Chapter 10

GENERAL REGULATIONS

Section: 1.10

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1.1001 ACCESSORY USES:

1. Purpose: The purpose of these provisions is to establish the relationship among principal and accessory uses and to establish provisions governing the conduct of accessory uses.

2. Principal Use Includes Accessory Use: Principal uses specified as permitted uses or special exception uses for a district by the District Regulations shall be deemed to include accessory uses and activities identified by these regulations and such other accessory uses that are customarily associated with the are appropriate, incidental, and subordinate to such principal uses. Accessory uses shall be subject to the same regulations as apply to principal uses in each district, except as otherwise provided in these regulations.

3. Accessory Uses - Residential Use Types: Residential use types shall include the following accessory uses, activities, and structures.

   a. A private, attached garage limited to one thousand two hundred (1200) square feet. [Ord.199] [Ord.220]

   b. Recreational activities and facilities for use by residents.

   c. Playhouses, patios, cabanas, porches, gazebos, and incidental household storage buildings.

   d. Radio and television receiving antennas. [Ord 199]

   e. Solar collectors and wind generators

   f. Home occupations

g. Keeping of dogs and cats and similar small animals as household pets.

h. Other customary uses determined by the Zoning Administrator to be appropriate, incidental, and subordinate to a principal use.

4. Accessory Uses - Commercial Use Types: Commercial use types shall include the following accessory uses, activities, and structures.

a. Any other commercial use type that is not listed as a permitted use in the same district, and complies with the following criteria.

1. Is operated primarily for the convenience of employees, clients, or customers of the principal use.

2. Occupies less than 10 percent of the total floor area of the principal use.

3. Is located and operated as an integral part of the principal use and does not comprise a separate business use or activity.

5. Accessory Uses - Industrial Use Types: Industrial use types shall include the following accessory uses, activities, and structures.

a. Any commercial use type or any other industrial use type that is not permitted use in the same district, and complies with the following criteria:

1. Is operated primarily for the convenience of employees, clients, or customers of the principal uses.

2. Occupies less than 25 percent of the floor area of the principal use.

3. Is located and operated as an integral part of the principal use and does not comprise a separate use or activity.

6. Accessory Uses - Civic Use Types: Civic use types shall include accessory uses and activities customarily associated with the purpose and function of the civic use as a principal use, including but not limited to the following:

a. Refreshment stands and food and beverage sales of a

convenience nature located in uses involving public assembly.

b. Cafeterias, dining halls, and similar eating and beverage services operated incidental to principal uses and primarily for the convenience of employees, residents, clients, patients, or visitors thereof.

1.1002 TEMPORARY USES:

1. Purpose: Provisions authorizing temporary uses are intended to permit occasional, temporary uses and activities when consistent with the purposes of the Zoning Ordinance.

2. Temporary Use Types: (No Permit Required) The following types of temporary use shall be authorized, subject to specific limitations herein and such additional conditions as may be established by the Zoning Administrator.

a. Religious, patriotic, or historical assemblies, displays or exhibits.

b. Outdoor art and craft shows and exhibits.

c. Outdoor special sales, including swap meets, flea markets, parking lot sales, or similar activities, limited to locations in commercial or industrial districts, and when operated not more than three (3) days in the same week or more than five (5) days in the same month.

d. Garage and yard sales when operated not more than two (2) days per month.

e. Seasonal retail sales of agricultural or horticultural products raised or produced off the premises, excluding the sale of animals or animal products.

f. Temporary signs relating to temporary uses not requiring a permit.

3. Temporary Use Types: (Permit Required) The following temporary use types may be authorized subject to approval by the zoning administrator when the proper temporary use permit application has been completed.

a. Contractors office, storage yard, and equipment parking and servicing on the site of an active construction project.

b. Circuses, carnivals, rodeos, fairs or similar transient amusement or recreational activities no closer than 200 feet from an existing dwelling.

c. Christmas tree sales lots.

d. Mobile home residences for occupancy by supervisory or security personnel on the site of an active construction project.

e. Temporary use of mobile trailer units or similar portable structures for nonresidential uses, located in districts where the use is a permitted use, and limited to a maximum period of six (6) months per calendar years.

f. Additional temporary uses determined to be similar to the foregoing by the Zoning Administrator.

g. Temporary signs relating to temporary uses requiring a permit.

