Section 709: PLACEMENT OF BUILDINGS. Placement of buildings on any lot in an RM-1800 zone shall conform to the following:

(1) INTERIOR LOTS.

(a) Any building any portion of which contains one (1) or more dwelling units or accessory living quarters shall observe a distance of not less than five (5) feet from any lot side line and the lot rear line;

(b) the distance between a building containing one (1) or more dwelling units or accessory living quarters and any other buildings on the same lot shall be not less than ten (10) feet;

(c) on the rear third of a lot accessory buildings not containing accessory living quarters may be built to the lot side lines and the lot rear line, provided not less than ten (10) feet of the lot rear line shall be free and clear of all buildings, and provided further, if the lot rears upon an alley, a garage with a vehicular entrance from the alley shall maintain a distance of not less than fifteen (15) feet from the center line of the alley.

(2) CORNER LOTS AND REVERSE CORNER LOTS.

(a) Any building containing one (1) or more dwelling units or accessory living quarters shall observe a distance of not less than five (5) feet from any lot side line and the rear property line;

(b) the distance between a building containing one (1) or more dwelling units or accessory living quarters and any other buildings on the same lot shall be not less than ten (10) feet;

(c) on the rear third of a corner lot accessory buildings not containing accessory living quarters may be built to the lot interior side line and the lot rear line, provided if the lot rears upon an alley a garage with a vehicular entrance from the alley shall maintain a distance of not less than fifteen (15) feet from the center line of such alley;

(d) on the rear third of a reverse corner lot accessory buildings not containing accessory living quarters may be built to the lot interior side line, but no building shall be erected closer than five (5) feet to the property line of any abutting lot to the rear unless an alley intervenes, in which case accessory buildings may be built to the lot rear line unless the accessory building be a garage with a vehicular entrance directly from the alley, in which case such building shall maintain a distance of not less than fifteen (15) feet from the center line of the alley;

(e) in all cases the width of the required side yard on the side street side shall be observed.

ARTICLE 8

RM-900 - MAXIMUM DENSITY MULTIPLE DWELLING - RESTRICTED SERVICE CLASSIFICATION

Section 800: PURPOSE OF CLASSIFICATION. The principal objective and purpose to be served by this classification and its application is to establish areas permitting the maximum population density and which also permits uses other than residential, such as medical, dental and social services and shelter, all for human beings. The uses permitted in this classification relate conveniently and consistently in terms of traffic generated, demands upon public service facilities and impact upon each other. A related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently meet needs resulting from a defined intensity of land-use.

Section 801: PERMITTED USES. In an RM-900 zone the following uses only are permitted and as hereinafter specifically provided and allowed by this Article, subject to the off-street parking requirements and the general provisions and exceptions set forth beginning with Article 23.

(1) Any use permitted in an RM-1800 zone, provided all such uses shall conform to the conditions set forth in the zone in which they are first permitted except that for dwellings, rest homes, nursing homes, and convalescent homes, the yards, open spaces and lot coverage permitted by this classification shall apply, and day nurseries shall conform to the conditions set forth in the RM-2400 classification pertaining to such use, except that they need not be in a dwelling unit.

(2) Accessory uses, buildings and structures as set forth in the RS classification except that where more than one (1) dwelling unit is located on the premises private garages shall be limited to accommodating not more than two (2) cars for each dwelling unit and a boat house shall be limited to accommodating not more than one (1) private non-commercial pleasure craft for each dwelling unit on the premises.

(3) Apartment Hotels

(4) Hospitals, except mental and alcoholic, provided:

(a) all buildings and structures shall maintain a distance of not less than forty-five (45) feet from the property front line and not less than twenty (20) feet from any "R" classified property;

(b) a solid wall or view-obscuring fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be established and maintained on any exterior boundary line which is a common property line with "R" classified property, when such "R" classified property is used for residential purposes, provided that on any portion of such common property line constituting the depth of the required front yard on the "R" classified property such fence, wall or hedge shall not be less than thirty-six (36) inches nor more than forty-two (42) inches in height.

(5) Hotels, provided:

(a) no restaurant or retail or commercial shops shall be located on the premises;

(b) all buildings and structures shall maintain a distance of not less than twenty (20) feet from any lot in an "R" zone;

(c) a solid wall or view-obscuring fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be erected and maintained on any exterior boundary line which is a common property line with "R" classified property when such "R" classified property is used only for residential purposes, except that on any portion of such common property line constituting the depth of the required front yard on the "R" classified property such fence, wall or hedge shall not be less than thirty-six (36) inches nor more than forty-two (42) inches in height.

(6) Motels, provided:

(a) no restaurant or retail or commercial shops shall be located upon the premises;

(b) all buildings and structures shall maintain a distance of not less than twenty (20) feet from any lot in an "R" zone;

(c) a solid wall or view-obscuring fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be established and maintained on any

exterior boundary line which is a common property line with "R" classified property when such "R" classified property is used only for residential purposes, except that on any portion of such common property line constituting the depth of the required front yard on the "R" classified property such fence, wall or hedge shall not be less than thirty-six (36) inches nor more than forty-two (42) inches in height.

(7) Private clubs and fraternal societies, except those the chief activity of which is a service customarily carried on as a business, provided;

(a) all buildings and structures shall maintain a distance not less than twenty (20) feet from any lot in an "R" zone;

(b) a solid wall or view-obscuring fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be erected and maintained on any exterior boundary line which is a common property line with "R" classified property when such "R" classified property is used for residential purposes, except that on that portion of such common property line constituting the depth of the required front yard on the "R" classified property such wall, fence or hedge shall be not less than thirty-six (36) inches nor more than forty-two (42) inches in height.

