

## ARTICLE 11

### SUPPLEMENTAL REGULATIONS

#### §1101. SUPPLEMENTAL LOT, HEIGHT AND YARD REGULATIONS

##### A. Zone Lot Regulations:

1. **Existing Lots of Record:** In any R-District a single family dwelling may be erected on a nonconforming lot of official record at the effective date of this Ordinance or any amendments thereto regardless of its area or width, the owner of which does not own any adjoining property which would create a conforming lot if all or part of said property were combined with subject zone lot, provided, however, that no lot or lots in single ownership shall hereafter be reduced so as to create one (1) or more nonconforming lots, and provided further that on any nonconforming lot no side yard adjoining a side street shall be less than ten feet (10'); provided further that the rear yard of any such lot shall in no case be less than that required in the specific zoning district, and the side and front yards shall also be as required in the specific zoning district.
2. **Corner Lots:** At all street intersections, no obstructions to vision (other than an existing building, post, column or tree) exceeding thirty inches (30") in height above the established grade of the street shall be erected or maintained on any lot within the clear sight triangle. (See the current Borough Subdivision and Land Development Ordinance.)
3. **Through Lots:** Where a single lot under individual ownership extends from a street to an alley, the widest street shall be deemed the street upon which the property fronts and no principal structures and no dwelling shall be erected on the rear of such lot.
4. **Required Area or Space Cannot be Reduced:** The area or dimension of any lot, yard, parking area or other space shall not be reduced to less than the minimum required by this Ordinance; and, if already less than the minimum required by this Ordinance, said area or dimension may be continued and shall not be further reduced.

##### B. Height Regulations:

1. **General Application:** No building or structure shall have a greater number of stories than are permitted by this Section in the specific zoning district in which the proposed building or structure is situated, provided further that the aggregate height of such buildings or structures shall not exceed the number of feet permitted except as otherwise provided.
2. **Permitted Exceptions:** Height limitations stipulated elsewhere in this Ordinance shall not apply to church spires, belfries, cupolas and domes, silos, monuments, water towers, chimneys, smokestacks, flag poles, radio and television masts and aerials; parapet walls extending not more than four feet (4') above the roof level of the building, and other appurtenances extending above the roof level and not intended for human occupancy.

**C. Yard Regulations:**

**1. Side Yards:**

- a. **Side Yard Width May be Varied:** Where the side wall of a building is not parallel with the side lot line or is broken or irregular, the side yard may be varied. In such cases, the average width of the side yard shall not be less than the otherwise required minimum width; provided, however, that such side yard shall not be narrower at any point than one-half (1/2) the otherwise required minimum width.
- b. **Side Yard of Corner Lot:** The side street setback line of any corner lot as it existed at the time of adoption of this Ordinance or any corner lot shown on any subdivision plat which received final approval prior to the adoption of this Ordinance shall not be less than one-half (1/2) of the depth of the minimum front yard required on any adjoining lot fronting on a side street. However, any corner lot delineated by subdivision after the adoption of this Ordinance shall provide a side street setback line which shall not be less than the minimum front yard required on any adjoining lot fronting on a side street.
- c. **Corner or Double Frontage Lots:** Lots which front on or abut more than one (1) street shall provide the required front yards along every street.

**2. Front Yard Exception (Single Family and Two-Family Dwelling Only):** When an unimproved lot is situated between two (2) improved lots, each having a principal building within twenty-five feet (25') of any side lot line of such unimproved lot, the front yard may be reduced to the greatest depth of the front yard of the two (2) adjoining improved lots, but shall not be less than fifteen feet (15'); provided, however, that where any lot shall front on a right-of-way which is proposed, on the Official Map of the Borough to be widened by the Borough or any lawful County, State or Federal Highway Agency, the front yard of such lot shall be as required by the applicable provision of the subject zoning district, and shall be measured from such proposed future right-of-way.

**3. Projections into Required Yards:** Certain architectural features may project into required yards as follows:

- a. Cornices, canopies, eaves or other architectural features may project into required yards a distance not exceeding two inches (2") per one foot (1') of required yard depth but may not exceed a total of three feet (3').
- b. Fire escapes may project into required yards a distance not exceeding four feet, six inches (4'-6").
- c. Bay windows, balconies, fireplaces, uncovered stairways and necessary landings, and chimneys may project a distance not exceeding four feet (4'), provided that such features do not occupy, in the aggregate, more than one-third (1/3) of the length of the building wall on which they are located.