4. Required Conditions of Temporary Use:

a. Each site occupied by a temporary use shall be left free of debris, litter, or other evidence of temporary use upon completion or removal of the use.

b. A temporary use conducted in a parking facility shall not occupy or remove from availability more than 25 percent of the spaces required for permanent use.

c. The Zoning Administrator may establish such additional conditions as he/she deems necessary to ensure land use compatibility and to minimize potential impacts on nearby uses, including but not limited to time and frequency of operation, temporary arrangements for parking and traffic circulation, requirements for screening or enclosure, and guarantees for site restoration and cleanup following temporary use.

5. Determinations: The Zoning Administrator may authorize a permit only when, in his/her judgement, the following determination can be made:

a. The temporary use will not impair the normal, safe, and effective operation of a permanent use on the same site.

b. The temporary use will be compatible with nearby uses in the general vicinity.

c. The temporary use will not impact public health,

safety or convenience, or create traffic hazards or congestion, or otherwise interrupt or interfere with the normal conduct of uses and activities in the vicinity.

6. Application and Authorization

a. Application to conduct a temporary use requiring a permit shall be made to the Zoning Administrator, and shall include a site plan and description of the use, and such additional information as the Zoning Administrator may require to evaluate the use and to make the determination whether to approve, approve conditionally, or to deny the temporary use.

b. Application shall be made at least 10 business days prior to the requested date for commencement of the temporary use, and the Zoning Administrator shall make a determination whether to approve, approve conditionally, or to deny the temporary use within 5 business days after the date of application.

c. Authorization of a temporary use shall be by issuance of a zoning permit or a certificate of occupancy.

7. Extension: Authorization for a temporary use may be renewed by the Zoning Administrator, upon request of the applicant, provided temporary use shall not be authorized or continued for a period of more than six months except upon a new application and authorization.

8. Temporary Use Not Exempt: A temporary use authorized pursuant to these provision shall not be exempted or relieved from compliance with any other ordinance, law, permit, or license applicable to such use.

9. Enforcement: The Zoning Administrator may, upon review and inspection of any temporary use allowed without a permit under Section 1.1002 (2), impose such conditions consistent with Subsections (4) and (5) above as he/she deems necessary to achieve the purposes of and provide the protections contained in said Subsections. Failure to comply with the conditions imposed shall be a violation of the ordinance and shall revoke permission for the use to continue without a permit.

1.1003 OFF STREET PARKING: LOADING SPACE:

1. General Parking Area and Surface Requirements: All off-street parking areas as required in this Section shall comply with the following minimum area and surface requirements.

a. A "parking space" shall be not less than eight (8') in width and not less than nineteen feet (19') in length.

b. Parking spaces hall be surfaced with portland cement, concrete, asphaltic concrete, or equivalent hard surface; or two inch (2") thickness pit run gravel or equivalent material as determined by the Zoning Administrator.

c. Enclosed parking areas or garages, if surfaced as required in subparagraph "b" above shall qualify to meet the minimum parking space requirements under this section.

d. Requirements as to number and size of parking space in this Section are minimum requirements only and shall not be construed as limitations.

e. Residential Dwellings and Other Lodging: Parking space on the lot occupied by the main building shall be provided as follows for each type of dwelling:

Motels and Hotels	1 space per unit
Multi-family dwellings	1.5 spaces per unit
Townhouse Residential	2 spaces per unit
Mobile Homes	1 space per unit

2. Churches, Schools, Auditoriums, Stadiums and Other Places of Public Assemblage: All churches, schools, auditoriums, stadiums, or other places of public assemblage shall provide one off-street parking space for every six (6) seating capacity provided. Such parking spaces shall be provided on the same lot as the place of public assemblage or on a permanently reserved space within five hundred feet (500') of said lot.