(8) Professional offices and medical-dental buildings and clinics as defined in this resolution; provided:

(a) all buildings and structures shall maintain a distance not less than twenty (20) feet from any lot in an "R" zone;

(b) a solid wall or view-obscuring fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be erected and maintained on any exterior boundary line which is a common property line with "R" classified property when such "R" classified property is used for residential purposes, except that on that portion of such common property line constituting the depth of the required front yard on the "R" classified property such wall, fence or hedge shall be not less than thirty-six (36) inches nor more than forty-two (42) inches in height.

(9) Sanitariums, provided:

(a) all buildings and structures shall maintain a distance not less than twenty (20) feet from any lot in an "R" zone;

(b) a solid wall or view-obscuring fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be erected and maintained on any exterior boundary line which is a common property line with "R" classified property when such "R" classified property is used for residential purposes, except that on that portion of such common property line constituting the depth of the required front yard on the "R" classified property such wall, fence or hedge shall be not less than thirty-six (36) inches nor more than forty-two (42) inches in height.

(10) Signs, as follows:

(a) one identification sign not exceeding two (2) square feet in area containing the name of the occupant of the premises;

(b) one single-faced identification sign not exceeding sixteen (16) square feet in area for multiple dwellings and other permitted uses, provided such sign shall not be located in any required yard or open space on the premises, and if the sign is lighted it shall be stationary and non-flashing;

(c) one double-faced sign or two single-faced signs, not exceeding six (6) square feet of area per face, pertaining only to the sale, lease or hire of only the particular building, property or premises upon which displayed.

(11) Trailer parks provided:

(a) the minimum site area for a trailer park shall be not less than three (3) acres;

(b) there shall be at least two thousand (2,000) square feet of site area per trailer space;

(c) the property used for a trailer park shall have no access except from a major or secondary street;

(d) any driveways providing entrance to or exit from the trailer park shall not be closer than fifty (50) feet to a street intersection measured from the street line established by an official control for either of the streets at the intersection;

(e) a solid wall or view-obscuring fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be established and maintained across the full width of the site and such wall, fence or hedge shall be located on, or to the rear of, the rear line of the required front yard; on corner lots and reverse corner lots such a wall, fence or hedge shall also be installed and maintained along the side street side of the site, and shall observe the required yard on such side street side;

(f) a solid wall or view-obscuring fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be established and maintained on any exterior boundary line which is a common property line with "R" classified property, except that on any portion of such common property line constituting the depth of the required front yard on the "R" classified property no such fence, wall or hedge shall be required;

(g) if there be any openings in the required wall, fence or hedge for driveway purposes, such openings shall not be wider than thirty (30) feet;

(h) no residence shall be permitted on the trailer park site except a residence for the owner or manager of such trailer park;

(i) the trailer park must meet all requirements of the King County Health Department covering the establishment of mobile home parks;

(j) a surety bond guaranteeing to the county the installation of walls, fences or hedges required herein is posted prior to the issuance of any permits to construct the park.

(12) Planned Unit Development as provided in Article 27.

(13) Unclassified Uses as provided in Article 22.

Section 802: LOT AREA. The minimum required area of a lot in an RM-900 zone shall be seven thousand two hundred (7,200) square feet, provided that in a multiple lot subdivision approved subsequent to the effective date of this resolution the minimum lot area shall be deemed to have been met if the average lot area is not less than seven thousand two hundred (7,200) square feet. In computing the average square foot area of lots in a subdivision, not more than twenty-five percent (25%) of the number of lots may contain an area less than seven thousand two hundred (7,200) square feet and in no case shall a lot contain less than six thousand four hundred (6,400) square feet. For lots containing more than seven thousand two hundred (7,200) square feet of area not more than eight thousand (8,000) square feet of area may be credited in determining the average.

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Section 803: LOT AREA PER DWELLING UNIT. In an RM-900 zone the lot area per dwelling unit shall be not less than nine hundred (900) square feet. Where a lot contains more than seven thousand two hundred (7,200) square feet of area, there may be one dwelling unit for each nine hundred (900) square feet of lot area in excess of seven thousand two hundred (7,200) square feet of area.

Section 804: LOT WIDTH. In an RM-900 zone every lot shall have a width of not less than sixty (60) feet.

Section 805: FRONT YARD. In an RM-900 zone every lot shall have a front yard with a depth not less than twenty (20) feet. In the case of key lots and lots which side upon commercially or industrially classified property, the required front yard depth shall be not less than fifteen (15) feet.

Section 806: SIDE YARDS. In an RM-900 zone every lot shall have a side yard on each side of the lot which side yard shall have a width of not less than five (5) feet.

Section 807: HEIGHT. In an RM-900 zone no building or structure shall exceed a height of thirty-five (35) feet unless so far as any building or structure exceeding such height is concerned each required side yard and open space is increased one additional foot in*height such building or structure exceeds thirty-five (35) feet in height. A site occupied by a building or structure having a height greater than thirty-five (35) feet shall have no property alienated from such site which would reduce the yards and open spaces required or provided to compensate for the greater height, nor which would reduce the total required minimum area of the site upon which the permitted lot coverage was based. If a parcel contains an area two (2) or more times, but not more than four (4) times, the minimum required lot area, then the portion of the parcel committed to the building site, including the additional yards and open spaces compensating for the greater height of buildings shall be accurately defined as a separate lot by means as set forth in the subdivision code for platting or dividing property.

Section 808: PERMISSIBLE FLOOR AREA. The total permissible floor area to be contained within all buildings on a lot or building site shall not exceed two (2) times the square foot area of the lot. This restriction does not apply to dwelling units when they constitute the only use on the lot.

Section 809: PERMISSIBLE LOT COVERAGE. If a dwelling, rest home, nursing home or convalescent home is involved, all buildings, including accessory buildings and structures, but not including private swimming pools on residential lots or open areas used to provide parking space, shall not cover more than sixty percent (60%) of the area of the lot. If a dwelling, rest home, nursing home or convalescent home is not involved, then the maximum permissible lot coverage shall not apply.

Section 810: PLACEMENT OF BUILDINGS.

(1) INTERIOR LOTS.

