products and commodities raised on the premises (excluding livestock or poultry slaughterhouses) provided that no building used for these activities shall be located within one hundred (100) feet of any side or rear lot line.

3. Single family dwellings.
- 4 . Mobile homes.
5. Plant nurseries and greenhouses.
6. Homes of six (6) or fewer residents which otherwise meet the definition of a community residential home. (See Section 4.13)

4.3.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership. 4-9
 - c. Do not involve operations or structures not in keeping with the character of a rural area.
2. Examples of permitted accessory uses and structures include:
 - a. Barns and stables.
 - b. Private garages.
 - c. Private swimming pools and cabanas.
 - d. On-site signs (see Section 4.13)
 - e. Residential facilities for caretakers whose work requires residence on the premises or for employees who will be quartered on the premises.

4.3.4 PROHIBITED USES AND STRUCTURES

- 1 . Commercial uses are prohibited in locations adjacent to the Town's surface water bodies;
2. Intensive agricultural uses such as milking barns and chicken houses are prohibited in locations adjacent to the Town's surface water bodies;
2. Junk yard or automobile wrecking yard; and
3. Any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.3.5 SPECIAL EXCEPTIONS

(see Articles 12 and 13)

1. The processing, storage, and sale of agricultural products and commodities which are not raised on the premises provided that no building used for these activities shall be located within one hundred (100) feet of any side or rear lot line.
2. Livestock auction arenas.
3. Livestock or poultry slaughterhouses provided that no building used for these activities shall be located within (100) feet of any lot line.
4. Agricultural equipment and related machinery sales.
5. Agricultural feed and grain packaging, blending, storage, and sales.
6. Agricultural fertilizer storage and sales.
7. Agricultural fairs and fairground activities.
8. Recreational activities such as racetracks and speedways; golf courses; country clubs; tennis and racquet clubs; golf and archery ranges; rifle, shotgun, and pastoral ranges; travel

trailer parks and campgrounds, including day camps; and similar uses

9. Riding or boarding stables; provided that no building used for housing of animals shall be located within three hundred (300) feet of any lot line.
10. Hospitals, sanitariums, nursing homes, and residential homes for the aged.
11. Commercial kennels, veterinary clinics, and animal shelters provided that no open runs or buildings used for housing of animals shall be located within three hundred (300) feet of any lot line.
12. Churches and other houses of worship.
13. Cemeteries and mausoleums
14. Airplane landing fields.

15. Child care centers, provided:

- a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
- b. Provision is made for areas for off-street pick-up and drop-off of children.

16. Home occupations (see Section 4.13).

17. Public (See Section 4.13) or private schools offering curricula comparable to that of public schools.

18. Public buildings and facilities, unless otherwise specified (see Section 4.13)

19. Private clubs and lodges.

20. Off-site signs (see Section 4.13).

21. Solid waste facilities.

22. Flea markets.

Note: All uses permitted as special exception, herein, are subject to an intensity of less than or equal to 1.0 floor area ratio.

4.3.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings, mobile homes:

A Minimum lot area; 5 acres Minimum lot width; 300 ft.

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2. All other permitted or permissible uses and structures (unless otherwise specified): None, except as necessary to meet other requirements as set out herein.

4.3.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard) (See Section 4.13 for right-of-way setback requirements.)

1. All permitted or permissible uses and structures (unless otherwise specified):

Front; 30 ft. Side; 25 ft. Rear; 25 ft.

2. Wetland protection shall be provided by a minimum thirty-five (35) foot natural buffer from wetlands to improved areas, subject to the following conditions:

a. The location of any structure, other than permitted

docks, piers, or walkways elevated on pilings shall be prohibited;

b. The clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways;

c. Residential, commercial and industrial improvements shall be prohibited; and

d. Resource-based recreational activities may be permitted within the buffer area.

3. Perennial rivers, streams and creeks protection shall be provided by a minimum thirty-five (35) foot natural buffer from perennial rivers, streams and creeks subject to following conditions:

a. Residential, commercial and industrial improvements shall be prohibited.

b. Agriculture, silviculture and resource-based recreational activities may be permitted within the buffer area subject to best management practices.

4.3.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (see Section 4.13 for exceptions)

Thirty-five (35) Feet.

4.3.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS Twenty (20#) Percent

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4.5.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS (see Section 4.13)

1. All permitted or permissible uses and structures (unless otherwise specified):

None, except as necessary to meet other requirements as set out herein.

4.3.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (see Section 4.13)

1. Each residential dwelling unit: two (2) spaces.

2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.

3. Senior high school: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.

4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main

auditorium.

5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) sq. ft. of floor area.
6. Private clubs and lodges: one (1) space for each three hundred (300) sq. ft. of floor area.
7. Child care centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.
8. Hospitals: one (1) space for each bed.
9. Sanitariums and nursing homes: one (1) space for each 2 beds.
10. Residential home for the aged: one (1) space for each dwelling unit.
11. Commercial and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.
12. Livestock or poultry slaughterhouse; crematories; agricultural feed and grain packaging, blending, storage and sales; agricultural fertilizer storage and sales: one (1) space for each five hundred (500) sq. ft. of floor area.