3. All Other Uses: All other buildings having a gross floor area of more than two thousand (2,000) square feet shall provide one off-street parking space for each one thousand (1,000) square feet of floor space or fraction thereof either on the same lot as the principal building or permanently reserved space within five hundred feet (500') of said lot.

4. Loading Space: Every hospital, hotel, institution, commercial or industrial building having secondary access from an alley, side street or otherwise, shall have one permanently maintained loading space not less than ten feet (10') in width and sixty feet (60') in length and fourteen feet (14') in height.

1.1004 SIGNS: The purpose of this section is to provide that signs shall be safely constructed and kept in a safe condition, and that signs shall not be located so as to cause a safety hazard.

1. DEFINITIONS. For use in this section, the following terms are defined.

a. The term "sign" shall mean and include every sign, billboard, ground sign, wall sign, roof sign, illuminated sign, projecting sign and temporary sign, and shall include any announcement, declaration, demonstration, display, illustration or insignia used to advertise or promote the interests of any person when the same is place out of doors in view of the general public.

b. The term "ground sign" as regulated by this Section shall mean any sign supported by uprights or braces placed upon the ground and not attached to any building.

c. The term "wall sign" as regulated by this Section shall mean all flat signs of solid face construction which are placed against a building or other structure and attached to the exterior front, rear or side wall of any building or other structure. Such signs may extend no more than twelve (12) inches from the surface of the building or structure to which they are attached.

d. The term "illuminated sign" shall mean any sign which has character, letters, figures, designs or outline illuminated by electric lights or luminous tubes as a part of the sign proper.

e. The term "projecting sign" shall mean any sign that is wholly or partly dependent upon a building for support and which projects more than twelve (12) inches from such building.

f. The term "facing" or "surface" shall mean the surface of the sign upon, against or through which the message is displayed or illustrated on the sign.

g. The term "incombustible material" shall mean any material which will not ignite at or below a temperature of 220 degree Fahrenheit and will not continue to burn or glow at the temperature.

h. The term "person" shall mean and include any person, firm, partnership, association, corporation, company or organization of any kind.

i. The term "structural trim" shall mean the molding, battens, cappings, nailing strips, latticing and platforms which are attached to the sign structure.

j. The term "erect" shall mean to build, construct, attach, hang, suspend or affix, and shall also include the painting of wall signs.

k. The term "street line" shall mean the place where the street right of way line begins and the private property line ends.

l. The term "roof sign" shall mean any sign which is erected, constructed or attached wholly or in part upon the roof of a building and which projects completely above the parapet wall.

2. UNSAFE AND UNLAWFUL SIGNS: If the Zoning Administrator shall find that any sign or other advertising structure regulated hereunder is unsafe or insecure or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of this ordinance, he/she shall give written notice thereof to the owner of the property or building on which the sign is located. Such notice shall include a statement explaining the alleged violations and deficiencies, an order to repair or remove said sign, and an explanation of the consequences of failure to comply with said order. If the owner of the land or building on which the sign is located fails to remove or alter said sign so as to comply with the order within ten days after such notice, said sign or other advertising structure may be removed or altered to comply by the Zoning Administrator at the expense of the building or property owner on which it is located. The building or property owner may appeal the order of the Zoning Administrator to the Board of Adjustment and, if such an appeal is on file, the ten day compliance period shall be extended until ten days following the Board of Adjustment's decision on the matter. If, however, the Zoning Administrator finds that any sign or other advertising structure poses a serious and immediate threat to the health or safety of any person, he may order the removal of such sign summarily and without notice to the property or building owner.

3. REMOVAL OF CERTAIN SIGNS: Any sign now or hereafter existing which no longer advertises a bona fide business conducted, or a product sold, shall be taken down and

removed by the owner, agent or person having the beneficial use of the building, structure, or lot upon which such sign may be found within ten (10) days after written notification from the Zoning Administrator, and, upon failure to comply with such notice within the time specified in such order, the Zoning Administrator is hereby authorized to cause removal of such signs, and any expense incident thereto shall be paid by the owner of the building or structure to which such sign is attached.

