

ARTICLE 300
Tables for Uses and Bulk Standards
and Special Requirements for Accessory Uses

§ 208-301. Table of Principal USES. [Amended 5-12-2008 by Ord. No. 389]

		Conservation Residential (CR)	Suburban Residential (SR)	Medium Density Residential (MDR)	Town Center (TC)	Route 19 Boulevard (RB)	Highway Commercial (HC)	Planned Office, Research, and Business Park (PORBP)	Residential, Research, and Technology Park (RRTP)	Planned Industrial Park (PIP)	OPEN SPACE, Public, and Conservation (OSPC)	Subject to the Provisions of
RESIDENTIAL USES (* - Permitted only through Conservation SUBDIVISION or TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND))												
1	Single FAMILY Detached (SF-D) DWELLING	P	P	N	P	P*	N	N	N	N	N	
2	Single-FAMILY Attached (SF-A) DWELLING [Amended 9-29-2008 by Ord. No. 393]	N	N	P	P	P*	N	N	P	N	N	§208-2604(Y)
3	TWO-FAMILY DWELLING	N	N	P	P	P*	N	N	P	N	N	§208-2604(Y)
4	TRIPLEX DWELLING	N	N	P	P	P*	N	N	P	N	N	§208-2604(Y)
5	QUADPLEX DWELLING	N	N	P	P	P*	N	N	P	N	N	§208-2604(Y)
6	TOWNHOUSE DWELLING	N	N	C	P	P*	N	N	P	N	N	§208-2604(Y)
7	APARTMENT DWELLING	N	N	C	P	C	C	N	P	N	N	§208-2604(Y)
8	BED AND BREAKFAST	C	C	C	P	N	N	N	N	N	N	§208-2604(D)
9	CONSERVATION SUBDIVISION DESIGN	P	P	N	N	N	N	N	N	N	N	Article 1600
10	CONTINUING CARE RETIREMENT COMMUNITY	C	C	C	C	C	C	N	N	N	N	208-2604 (I)
11	HALFWAY HOUSE	N	N	N	N	N	C	N	N	N	N	208-2604 (Q)
12	Assisted Care and Nursing Facilities	N	N	C	P	P	P	N	N	N	N	208-2604 (HH)
13	MOBILE HOME PARK	N	C	N	N	N	N	N	N	N	N	208-2604 (X)
14	Conversion – Single-FAMILY to Multi-FAMILY	N	N	C	C	C	C	N	N	N	N	208-2604 (K)
15	Conversion – Residential to Non-Residential	N	N	N	C	C	C	C	N	N	N	208-2604 (J)
CONSERVATION, RECREATION, AND NATURAL RESOURCE USES												
16	AGRICULTURE	P	P	N	N	N	N	N	N	N	N	208-2604 (B)
17	FORESTRY / Timber Harvesting	P	P	P	P	P	P	P	P	P	P	Article 2400
18	Commercial Greenhouse, Garden Center, or Plant Nursery	N	N	N	N	C	C	N	N	N	N	208-2604 (P)
19	CONCENTRATED ANIMAL OPERATIONS	C	N	N	N	N	N	N	N	N	N	208-2604 (H)
20	GAMELANDS	N	N	N	N	N	N	N	N	N	P	