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13. Livestock auction arenas; agricultural equipment and related machinery sales; agricultural fairs and fairground activities; drive-in theaters; racetracks and speedways; golf and archery ranges; rifle, shotgun, and pistol ranges; commercial kennels; veterinary clinics; and animal shelters: one (1) space for each three hundred fifty (350) sq. ft. of floor area, plus, where applicable, one (1) space for each one thousand (1,000) sq. ft. of lot or ground area outside buildings used for any type of sales, display, or activity.
14. For other special exceptions as specified herein: to be determined by findings in the particular case.

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SECTION 4.4 "RSF" RESIDENTIAL. SINGLE FAMILY

4.4.1 DISTRICTS AND INTENT

The "RSF" Residential, Single Family category includes three (3) zoning districts: RSF-1, RSF-2, and

RSF-3- It is the intent of these districts to provide for single family areas of low to medium density together with public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with such development, as well as surrounding development. Non-residential uses in these districts may be subject to restrictions and requirements necessary to preserve and protect the single family residential character of these districts. Variation among the RSF-1, RSF-2, and RSF-3 districts is in requirements for lot area, width, and certain yards.

4.4.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Single family dwellings.
2. Public parks and recreational areas.
3. Homes of six (6) or fewer residents which otherwise meet the definition of "community residential home" in RSF-1 and RSF-2. (See Section 4.13)
4. Community residential homes in RSF-3 (See Section 4.13)

4.4.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership.
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
 - d. Do not involve operations or structures not in keeping with the character of single family residential development.
2. Examples of permitted accessory uses and structures include: a. Private garages.

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- b. Private swimming pools.
- c. Non-commercial greenhouses and plant nurseries.
- d. On-site signs (see Section 4. 1 3) .

4.4.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), new mobile homes except as permitted in Section 4.13, signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.4.5 SPECIAL EXCEPTIONS (see Articles 12 and 13)

1. Public (see Section 4.13) or private schools offering curricula comparable to that of public schools.
2. Churches and other houses of worship.
3. Golf courses, country clubs, and racquet and tennis clubs.

4. Cemeteries and mausoleums.
5. Private clubs and lodges.
6. Parks maintained by any private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see Section 4.13)
8. Home occupations (see Section 4.13).
- 9- Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
 - b. Provision is made for areas for off-street pick-up and drop-off of children.

10. Commercial greenhouses and plant nurseries.

Note: All uses permitted as special exceptions, herein, are subject to an intensity of less than or equal to 1.0 floor area ratio.

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4.4.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings:

RSF-1: Minimum lot area; 20,000 sq. ft. Minimum lot width; 100 ft.

RSF-2: Minimum lot area; 10,000 sq. ft. Minimum lot width; 85 ft.

Note: RSF-2 districts shall only be permitted where community potable water systems and sanitary sewer systems are available and accessible.

RSF-3: Minimum lot area; 7,500 sq. ft.

Minimum lot width; 75 ft.

2. Note: RSF-3 districts shall only be permitted where community potable water systems and sanitary sewer systems are available and accessible.

3. Other permitted or permissible uses and structures:

None, except as needed to meet all other requirements herein set out.

4.4.7 MINIMUM YARD REQUIREMENTS (depth of front and backward, width of side yards) (See Section 4.13 for right-of-way setback requirements.)

1. Single family dwellings:

RSF-1: Front; 30 ft.

Side; 15 ft. for each side yard. Rear; 15 ft.

RSF-2: Front; 25 ft.

Side; 10 ft. for each side yard. Rear; 15 ft.

RSF-3: Front; 20 ft.

Side; 10 ft. for each side yard. Rear; 15 ft.

2. Public and private schools, child care centers, churches, other houses of worship, private clubs and lodges, and other all permitted or permissible uses unless otherwise specified:

Front; 35 ft.

Side; 25 ft. for each side yard.

Rear; 35 ft.

3. Wetland protection shall be provided by a minimum thirty-five (35) foot natural buffer from wetlands to improved areas, subject to the following conditions:

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- a. The location of any structure, other than permitted docks, piers, or walkways elevated on pilings shall be prohibited;
- b. The clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways;
- c. Residential improvements shall be prohibited; and
- d. Resource-based recreational activities may be permitted within the buffer area.

4. Perennial rivers, streams and creeks protection shall be provided by a minimum thirty-five (35) foot natural buffer from perennial rivers, streams and creeks subject to following conditions:

- a. Residential improvements shall be prohibited.
- b. Agriculture, silviculture, and resource-based recreational activities may be permitted within the buffer area subject to best management practices.

4.4.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED: (see Section 4.13 for exceptions)

Thirty-five (35) feet.

4.4.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Single family dwellings, including their accessory buildings: forty (40%) percent.
2. Other permitted buildings in connection with permitted or permissible uses, including their accessory buildings: thirty-five (35%) percent.

4.4.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS (see Section 4.13)

1. Churches, other houses of worship, private clubs and lodges, child care centers, commercial greenhouses and plant nurseries, public buildings (but not public schools): where erected or expanded on land abutting a residential district the proposed use shall provide a landscaped buffer which shall not be less than ten (10) ft. in width along the affected rear and/or side yards as the case may be.

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2. All other permitted or permissible uses (unless otherwise specified) :

None, except as necessary to meet other requirements set out herein.

4.4.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (see Section 4.'3)

1. Each residential dwelling unit: two (2) spaces.
2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.
3. Senior high school: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.
4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.
5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) sq. ft. of floor area.
6. Private clubs and lodges: one (1) space for each three hundred (300) sq. ft. of floor area.
7. Childcare centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.

