

## Chapter 400: Supplementary Regulations

### **410 Yard Lot, Density, Coverage, Bulk and Height Requirements**

No Zoning Certificate shall be issued for any construction, alteration or change in a building, structure or the use of land unless the following requirements are met in the districts indicated:

<u>Requirement and type of use</u>	<u>District</u>					
	A	R1	R2	R3	C	1
<u>Maximum density for dwelling units per gross acres:</u>						
1. dwelling units	2	2	6	10	10	10
<u>Minimum lot area in thousands of square feet for residential lots:</u>						
1. single family residences	45	45	45	45	45	45
2. two-family residences	45	45	45	45	45	45
3. multiple family residences, 45,000 sq. ft., plus 4,000 sq. ft. per unit where permitted						
<u>Minimum lot width of lots in feet:</u>						
1. single family residences	150	150	150	150	150	150
2. two-family residences	150	150	150	150	150	150
3. multiple family residences	-	-	-	150	150	150
<u>Minimum lot depth of lots in feet:</u>						
1. all residential lots	300	300	300	300	300	300
<u>Maximum percentage of lot coverage:</u>						
1. residential uses	25	25	40	40	40	40
2. non-residential uses	25	25	25	25	75	75
	A	R1	R2	R3	C	1
<u>Minimum depth of front yard in feet:</u>						
1. residential structures	60	60	60	60	60	60
2. non-residential structures	50	50	50	50	100	100
<u>Minimum depth of rear yard in feet:</u>						
1. residential structures	60	60	60	60	60	60
2. non-residential structures	25	25	25	25	25	25
<u>Minimum width of side yards in feet:</u>						
1. residential structures	30	30	30	30	30	30
2. residential accessory structures	10	10	10	10	10	10
3. commercial structures	30	30	30	30	30	30

4. industrial structures	30	30	30	30	30	30
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Minimum floor area of all residential  
Uses in square feet per unit excluding

Manufactured homes:

1. ground floor area	980	980	980	980	980	980
2. total floor area	980	980	980	980	980	980

Maximum height of buildings and  
Structures in feet:

1. residential uses	35	35	35	35	35	35
2. non-residential uses	35	18	18	35	none	none

**420 Off-Street Parking and Loading Space**

421 No Zoning Certificate shall be hereafter issued unless there is provided the following number of off-street parking spaces:

Residential Uses: 2 spaces per dwelling unit

Commercial Uses: 1 space for each 200 square feet of floor area

Industrial Uses: 1 space per 3 employees

Churches and Theaters: 1 space for each 4 seats

Golf Courses: 50 spaces for each 9 holes

Hotels, Motels, Rooming Houses: 1 per sleeping room

Manufactured Home and Travel Trailer Parks: 2 spaces per Manufactured Home site, 1 per camp site

Riding Stables: 1 space per 5,000 square feet floor area

422 Parking spaces for all uses herein required shall be 200 square feet in area each; shall be within 300 feet of the premises served; shall not be contiguous to the street; and shall be at least 9 feet wide.

423 Off-street Loading spaces shall be provided for each 15,000 square feet of Commercial Land Use, or fraction thereof, and 1 berth shall be provided for each 40,000 square feet of Industrial Land Use floor area or fraction thereof. Each loading berth shall be a minimum of 12 by 60 feet with minimum height clearance of 14 feet.

424 Parking and loading requirements shall be met for all additions or new construction begun after adoption of this resolution.

425 At the intersection corner of each corner lot, the triangular space determined by the two lot liens at that corner and by a diagonal line connecting the two points on those dot lines that are twenty feet respectively from the corner shall be kept free of any obstruction to vision between the heights of 2 ½ feet and 10 feet above the established grade of the street.