P: Permitted by Right

N: Not Permitted

C: Permitted By Conditional USE

		Conservation Residential (CR)	Suburban Residential (SR)	Medium Density Residential (MDR)	Town Center (TC)	Route 19 Boulevard (RB)	Highway Commercial (HC)	Planned Office, Research, and Business Park (PORBP)	Residential, Research, and Technology Park (RRTP)	Planned Industrial Park (PIP)	OPEN SPACE, Public, and Conservation (OSPC)	Subject to the Provisions of
21	Golf Course / Country Club	C	C	C	N	N	N	N	N	N	C	208-2604 (JJ)
22	HORTICULTURE	P	P	P	N	N	N	N	N	N	P	
23	RECREATION FACILITY	N	N	N	P	P	P	N	P	N	N	
24	Sportsmen's Club	N	N	N	N	N	N	N	N	N	P	
25	OPEN SPACE	P	P	P	P	P	P	P	P	P	P	
26	Recreation AREAS, Outdoor	P	P	P	P	P	P	N	P	P	P	
BUSINESS USES												
27	Adult-Oriented ESTABLISHMENT	N	N	N	N	N	N	N	N	C	N	208-2604 (A)
28	Automobile Sales	N	N	N	N	C	C	N	N	N	N	208-2604 (C)
29	Bank & Financial Institution	N	N	N	P	P	P	P	N	P	N	
30	Banquet Facilities	N	N	N	P	P	P	P	N	P	N	
31	BUSINESS OFFICE	N	N	N	P	P	P	P	P	P	N	
32	CHILD DAY CARE HOME	C	C	C	N	N	N	N	N	N	N	208-2604 (F)
33	CHILD DAY CARE CENTER	N	N	N	C	C	C	C	N	C	N	208-2604 (F)
34	GROUP CHILD DAY CARE HOME	N	N	N	C	C	C	C	N	C	N	208-2604 (F)
35	CONSTRUCTION MATERIALS, STORAGE AND SALES	N	N	N	N	N	N	N	N	P	N	
36	Distribution Facilities	N	N	N	N	N	N	N	N	P	N	
37	Drive-Through Facility	N	N	N	N	C	C	C	C	C	N	208-2604 (L)
38	FUNERAL HOMES AND MORTUARIES	N	N	N	N	N	C	N	N	N	N	208-2604 (N)
39	Gasoline Station, with or without Convenience Store	N	N	N	N	C	C	C	N	C	N	208-2604 (O)
40	HOTEL, MOTEL, AND HOTEL-OFFICE COMPLEX	N	N	N	N	C	C	C	C	N	N	208-2604 (R)
41	INDUSTRIAL USES	N	N	N	N	N	N	N	N	P	N	
42	Junkyard or Automotive Wrecking YARD	N	N	N	N	N	N	N	N	C	N	208-2604 (S)
43	Kennels, Private or Commercial	N	N	N	N	N	C	N	N	C	N	208-2604 (T)
44	Manufacturing, Light	N	N	N	C	N	N	N	N	P	N	208-2604 (V)
45	MEDICAL OFFICE	N	N	N	C	C	C	C	N	N	N	208-2604.(w)
46	MINERAL REMOVAL	P	P	P	P	P	P	P	P	P	N	

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47	PARKING FACILITY	N	N	N	P	P	P	N	N	P	N	
48	PERSONAL SERVICE ESTABLISHMENT	N	N	N	P	P	P	P	N	P	N	
49	Personal Storage Facility	N	N	N	N	N	N	C	N	C	N	208-2604 (Z)
50	PROFESSIONAL OCCUPATIONS	N	N	N	P	P	P	P	P	P	N	
51	PROFESSIONAL OFFICES	N	N	N	P	P	P	P	P	P	N	
52	RESEARCH TESTING FACILITY	N	N	N	N	N	N	N	P	P	N	
53	Restaurant and Tavern	N	N	N	P	P	P	P	P	P	N	
54	RETAIL BUSINESS	N	N	N	P	P	P	P	N	N	N	
55	SHOPPING CENTER	N	N	N	C	C	C	N	N	N	N	208-2604 (CC)
56	SUPERMARKET	N	N	N	C	C	C	C	N	N	N	208-2604 (EE)
57	Technological Industry	N	N	N	N	N	N	P	P	P	N	
58	TRUCK TERMINAL	N	N	N	N	N	N	N	N	P	N	
59	VEHICULAR BODY SHOP	N	N	N	N	N	N	N	N	P	N	208-2604 (O)
60	VEHICULAR REPAIR GARAGE	N	N	N	N	N	N	N	N	P	N	208-2604 (O)
61	VEHICULAR WASH	N	N	N	N	N	C	C	N	P	N	208-2604 (GG)
62	Veterinarian, excluding kennel	N	N	N	P	P	P	P	N	P	N	
63	WAREHOUSING	N	N	N	N	N	N	N	N	P	N	
64	WHOLESALE BUSINESS	N	N	N	N	N	P	P	N	P	N	
INSTITUTIONAL / PUBLIC / OTHER USES												
65	CEMETERY	C	C	C	N	N	N	N	N	N	C	208-2604(E)
66	CIVIC, SOCIAL, AND FRATERNAL ORGANIZATIONS	N	N	N	P	P	P	N	N	N	N	
67	COLLEGES AND UNIVERSITIES	N	N	N	N	C	C	C	C	C	N	208-2604 (M)
68	ELEMENTARY AND SECONDARY SCHOOLS	C	C	C	N	C	N	N	N	N	N	208-2604 (M)
69	HOSPITAL	N	N	N	N	C	C	N	N	N	N	208-2604 (II)
70	CHURCHES AND SIMILAR PLACES OF WORSHIP	C	C	C	C	C	C	N	N	N	N	208-2604 (KK)
71	MUNICIPAL BUILDINGS AND FACILITIES	P	P	P	P	P	P	P	P	P	P	208-2604 (AA)
72	STATE AND FEDERAL BUILDINGS AND FACILITIES	N	N	N	P	P	P	P	P	P	P	208-2604 (AA)