4. EXEMPTIONS: The provisions and regulations of this ordinance shall not apply to the following signs, provided, however, said signs shall be subject to the provisions of 1.1004-(2):

a. Real estate signs not exceeding eight (8) square feet in area which advertise the sale, rental or lease of the premises upon which said sign are located only.

b. Professional name plates not exceeding one (1) square foot in area and attached to the principal building.

c. Signs denoting the architect, engineer or contractor when placed upon work under construction, and not exceeding sixteen (16) square feet in area.

d. Memorial signs or tablets, names of buildings, and date of erection when cut into any masonry surface or when constructed of bronze or other non-combustible materials.

e. Traffic or other municipal signs, legal notices, railroad crossing signs, danger, and such temporary, emergency or non-advertising signs as may be approved by the Board of Adjustment.

f. Temporary and/or seasonal signs up to a maximum of six (6) square feet on owned property or with owner's consent.

g. Political signs as allowed by Section 306C.22, Code of Iowa.

5. SAFETY:

a. Obstruction to doors, windows or fire escapes: No sign shall be erected, located or maintained so as to prevent free ingress to or egress from any door, window or fire escape. No sign of any kind shall be attached to a standpipe or fire escape.

b. Signs not to constitute traffic hazard: No sign or other advertising structure as regulated by this ordinance shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location where, buy reason of the position, shape, or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device; or which makes use of the works, "STOP", "LOOK", "DRIVE-IN", "DANGER", or any other word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic. No sign or other advertising structure as regulated by this ordinance shall have posts, guides or supports located within any street or alley.

c. Face of sign shall be smooth: All signs or other advertising structures which are constructed on street lines, or within (5) feet thereof, shall have a smooth surface and no nails, tacks or wires shall be permitted to protrude therefrom, except electrical reflectors and devices which may extend over the top and in front of the advertising structures.

d. Goose neck reflectors: Goose neck reflectors and lights shall be permitted on ground signs, roof signs and wall signs, provided, however, the reflectors shall be provided with proper glass lenses concentrating the illumination upon the area of the sign as to prevent glare upon the street or adjacent property.

6. GROUND SIGNS:

a. Letters, etc., to be secured: All letters, figures, characters or representations in cut-out or irregular form, maintained in conjunction with, attached to, or superimposed upon any sign shall be safely and securely built or attached to the sign structure.

b. Set-back line: No ground sign shall be nearer to the street than five (5) feet from the property line.

c. Premises to be kept free of weeds, etc.: All ground signs and the premises surrounding the same shall be maintained by the owner thereof in a clean, sanitary and inoffensive condition, and free and clear of all obnoxious substances, rubbish and weeds.

7. WALL SIGNS:

a. Limitation on placement and area: No wall sign shall cover wholly or partially any wall opening, nor project beyond the ends or top of the wall to which it is

attached and any one wall sign shall not exceed an area of five hundred (500) square feet.

8. BULLETIN BOARD AND ANNOUNCEMENT SIGNS:

a. These shall be permitted on the premises of charitable, religious and public institutions but may not exceed thirty-two square feet (32 sq. ft.) in size, and must be a minimum of fifteen feet (15 ft) from all street lines. The height of such signs shall not exceed six feet (6 ft.).

9. AREA OF SIGNS: The area of any sign in the A, C-1, HC and I-1 districts shall not exceed sixty (60) square feet if the sign projects more than twelve (12) inches beyond the surface of that portion of the building, structure or pole in which it is attached and shall not exceed one hundred and twenty (120) square feet if the sign projects less than twelve (12) inches beyond the surface of that portion of the building, structure or pole to which it is attached. The area of any sign in the I-1 districts shall not exceed four hundred and eighty (480) square feet.

10. ON-SITE SIGNS, RESIDENTIAL DISTRICTS: Excluding home occupation signs, on-site signs shall be permitted in the R-1, R-2 and MH districts not exceeding fourteen (14) square feet and not closer than fifteen (15) feet from the street property line. Home occupation signs shall be permitted not exceeding four (4) square feet in area and shall be attached to the principal building.