4. No required front or side yard in a residentially zoned district shall be used for the temporary or permanent parking or storage of vehicles except on a driveway constructed for access to a garage which is conforming as to location and size.

**D. More Than One Principal Structure on a Lot Permitted:** In any district, more than one (1) principal structure housing a permitted use, conditional use or special exception may be erected on a single lot provided that yard and all other requirements of this Ordinance shall be met for each structure as though it were on an individual lot. The

individual lot so described shall consist of a full-sized lot and shall not involve any exceptions as to required yard widths.

**E. Accessory Structures:**

**1. Maximum Permitted Height and Number of Structures:**

- a. In the R-1 and R-2 Residential Districts: No accessory structure shall exceed a maximum of one and one-half (1 1/2) stories or fifteen feet (15'). No more than two (2) accessory structures, including a private garage, shall be permitted on each residential lot.
- b. **In the B-1, BT and IC Districts:** No accessory structure shall exceed a maximum of two and one-half (2-1/2) stories or thirty feet (30'). No more than five (5) accessory structures shall be permitted per lot.

**2. Minimum Yard Regulations:**

- a. **Unattached Accessory Structures in R-Districts:** Accessory structures which are not attached to a principal structure may be erected in accordance with the following requirements:
  - 1) Front Yard - no closer to front property line than building line.
  - 2) Side Yard (interior lot) - three feet (3') from property line.
  - 3) Side Yard (corner lot) - same as for principal structure.
  - 4) Rear Yard - three feet (3'); if fronting on an alley, ten feet (10') from property line.
  - 5) No closer to a principal structure than ten feet (10').
- b. **Attached Accessory Structure in R-Districts:** When an accessory structure is attached to the principal building, it shall comply in all respects with the requirements of this Article applicable to the principal building.
- c. **Non-Dwelling Accessory Structure in Other Districts:** Non-dwelling accessory structures shall comply with front and side yard requirements for the principal structure to which they are accessory and shall not be closer to any rear property line than ten feet (10').

**F. General Landscaping Regulations:**

1. **Enclosed Uses:** Any enclosed use as may be required by this Ordinance to be landscaped in accordance with this subsection shall provide a planted screened area, as per the provisions of Section 1108.
2. **Unenclosed Uses:** Any use which is not conducted within a completely enclosed building, except for nurseries, and the display for sales purposes of new or used cars, trucks, or trailers, in operative condition, shall be entirely enclosed by a fence maintained in good condition or a 50%/50% mix of evergreen and deciduous trees a minimum of three inches (3") in diameter at breast height, spaced at intervals of not more than ten feet (10').

**G. Miscellaneous Building Regulations:**

1. **Unenclosed IC Uses:** All IC District uses which are not conducted wholly within a completely enclosed building shall not be less than one hundred feet (100') from any R-District zoning boundary line.
2. **Uses to be Enclosed:** All B District uses shall be conducted wholly within a completely enclosed building except for off-street parking and loading facilities, new

and used car lots, service stations (repairs shall be conducted inside), terminals, storage yards, nurseries, and similar uses.

**3. Air Conditioning System:** In residential districts, any outdoor installation constructed or placed on a lot in connection with an air conditioning system designed to air condition all or part of a residence shall be located in either the rear yard or side yard of the lot and shall not be located closer than ten feet (10') to any property line, provided, however, that nothing in this subsection shall be construed to apply to the use and/or location of a window-mounted air conditioner designed to air condition a single room of a residence.

**H. Parking and Storage of Certain Vehicles:** Automotive vehicles or trailers of any kind or type without current license plates or valid State inspection sticker shall not be parked or stored on any residentially zoned property other than in a completely enclosed building(s).

**I. Temporary Storage of Furniture:** The temporary relocation or storage of furniture designed and constructed for indoor use, including but not limited to, upholstered couches, stuffed chairs, sectional sofas, davenports or recliners on the exterior of any lot or parcel is hereby prohibited in all zoning districts.

## §1102. ESSENTIAL SERVICES

Permitted use in all districts.

**A. Essential Services, Enclosed or Permanent Structures:** Such uses shall include public utility services such as electric substations, transformers, switches and auxiliary apparatus serving a distribution area, meter pits, telephone exchanges and pumping stations and shall be subject to the following regulations:

1. Such facility shall be so located as to draw a minimum of vehicular traffic to and through local residential streets.
2. The location, design and operation of such facility shall not adversely affect the character of the surrounding residential area.
3. Adequate fences, barriers, and other safety devices shall be provided, and shall be landscaped in accordance with the provisions of Section 1108.
4. Noise emitted from electric substations shall not be greater than permitted in accordance with the performance standards set forth in Article 16.