(a) Any building any portion of which contains one or more dwelling units or accessory living quarters shall observe a distance of not less than five (5) feet from any lot side line and the lot rear line;

(b) the distance between a building containing one (1) or more dwelling units or accessory living quarters and any other buildings on the same lot shall be not less than ten (10) feet;

(c) on the rear third of a lot accessory buildings not containing accessory living quarters may be built to the lot side lines and the lot rear line, provided not less than ten (10) feet of the lot rear line shall be free and clear of all buildings, and provided further, if the lot rears upon an alley, a garage with a vehicular entrance from the alley shall maintain a distance of not less than fifteen (15) feet from the center line of the alley.

(2) CORNER LOTS AND REVERSE CORNER LOTS.

(a) Any building containing one (1) or more dwelling units or accessory living quarters shall observe a distance of not less than five (5) feet from any lot side line and the rear property line;

(b) the distance between a building containing one (1) or more dwelling units or accessory living quarters and any other buildings on the same lot shall be not less than ten (10) feet;

(c) on the rear third of a corner lot accessory buildings not containing accessory living quarters may be built to the lot interior side line and the lot rear line, provided if the lot rears upon an alley a garage with a vehicular entrance from the alley shall maintain a distance of not less than fifteen (15) feet from the center line of such alley;

(d) on the rear third of a reverse corner lot accessory buildings not containing accessory living quarters may be built to the lot interior side line, but no building shall be erected closer than five (5) feet to the property line of any abutting lot to the rear unless an alley intervenes, in which case accessory buildings may be built to the lot rear line unless the accessory building be a garage with a vehicular entrance directly from the alley, in which case such building shall maintain a distance of not less than fifteen (15) feet from the center line of the alley;

(e) in all cases the width of the required side yard on the side street shall be observed.

ARTICLE 9

S-E - SUBURBAN ESTATE CLASSIFICATION

Section 900: PURPOSE OF CLASSIFICATION. The principal objective and purpose to be served by this classification and its application is to provide areas permitting uses and activities more rural in character than practical in the more concentrated urban areas and, at the same time, establishing and maintaining a living environment of high standard for single-family residential use. As a means to this end, substantial lot areas and yards and open spaces are required.

Section 901: PERMITTED USES. In an S-E zone the following uses only are permitted and as hereinafter specifically provided and allowed by this Article, subject to the off-street parking requirements and the general provisions and exceptions set forth in this resolution beginning with Article 23.

(1) Any use permitted in the RS classification under the same conditions set forth in such classification, except that the lot area, yard and open space requirements set forth in this classification shall apply.

*width for each additional foot in

(2) Agricultural crops, provided no retail sales of products are permitted on the premises.

(3) Accessory buildings and uses, including the following:

(a) private stables, provided such buildings or structures shall not be located closer than thirty-five (35) feet to any boundary property line or closer than forty-five (45) feet to any building containing a dwelling unit or accessory living quarters on the same premises and provided further that there shall be no open-air storage of hay, straw, shavings or similar organic materials closer than thirty-five (35) feet to any boundary property line or closer than forty-five (45) feet to any dwelling unit or accessory living quarters on the same premises;

(b) greenhouses for propagation and culture only and no sales from the premises is permitted.

(4) Day nurseries, provided:

(a) no play yard or play equipment shall be located in any required side or front yard;

(b) if more than six (6) children are cared for at any one time, the permitted lot coverage by buildings shall not exceed thirty-five (35) percent of the area of the lot;

(c) if more than six (6) children are cared for at any one time, all buildings and structures on the lot shall maintain a distance of not less than twenty (20) feet from any property line that is a common property line with "R" classified property.

(5) Horses for use of the occupants of the premises only provided:

Not more than one (1) horse for each one-half (1/2) acre of the total site area shall be permitted.

(6) Pasture and grazing but not including feed lots provided:

where such pasture or grazing area abuts upon any property line which is a common property line with "R" classified property, there shall be erected and maintained on such common property line a fence not less than five (5) feet nor more than six (6) feet in height.

(7) Raising of chickens, squab and rabbits for use of the occupants of the premises only, provided:

(a) no more than thirty (30) of any one or combination of such fowl or animals may be kept on the premises;

(b) any birds kept on the premises shall be confined within an aviary;

(c) any buildings, pens, aviary or structure used to house or contain such fowl and animals shall not be located closer than thirty-five (35) feet to any boundary property line of the premises, or closer than forty-five (45) feet to any building containing a dwelling unit or accessory living quarters on the same premises.

(8) Raising of hamsters, nutria and chinchillas for commercial purposes, provided:

(a) not more than one hundred (100) hamsters, or one hundred (100) chinchillas, or one hundred (100) of such animals in combination, may be kept on the premises;

(b) any building, pens, cages or structures used to contain or house such animals shall not be located closer than thirty-five (35) feet to any boundary property line of the premises, or closer than forty-five (45) feet to any building containing a dwelling unit or accessory living quarters on the same premises.

(9) Signs, as follows:

(a) one unlighted identification sign not exceeding two (2) square feet in area containing the name of the occupant of the premises;

(b) one unlighted double-faced sign not exceeding six (6) square feet of area per face, pertaining only to the sale, lease or hire of only the particular building, property or premises upon which displayed.

(10) Planned Unit Development as provided in Article 27.

(11) Unclassified Uses as provided in Article 22.

Section 902: LOT AREA. The minimum required area of a lot in an S-E zone shall be thirty-five thousand (35,000) square feet.

Section 903: LOT AREA PER DWELLING UNIT. In an S-E zone the lot area per dwelling unit shall be not less than thirty-five thousand (35,000) square feet.

Section 904: LOT WIDTH. In an S-E zone every lot shall have a width of not less than one hundred thirty-five (135) feet.

Section 905: FRONT YARD. In an S-E zone every lot shall have a front yard with a depth of not less than thirty (30) feet.