8. Commercial greenhouses and plant nurseries: one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.
9. For other special exceptions as specified herein: to be determined by findings in the particular case.

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SECTION 4.5 "RSF/MH" RESIDENTIAL. (MIED) SINGLE FAMILY/MOBILE HOME

4.5.1 DISTRICTS AND INTENT

The "RSF/MH" Residential, (Mixed) Single Family/Mobile Home category includes three (3) zoning districts: RSF/MH-1, RSF/MH-2, and RSF/MH-3. It is the intent of these districts to provide for single family residential areas of low to medium density for single family dwellings and individual mobile homes. In addition to providing for mixed single family/mobile home areas, this district also provides for public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with mixed single family/mobile home residential development. Non-residential uses and special exceptions in these districts may be subject to restrictions and requirements necessary to preserve and protect the single family residential character of these districts. Variation among the RSF-MH-1, RSF-MH-2 and RSF-MH-3 districts is in the requirements for lot area, width and certain yards.

4.5.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Single family dwellings.
2. Mobile homes.
3. Public parks and recreational areas.
4. Homes of six (6) or fewer residents which otherwise meet the criteria of "community residential home" in RSF/MH-1,2.
5. Community residential homes in RSF/MH-3.

4.5.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:

a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.

b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership.

c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.

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d. Do not involve operations or structures not in keeping with the character of residential development.

2. Examples of permitted accessory uses and structures include:
 - a. Private garages,
 - b. Private swimming pools.
 - c. Non-commercial greenhouses and plant nurseries,

d. On-site signs (see Section 4.13).

4.5.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), mobile home parks, signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.5.5 SPECIAL EXCEPTIONS

(see Articles 12 and 13)

1. Public (see Section 4.13) or private schools offering curricula comparable to that of public schools.
2. Churches and other houses of worship.
3. Golf courses, country clubs, racquet and tennis clubs.
4. Cemeteries and mausoleums.
5. Private clubs and lodges.
6. Parks maintained by any private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see Section 4.13)
8. Home occupations (see Section 4.13)

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9- Child care centers, provided:

- a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
- b. Provision is made for areas for off-street pick-up and drop-off of children.

10. Commercial greenhouses and plant nurseries.

Note: All uses permitted as special exception, herein, are subject to an intensity of less than or equal to 1.0 floor area ratio.

4.5.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings and mobile homes:

RSF/MH-1: Minimum lot area; 20,000 sq. ft. Minimum lot width; 100 ft.

RSF/MH-2: Minimum lot area; 10,000 sq. ft.

Minimum lot width; 85 ft

Note: RSF/MH-2 districts shall only be permitted where community potable water systems and sanitary sewer systems are available and accessible .

RSF/MH-3: Minimum lot area; 7,500 sq. ft.

Minimum lot width; 75 ft.

Note: RSF/MH-3 districts shall only be permitted where community potable water systems and sanitary sewer systems are available and accessible .

2. Other permitted or permissible uses and structures: None, except as needed to meet all other requirements herein set out.

4.5.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side of yards) (See Section 4-. 13 for right-of-way setback requirements.)

1. Single family dwellings and mobile homes:

RSF/MH-1: Front; 30 ft.

Side; 15 ft. for each side yard Rear; 15 ft.

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RSF/MH-2: Front; 25 ft.

Side; 10 ft. for each side yard Rear: 15 ft.

RSF/MH-3: Front; 20 ft.

Side; 10 ft. for each side yard. Rear; 15 ft.

2. Public and private schools, child care centers, churches, other houses of worship, private clubs and lodges, and all other permissible uses unless otherwise specified:

Front; 35 ft.

Side; 25 ft. for each side yard.

Rear; 35 ft.

3. Wetland protection shall be provided by a minimum thirty-five (35) foot natural buffer from wetlands to improved areas, subject to the following conditions:

- a. The location of any structure, other than permitted"
. docks, piers, or walkways elevated or pilings shall be prohibited;
 - b. The clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways;
 - c. Residential improvements shall be prohibited; and
 - d. Resource-based recreational activities may be permitted within the buffer area.
4. Perennial rivers, streams and creeks protection shall be provided by a minimum thirty-five (35) foot natural buffer from perennial rivers, streams and creeks subject to following conditions:
- a. Residential improvements shall be prohibited.
 - b. Agriculture, silviculture and resource-based recreational activities may be permitted within the buffer area subject to best management practices.
- 4.5.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED (see Section 4.13 for exceptions)

Thirty-five (35) feet.

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4.5.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. One family dwellings and duplexes, including their accessory buildings: forty (40%) percent.
2. Other permitted buildings in connection with permitted or permissible uses, including their accessory buildings: thirty-five (35%) percent.

4.5.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS (see Section 4- 1 3)

1. Churches, other houses of worship, private clubs and lodges, child care centers, commercial greenhouses and plant nurseries, public buildings (but not public schools):
Where erected or expanded on land abutting a residential district the proposed use shall provide a landscaped buffer at least 10 ft. in width along the affected rear and/or side yards as the case may be.
2. All other permitted or permissible uses (unless otherwise specified):
None, except as necessary to meet other requirements set out herein.

4.5.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (see Section 4.13)

1. Each residential dwelling unit: two (2) spaces for each dwelling unit.
2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.
3. Senior high schools: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.
4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.
5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) sq. ft. of floor area.
6. Childcare centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.