**B. Essential Services, Open:**

1. Such uses shall be limited to the erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, or underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings. Where applicable, the landscaping regulations of Section 1108 shall apply.
2. In the event that any public utility shall desire to replace or relocate any existing poles, frames or structures in the public streets upon which are located any electric

light, electric power, telephone or telegraph wires, the said public utility involved shall notify Borough Council of such intention to replace or relocate poles, frames or structures.

3. When any lot or tract of ground in the Borough of Apollo is serviced by a public utility whose facilities have been placed underground, all electric light, electric power, telephone and telegraph wires thereafter installed to service any buildings on such lot or tract of ground, shall be placed underground in such manner as may be directed by the public utility involved.

**C. Essential Services, Police Stations, Emergency Service and Fire Stations:** Such facilities shall be permitted in either R District provided that:

1. Such facility is necessary to serve the surrounding residential area where it is not possible nor practical to serve such area from a facility located in less restrictive districts;
2. Such facility shall not be located on a local residential street (unless no other site is available), and shall be so located as to draw a minimum of vehicular traffic to and through such streets;
3. Where applicable, the landscaping regulations of Section 1108 shall apply; and
4. Such facility shall be designed and constructed consistent with the general character of the neighborhood.

### **§1103. FENCES**

Fences constructed for the purpose of enclosing any portion of the area of any zoned lot or tract of land, shall be a maximum height of eight feet (8') and shall meet the following requirements for location with respect to existing or established lot or boundary lines. Any fence over four feet (4') in height shall require a building permit.

- A. Front:** No closer to the front property line than the building setback line established by either:
  1. The setback line of an existing building.
  2. The building setback line established by the provisions of Article 12.
  3. Non-opaque decorative fences a maximum of three feet (3') in height may be located in a required front yard, no closer than ten feet (10') to the abutting right-of-way line, or within five feet (5') of the abutting right-of-way line in the TCO District.
- B. Rear:** Not less than one foot (1') from the rear property line, unless the property line can be located accurately, in which case the fence may be erected on the property line.
- C. Side:** Not less than one foot (1') from each property line, unless the property line can be located accurately, in which case the fence may be erected on the property line.
- D. Side (Corner Lot):** No closer to the exterior side lot line than the building setback line established by either:
  1. The setback line of an existing building; or
  2. The building setback line established by the provisions of Article 16.
- E.** All in-ground or above ground swimming pools with access at grade, shall be enclosed by a minimum four foot (4') high fence with a self-latching gate.

## §1104. RECREATION USES

- A. Commercial Indoor Recreation**, including but not limited to, Bowling Alleys, Ice and Roller Skating Rinks, Video Arcades, Theaters and Similar Places of Amusement and Recreation: Permitted in the IC District.
1. Such uses shall be conducted entirely within an enclosed structure, except as otherwise required.
  2. Parking areas shall be screened from adjoining residential properties in accordance with Section 1108.
  3. Any principal structure shall not be less than twenty feet (20') from any property boundary line.
  4. No offensive noise or vibration, except as may be in accordance with the performance standards set forth herein, shall be permitted.
- B. Outdoor Recreation Facilities:** Permitted in the IC District.
1. Such uses shall include miniature golf courses, ice-skating rinks, swimming pools, tennis courts and amusement buildings or parks.
  2. Unenclosed recreation facilities shall be located not less than twenty-five feet (25') from any property line except where greater distances are otherwise required herein and shall be effectively screened from adjoining residential uses in accordance with the provisions of Section 1108.
  3. Illuminated signs and other lights shall be directed away, or shielded from adjoining residential properties, in such a way as not to disturb the occupants thereof.
  4. No public address system shall be permitted except where such a system will not be audible at any adjoining residential property line.

## §1105. RESIDENTIAL CONVERSION

Residential conversion of single family residences to provide two-family and multi-family occupancy, where permitted, shall comply with the following:

- A.** The lot, yard and height requirements and all other requirements of this Zoning Ordinance for the applicable zoning district shall apply.
1. Studio dwellings shall comply after conversion.
  2. Such structure shall contain no less square feet of living space per habitable unit than provided in the following: apartment (one bedroom/living room, kitchenette and bath) - 340 square feet.
  3. One-bedroom apartment (one living room/dining, kitchen and bath, or one living room, kitchenette and bath) - 450 square feet.
  4. Two-bedroom apartment (same facilities as one bedroom apartment) - add one hundred and thirty (130) square feet for each bedroom over two (2).
  5. All alterations shall be done in accordance with the Pennsylvania Uniform Construction Code. Where a structure has deficiencies with respect to the applicable codes, said deficiencies shall be corrected at the time of conversion.