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73	MUSEUM	N	N	N	P	P	P	P	N	N	C	208-2604 (AA)
74	PUBLIC UTILITY STRUCTURES, OTHER THAN TELECOMMUNICATIONS TOWER	C	C	C	C	C	C	P	P	P	C	208-2604 (BB)
75	SEWAGE TREATMENT PLANT	N	N	N	N	N	C	N	N	C	N	
76	SOLID WASTE DISPOSAL FACILITY	N	N	N	N	N	C	N	N	N	N	208-2604 (DD)
77	TELECOMMUNICATIONS TOWER	N	N	N	N	N	N	C	N	C	C	208-2604 (FF)
78	TELECOMMUNICATIONS ANTENNA – Co-Location – Other STRUCTURES	P	P	P	P	P	P	P	P	P	P	208-2604 (FF)
79	TELECOMMUNICATIONS ANTENNA – Co-Location – Existing Towers	P	P	P	P	P	P	P	P	P	P	208-2604 (FF)
80	ESSENTIAL SERVICES	P	P	P	P	P	P	P	P	P	P	
81	TRADITIONAL NEIGHBORHOOD DEVELOPMENT	N	N	N	C	C	N	N	N	N	N	Article 1800
82	USES Not Specifically Listed	N	N	N	N	N	N	N	N	C	N	208-2604 (G)

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N: Not Permitted

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§ 208-302. Table of ACCESSORY USES. [Amended 5/12/2008 by Ord. No. 389]

		Conservation Residential (CR)	Suburban Residential (SR)	Medium Density Residential (MDR)	Town Center (TC)	Route 19 Boulevard (RB)	Highway Commercial (HC)	Planned Office, Research, and Business Park (PORBP)	Residential, Research, and Technology Park (RRTP)	Planned Industrial Park (PIP)	OPEN SPACE, Public, and Conservation (OSPC)	Subject to the Provisions of
1	Detached Garage, private	A	A	A	A	A	A	N	A	N	N	
2	FENCES	A	A	A	A	A	A	A	A	A	A	208-304(A)
3	Greenhouse, private	A	A	N	N	N	N	N	N	N	A	
4	HOME OCCUPATIONS	C	C	C	C	C	C	N	C	N	N	208-304(B)
5	No Impact Home-Based Businesses	A	A	A	A	A	A	A	A	A	A	208-304(B)
6	Keeping/Stabling of Horses or Ponies for private USE	A	A	A	N	N	N	N	N	N	A	208-304(C)
7	Passenger Shelters	A	A	A	A	A	A	A	A	A	A	208-304(D)
8	Accessory Dwelling Unit [Amended 9-29-2008 by Ord. No. 393]	A	A	N	N	N	N	N	N	N	N	208-304(E)
9	Residential tool or garden sheds, private	A	A	A	A	A	N	N	N	N	N	
10	Swimming Club	N	N	A	N	N	A	N	A	N	N	208-304(F)
11	SWIMMING POOL, PRIVATE	A	A	A	A	A	A	N	N	N	N	208-304(G)
12	Tennis Court	A	A	A	A	A	A	N	A	N	N	
13	USES accessory to AGRICULTURE or HORTICULTURE	A	A	N	N	N	N	N	N	N	A	208-304(H)
14	PARKING AREAS	A	A	A	A	A	A	A	A	A	A	Article 1900
15	SIGNS	A	A	A	A	A	A	A	A	A	A	Article 2100
16	Customarily Associated ACCESSORY USES of Permitted and CONDITIONAL USES	N	N	N	A	A	A	A	A	A	A	
17	OUTDOOR STORAGE	N	N	N	N	N	N	N	N	A	N	
18	Viewable OUTDOOR STORAGE AREAS (from public RIGHT-OF-WAY)	N	N	N	N	N	N	N	N	N	N	
19	EMPLOYEE Lunchroom Facilities and Health Care Facilities	N	N	N	A	A	A	A	A	A	A	
20	WAREHOUSING of Goods in an ACCESSORY BUILDING	N	N	N	N	N	N	A	N	A	N	