Section 906: SIDE YARDS. In an S-E zone every lot shall have a side yard on each side of the lot which side yard shall have a width of not less than ten (10) feet.

Section 907: HEIGHT. In an S-E zone no building or structure shall exceed a height of thirty-five (35) feet, except for agricultural buildings as set forth in the general provisions.

Section 908: PERMISSIBLE LOT COVERAGE. All buildings and structures including accessory buildings and structures and any areas used to provide parking space, shall not cover more than thirty-five (35) percent of the area of the lot.

Section 909: PLACEMENT OF BUILDINGS. Placement of buildings on any lot in an S-E zone shall conform to the following:

(1) INTERIOR LOTS:

(a) any building containing a dwelling unit or accessory living quarters shall observe a distance of not less than ten (10) feet from any lot side line and the lot rear line;

(b) the distance between a building containing a dwelling unit or accessory living quarters and any other buildings on the same lot shall be not less than twenty (20) feet;

(c) on the rear third of a lot, accessory buildings not containing accessory living quarters (but not stables) may be built to the lot side lines and the lot rear line, provided not less than ten (10) feet of the lot rear line shall be free and clear of buildings, and provided further if the lot rears upon an alley a garage with a vehicular entrance from the alley shall maintain a distance of not less than fifteen (15) feet from the center line of the alley.

(2) CORNER LOTS AND REVERSE CORNER LOTS.

(a) any building containing a dwelling unit or accessory living quarters shall observe a distance of not less than ten (10) feet from any lot side line and the lot rear line;

(b) the distance between a building containing a dwelling unit or accessory living quarters and any other buildings on the same lot shall be not less than twenty (20) feet;

(c) on the rear third of a corner lot, accessory buildings not containing accessory living quarters (but not stables) may be built to the lot interior side line and the lot rear line, provided if the lot rears upon an alley a garage with a vehicular entrance from the alley shall maintain a distance not less than fifteen (15) feet from the center line of such alley;

(d) on the rear third of a reverse corner lot, accessory buildings not containing accessory living quarters (but not stables) may be built to the lot interior side line, but no buildings shall be erected closer than ten (10) feet to the lot rear line unless an alley intervenes, in which case accessory buildings may be built to the lot rear line unless the accessory building be a garage with a vehicular entrance directly from the alley, in which case such building shall maintain a distance of not less than fifteen (15) feet from the center line of the alley;

(e) in all cases the width of the required side yard on the side street side shall be observed.

ARTICLE 10

S-R - SUBURBAN-RESIDENTIAL CLASSIFICATION

Section 1000: PURPOSE OF CLASSIFICATION. The principal objective and purpose to be served by this classification and its application is to provide for the orderly transition of areas presently largely suburban in character but which are rapidly becoming urbanized. Within areas classified S-R residences may locate in combination with generally small-scale and intensive agricultural pursuits on a commercial basis. Because such agricultural type uses require larger sites than those normally acceptable in urban areas, and because of the difficulty of assembling numerous small parcels for future urban development, the minimum size of sites is kept large for rural purposes until development occurs. This classification is intended to apply to areas in a transitional stage, and which are changing, or are expected to change, in character in the light of increasing need for urban development.

Section 1001: PERMITTED USES. In an S-R zone the following uses only are permitted and as hereinafter specifically provided and allowed by this Article, subject to the off-street parking requirements and the general provisions and exceptions set forth in this resolution beginning with Article 23.

(1) Any use permitted in theRS and SE classifications, except that the minimum required lot area, minimum required lot width, placement of buildings and limitations on sales of products set forth in this classification shall govern, provided however that on lots having an area of less than 35,000 square feet, only those uses permitted in the RS classification are allowed, and on those lots having more than 35,000 square feet but less than five (5) acres only those uses permitted in the SE classification are allowed.

(2) Agricultural crops

(3) Fishing ponds (commercial), but excluding restaurants

(4) Forest crops, growing and harvesting

(5) Horticultural nurseries

(6) Kennels provided the buildings housing such use and animal runs shall not be closer than one hundred fifty (150) feet to any boundary property line of the premises, nor closer than forty-five (45) feet to any building containing a dwelling unit or accessory living quarters on the same premises.

(7) Livestock, not to exceed five (5) excluding sucklings in any combination for each five (5) acres of lot or site area, provided:

(a) horses are permitted in addition to the above provided not more than one (1) horse for each one-half (1/2) acre of the total site area shall be permitted;

(b) any building, pen or structure used to house, confine or feed such animals shall not be located closer than seventy-five (75) feet and in the case of swine or goats no closer than one hundred fifty (150) feet to any boundary property line nor closer than forty-five (45) feet to any building containing a dwelling unit or accessory living quarters on the same premises.

(8) Marketing of products produced on the premises, provided:

only one (1) stand to be used for such purposes is permitted on the premises and such stand shall not contain more than three hundred (300) square feet of floor area and shall not be located in any required yard or open space on the premises.

(9) Pasture and grazing but not including feed lots.

(10) Public stables and riding academies, provided:

(a) any stable or barn shall not be located closer than seventy-five (75) feet to any boundary property line or to any building containing a dwelling unit or accessory living quarters on the same premises;

(b) any corrals, exercise yards or rings shall maintain a distance of not less than thirty-five (35) feet from any boundary property line and a distance of not less than forty-five (45) feet from any building containing a dwelling unit or accessory living quarters onthe same premises;

(c) any open-air storage or hay, straw, shavings or similar organic materials shall maintain a distance of not less than thirty-five (35) feet from any boundary property line, and a distance of not less than forty-five (45) feet from any building containing a dwelling unit or accessory living quarters on the same premises.

(11) Raising of chickens, squab and rabbits for commercial purposes, provided:

(a) any birds kept on the premises shall be confined within an aviary;

(b) any chickens on the premises shall be kept in a fenced area occupying no part of a required yard or open space on the premises;

(c) any building, structure, pen, aviary or cage used to contain or house such fowl and animals shall not be located closer than seventy-five (75) feet to any boundary property line nor closer than forty-five (45) feet to any building containing a dwelling unit or accessory living quarters on the same premises.