## §1106. SERVICE STATIONS AND PARKING GARAGES

- A. Points of Access:** No automobile service station, parking garage for five (5) or more motor vehicles and automobile repair garages, or any vehicular access thereto, shall be

located along the same street and the same block as schools, playgrounds, churches, hospitals, public libraries, and day care facilities for dependents or for children.

- B. Vehicular access** to said automotive uses shall not be closer to the intersection of any two (2) street right-of-way lines than twenty-five feet (25'), nor shall any such access be located within twenty-five feet (25') of any boundary line of any R-District.
- C. Location of Appliances or Pits:** No automobile service station or parking garage shall be permitted where any gasoline or oil pump, oil drainage pit or visible appliance for any such purpose is located within ten feet (10') of any street right-of-way line, except where such appliance or pit is within a completely enclosed building.

## §1107. MISCELLANEOUS USES

- A. Non-Dwelling Structure Conversion:** No commercial or light industrial structure, originally designed for other than residential use shall be converted to a dwelling unit, nor shall any structure which was so converted prior to the adoption of this Ordinance be further converted to provide for additional dwellings.
- B. Outdoor Storage Areas:** Such uses shall be governed by the following provisions and any other conditions as may be required by the Zoning Hearing Board to protect the public health, safety, comfort, convenience, and properties and the occupants thereof.
  - 1. Inflammable and Explosive Liquids:** No highly inflammable or explosive liquids, solids or gases shall be stored in bulk above ground. Tanks or drums of fuel directly connected with heating devices or appliances located on the same premises as the tanks or drums of fuel, are excluded from this provision.
  - 2. Fencing and Setbacks:** All outdoor storage facilities shall be enclosed by a fence or wall adequate to conceal such facilities and the contents thereof from adjacent property. Such walls and fences shall be not less than twenty-five feet (25') from all property lines which abut an R-District or existing residential development, but in any other case shall be not less than ten feet (10') from any property line.
  - 3. Deposit of Wastes:** No materials or wastes shall be deposited on any premises in such form or manner that they may be transferred off such premises by natural causes or forces.
  - 4. Other Hazardous Materials:** All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible by or otherwise be attractive to rodents or insects shall be stored outdoors only in closed containers.
- C. Temporary Tract Office:** Temporary tract offices, including construction offices, development and/or real estate sales offices, equipment storage sheds or related uses, housed in detached structures, shall be located on the property for which the activity or development is being conducted. Such uses and/or detached structures shall be removed upon the completion of construction or development of an individual or group building project.
- D.** The completion date referred to herein shall be that date governed under the issuance of an original building/zoning permit as prescribed in Section 1802.
- E. Sale of Individual Units of Multi-Unit Residential Structures:** Upon application, the Zoning Hearing Board may modify or waive individual lot area and building coverage requirements in the case of the sale of individual units of townhouse, row house, garden apartment or other multiple-unit residential structures, consistent with the Pennsylvania Condominium Act, as a variance to the provisions of this Ordinance, whether said sale

occurs prior to or after actual construction, provided that, if the sale is prior to construction, the design and construction of the proposed residential structures shall be of a harmonious and unified nature, and that the development be a single, joint undertaking of all said owners; and provided further that the residential unit(s) to be sold meet the following requirements:

1. Such modification, reduction, or waiver will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be otherwise detrimental to the public interest and welfare.
2. If the individual lots in question have been part of a project previously approved as a planned residential building group, or are a part of a project not so approved but advertised, designed, or arranged as being of such nature, the owners of said lots shall not be prevented from having adequate access to such common areas or facilities as may have been included in the project, nor shall any individual lots so created include within their boundaries any portion of such common areas or facilities.
3. If a property owner's organization for that purpose does not exist, the Borough may, in its discretion, maintain such common open space as existed in such a project and may ratably assess the cost of such maintenance against the property owners within the project.
4. No new dwelling units shall be created from any individual dwelling unit in, or proposed to be in existence at the time of approval of the project, nor shall the number of facilities housed therein exceed the number of dwelling units provided at that same time.
5. No additional structures of any type, other than minor structures such as play equipment, individual animal shelters, refuse receptacle shelters, or small storage sheds, shall be constructed or erected on any individual lot(s) so created, unless adequate provision for such structure was made in the application approved under this Section.
6. The project complies in every other way with the applicable regulations as to total minimum lot size, setbacks or any requirements for the original project as a whole at the start of construction.
7. **Approval by the Board:** Approval by the Zoning Hearing Board for the creation of such nonstandard lots shall be strictly dependent upon their utilization for the development of one (1) or more units of a multi-unit residential structure. Any attempt to utilize lots so approved for any other purpose shall be cause for the mandatory denial of any building permit and/or certificates of occupancy.