A: Permitted ACCESSORY USE

N: Not Permitted

C: Permitted by Conditional USE

§ 208-303. Table of Area and BULK Standards. [Amended 5-12-2008 by Ord. No. 389]

Area and BULK Standards Table for Residential DISTRICTS

(SF-D – Single-FAMILY Detached; SF-A – Single FAMILY Attached; P – Principal STRUCTURE; A – Accessory STRUCTURE)

ZONING DISTRICT/USE	Minimum LOT Area (square feet)	Maximum Gross Density (UNITS/acre)	Minimum Width @ STREET LINE	Minimum LOT WIDTH	Minimum FRONT YARD SETBACK	Minimum SIDE YARD SETBACK	Minimum REAR YARD SETBACK	Max. IMPERVIOUS SURFACE RATIO	Maximum BUILDING HEIGHT
CR									
Conventional SF-D	50,000 60,000 ¹	0.75	75'	150'	40'	20' one side 50' total	P: 40' A: 20'	18% ² 26%	40'
Cluster SF-D	15,000 ³	1.0	50'	65'	30'	10' one side 30' total	P: 30' A: 15'	30%	40'
COUNTRY LOT SF-D	4 acres ⁴	0.25	100'	150'	50'	50'	50'	18% ⁵	40'

1 For LOTS that do not have public sewer and public water facilities.

2 For LOTS greater than 40,000 square feet in area.

3 No more than 50% of the LOTS in the CR Conservation SUBDIVISION cluster option are permitted to be less than 20,000 square feet in area.

4 The minimum lot area is 4 acres. Within that lot, a "BUILDING ENVELOPE" of no more than one acre will include all land that is to be disturbed.

5 The maximum IMPERVIOUS SURFACE RATIO is 18% of the one-acre BUILDING ENVELOPE.

SR									
Conventional SF-D	40,000 ¹ 20,000	1.0 ¹ 2.0	60'	150' ¹ 80'	40'	15'	P: 35' A: 15'	18% ² 26%	40'
Cluster SF-D	10,000	2.25	35'	50'	25'	8' one side 20' total	P: 25' A: 15'	35%	40'

MDR									
SF-A	10,000	4.0	30'	45'	30'	0' one side 10' total ⁶	25' ⁶	40%	40'
Two-FAMILY	20,000	4.0	60'	90'	30'	10' ⁶	25' ⁶	40%	40'
Triplex & Quadplex	20,000	6.0	60'	90'	30'	10' ⁶	25' ⁶	40%	40'
Individual Townhouse	5,000	8.0	25'	25'	30'	10' ⁶ at row end	25' ⁶	40%	40'
Apartment or Townhouse	40,000	12.0	75'	150'	30'	10' ⁶	25' ⁶	40%	40'

⁶ If adjoining a lot which contains a single-family dwelling outside the MDR ZONING DISTRICT, the required minimum SETBACK is 50'.