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7. Private clubs and lodges: one (1) space for each three hundred (300) sq. ft. of floor area.
8. Commercial greenhouses and plant nurseries: one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.
9. For other special exceptions as specified herein: to be determined by findings in the particular case.

4.5.12 ADDITIONAL REQUIREMENTS FOR MOBILE HOMES

1. Anchoring. Each mobile home shall be located on a stand that will permit each unit to be sufficiently supported and anchored as in compliance with the State Standards for Anchoring Mobile Homes. In addition, each mobile home shall have the wheels and axles removed, shall be placed as close to the ground as can be practically accomplished and shall have the tongue or hitch portion of the mobile home removed from the mobile home unless that portion of the mobile home is permanently attached in such a manner that it cannot be readily be removed therefrom.
2. Skirting. A skirt or apron which is continually and properly maintained shall surround each mobile home between the bottom of the unit and the ground. Mobile homes within Federal Emergency Management Agency described 100-year flood prone areas are exempt from the mobile home skirting requirement.

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SECTION 4.6 "RMH" RESIDENTIAL. MOBILE HOME

4.6.1 DISTRICTS AND INTENT

The "RMH" Residential, Mobile Home category includes three (3) zoning districts: RMH-1, RMH-2, and RMH-3. It is the intent of these districts to provide for low to medium density mobile home subdivision development together with public and semi-public buildings and facilities and accessory structures as may be desirable and compatible with such development as well as surrounding development. Non-residential uses in these districts may be subject to restrictions and requirements necessary to protect the residential character of these districts. Variation among the RMH-1, RMH-2 and RMH-3 districts is in requirements for lot area, width, and certain yards.

4.6.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Mobile homes.
2. Public parks and recreational areas.
3. Homes of six (6) or fewer residents which otherwise meet the criteria of a "community residential home" in RMH-1,2. See Section 4.13)
4. Community residential homes in RMH-3- (See Section 4.13)

4.6.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership.
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
 - d. Do not involve operations or structures not in keeping with the character of residential development.

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2. Examples of permitted accessory uses and structures include:

- a. Private garages.
- b. Private swimming pools.
- c. Non-commercial greenhouses and plant nurseries,
- d. On-site signs (see Section 4.13).

4.6.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), new single family dwelling units, mobile home parks, signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.6.5 SPECIAL EXCEPTIONS

(See Articles 12 and 13)

- 1. Public (see Section 4.13) or private schools offering curricula comparable to that of public schools.
- 2. Churches and other houses of worship.
- 3. Golf courses, country clubs, and racquet and tennis clubs.
- 4. Cemeteries and mausoleums.
- 5. Private clubs and lodges.
- 6. Parks maintained by any private association of persons residing in the district.
- 7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see Section 4.13)
- 8. Home occupations (see Section 2.1).
- 9. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
 - b. Provision is made for areas for off-street pick-up and drop-off of children.

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10. Commercial greenhouses and plant nurseries.

Note: All uses permitted as special exception, herein, are subject to an intensity of less than or equal to 1.0 floor area ratio.

4.6.6 MINIMUM LOT REQUIREMENTS (areas, width)

1. Mobile homes:

RMH-1: Minimum lot area; 20,000 sq. ft. Minimum lot width; 100 ft

RMH-2: Minimum lot area; 10,000 sq. ft. Minimum lot width; 85 ft.

Note: RMH-2 districts shall only be permitted where community potable water system and sanitary

sewer system are available and accessible.

RMH-3: Minimum lot area; 7,500 sq. ft. Minimum lot width; 75 ft.

Note: RMH-3 districts shall only be permitted where community potable water system and sanitary sewer systems are available and accessible.

2. Other permitted or permissible uses and structures: None, except as needed to meet all other requirements herein set out.

4.6.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards) (See Section 4.13 for right-of-way setback requirements.)

1. Mobile homes:

RMH-1: Front; 30 ft.

Side; 15 ft. for each side yard. Rear; 15 ft.

RMH-2: Front; 25 ft.

Side; 15 ft. for each side yard. Rear; 15 ft.

RMH-3: Front; 20 ft.

Side; 10 ft. for each side yard Rear; 15 ft.

2. Public and private schools, child care centers, churches, other houses of worship, private clubs and lodges, and all other permitted or permissible uses unless otherwise specified:

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Front; 35 ft.

Side; 25 ft. for each side yard.

Rear; 35 ft.

3. Wetland protection shall be provided by a minimum thirty-five (35) foot natural buffer from wetlands to improved areas, subject to the following conditions:

a. The location of any structure, other than permitted

docks, piers, or walkways elevated on pilings shall be prohibited;

b. The clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways;

c. Residential improvements shall be prohibited; and

d. Resource-based recreational activities may be permitted within the buffer area.

4. Perennial rivers, streams and creeks protection shall be provided by a minimum thirty-five (35) foot natural buffer from perennial rivers, streams and creeks subject to following conditions:

a. Residential improvements shall be prohibited.

b. Agriculture, silviculture and resource-based recreational activities may be permitted within the buffer area subject to best management practices.

4.6.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED (see Section 4.13 for exceptions)

Thirty-five (35) feet

4.6.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

1. Mobile home dwellings including their accessory buildings: forty (40%) percent.

2. Other permitted building in connection with permitted or permissible uses, including their accessory buildings: thirty-five (35%) percent.