**F. Installation of Single Mobile or Manufactured Homes:** If a mobile or manufactured home is erected and maintained as a single family dwelling outside a mobile or manufactured home park, the following requirements shall be met:

1. The tract upon which the mobile or manufactured home is installed shall conform with the minimum lot size requirements of the district or zone where located and shall be located only in those districts or zones so specified in this Ordinance.
2. The mobile or manufactured home shall be installed so as to conform with all front yard, side yard, and rear yard setback lines applicable to a single family dwelling in that district or zone.



3. The mobile or manufactured home shall be installed upon, and securely fastened to, a frost-free foundation or footer, and in no event shall it be erected on jacks, loose blocks, or other temporary materials.
4. An enclosure of compatible design and material shall be erected around the entire base of the mobile or manufactured home. Such enclosure shall provide sufficient ventilation to inhibit decay and deterioration of the structure.
5. The mobile or manufactured home shall be connected to the Borough public water and sanitary sewer systems.
6. The tract shall be seeded, landscaped and shrubbed.
7. Any single on-lot mobile or manufactured home shall meet the specifications for manufacture of mobile or manufactured homes as set forth in United States Institute Standards for Mobile Homes, USA Standard A 119.11969, NFPA No. 501B1968, and any subsequent modification or amendment of such standards.
8. **Building Permit Required:** No mobile or manufactured home shall be erected on a single lot unless a building permit, consistent with the provisions of the Pennsylvania Uniform Construction Code, is first obtained.
9. **Travel Unit Vehicle:** No travel unit vehicle shall be erected and maintained for living purposes in the Borough. Unoccupied recreational vehicles may be parked or stored in a private garage, carport, or rear or side yard, but same shall not be stored or parked for a period exceeding twenty-four (24) hours on a public street, or in the front yard of a residential dwelling.

**G. Removal of Mobile or Manufactured Homes from Borough:** No mobile or manufactured home, whether installed on a single lot or in a mobile or manufactured home park shall be removed from the Borough without first obtaining a permit from the Borough Tax Collector charged with the collection of municipal real estate taxes. Such a permit for removal will be issued upon payment of a fee established by Resolution of Borough Council and payment of all real estate taxes.<sup>2</sup>