Area and BULK Standards Table for Non-Residential DISTRICTS [Amended 5/12/2008 by Ord. No. 389]

	Highway Commercial (HC)	Planned Office, Research and Business Park (PROBP)	Town Center (TC) ⁷	Route 19 Boulevard (RB) ⁷	Planned Industrial Park (PIP)	Residential, Research and Technology Park (R RTP)
Minimum Lot Area (square feet unless otherwise stated)						
All Uses	1 acre 5 acres for shopping centers	1 acre (minimum Gross Tract Area = 25 acres)	15,000 ⁸	20,000 ⁸	1 acre (minimum Gross Tract Area = 500 acres) ⁹	NA (minimum Gross Tract Area = 200 acres)
Maximum Gross Floor Area for Principal Structure (square feet)						
One (1) Story	NA	NA	10,000 for one story ¹⁰	15,000 for one story ¹⁰	NA	NA
Multi-Story	NA	NA	20,000 for multi-story ¹¹	30,000 for multi-story ¹¹	NA	NA
Supermarket, movie theater, or shopping center	NA	NA	NA	45,000	NA	NA

	Highway Commercial (HC)	Planned Office, Research and Business Park (PROBP)	Town Center (TC) ⁷	Route 19 Boulevard (RB) ⁷	Planned Industrial Park (PIP)	Residential, Research and Technology Park (RRTP)
Minimum Lot Frontage (feet)						
All Uses (except shopping center)	150	150; 50 on a cul-de-sac	50	50	100; 150 for conditional uses	NA
Shopping Center	400	NA	NA	NA	NA	NA
Minimum Lot Depth (feet)						
All Uses (except shopping center)	200	200	NA	NA	200	NA
Shopping Center	400	NA	NA	NA	NA	NA
Minimum Front Yard (feet)						
Uses along Route 19	60	NA			60	NA
Uses along State Routes	40	50	10	25	50	NA
Uses along arterial streets	40	100	10	25	50	NA
Uses along Township or private streets	40	50	5	10	50	NA
Uses along all other streets	40	50	5	10	50	NA
Shopping Center	100	NA	NA	NA	NA	NA
Maximum Front Yard (feet)						
USES along State Routes	NA	NA	25	35	NA	NA
USES along TOWNSHIP or private STREETS	NA	NA	25	25	NA	NA

7 (a) Additional BULK and Area Standards are found in Article 2600 for particular CONDITIONAL USES. The specific BULK and area standards for CONDITIONAL USES supersede the more general standards set forth in this table. (b) Off-STREET PARKING AREAS shall be subject to the minimum YARD SETBACK requirements established for principal BUILDINGS/STRUCTURES within each sub-district. (c) The maximum BUILDING SETBACK may be exceeded when a DEVELOPMENT incorporates enhanced pedestrian SPACES and amenities. Enhanced pedestrian SPACES or amenities shall consist of more than one of the following: plazas, courtyards, arcades, outdoor seating AREAS, widened sidewalks, shelters, STREET furniture and public art.

8 Parcel consolidation is encouraged. If public water and sewer are not available, the minimum LOT size is one (1) acre.

9 A portion may be outside the TOWNSHIP

10 No one-STORY (single STORY) BUILDING shall exceed the GROSS FLOOR AREA (GFA) listed by the respective District.

11 (a) A LOT may support multiple PRINCIPAL BUILDINGS, provided the grouping of BUILDINGS are Designed as a unified series (architecturally related) and incorporate a formal public plaza(s) and other SITE Design features serving to unify elements on the SITE and create a pedestrian environment. (b) Where a LOT contains more than one principal BUILDING, the distance between each BUILDING shall be a minimum of twenty (20) feet in width. A defined pedestrian corridor shall be created between each

BUILDING providing access to the area in the rear of the BUILDING. The opening shall feature public amenities including among others, an outdoor plaza with public seating, concrete pavers or brick courtyard, shade TREES calculated at a rate of one (1) tree per forty (40) feet of BUILDING length, UNDERSTORY TREES calculated at rate of two (2) per forty (40) feet of BUILDING length, and other landscape features to be incorporated into the Design of the BUILDING. This plant material shall be Used to create an inviting pedestrian space. This area shall also be lighted with pedestrian scale lighting.