1.1005 NONCONFORMING LOTS, NONCONFORMING USES OF LAND, NONCONFORMING STRUCTURES, AND NONCONFORMING USES OF STRUCTURES AND PREMISES:

1. Intent

It is the intent of this Ordinance to permit legal nonconforming lots, structures, or uses to continue until they are removed but not encourage their survival.

It is recognized that there exist within the districts established by this Ordinance and subsequent amendments, lots, structures and uses of land and structures which were lawful before this Ordinance was passed or amended which would be prohibited, regulated, or restricted under the terms of this Ordinance or future amendments.

Such uses are declared by this Ordinance to be incompatible with permitted uses int he districts involved. It is further the intent of this Ordinance that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses of a nature which would not be permitted generally in the district involved.

A nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of a structure and land shall not be extended or enlarged after passage of this Ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises, or by addition of other uses of a nature which would not be permitted generally in the district involved.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction material in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently cared on until completion of the building involved.

2. Nonconforming Uses of Land

Where, at the effective date of adoption or amendment of this Ordinance, a lawful use of land exists that is made no longer permissible under the terms of this Ordinance as enacted or amended such use may be continued, so long as it remains

otherwise lawful, subject to the following provision:

a. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance.

b. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Ordinance.

c. If such nonconforming use of land ceases for any reason for a period of more than one hundred twenty (120) consecutive days, any subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which such land is located.

3. Nonconforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restriction on area, lot coverage, height, yards or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

a. No such structure may be enlarged or altered in a way which increases its nonconformity. Such structures may be enlarged or altered in a way which does not increase its nonconformity.

b. Should such structure be destroyed by any means to an extent of more than sixty (60) percent of its replacement costs, exclusive of the foundation, it shall be reconstructed only in conformity with the provision of this Ordinance.

c. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

4. Nonconforming Uses of Structures and Land

Where a lawful use of a structure, or of a structure and land in combination, exists at the effective date of adoption or amendment of this Ordinance, that would not be permitted in the district under the terms of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

a. No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.

b. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use, and which existed at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.

c. If no structural alterations are made, any nonconforming use of structure, or structure and land in combination, may be changed to another nonconforming use of the same or a more restricted classification provided that the Board of Adjustment by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district that the existing nonconforming use. In permitting such change, the Board of Adjustment may require conditions and safeguards in accord with the purpose and intent of this Ordinance. Where a nonconforming use of a structure and land in combination is hereafter changed to a more conforming use, it shall not thereafter be changed to less conforming use.

d. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the nonconforming use may not thereafter be resumed.

e. When a nonconforming use of a structure, or structures and land in combination, is discontinued or ceases to exist for 120 consecutive days, the structure, or structure and land in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located. Structure occupied by seasonal uses shall be excepted from this provision.

f. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

5. Repairs and Maintenance

On any building devoted in whole or in part to any nonconforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing to an extent not exceeding fifty (50) percent of the assessed value of the building, provided that the cubic content of the building as it existed at the time of passage or amendment of this Ordinance shall not be increased.

Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part there of declared to be unsafe by an official charged with protecting the public safety, upon orders of such official.

6. Uses Under Exception Provisions Not Nonconforming Uses

Any use for which a special exception is permitted as provided in this Ordinance shall not be deemed a nonconforming use, but shall, without further action, be deemed a conforming use in such district.

7. Change of Tenancy or Ownership

There may be a change of tenancy, ownership, or management of any existing nonconforming uses of land, of structures, or of structures and land in combination.

1.1006 GOVERNMENTAL BODIES

All Municipal, County, and State agencies, subdivisions or governmental units must comply with all of the zoning regulations of the City of Hull, Iowa, as set forth in the City Code. All such agencies, governmental units and subdivisions thereof, must follow the same procedure in applying for any building permit, variance or any other request where the zoning laws of the City of Hull, Iowa are applicable.