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4.6.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS (see Section 4.13)

1. Churches, other houses of worship, private clubs and lodges, child care centers, commercial greenhouses and plant nurseries, public buildings (but not public schools):

Where erected or expanded on land abutting a residential district the proposed use shall provide a

landscaped buffer at least ten (10) ft. in width along the affected rear and/or side yards as the case may be.

2. All other permitted or permissible uses (unless otherwise specified):
None, except as necessary to meet other requirements set out herein.

4.6.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (see Section 4.13)

1. Each residential dwelling unit: two (2) spaces for each dwelling unit.
2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.
3. Senior high schools: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.
4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.
5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) sq. ft. of floor area.
6. Private clubs and lodges: one (1) space for each three hundred (300) sq. ft. of floor area.
7. Child care centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.
8. Commercial greenhouses and plant nurseries: one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.
9. For other special exceptions as specified herein: to be determined by findings in the particular case.

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4.6.12 ADDITIONAL REQUIREMENTS FOR MOBILE HOMES

1. Anchoring. Each mobile home shall be located on a stand that will permit each unit to be sufficiently supported and anchored as in compliance with the State Standards for Anchoring Mobile Homes. In addition, each mobile home shall have the wheels and axles removed, shall be placed as close to the ground as can be practically accomplished and shall have the tongue or hitch portion of the mobile home removed from the mobile home unless that portion of the mobile home is permanently attached in such a manner that it cannot readily be removed therefrom.
2. Skirting. A skirt or apron which is continually and properly maintained shall surround each mobile home between the bottom of the unit and the ground. Mobile homes within Federal Emergency Management Agency described 100-years flood prone areas are exempt from the mobile home skirting requirement.

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SECTION 4.7. "RMH-P" RESIDENTIAL. MOBILE HOME PARK

4.7.1 DISTRICTS AND INTENT

The "RMH-P" Residential, Mobile Home Park category includes one (1) zoning district: RMH-P. It is the intent of this district to provide for mobile homes occupied as one (1) family dwellings in approved parks. This is a high density district designed to create an environment of residential character and permitting only those uses, activities, and services which are compatible with the residential environment. The RMH-P district is a residential district, and not a commercial district. The minimum size for a mobile home park shall be five (5) acres in order to avoid spotty development and to provide enough area for adequate site design.

4.7.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Mobile home parks.
2. Homes of six or fewer residents who otherwise meet the definition of "community residential home" (See Section 4.15)

For uses under (1) above: Site and development plan approval is required (see Article 14). . -

4.7.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership.
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
 - d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
 - a. Private garages.
 - b. Private swimming pools and cabanas,
 - c. Non-commercial greenhouses and plant nurseries.
 - d. Storage rooms.
 - e. Mobile home park administrative/management offices and recreational and laundry facilities intended for use solely by the residents of the mobile home park and their guests.
 - f. On-site signs (see Section 4.13).

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4.7.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, retail commercial outlets for sale of new and used mobile homes, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.7.5 SPECIAL EXCEPTIONS

(see Articles 12 and 13) _

1. Public (see Section 4.13) or private schools offering curricula comparable to that of public schools.
2. Churches and other houses of worship.
3. Golf courses, country clubs, and racquet and tennis clubs.
4. Cemeteries or mausoleums.
5. Private clubs and lodges.
6. Public parks; parks maintained by any private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see Section 4.13)
8. Home occupations (see Section 2.1).
9. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
 - b. Provision is made for areas for off-street pick-up and drop-off of children.

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SECTION 4.7- "RMH-P" RESIDENTIAL. MOBILE HOME PARK

4.7.1 DISTRICTS AND INTENT

The "RMH-P" Residential, Mobile Home Park category includes one (1) zoning district: RMH-P. It is the intent of this district to provide for mobile homes occupied as one (1) family dwellings in approved parks. This is a high density district designed to create an environment of residential character and permitting only those uses, activities, and services which are compatible with the residential environment. The RMH-P district is a residential district, and not a commercial district. The minimum size for a mobile home park shall be five (5) acres in order to avoid spotty development and to provide enough area for adequate site design.

4.7.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Mobile home parks.
2. Homes of six or fewer residents who otherwise meet the definition of "community residential home" (See Section 4.13)

For uses under (1) above: Site and development plan approval is required (see Article 14).

4.7.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.

- b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership.
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
 - d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
- a. Private garages.
 - b. Private swimming pools and cabanas.
 - c. Non-commercial greenhouses and plant nurseries.
 - d. Storage rooms.
 - e. Mobile home park administrative/management offices and recreational and laundry facilities intended for use solely by the residents of the mobile home park and their guests.
 - f. On-site signs (see Section 4.13).

4.7.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, retail commercial outlets for sale of new and used mobile homes, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.7.5 SPECIAL EXCEPTIONS

(see Articles 12 and 13)

1. Public (see Section 4.13) or private schools offering curricula comparable to that of public schools.
2. Churches and other houses of worship.
3. Golf courses, country clubs, and racquet and tennis clubs.
4. Cemeteries or mausoleums.
5. Private clubs and lodges.
6. Public parks; parks maintained by any private association of persons residing in the district.
7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see Section 4.13)
8. Home occupations (see Section 2.1).
9. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
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10. The sale of new and used mobile homes shall be permitted within the boundaries of an approved mobile home park subject to the following conditions which are intended to protect a residential character

of the park.