	Highway Commercial (HC)	Planned Office, Research and Business Park (PROBP)	Town Center (TC) ¹²	Route 19 Boulevard (RB) ¹²	Planned Industrial Park (PIP)	Residential, Research and Technology Park (RRTP)
Minimum SIDE YARD (feet)						
USES fronting Route 19	20	NA			NA	NA
USES fronting any other STREET	40	20	0	10	20	NA
SHOPPING CENTER	50	NA	NA	NA	NA	NA
LOTS ABUTTING existing RESIDENTIAL DISTRICTS	ALL USES or	50	20 ¹²	25 ¹²	100	NA
Minimum REAR YARD (feet)						
All USES	30	30	10	10	20	NA
SHOPPING CENTER	50	NA	NA	NA	NA	NA
LOTS ABUTTING existing RESIDENTIAL DISTRICTS	ALL USES or	50	20 ¹²	25 ¹²	100	NA
Maximum IMPERVIOUS SURFACE (percent of lot coverage including pavement and accessory STRUCTURES unless otherwise stated)						
One (1) STORY	70	60	75	65	60	80 of the buildable area
Multi-STORY			85 ¹³	75 ¹³		
Maximum BUILDING HEIGHT (feet)						
Residential	35	45 (no habitation above 35 feet)	50 (20 feet minimum) ¹⁴	50 (20 feet minimum) ¹⁴	35	35
Non-Residential						5 stories or 65 feet whichever is lower

12 For attached single family DWELLINGS zero (0) SIDE LOT LINE shall be permitted.

13 The Board of Supervisors may through conditional USE approval, permit the increase in IMPERVIOUS SURFACE RATIO beyond the maximum for two or multi-STORY BUILDINGS, if the proposed two or multi-STORY CONSTRUCTION exhibits the form and character presented in this Article.

14 The intent is to encourage vertical (two-STORY) CONSTRUCTION rather than horizontal one-STORY PRINCIPAL BUILDINGS.

§ 208-304. Standards for ACCESSORY USES.

A. FENCES:

1. FENCES, provided that their height shall be limited to four (4) feet in the FRONT YARD and six (6) feet in side and REAR YARDS, except that these provisions shall not apply to agricultural USES or the keeping of horses and ponies.
2. FENCES are not subject to the minimum YARD SETBACK requirements and may be located up to the property line. The finished side of the FENCE shall face the adjoining property or public STREET where applicable.
3. All FENCES shall be constructed of customary fencing materials, but shall exclude chain link fencing in FRONT YARDS. In no AREAS of any YARD shall fencing ordinarily Used for CONSTRUCTION activity, such as silt FENCES or temporary CONSTRUCTION FENCES be permitted, except during the time when such CONSTRUCTION activity is being performed.

B. HOME OCCUPATIONS and No Impact Home-Based Businesses:

1. HOME OCCUPATIONS

All proposed home occupation USES, including the expansion or replacement of an existing USE or STRUCTURE, shall conform to the performance standards below, as well as all other applicable laws and regulations of the county, state and federal government.

- (a) The home occupation and its associated STRUCTURES shall conform to all applicable standards for the ZONING DISTRICT.
- (b) HOME OCCUPATIONS shall be conducted entirely within the residence or within an accessory STRUCTURE. The area Used for the home occupation shall not exceed twenty-five percent (25%) of the GROSS FLOOR AREA of the residence.
- (c) The home occupation shall in no way cause the residential appearance or character of the premises to differ from the surrounding residential area. HOME OCCUPATIONS shall not be conducted in such a manner as to produce noise, dust, vibration, GLARE, smoke or smell, electrical interference, fire hazard, traffic or any other nuisance not typically experienced in the ZONING DISTRICT where the property is located.
- (d) No USE shall require internal or external CONSTRUCTION features or the USE of electrical, mechanical or other equipment that would change the fire rating of the STRUCTURE or in any way Significantly increase the fire danger to neighboring STRUCTURES or residences.
- (e) No outside storage of material, goods, supplies or equipment related to the operation of the home occupation shall be allowed.
- (f) Merchandise shall be limited only to products manufactured or substantially

altered on the premises or to incidental supplies necessary for the conduct of home occupation. Items shall not be purchased off-SITE for resale.