1.1007 RECREATIONAL VEHICLES

Recreational vehicles shall not be used for human occupancy in any residential district.

1.1008 SUPPLEMENTAL USE REGULATIONS

1. Purpose: These provisions apply to specific use classification in addition to regulations established by the District Regulations, In event of any conflict in provision,

the more restrictive provision shall apply unless specifically indicated to the contrary.

2. Townhouse Regulations: Townhouse residential use shall be subject to the following additional site development regulations:

a. Each townhouse shall be located on an individual townhouse lot having a minimum width of twenty (20) feet.

b. There shall be at least four (4) connected units in each development.

c. No driveway which serves an individual townhouse only, and is located in the front yard of a townhouse lot shall exceed 50 percent of the lot width. A common driveway serving more than one unit may occupy more than 50 percent of the width of a lot, provided that said driveway shall not have more than two points of vehicular access to a public street, and shall not occupy more than 50 percent of the total required street yard area of all units served.

3. Home Occupations: Home occupations accessory to residential use shall be subject to the following limitations:

a. The residential character of the building must be maintained.

b. No more than two (2) persons outside of the immediate family may be employed.

c. The use must be conducted as a secondary use and in such a manner as not to give an outward appearance nor manifest any characteristics of a business in the ordinary meaning of the term.

d. The use must not infringe upon the right of neighboring residents to enjoy peaceful and healthy occupancy of their home for which purpose the residential district was created and primarily intended.

e. The occupation shall not produce external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference or waste run-off outside the dwelling unit or on the property surrounding the dwelling unit.

4. Accessory Building Regulations: Accessory building use shall be subject to the following limitations:

a. An attached private garage, not exceeding twelve hundred (1,200) square feet in area, shall be permitted on one lot, provided that if more than three (3) dwellings units are arranged on one lot, one (1) vehicle parking stall, not exceeding four hundred (400) square feet, may be provided per dwelling unit. [Ord.220]

b. Any accessory building in excess of 150 square feet in floor area shall substantially conform in manner and quality of construction to that to the principal building. (Example, if the principal building is constructed with stud walls, the accessory building must be constructed in like manner.) [Ord. 220]

c. No detached accessory building shall exceed 900 square feet in total floor area.

d. The wall height of a detached accessory building shall not exceed ten (10) feet as measured from the average natural grade at the building line to the highest point of any wall. [Ord. 220]

e. No garage door or other door in a detached accessory building shall exceed eight (8) feet in height. [Ord 220]

f. Accessory buildings which are structurally part of or attached to the principal building shall conform to the site development regulations of the principal building except if such accessory building is attached to the rear of the principal building in such a manner that it is completely to the rear of all portions of said building, it shall be considered a detached accessory building for purposes of determining required rear yard dimensions.

g. Site development regulations for detached accessory buildings are as follows:

1. There shall be no more than two detached accessory buildings per lot. The total area encompassed or occupied by the two buildings shall not exceed 900 square feet and one of the two shall have a floor area of no more than 100 square feet.

2. No detached accessory building or accessory structure is permitted within the front yard setback.

3. No detached building shall cover more than thirty (30) percent of the rear yard area.

4. The height of a detached accessory building

shall not exceed twenty (20) feet.

5. No detached accessory building on a corner lot may be placed in any rear or side yard nearer to a public street right-of-way than the principal building on the same lot.

6. A detached accessory building located entirely within the rear yard of a principal building shall be located no less than two (2) feet from the side lot line and/or the rear lot line. If garage door directly faces an alley, there must be fifteen (15) foot minimum setback.

7. In any portion of a detached accessory building is within a side yard of the principal building it shall not be located nearer to a side lot line than the permitted distance for the principal building on the same lot. However, an accessory building more than ten (10) feet from a principal building may be erected within two (2) feet of a side or rear lot line, provided that it is located at least sixty (60) feet from the front street line.

5. Fences and Hedges: Fences and hedges shall be subject to the following limitations: (Ordinance 193, 5/29/90)

a. Height.