(12) Slaughtering and dressing of animals or fowl shall be limited to those animals or fowls raised on the premises, and any building, structure or area used for such purposes shall not be closer than seventy-five (75) feet to any boundary property line of the premises, or closer than forty-five (45) feet to any building containing a dwelling unit or accessory living quarters on the same premises.

(13) Small animal farms, including mink and fox farms, provided:

any building, pen, cage or structure used to contain, house, confine or feed such animals shall not be located closer than one hundred fifty (150) feet to any boundary property line of the premises, or closer than forty-five (45) feet to any building containing a dwelling unit or accessory living quarters on the same premises.

(14) Small animal hospital and clinic, provided:

the portion of the building or structure in which animals are kept or treated is soundproofed; all run areas are completely surrounded by an eight (8) foot solid wall; the animal runs shall be surfaced with concrete or other impervious materials; there shall be no burning of refuse or dead animals on the premises; drainage shall be away from adjoining properties.

(15) Signs, as follows:

(a) one unlighted identification sign not exceeding two (2) square feet in area containing the name of the occupant of the premises;

(b) one sign not exceeding twelve (12) square feet in area for identification of premises, or advertising products sold upon the premises, provided such sign shall not be located in any required yard or open space on the premises;

(c) one unlighted double-faced sign not exceeding six (6) square feet in area per face, pertaining only to the sale, lease or hire of only the particular building, property or premises upon which displayed.

(16) Swimming, tennis, yacht and country clubs and recreational fields (non-commercial) but not including amusement devices for hire, provided;

(a) any building or structure on the premises shall maintain a distance of not less than thirty-five (35) feet from any exterior boundary line which is a common property line with "R" or "S" classified property and from any street boundary lines;

(b) any service area, any side of which constitutes a common property line with "R" or "S" classified property shall be screened from such property by the erection and maintenance on such common property line of a wall or view-obscuring fence or hedge not less than five (5) feet nor more than six (6) feet in height;

(c) no required yard or open space on the premises may be used to provide parking space for cars or vehicles;

(d) where property devoted to these purposes is bounded by a street, then on any street property line no entrance-exit facilities for automobiles shall be located closer than one hundred (100) feet to a street intersection.

(17) Planned Unit Development as provided in Article 27.

(18) Unclassified Uses as provided in Article 22.

Section 1002: LOT AREA. The minimum required area of a lot in an S-R zone shall be five (5) acres, provided in multiple lot subdivision approved subsequent to the effective date of this resolution:

(1) the minimum required area may be reduced to seven thousand two hundred (7,200) square feet when:

(a) all lots are a part of an approved subdivision;

(b) all lots are served by public sewers;

(c) all lots are served by public water;

(d) all lots are served by paved streets with curbs and underground storm drainage;

(2) the minimum required lot area may be reduced to nine thousand six hundred (9,600) square feet when:

(a) all lots are a part of an approved subdivision;

(b) all lots are served by public or private water;

(c) all lots are served by an approved sewage disposal system;

(d) all lots are served by paved streets;

(3) the minimum required lot area may be reduced to thirty-five thousand (35,000) square feet when:

(a) all lots containing an area of thirty-five thousand (35,000) square feet or more are a part of an approved subdivision;

(b) all lots are served by public or private water;

(c) all lots are served by an approved sewage disposal system.

The provisions, methods and standards contained in the RS classification under Section 402 pertaining to meeting minimum lot area requirements by using the average lot size of the subdivision shall also apply to comparable subdivisions permitted under this section.

Section 1003: LOT AREA PER DWELLING UNIT. In an S-R zone the lot area per dwelling unit shall be not less than five (5) acres unless a subdivision containing lots having less area has been approved in which case the lot area per dwelling unit shall be the area of the lot within the approved subdivision.

Section 1004: LOT WIDTH. In an S-R zone every lot shall have a width of not less than three hundred thirty (330) feet unless such lot is a part of an approved subdivision as provided in Section 1002, in which case lots having an area less than nine thousand six hundred (9,600) square feet shall have a width not less than sixty (60) feet; lots having an area of nine thousand six hundred (9,600) square feet but less than thirty-five thousand (35,000) square feet shall have a width not less than seventy (70) feet; lots having an area less than five (5) acres but not less than thirty-five thousand (35,000) square feet shall have a width not less than one hundred and thirty-five (135) feet.

Section 1005: FRONT YARD. In an S-R zone every lot shall have a front yard having a depth of not less than thirty (30) feet, unless such lot is a part of an approved subdivision as provided in Section 1002 in which case a lot having an area less than thirty five thousand (35,000) square feet may have a front yard not less than twenty (20) feet in depth.

Section 1006: HEIGHT. In an S-R zone no building or structure shall exceed a height of thirty (30) feet, except for agricultural buildings as set forth in general provisions and equipment used in harvesting products.

Section 1007: PERMISSIBLE LOT COVERAGE. In an S-R zone all buildings and structures, including accessory buildings and structures and any areas used to provide parking space for residential uses, shall not cover more than thirty-five (35) percent of the area of the lot.

Section 1008: PLACEMENT OF BUILDINGS. Placement of buildings and structures on any lot in S-R zone shall conform to the following:

(1) lots containing an area less than nine thousand six hundred (9,600) square feet, when such lots are a part of an approved subdivision, shall maintain side yards, open space and distance between buildings as set forth in the RS-7200 classification;

(2) lots containing an area of nine thousand six hundred (9,600) square feet, when such lots are a part of a recorded subdivision plat, shall maintain the side yards, open spaces and distance between buildings set forth in the RS-9,600 classification;

(3) on lots containing an area of thirty-five thousand (35,000) square feet or more any building or structure, whether it be the main building or structure, or whether it be an accessory building or structure, shall maintain the side yards, open spaces and distance between buildings as set forth in the S-E classification. Where a greater distance is required as a condition to the establishment of a permitted building or use, such greater distance shall prevail.