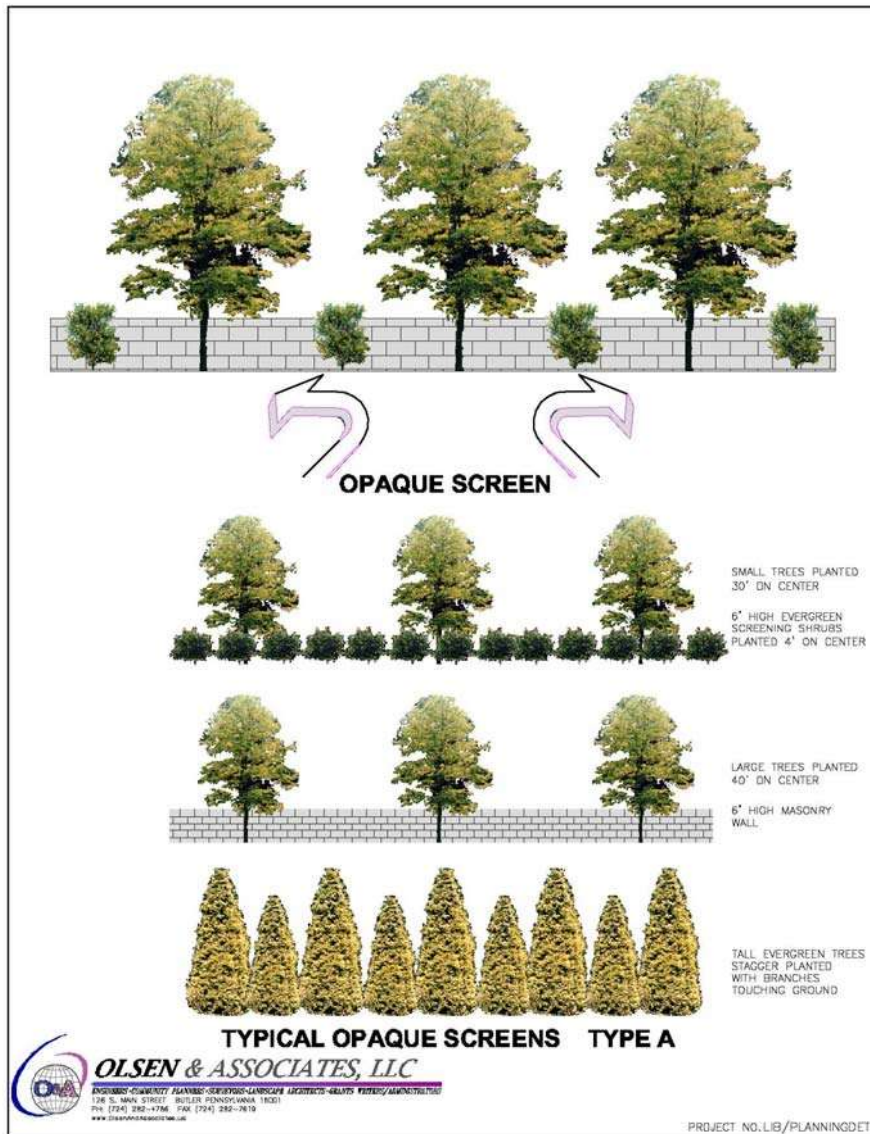
## §1108. SCREENING AND LANDSCAPING

- A. A planted visual barrier or landscape screen shall be provided and maintained on any lot proposed for development which abuts a previously developed lot except where natural, physical or man-made barriers exist which are deemed adequate by the Planning Committee and Borough Council and except where such contiguity has resulted from an amendment to the zoning district boundaries after the passage of this provision.
- B. There are hereby established three (3) types of screening applicable throughout the Borough. The "screening requirements" chart included in this Section shall be used to determine which type of screen the developing use must provide along the perimeter boundary abutting a developed lot.

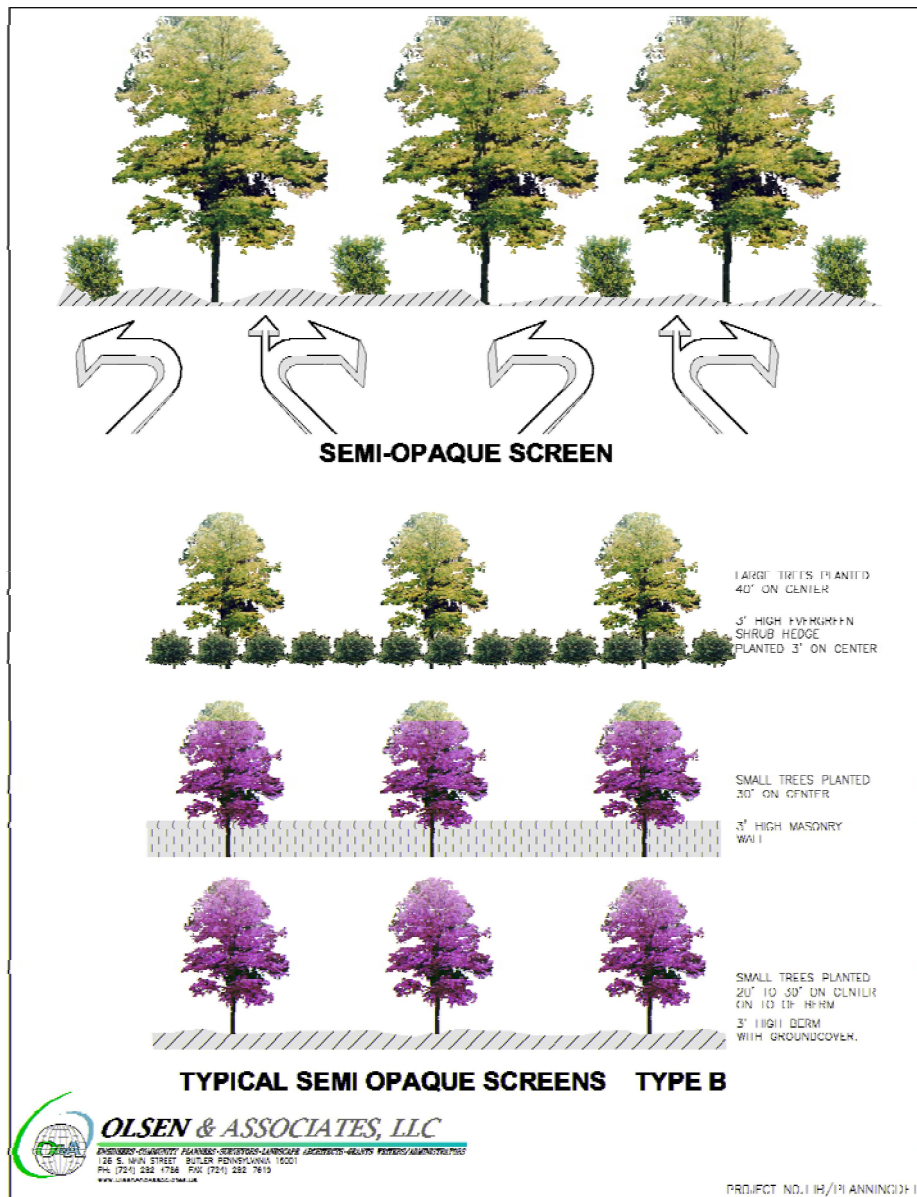
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<sup>2</sup> Ordinance 282, 9/5/1972, §6.700.