1. No fence or hedge more than 30 percent solid or more than three feet high may be located within 30 feet of a street intersection.

2. Except as provided in (1) above, fences or hedges less than four feet high may be located on any part of a lot, subject to paragraph (c) below.

3. Except as provided in (1) above, fences or hedges less than six feet high may be erected on those parts of a lot that are as far back or farther back from the street than the main building, subject to paragraph (c) below.

b. Measurement.

1. The height of a fence or hedge shall be measured from the adjacent top of the street curb, or the surface of a street or alley abutting the lot, or the official established grade thereof, whichever is the highest. On inside lot lines, the measurement shall be from the average grade thereof.

c. Location.

1. Fences or hedges may be placed within the required setback in any zoning district at a distance of not less than 2 feet from the property line. This shall not exempt a fence or hedge from the height restriction of (a) above. A fence or hedge may be built closer than 2 feet from the property line if a written agreement is signed by the adjacent property owners and presented to the Zoning Administrator. Such agreement must be recorded after its approval by the Zoning Administrator and proof thereof be provided to the Zoning Administrator. Failure to do so shall render approval of the fence or hedge void.

1.1009 MOBILE HOME PARK.

1. Development Plan: The following information shall be shown on the development plan or submitted in writing with it:

a. The name of the proposed mobile home park;

b. Names, addresses and telephone numbers of the developer or his representative;

c. Location of the mobile home park, giving the subdivision and lot numbers;

d. A map of the entire area scheduled for development, if the proposed development is a portion of a larger holding intended for subsequent development;

e. A location map showing the relationship of the proposed development and the adjacent tracts;

f. The present land use and existing zoning of the proposed development and the adjacent tracts.

g. Interior streets, streets, street names, right-of-way and roadway widths;

h. All lot lines and open spaces with dimensions shown;

i. Delineation of all improvements required in this section.

2. Permitted accessory uses and requirements thereof:

a. Accessory buildings or structures under park management supervision, shall be used only as office space, storage, laundry facilities, recreation

facilities, garage storage or other necessary service for recreation facilities, garage storage or other necessary service for park residents use only. No accessory building or structure shall exceed twenty-five (25) feet in height, nor two (2) stories; and shall meet the requirements of other applicable codes and ordinances;

b. A mobile home may be displayed and offered for sale, provided that the mobile home is situated on a permanent pad within the mobile home park;

c. One (1) identification sign, approved in conjunction with the final site plan approval of the mobile home park. In no case shall such sign be larger than sixty (60) square feet in surface area nor have any moving parts nor stand higher than ten (10) feet from the ground to the top of the sign. Such sign shall be no closer to the public right-of-way line than thirty (30) feet;

d. No more than one (1) entry and/or one (1) exit sign at the access drive onto the public right-of-way, approved in conjunction with the final site plan approval of the mobile home park. In no case shall the sign be larger than two (2) square feet in surface area, nor have any moving parts, nor stand higher than five (5) feet from the ground to the top of the sign;

e. Not more than one (1) local street sign at a local intersection of such park which identifies the local street by name, the sign approved in conjunction with the final site plan approval of the mobile home park. In no case shall the sign be larger than one (1) square foot in surface area per local street name, nor stand higher than seven (7) feet from the ground to the top of the sign.

3. <u>Required development standards:</u>

a. The land area of a mobile home park shall not be less than two (2) acres;

b. Mobile Home sites shall be at least four thousand - five hundred (4,500) square feet in area;

c. Each mobile home within such park shall contain a flush toilet, sleeping accommodations, a tub or shower bath, kitchen facilities and plumbing and electrical connections designed for attachment to appropriate external systems and so attached;

d. Each mobile home site shall have side yards with each yard have a width of not less than ten (10) feet;

e. Each mobile home site shall have front and rear yards with the rear yard not less than ten (10) feet in depth and the front yard of not less than fifteen (15) feet. A double front yard set-back will be required on corner lots.