ARTICLE 11

"A" - AGRICULTURAL CLASSIFICATION

Section 1100: PURPOSE OF CLASSIFICATION. In recognition of the fact that well-located and well-composed agricultural land is a major natural resource that cannot be made nor increased and which type of land is the source of essential food stuffs and fibres and recognizing that other lands within King County in terms of location, geological formation and chemical and organic composition, are almost useless for agricultural purposes but well-suited for most types of urban development, it is deemed essential to preserve the irreplaceable agricultural lands as far as is reasonable and encourage its use for agriculture. The purpose of this classification and its application therefore is to accomplish this objective by discouraging the encroachment of urban type development by establishing a high minimum area standard and permitting only such uses as relate to agricultural production or are similar thereto.

Section 1101: PERMITTED USES. In an "A" zone the following uses only are permitted and as hereinafter specifically provided and allowed by this Article, subject to the off-street parking requirements, loading and unloading area requirements and the general provisions and exceptions set forth in this resolution beginning with Article 23.

(1) One-family dwellings and accessory buildings and uses;

(2) Housing facilities to accommodate agricultural employees and their families employed by the owner of the premises, provided such facilities are permitted only on holdings containing ten (10) acres or more and provided further that such housing facilities shall be considered accessory to the main dwelling but shall conform to the provisions of this classification pertaining to required yards and open spaces for dwellings;

(3) Agricultural crops and open field growing;

(4) Dairies, livestock, poultry and small animals provided:

(a) any building, pen, milking shed, cage, aviary, animal run, or area used to contain, house, confine or feed such animals or fowl other than railroad loading pens shall not be located closer than seventy-five (75) feet to any boundary property line of the premises or any building containing a dwelling unit or accessory living quarters on the same premises;

(b) any open-air storage of hay, straw, shavings or similar organic materials shall maintain a distance of not less than thirty-five (35) feet from any boundary property line and a distance of not less than forty-five (45) feet from any building containing a dwelling unit or accessory living quarters on the same premises.

(5) Forest products, growing and harvesting, including processing of locally harvested crops using portable equipment.

(6) Greenhouses when incidental to agricultural uses on premises.

(7) Marketing of products on the premises, provided:

(a) only one (1) stand shall be permitted on the premises and such stand shall not contain more than five hundred (500) square feet of floor area and shall not be located in any required yard or open space on the premises.

(8) Pasturing and grazing.

(9) Public stables and riding academies, provided:

(a) any stable or barn shall not be located closer than seventy-five (75) feet to any boundary property line nor closer than forty-five (45) feet to any building containing a dwelling unit or accessory living quarters on the same premises;

(b) any corrals, exercise yards or rings shall maintain a distance of not less than thirty-five (35) feet from any boundary property line and a distance of not less than forty-five (45) feet from any building containing a dwelling unit or accessory living quarters on the same premises;

(c) any open-air storage of hay, straw, shavings or similar organic materials shall maintain a distance of not less than thirty-five (35) feet from any boundary property line and a distance of not less than forty-five (45) feet from any building containing a dwelling unit or accessory living quarters on the same premises.

(10) Public utility facilities such as telephone exchanges, sewage or water pumping stations, electrical distribution substations, water storage reservoirs or tanks necessary for the distribution and transmission of services for the area including accessory microwave transmission facilities and towers.

(11) Schools and churches

(12) Signs as follows:

(a) one single-faced identification sign not exceeding twelve (12) square feet in area, provided if the sign is lighted it shall be stationary and non-flashing, and such sign shall not be located in any required yard or open space on the premises;

(b) one unlighted double-faced sign not exceeding six (6) square feet of area per face, pertaining only to the sale, lease or hire of only the particular building, property or premises upon which displayed.

(13) Unclassified Uses as provided in Article 22.

Section 1102: LOT AREA. The minimum required area of a lot in an "A" zone shall be ten (10) acres.

Section 1103: LOT AREA PER DWELLING UNIT. In an "A" zone the lot area per dwelling unit shall be not less than ten (10) acres (accessory housing excepted on sites containing ten (10) acres or more).

Section 1104: LOT WIDTH. In an "A" zone every lot shall have a width of not less than three hundred thirty (330) feet.

Section 1105: FRONT YARD. In an "A" zone every lot shall have a front yard with a depth not less than thirty (30) feet.

Section 1106: HEIGHT. In an "A" zone no building shall exceed a height of thirty-five (35) feet, except that barns and other specialized structures used for agricultural purposes may exceed the height limit.

Section 1107: PERMISSIBLE LOT COVERAGE. In an "A" zone all buildings, including accessory buildings and structures and any areas used to provide parking space for residential uses shall not cover more than sixty percent (60%) of the area of the lot.

Section 1108: PLACEMENT OF BUILDINGS. Placement of buildings and structures on any lot in an "A" zone shall conform to the following:

(1) any building or structure, whether it be a main building or structure, or whether it be an accessory building or structure, shall observe a distance of not less than ten (10) feet from any side or rear property line. Where a greater distance is required as a condition to the establishment of a permitted building or use, such greater distance shall prevail;

(2) the distance between a building containing a dwelling unit or accessory living quarters and any other buildings or structures on the same lot shall be not less than twenty (20) feet. Where a greater distance is required as a condition to the establishment of a permitted use, such greater distance shall prevail.

"G" - ARTICLE 12

"G" - GENERAL CLASSIFICATION

Section 1200: PURPOSE OF CLASSIFICATION. The purpose and objective of this classification is to regulate the use of land in generally undeveloped areas, or in areas which have not yet been subjected to intensive urban use and to prevent the uncontrolled and scattered intrusion of business and industrial uses which would later prevent properly located and designed service centers when more intensive urban development requires them. A further purpose of this classification is to prevent the establishment of promiscuously located heavier uses which, later, would constitute nonconforming intrusions into areas best suited for protected residential uses. The standards and requirements set forth in this Article are considered to be the minimum necessary to accomplish this purpose.