- a. Allowable number: The number of mobile homes for sale shall not exceed ten(10)percent of the total number of approved mobile hone spaces in the mobile home park.
- b. Location: Mobile homes for sale shall be located only on approved mobile home spaces in the mobile home park and subject to the same setbacks and yard requirements as occupied mobile homes.
- c. Maintenance: No renovation, overhaul, or repair to mobile homes offered for sale within the mobile home park shall be permitted other than customary maintenance allowed an occupant while living in a mobile home.
- d. Advertising: No signs, banners, pennants or any type of advertising display except that one (1) sign not over 18" x 2.4" may be posted on each mobile home offered for sale .

Note: All uses permitted as special exception, herein, are subject to an intensity of less than or equal to 1.0 floor area ratio.

4.7.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Mobile home parks:

Site requirements:

Minimum site area; 5 acres.

Minimum site width; 150 ft.

Minimum land area per dwelling unit;5,445 sq.ft. (Density; 8 dwelling units per acre).

Mobile home stand requirements:

Minimum mobile home stand size; 3,500 sq. ft.

Minimum average width of mobile home stand; 40 ft.

2. Other permitted or permissible uses and structures:

None, except as needed to meet all other requirements herein set out.

4.7.7 MINIMUM YARD REQUIREMENTS(depth of front and rear yard, width of side yards) (See Section 4.13 for right-of-way setback requirements.)

1. Mobile home parks: (to be applied at site perimeter)

Front; 35 ft.

Side; 25 ft. for each side yard

Rear; 25 ft.

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2. No mobile home shall be located closer than twenty (20) feet to (a) another mobile home, or (b) a mobile home park access or circulation drive.

3. Public and private schools, child care centers, churches, other houses of worship, private clubs and lodges, and all other permitted or permissible uses unless otherwise specified:

Front; 35 ft.

Side; 25 ft. for each side yard

Rear; 35 ft.

4. Wetland protection shall be provided by a minimum thirty-five (35) foot natural buffer from wetlands to improved areas, subject to the following conditions:

a. The location of any structure, other than permitted

docks, piers, or walkways elevated on pilings shall be prohibited;

b. . The clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways;

c. Residential improvements shall be prohibited; and

d. Resource-based recreational activities may be permitted within the buffer area.

5. Perennial rivers, streams and creeks protection shall be provided by a minimum thirty-five (35) foot natural buffer from perennial rivers, streams and creeks subject to following conditions:

a. Residential improvements shall be prohibited.

b. Agriculture, silviculture and resource-based recreational activities may be permitted within the buffer area subject to best management practices.

4-7.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED (see Section 4.13 for exceptions)
Thirty-five (35) Feet.

4.7.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS .

1. Mobile home parks, including all accessory buildings: thirty percent

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2. Other permitted buildings in connection with permitted or permissible uses, including their accessory buildings: thirty-five (35*) percent.

4.7.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS (see Section 4.13)

1. Mobile home parks:

Where erected or expanded on land abutting a one (1) family residential district, the proposed use shall provide a landscaped buffer at least fifteen (15) ft. in width along the affected rear and/or side yards as the case may be.

2. Churches, other houses of worship, private clubs and lodges, child care centers, public buildings (but not public schools):

Where erected or expanded on land abutting a residential district, the proposed use shall provide a landscaped buffer at least ten (10) ft. in width along the affected rear and/or side yards as the case may be.

3. All other permitted or permissible uses (unless otherwise specified):
None, except as necessary to meet other requirements set out herein.

4.7.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (see Section 4.13)

1. Each residential dwelling unit: two (2) spaces which shall be so located as to provide convenient access to the mobile home and not exceeding a distance of 200 feet from the mobile home it serves.

2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.

3. Senior high schools: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.

4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.

5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) sq. ft. of floor area.

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6. Child care centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.

7. Private clubs and lodges: one (1) space for each three hundred (300) sq. ft. of floor area.
8. For other special exceptions as specified herein: to be determined by findings in the particular case.

4.7.12 ADDITIONAL REQUIREMENTS FOR MOBILE HOME PARKS

1. Mobile home stands. The following requirements shall be met:
 - a. Each mobile home shall be located on a stand to permit it to be sufficiently supported and anchored in compliance with State Standards for Anchoring Mobile Homes.
 - b. Each approved mobile home stand shall be clearly defined by stakes or other markers which physically delineate the location of each stand within the mobile home park.
 - c. A skirt or apron shall surround each mobile home between the bottom of the unit and the ground. Mobile homes within Federal Emergency Management Agency described 100-year flood prone areas are exempt from the mobile home skirting requirement.
2. Street or Driveway Improvements. Streets and drives shall be constructed using generally accepted engineering practices so as to allow proper drainage of the entire area and to provide access to each mobile home site. Minimum contention standards are :
 - a. Pavement base. Six (6) inches of compacted limerock.
 - b. Wearing surface. One (1) inch of Type II asphalt or concrete surface course or the equivalent as approved as meeting standards established by the Town Council.
 - c. Pavement width. All streets shall have a minimum pavement width of twenty (20) feet.
3. Street lighting. All streets or driveways within the park shall be lighted at night with electric lights providing a minimum illumination of 0.2 foot candles.
4. Usable open space. A minimum of fifteen (15) percent of the gross land area within the mobile home park shall be designed for recreational purposes.
5. Parking. No parking shall be allowed on any mobile home park access or circulation drive.