- (g) To the extent that there is any sale of any item related to a home occupation, delivery of that item to the buyer should occur off the premises.
- (h) The home occupation shall not employ more than one (1) nonresident EMPLOYEE.
- (i) Any need for parking generated by the home occupation shall be off-STREET and in the side or REAR YARD of the STRUCTURE. The Zoning Officer shall determine the number of PARKING SPACES required based on the parking provisions of this chapter.
- (j) No commercial vehicle shall be Used in connection with the home occupation for delivery of goods to or from the premises, nor parked on the property. This provision does not preclude the delivery of mail or packages by the Postal Service or by private or public shipping and courier services. HOME OCCUPATIONS shall not generate more than an average of one (1) truck delivery per day.
- (k) No more than one (1) home occupation per residence shall be allowed and it must be conducted by the occupant.
- (l) HOME OCCUPATIONS that attract customers, clients or students to the premises shall not be allowed in multifamily DWELLING UNITS.
- (m) The business may not involve any illegal activity.
- (n) The following USES are not appropriate as HOME OCCUPATIONS and are not permitted:
 - (1) Vehicle or boat repair or painting.
 - (2) CONSTRUCTION equipment or materials storage.
 - (3) Equipment or vehicle rental.
 - (4) Furniture sales.
 - (5) Funeral director, mortuary or undertaker.
 - (6) Glazier's or painter's shop.
 - (7) Heating, plumbing or air-conditioning services.
 - (8) Laboratory or taxidermy shop.
 - (9) Medical clinic or laboratory, or MEDICAL OFFICE.
 - (10) Private club.

(11) Restaurant.

(12) CHILD DAY CARE.

2. No-impact home based business

No-impact home based businesses are permitted by right in all residential ZONING DISTRICTS as long as the business or commercial activity satisfies the following requirements:

- (a) The business activity shall be compatible with the RESIDENTIAL USE of the property and surrounding RESIDENTIAL USES.
- (b) The business shall employ no EMPLOYEES other than FAMILY members residing in the DWELLING.
- (c) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- (d) There shall be no outside appearance of a business USE, including but not limited to, parking, SIGNS or lights, except that the name of the business may be indicated on the residence mailbox, as long as the mailbox SIGN does not exceed one (1) square foot in area.
- (e) The business activity may not USE any equipment or process which creates noise, vibration, GLARE, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in a neighborhood.
- (f) The business activity may not generate any solid wastes or sewage discharge in volume or type which is not normally associated with RESIDENTIAL USE in the neighborhood.
- (g) The business activity shall be conducted only within the DWELLING and may not occupy more than twenty-five (25%) percent of the GROSS FLOOR AREA.
- (h) The business may not involve any illegal activity.

C. Keeping/Stabling of Horses or Ponies for private USE:

The keeping/stabling of horses or ponies shall meet the following requirements and shall conform to the performance standards below:

- 1. At least three (3) but less than four (4) acres: maximum of two (2) horses or ponies.
- 2. At least four (4) but less than five (5) acres: maximum of three (3) horses or ponies.
- 3. At least five (5) acres: no limit on horses or ponies.

4. No manure storage shall be established any closer than one hundred (100) feet to any property line.
5. Horse barns, stables or STRUCTURES for the storage of food and hay shall not be constructed closer than one hundred (100) feet to any property line.

D. Passenger Shelters

1. Passenger shelters, for public conveyance, shall be no more than one hundred fifty (150) square feet in floor area and no more than twelve (12) feet in height. No shelter may be so located as to obstruct the sight triangle distance at an intersection along a public RIGHT-OF-WAY.