Section 1201: PERMITTED USES. In a "G" zone the following uses only are permitted and as hereinafter specifically provided and allowed by this Article, subject to the yard and open space requirements as indicated for each classification of uses and to the off-street parking requirements, loading area requirements and the general provisions and exceptions set forth beginning with Article 23. Any use made subject to the granting of a conditional use permit as set forth in the classification in which such use is first permitted shall conform to such requirement before being allowed to locate in a "G" zone.

(1) Any use permitted in the "R" zones (except RM-900), "S" and "A" zones;

(2) Unclassified uses as provided in Article 22.

Section 1202: LOT AREA. In a "G" zone the following lot area requirements shall apply:

(1) for uses permitted in RS, RM-3, 600, RM-2, 400 and RM-1, 800 and S-E zones the minimum required lot area shall be thirty-five thousand (35,000) square feet;

(2) for uses permitted in an S-R zone, the minimum required lot area shall be five (5) acres;

(3) for uses permitted in an "A" zone the minimum required lot or parcel area shall be ten (10) acres.

Section 1203: LOT AREA PER DWELLING UNIT. In a "G" zone the following lot or parcel area per dwelling unit requirements shall apply:

(1) for single-family dwellings - 35,000 square feet;

(2) for two-family dwelling units - 17,500 square feet per dwelling unit;

(3) for multiple dwelling units - 2,400 square feet per dwelling unit;

(4) for S-E uses - 35,000 square feet;

(5) for S-R uses - 5 acres;

(6) for "A" uses - 10 acres.

Section 1204: FRONT YARD. In a "G" zone every lot shall have a front yard with a depth not less than thirty (30) feet.

Section 1205: SIDE YARDS. In a "G" zone every lot shall have a side yard on each side of the lot which side yard shall have a width of not less than ten (10) feet.

Section 1206: REQUIRED OPEN SPACES. In a "G" zone the following open spaces shall be provided and maintained:

(1) if any use involves a building containing a dwelling unit or accessory living quarters, then the distance between such building and any other buildings or structures pn the same lot and from the property rear line shall be not less than twenty (20) feet;

(2) if the use involved is one permitted in the S-E and S-R zones all uses, other than buildings containing dwelling units or accessory living quarters, shall maintain open spaces as required by such classifications. Dwelling units and accessory living quarters shall conform to sub-paragraph (1) of this Section;

(3) if the use involved is one permitted in an "A" zone, all uses other than buildings containing dwelling units or accessory living quarters, shall maintain open spaces as required by such classification. Dwelling units and accessory living quarters shall conform to sub-paragraph (1) of this Section.

Section 1207: HEIGHT. In a "G" zone the following height limitations shall apply:

(1) for uses permitted in any of the "R" zones the height restrictions and limitations of the RM-2,400 classification shall govern;

(2) for uses permitted in the "S" zones the height restrictions and limitations of the S-E classification shall govern;

(3) for uses permitted in an "A" zone the height restrictions and limitations of the "A" classification shall govern.

ARTICLE 13

B-N - NEIGHBORHOOD BUSINESS CLASSIFICATION

Section 1300: PURPOSE OF CLASSIFICATION. The purpose of this classification and its application is to provide for the location of and grouping of uses which are considered compatible uses having common performance standards in that they represent on-premise retail

enterprises and involve only incidental and limited fabrication or assembly of commodities, *or providing professional services, or providing personal services to the individual. These services are intended to provide local facilities to serve the every day needs of the neighborhood area. To meet this need will require that the facilities permitted in this classification shall locate adjacent to residential areas on access streets directly serving such residential areas. By establishing limitations upon building height and floor space as set forth in this classification, it is the further objective to maintain a limited intensity of land-use compatible with serving the neighborhood residential areas, rather than on a community-wide basis. A further purpose of this classification and its application is to permit the more efficient and economical design and installation of all physical public service facilities in terms of size and capacity to adequately and permanently meet needs resulting from a defined intensity of land-use. Public utility installations, being governed by circulstances related to geographical areas to be served, are also permitted in this classification.

Section 1301: PERMITTED USES. Any of the following types of uses which can meet the following standards are permitted and allowed by this classification, subject to the limitations set forth herein;

(1) any on-premise retail enterprise dispensing food or commodities (but not including automobiles, boats, trailers and heavy-duty equipment) and which may involve only incidental and limited fabrication or assembly of commodities;

(2) business offices and any type of use rendering professional services or personal services to the individual, provided:

(a) the service does not involve keeping the person receiving the service overnight on the premises;

(b) the service does not include selling alcoholic beverages for on-premise consumption unless accessory to restaurant;

(c) the service does not involve in whole or in part the providing of recreation, recreational facilities or entertainment other than moorage for private pleasure craft;

(d) the professional service does not include kennels or small animal hospitals or clinics.

(3) Any public utility installation relating directly to local distribution of services including switching and transmission stations but not including warehouses, service yards or the like unless otherwise permitted by this resolution.

(4) Public off-street parking facilities, whether publicly or privately owned and operated, provided any area so used shall not be used for a vehicle, trailer or boat sales area or for the accessory storage of such vehicles.

(5) Churches

(6) Planned Unit Development as provided in Article 27

(7) Public office buildings, art galleries, museums, libraries, police and fire stations.