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6. State regulations. In addition to the requirements listed above, the mobile home park shall comply with all applicable rules and regulations of the State of Florida including Chapter 10D-26 of the Florida Administrative Code, as amended.
7. Walks.
 - a. General Requirements. All parks shall be provided with safe, convenient, all-season, dust-free, pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets and community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.
 - b. Common Walk system. A common walk system separated from the road system by a minimum of two feet shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of five (5) feet.
 - c. Individual Walks. Mobile home stands shall be connected to common walks, to paved streets or to paved driveways or parking spaces connecting to a paved street by walks with a minimum width of two (2) feet.

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SECTION 4.8. "RMF" RESIDENTIAL. MULTIPLE FAMILY

4.8.1 DISTRICTS AND INTENT

The "RMF" Residential, Multiple Family category includes two (2) zoning districts: RMF-1 and RMF-2. It is the intent of these districts to provide for residential areas of medium to high density within areas where community potable water systems and sanitary sewer systems are available and accessible. These zoning districts allow for a desirable variety of housing types together with public and semi-public buildings and facilities and accessory structures as may be compatible with residential development. Non-residential uses in these districts may be subject to restrictions and requirements necessary to preserve and protect the residential character of these districts. Variation between the RMF-1 and RMF-2 districts is in requirements for density (land area per dwelling unit). Multiple family residential zone districts shall be limited to areas with direct access to arterial or collector roads.

4.8.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Single family dwellings.
2. Duplex dwellings.
3. Multiple family dwellings.
4. Public parks and recreational areas.
5. Homes of six (6) or fewer residents which otherwise meet the definition of "community residential homes" in single family dwellings (see Section 4.15)
6. Community residential homes in multiple family developments. (see Section 4.13)

For uses under (3) above: Site and development plan approval is required for multiple family developments consisting of five (5) or more dwellings or two (2) or more separate buildings (see Article 14).

4.8.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
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- b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership.
- c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
- d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include:
 - a. Private garages.

b. Private swimming pools.

c. Non-commercial greenhouses and plant nurseries.

d. For multiple family dwellings: administrative/management offices for the multiple family complex and recreational and laundry facilities intended for use solely by the residents of the multiple family complex and their guests.

e. On-site signs (see Section 4.13).

4.8.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, storage or overnight parking of commercial or industrial vehicles, in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.8.5 SPECIAL EXCEPTIONS

(See Articles 12 and 13)

1. Public (see Section 4.13) or private schools offering curricula comparable to that of public schools.

2. Churches and other houses of worship.

3. Golf courses, country clubs, and racquet and tennis clubs.

4. Cemeteries and mausoleums.

5. Private clubs and lodges. 4-42

6. Parks maintained by any private association of persons residing in the district.

7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see Section 4.13)

8. Home occupations (see Section 2.1).

9. Child care centers, provided:

a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.

b. Provision is made for areas for off-street pick-up and drop-off of children.

10. Group living facilities.

11. Nursing homes and residential homes for the aged.

Note: All uses permitted as special exception, herein, are subject to an intensity of less than or equal to 1.0 floor area ratio.

4.8.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Single family dwellings:

Minimum lot area; 7,500 sq. ft. Minimum lot width; 75 ft.

2. Duplexes:

Minimum lot area; 10,000 sq. ft. Minimum lot width; 85 ft.

3. Multiple family development:

Minimum site area; 16,335 sq. ft.

Minimum site width; 80 ft.

Minimum land area per dwelling unit;

RMF-1: 5,445 sq. ft. (Density; 8 dwelling units per acre) RMF-2: 2,178 sq. ft. (Density; 20 dwelling units per acre).

4. Other permitted or permissible uses and structures:

None, except as needed to meet all other requirements herein set out.

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4.8.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yards, width of side yards) (See Section 4.13 for right-of-way setback requirements.)

1. Single family dwellings, mobile homes, and duplexes:

Front; 20 ft.

Side; 10 ft. for each side yard.

Rear; 15 ft.

2. Multiple family dwellings: (to be applied to site perimeter)

Front; 30 ft.

Side; 15 ft. for each side yard.

Rear; 20 ft.

Special Provisions; Where two(2) or more multiple family structures are located together on one(1) site, no detached residential structure shall be closer than twenty (20) ft. to another.

3. Public and private schools, child care centers, churches, other houses of worship, private clubs and lodges, nursing homes, residential homes for the aged, group living facilities, and all other permitted or permissible uses unless otherwise specified:

Front; 35 ft.

Side; 25 ft. for each side yard.

Rear; 35 ft.

4. Wetland protection shall be provided by a minimum thirty-five (35) foot natural buffer from wetlands to improved areas, subject to the following conditions:

a. The location of any structure, other than permitted docks, piers, or walkways elevated on pilings shall be prohibited;

b. The clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways;

c. Residential improvements shall be prohibited; and

d. Resource-based recreational activities may be permitted within the buffer area.

5. Perennial rivers, streams and creeks protection shall be provided by a minimum thirty-five (35) foot natural buffer from perennial rivers, streams and creeks subject to following conditions:

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a. Residential improvements shall be prohibited.

b. Agriculture, silviculture and resource-based recreational activities may be permitted within the buffer area subject to best management practices.

4.8.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED (see Section 4.13 for exceptions)

Thirty-five 35 Feet.