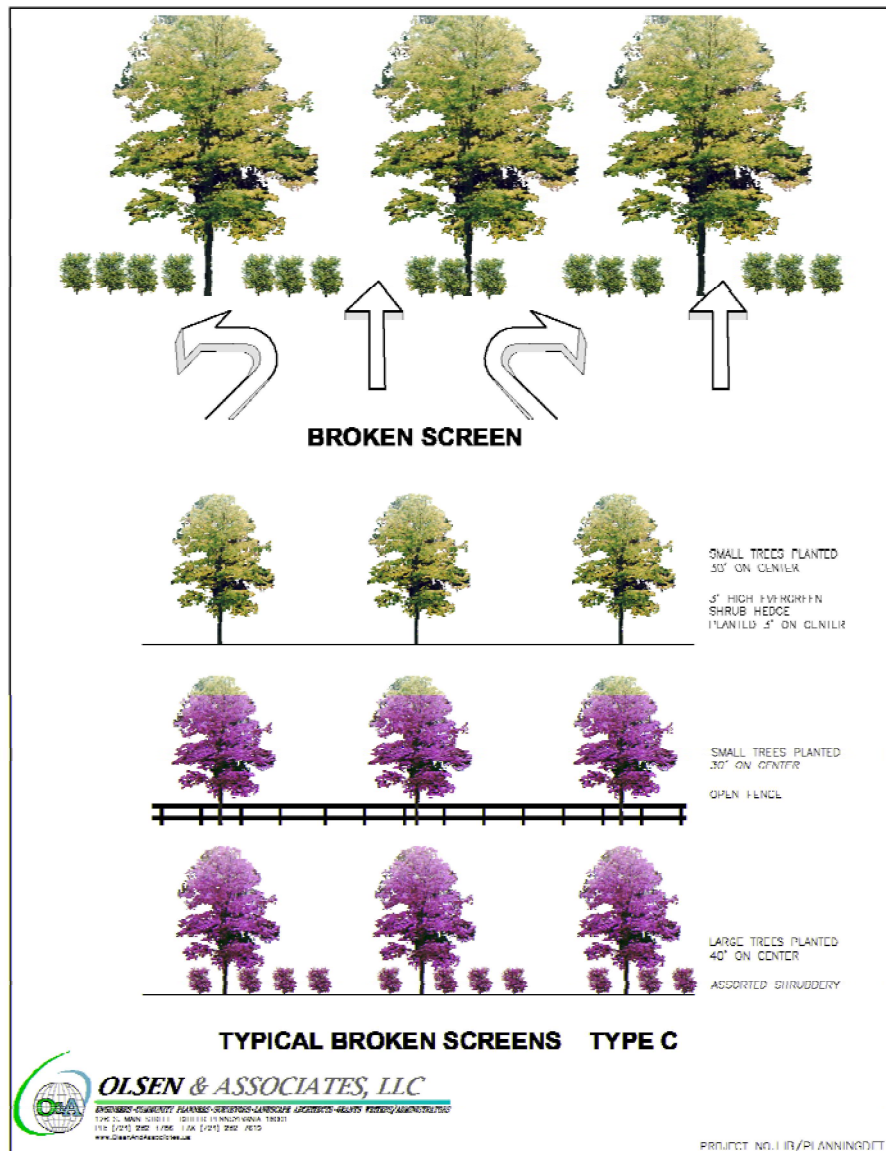
1. Opaque Screen, Type A - A screen that is opaque from the ground to a height of at least six feet (6'), with intermittent visual obstructions from the opaque portion to a height of at least twenty feet (20'). An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of spatial separation. The opaque screen may include a wall or fence, but a minimum of seventy percent (70%) of the screen shall consist of densely planted vegetation. Compliance of planted vegetative screens will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstruction should not contain any completely unobstructed openings more than ten feet (10') wide. Suggested planting patterns follow:



2. Semi-Opaque Screen, Type B - A screen that is opaque from the ground to a height of three feet (3'), with intermittent visual obstruction from above the opaque portion to a height of at least twenty feet (20'). The semi-opaque screen may include a wall, fence or landscaped earth berm, but a minimum of seventy percent (70%) of the screen shall consist of densely planted vegetation. Compliance of planted vegetative screens will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. At maturity, the portion of intermittent visual obstructions should not contain any completely unobstructed openings more than fifteen feet (15') wide. Suggested planting patterns follow:



- Broken Screen, Type C - A screen composed of intermittent visual obstructions from the ground to a height of at least twenty feet (20'). The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces. The broken screen may include a wall, fence or landscaped earth berm, but a minimum of seventy percent (70%) of the screen shall consist of densely planted vegetation or existing vegetation. Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species, or field observation of existing vegetation. The screen may contain deciduous plants. Suggested planting patterns follow:



C. The following tabular chart shall dictate the land use and appropriate screen type.

**SCREENING REQUIREMENTS**

	1				2				3				4				5			6		7			
	ONE AND TWO FAMILY RESIDENCES	MULTI-FAMILY RESIDENCES	GROUP CARE FACILITIES	ADULT & CHILD CARE FACILITIES	ALL OFFICE USES INCL. MEDICAL & BANKS	SCHOOLS (PUB & PRIV.) & LIBRARIES	CHURCHES & ASSOCIATED USES	HOSPITALS & CLINICS	FRATERNAL CLUBS, LODGES, UNION HALLS	RETAIL SALES AND PERSONAL SERVICES	AUTO SERVICE, REPAIR & SALES	EQUIPMENT RENTAL YARD	COMMERCIAL RECREATION AND PARKING LOTS	HOTELS & MOTELS	FUNERAL HOME	RESTAURANTS, NIGHT CLUBS & THEATERS	ADULT ENTERTAINMENT	USES CONDUCTED COMPLETELY INDOORS	USES CONDUCTED SUBSTANTIALLY OUTDOORS	SCRAP MATERIALS, SALVAGE YARDS	COMPLETELY ENCLOSED WITHIN A STRUCTURE	NOT COMPLETELY ENCLOSED WITHIN A STRUCTURE	VETERINARIAN	KENNELS	
1 1. Residential 2. Office, Business and Professional 3. Institutional, Social 4. Commercial 5. Manufacturing and Storage 6. Municipal and Public Utility Building and Services 7. Other Uses <b>DEVELOPING USE</b> ADJACENT, EXISTING OR PERMITTED	A	C	B	B	A	A	B	A	B	A	A	B	B	B	A		C	A	A	A	C	A	A	A	
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## **§1101. HOME OCCUPATIONS AND HOME BASED BUSINESSES**

In all districts where home occupations and home based businesses are permitted accessory uses, the following shall apply:

- A. Not more than twenty-five percent (25%) of the gross floor area of the dwelling unit shall be so used.
- B. No display or visible evidence of such occupation or business shall be permitted on the premises.
- C. No home occupation or business shall be conducted in an accessory building nor shall there be sales of the product of that business on the premises.
- D. No traffic shall be generated by such occupation or business in greater volumes than would be normally expected in a residential neighborhood and any need for parking generated by such business shall be met other than in a required yard.
- E. No equipment or process shall be used in such occupation or business which creates noise, vibration, glare, fumes, odors or electrical interference detectable to normal senses off the lot.

## **§1102. FORESTRY**

Forestry, as defined, shall be considered a permitted use in all zoning districts.