**430 Signs**

431 Signs shall be setback from the street right-of-way by the following distances:

<u>Area of Sign (square foot)</u>	<u>Minimum Setback</u>
5 or less	2 feet
5 - 14.9	10 feet

15 - 49.9	20 feet
50 - 99.9	30 feet
100 or more	60 feet

The area of the sign shall be determined by the area of the smallest circle, triangle or rectangle that can be used to enclose the area of the sign containing the message.

- 432 No free standing sign shall be closer than 10 feet from any side lot line.
- 433 Each establishment may be permitted one sign for each 500 feet of street frontage or part thereof, provided that the total area of signs does not exceed the maximum area allowed for each use in this section.
- 434 The maximum size of any sign in square feet shall be as follows:

<u>Type of Sign on lot of place, identified:</u>	<u>District</u>			
	A	R	C	1
Name plate and address	2	2	12	12
Business use	-	-	-	-
Industrial use	-	-	-	-
Real estate development	300	300	300	300
For sale sign	12	12	12	12
Signs Not on Lot of Place Identified*		0	0	0

\* May be permitted up to 200 square feet when more than 200 feet from any residence except that of owner of lot on which sign is located.

**440 Travel Trailer, Manufactured Homes, Boat Storage, Swimming Pools**

441 Manufactured Homes may be permitted in the following situations:

- a. In Manufactured Home Parks
- b. In the "A" district one manufactured home to be used on a lot for the living quarters of a relative in addition to the principal dwelling in an agricultural situation, the manufactured home may be used to house an employee of the agricultural operation. A special use permit for said shall be required, based on health department regulations.
- c. In the "A" district, in its own lot, provided the minimum lot width is 150 feet and the minimum lot area is 1 acre. A permanent foundation and perimeter enclosure are required.
- d. All new manufactured homes must be at least 14 feet in width and contain a minimum of 980 square feet.
- e. All new or replacement homes must be set on a masonry foundation no less than eight inches thick of poured concrete or masonry block that has been mortared together. The foundation must have a footer that extends to a minimum frost depth of 36 inches below finished grade. In addition, all new or replacement manufactured homes are required to follow manufacture specifications for center supports and tie downs or hurricane straps.

**442 Replacement of Manufactured Home on its Own Lot**

A manufactured Home may be replaced by a Manufactured Home, provided the replacement is as follows: a Class C home may be replaced with a Class A or Class B; a Class B home may be replaced with a Class A or Class B; a Class A home may be replaced with another Class A.

All replacements shall meet the following requirements:

- a. Meet all requirements for lot, yard, building and other requirements for the district in which it is located.
- b. Be affixed to a permanent foundation.
- c. Use a permanent perimeter enclosure.
- d. Be anchored to the ground in accordance with the manufacturer's specifications.
- e. Have all wheels, axles, and hitch mechanisms removed.
- f. Be at least 14 feet in width and contain a minimum of 980 square feet.

443 Combustible materials, such as baled straw, hay, grass, fodder and the like, shall not be used as a windbreak or storage area wall at the base of any manufactured home in any district.

444 One travel trailer, boat and/or boat trailer may be stored but not inhabited in the rear or side yard of any lot so long as it is less than ten feet from the lot line; or within a residential garage or accessory building anywhere on the lot. Otherwise, travel trailers shall be permitted only in travel trailer parks or overnight camps.

445 No basement home will be permitted.

446 All swimming pools and/or the entire property, on which they are located, shall be walled or fenced to prevent uncontrolled access from the street or adjacent properties. Said fence or wall shall not be less than four feet in height and maintained in good condition with a lockable gate. The required fence shall be in place within 30 days after the swimming pool is constructed. Swimming pools are permitted only in the side and rear yards and a ten foot setback from all lot lines must be maintained. Swimming pools, as described herein, shall exclude portable pools with a diameter of less than 12 feet or with an area of less than 100 square feet. An above ground pool is exempt from fencing regulations, providing the height of the pool is equal to or greater than 4 feet. All access ladders for this type of pool shall be removed or in an inaccessible position when not in use or is left unattended.