4.8.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

- 1. Single family dwellings, including their accessory buildings: forty (40%) percent
- 2. Duplexes and multiple family development, including their accessory buildings: forty (40/6) percent
- 3. Other permitted buildings in connection with permitted or permissible uses, including their accessory buildings: thirty-five (35%) percent

4.8.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(see Section 4.13)

- 1. In the RMF-2 district only, multiple family dwellings erected or expanded on land abutting a one family residential district, shall provide a landscaped buffer at least fifteen (15) ft. in width along the affected rear and/or side yards as the case may be.
- 2. Churches, other houses of worship, private clubs and lodges, child care centers, public buildings (but not public schools):
Where erected or expanded on land abutting a residential district, the proposed use shall provide a landscaped buffer at least ten (10) ft. in width along the affected rear and/or side yards as the case may be.
- 3. All other permitted or permissible uses (unless otherwise specified):
None, except as necessary to meet other requirements set out herein.

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4.8.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (see Section 4.13)

- 1. Each residential dwelling unit: two (2) spaces for each dwelling unit.
- 2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.
- 3. Senior high schools: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.
- 4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.
- 5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) sq. ft. of floor area.
- 6. Child care centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities,
- 7. Private clubs and lodges: one (1) space for each three hundred (300) sq. ft. of floor area.
- 8. Group living facilities: one (1) space for each bedroom.
- 9. Nursing homes: one (1) space for each two (2) beds.
- 10. Residential homes for the aged: one (1) space for each dwelling unit.
- 11. For other special exceptions as specified herein: to be determined by findings in the particular case.

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SECTION 4-9. "CN" COMMERCIAL. NEIGHBORHOOD

4.9.1 DISTRICTS AND INTENT

The "CN" Commercial, Neighborhood category includes one (1) zoning district: CN. It is the intent of this district to provide for small scale retail and service developments which serve the convenience needs of a limited population and/or geographic area (i.e., a neighborhood). In accordance with the Comprehensive Plan, this district is not intended to accommodate major or large scale commercial or service activities. The CN district is intended to be oriented to and compatible with the neighborhood to be served and shall be located on a collector or arterial road.

4.9.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Retail commercial outlets for sale of food, hardware, and drugs.
2. Service establishments such as barber or beauty shop, shoe repair shop, self-service laundry or dry cleaner, laundry or dry cleaning pick-up station.

The above uses are subject to the following limitations: (1) floor area of each individual outlet or establishment shall not exceed five thousand (5,000) square feet; (2) sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than twenty percent (20%) of floor area to be devoted to storage; (3) products to be sold only at retail; and (4) site and development plan approval is required for all developments (see Article 14).

4.9.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. On the same premises and in connection with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof.
2. On-site signs (see Section 4.13)
3. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership. *
 - c. Do not involve operations or structures not in keeping with the character of the district.

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4.9.4 PROHIBITED USES AND STRUCTURES

1. Any use or structure not specifically, provisionally, or by reasonable implication permitted herein.
2. Residential uses, except as specified under CN accessory uses.

4.9.3 SPECIAL EXCEPTIONS

(See Articles 12 and 13)

1. Automotive service stations (see Section 4.13 for special design standards for automotive service stations).
2. Child care centers and overnight child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8 a.m. or after 8 p.m.
 - b. Provision is made for areas for off-street pick-up and drop-off of children.
3. Financial Institutions.
4. Public buildings and facilities (see Section 4.13)

4.9.6 MINIMUM LOT REQUIREMENTS (area, width)

None, except as necessary to meet other requirements as set out herein.

4.9.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards) (See Section 4.13 for right-of-way setback requirements .)

1. Commercial and service establishments (unless otherwise specified):

Front; 25 ft.

Side; 10 ft. for each side yard.

Rear; 15 ft.

2. Child care centers and overnight child care centers:

Front; 20 ft.

Side; 10 ft. for each side yard.

Rear; 15 ft.

3. Wetland protection shall be provided by a minimum thirty-five (35) foot natural buffer from wetlands to improved areas, subject to the following conditions:

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- a. The location of any structure, other than permitted docks, piers, or walkways elevated on pilings shall be prohibited;
 - b. The clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways;
 - c. Commercial improvements shall be prohibited; and
 - d. Resource-based recreational activities may be permitted within the buffer area.
4. Perennial rivers, streams and creeks protection shall be provided by a minimum thirty-five (35) foot natural buffer from perennial rivers, streams and creeks subject to following conditions:
 - a. Commercial improvements shall be prohibited.

b. Agriculture, silviculture and resource-based recreational activities may be permitted within the buffer area subject to best management practices.

4.9.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED
(see Section 4.13 for exceptions)
Thirty-five (35) Feet.

4.9.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS
Forty (40%) percent and subject to an intensity of less than or equal to 1.0 floor area ratio.

4.9.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS
(See Section 4.13)

1. All permitted or permissible uses (unless otherwise specified):
Where erected or expanded on land abutting a residential district, the proposed use shall provide a landscaped buffer at least than twenty (20) ft. in width along the affected rear and/or side yards as the case may be.

4.9.11 MINIMUM OFF-STREET PARKING REQUIREMENTS (see Section 4.13)

1. Commercial and service establishments (unless otherwise specified): one (1) space for each one hundred fifty (150) sq. ft. of non-storage floor area.

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2. Childcare centers and overnight child care centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.

3. Each residential dwelling unit: two (2) spaces for each dwelling unit.

Note: Off-street loading required (see Section 4.13)