E. Accessory Dwelling Unit [**Amended 9-29-2008 by Ord. No. 393**]

1. Accessory dwelling units include: caretaker's quarters, guest quarters, and mother-in-law suites.
2. Accessory Dwelling Units, when located within a building detached and separate from the principal dwelling shall have a minimum lot area equal to the product of the minimum lot area of the district multiplied by the number of separate housekeeping units on the lot.
3. All yard requirements of this Chapter shall be met by both the principal dwelling and the accessory dwelling unit.
4. Rental or leasing of any accessory dwelling unit shall not be permitted.

F. Swimming Club

Swimming clubs shall meet the following requirements and shall conform to the performance standards below:

1. The pool is intended solely for the enjoyment of the members and families and guests of members of the association or club under whose Ownership or jurisdiction the pool is operated.
2. The pool and accessory STRUCTURES thereto, including the AREAS Used by the bathers, shall not be closer than one hundred (100) feet to any property line of the property on which located.
3. The swimming pool and all of the area Used by bathers shall be so walled or Fenced as to prevent uncontrolled access by children from the STREET or adjacent properties. The said FENCE or wall shall not be less than six (6) feet in height, and it shall be maintained in good condition. The area surrounding the enclosure, except for the PARKING SPACES, shall be suitably landscaped with grass, hardy shrubs and TREES, and it shall be maintained in good condition.

G. SWIMMING POOL, PRIVATE

Swimming pools shall meet the following requirements and shall conform to the performance standards below:

1. The pool is intended and is to be Used solely for the enjoyment of the occupants of the principal USE of the property on which it is located.
2. The pool, including any deck AREAS or accessory STRUCTURES, must meet all YARD and SETBACK requirements.
3. The swimming pool, or the entire property on which it is located, shall be so walled or Fenced so as to prevent uncontrolled access by children from the STREET or from adjacent properties. Said FENCE or wall shall be not less than four (4) feet in height and it shall be maintained in good condition.

H. USES accessory to AGRICULTURE or HORTICULTURE

When the principal USE is agricultural or horticultural or the production or keeping of FARM animals such as cattle, hogs, goats or sheep, all ACCESSORY BUILDINGS customarily incidental to them shall be permitted, with the following requirements:

1. To qualify as agricultural USE or for the production and keeping of FARM animals, the minimum LOT size shall be five (5) acres.
2. No barn LOT, mushroom house or manure storage shall be established any closer than one hundred (100) feet to any property line.
3. The number of DWELLINGS permitted on a FARM shall not be limited, provided that density does not exceed one (1) single-FAMILY DWELLING per ten (10) acres and that DWELLINGS shall be separated by a minimum of two hundred (200) feet for USE by resident FARM workers or FAMILY members.
4. Silos and BULK bins shall be exempted from area and BULK regulations when attached to an existing BUILDING.
5. FARM BUILDINGS and other STRUCTURES shall not be constructed closer than one hundred (100) feet to any property line.
6. All other new CONSTRUCTION, including STRUCTURES for temporary storage of feeds, shall conform to SETBACK requirements.
7. Display and sale of FARM products shall be permitted, provided that:
 - (a) At least fifty percent (50%) of such products shall have been produced on the property on which they are offered for sale.
 - (b) PARKING SPACE for at least three (3) cars shall be provided no closer than twenty (20) feet from the highway RIGHT-OF-WAY.

(c) Sale of FARM products shall be conducted from a portable stand, dismantled at the end of the growing season, or from a permanent BUILDING, under the following conditions:

(i) Such permanent BUILDING shall be located at least one hundred (100) feet from the RIGHT-OF-WAY line of the road or fifty (50) feet if such permanent BUILDING, in the opinion of the Zoning Officer, resembles a FARM outbuilding. Such portable stand shall be located at least twenty-five (25) feet from the edge of the cartway; and

(ii) PARKING SPACE shall be provided behind the highway RIGHT-OF-WAY line at the ratio of one (1) space for each three hundred (300) square feet of BUILDING floor area, but in no case fewer than three (3) SPACES.