f. For the purpose of this section, yard width shall be determined by measurement from the mobile home face (side) to its mobile home site boundary from which every point shall not be less than the minimum width herein provided. Open patios, carports and individual storage facilities shall be disregarded in determining yard widths. Enclosed all weather patios shall be included in determining yard widths. The front yard is the yard which runs from the hitch end of the mobile home to the nearest lot line. The rear yard is at the opposite end of the mobile home and side yards are at right angles to the front and rear ends;

g. From all lots, minimum distance of thirty-five feet shall be maintained from the boundary of the Mobile Home Park.

h. A mobile home shall not be permitted to occupy single or multiple sites if either its length or width would cause it to occupy the space required by yard setback dimensions;

i. Each mobile home site shall be provided with a stand consisting of reenforced concrete runways not less than four (4) inches thick, and not less than the length of the mobile home that will use this site. These runways will be so constructed, graded and placed to be durable and adequate for the support of the maximum anticipated load during all seasons;

j. Each mobile home shall be supported on uniform jacks or blocks. In addition, each mobile home shall have tie downs or anchors securing both ends and sides at a maximum of eight (8) foot spacing;

k. Alternative support mechanisms and anchoring (in lieu of items i and j) may be approved upon request if accompanied by sketches or other documentation:

l. Uniform skirting of each mobile home base shall be required, within thirty (30) days after initial placement, such skirting shall be of twenty (20) gauge noncorrosive sheet metal or aluminum or material of equal strength and so constructed and attached to this mobile home so as to deter and prevent entry of rodents and insects;

m. All mobile homes within such parks shall be suitably connected to common sewer and water services provided at each mobile home site.

All sanitary sewer facilities, including plumbing connections to each mobile home site, shall be constructed so that all facilities and lines are protected from freezing, from bumping or from creating any type of nuisance or health hazard. Sewage facilities shall be of such capacity to adequately serve all users of the park at peak periods. Running water from a tested and approved supply, designed for a minimum flow of two hundred (200) gallons per day per mobile home site shall be piped to each mobile home. All sanitary sewer and water facilities shall conform to minimum State and County Health regulations.

Storm drainage facilities shall be so constructed as to protect those who reside in the mobile home park, as well as the property owners adjacent to the park. Such park facilities shall be of such capacity to insure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the park;

n. All electric, telephone, and other lines from supply poles outside the park or other sources to each mobile home site shall be underground;

o. Any common fuel oil storage shall be centrally located in underground tanks, at a distance away from any mobile home sites as it is found to be safe. All fuel lines leading to park and to mobile home sites shall be underground and so designed as to conform with any County or State Code that is found to be applicable. When separate meters are installed, each shall be located in a uniform manner. The use of individual fuel oil or propane gas storage tanks to supply each mobile home separately is prohibited.

p. All roads, driveways and motor vehicle parking spaces shall be paved and constructed as to handle all anticipated peak loads, and adequately drained and lighted for safety and ease of movement of pedestrians and vehicles. All roads and driveways shall have curbs and gutters;

q. Two automobile parking spaces shall be provided within one hundred and fifty (150) feet of each mobile home site. Each parking space shall have a minimum width of ten (10) feet and twenty (20) feet in length.

r. One (1) visitor parking space shall be provided for

every two (2) mobile home sites and said parking shall be located within three hundred (300) feet of the mobile home sites it is intended to serve:

s. Required standards for roadways, parking and traffic.

MOTOR VEHICLE PARKING	TRAFFIC USE	MIN. PAVEMENT WIDTH curb to curb
Parking Prohibited	2-way road	22 feet
Parallel Parking (1 side only)	1-way road	22 feet
Parking Prohibited	1-way road	22 feet
Parallel Parking (2 sides)	1-way road	29 feet
Parallel Parking (2 sides)	2-way road	40 feet

t. When a cul-de-sac is provided, the diameter of such roadway loop shall be a minimum of one-hundred (100) feet, curb face to curb face, with the drive length a maximum of three hundred (300) feet.

u. Park owners and management are required to maintain the physical and natural facilities and features of the park in neat, orderly, safe manner.