Section 1302: LIMITATIONS ON USES. Every use locating in a B-N zone shall be subject to the following further conditions and limitations:

(1) all uses shall conform to the general provisions and exceptions, off-street parking requirements and loading area requirements set forth beginning with Article 23 and all parking lots, parking areas and loading areas shall be surfaced, screened, developed and maintained as required by Resolution No. 23316;

(2) all uses shall be conducted wholly within an entirely enclosed building except:

(a) automobile service stations;

(b) public utility installations;

(c) growing stock in connection with horticultural nurseries, whether the stock is in open ground, pots or containers;

(d) moorages for private pleasure craft;

(e) parking and loading areas;

(f) public off-street parking lots;

(3) any areas used as set forth in paragraph (2) of this Section, except horticultural nurseries, moorages and public utility installations, shall be improved and maintained as required for off-street parking areas in Resolution No. 23316;

(4) in the case of automobile service stations, the leading edge of the pump islands shall not be closer than fifteen (15) feet to any street property line;

(5) all products made incident to a permitted use which are manufactured, processed or treated on the premises shall be sold on the premises only and at retail only, and not more than three (3) persons may be employed in the manufacturing, processing or treatment of products, except that this limitation shall not apply to restaurants;

(6) any repairing done on the premises shall be incidental only and limited to custom repairing of the types of merchandise sold on the premises at retail; the floor area devoted to such repairing shall not exceed twenty percent (20% of the total floor area occupied by the particular enterprise of which it is a part, except that the limitations of this paragraph shall not apply to shoe, radio, television or other small household appliance repair service;

(7) no used or second hand articles, materials or equipment unless accessory to the primary activity may be sold, offered for sale, or stored on the premises except paintings, objects of art or antiques as defined in this resolution;

(8) storage shall be limited to accessory storage of commodities sold at retail on the premises or materials used in the limited fabrication of commodities sold at retail on the premises;

(9) all operations conducted on the premises shall not be objectionable beyond the property boundary lines by reason of noise, steam, odor, fumes, gases, smoke, vibration, hazard or other causes, and any use which produces odor, fumes (toxic or non-toxic), gases, airborne solids or other atmospheric contaminants shall be allowed to locate only if conforming in every respect to the rules and regulations established by an applicable and qualified public agency;

(10) if a building site has a boundary line which is a common line with "R" or "S" classified property, a wall or view-obscuring fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be installed and maintained for

* or comprise a type of enterprise dispensing commodities,

screening purposes and controlling access. Where the wall of a building is on such common property line, no separate wall or fence need be installed along that portion of the common property line occuped by the wall of the building. Public utility installations need not fence along such lines provided the conditions set forth in Section 401, (12)(c) are maintained adjacent to common boundaries with "R" or "S" classified property:

(11) no dwelling units, whether single-family, two-family or multiples are permitted in the B-N zone, except as allowed in connection with a church or a dwelling unit for a caretaker or resident owner;

(12) only the following signs are permitted, subject to the following limitations:

(a) no blinking or flashing signs are permitted;

(b) one (1) single-faced identification sign not exceeding twelve (12) square feet in area for the identification of the premises;

(c) one (1) sign not exceeding fifty (50) square feet of area which sign shall be used exclusively to advertise a business conducted, services rendered or goods sold upon the premises, or any other lawful activity conducted upon such premises, provided signs flush mounted or painted on the face of a building that do not extend above or beyond said face shall not be limited as to area;

(d) one (1) unlighted double-faced sign not exceeding twelve (12) square feet of area per face pertaining only to the rental, lease or sale of the premises upon which it is displayed.

Section 1303: PERMITTED FLOOR AREA. The maximum permitted floor area to be contained in all buildings on a lot or site in a B-N zone shall not exceed the square foot area of the lot or site upon which the building or buildings are located.

Section 1304: PERMITTED HEIGHT. In a B-N zone no building or structure shall exceed a height of thirty-five (35) feet.

Section 1305: REQUIRED OPEN SPACES. Additional open spaces, both as to amount and location on the premises may be required in connection with a variance or planned unit development to apply the established requirements of this and related codes pertaining to such subjects as off-street parking, loading areas, convenient and safe circulation of vehicles and pedestrians, ingress and egress as related to marginal traffic pattern, vision clearance (traffic), drainage and lighting.

ARTICLE 14

B-C - COMMUNITY BUSINESS CLASSIFICATION

Section 1400: PURPOSE OF CLASSIFICATION. The purpose of this classification and its application is to provide for the location of and grouping of uses which are considered compatible uses having common or similar performance standards in that they represent types of enterprises involving the rendering of services, both professional or to the person, or on-premise retail businesses involving only incidental and limited fabrication or assembly of commodities, or establishments providing recreation, entertainment and business activities in general. It is the further objective, by establishing a maximum permissible floor space and not limiting the height of buildings, and by excluding uses relying on outdoor sales, displays or storage to intentionally concentrate a maximum variety of facilities within the areas to which this classification is applied as a contribution to the convenience of shoppers and patrons on a community-wide basis as distinguished from neighborhood areas. It is recognized that the characteristics of the uses permitted in this classification produce an environment undesirable for residential purposes while, in the opposite direction, residential uses in a business area tend to decrease the capacity of business enterprises to render maximum services and decreases public convenience for utilizing the services rendered. For this reason, residential uses are excluded from this classification. Public utility installations, being governed by circumstances related to geographical areas to be served, are permitted in areas to which this classification applies.

Section 1401; PERMITTED USES. Any of the following types of uses which can meet the following standards are permitted and allowed by this classification subject to the limitations set forth herein:

(1) any on-premises retail enterprise dispensing food or commodities (but not including automobiles, trailers, boats and heavy-duty equipment), and which may involve only incidental and limited fabrication or assembly of commodities;

(2) business offices and any type of use rendering professional services or personal services to the individual;

(3) hospitals, except mental and alcoholic hospitals;

(4) hotels and motels, except apartment hotels;

(5) enterprises providing entertainment and recreation;

(6) lodges, private clubs and fraternal societies;

(7) moorages for private pleasure craft;

(8) mortuaries, provided a conditional use permit has been granted;

(9) any public utility installation relating directly to the distribution of services including switching and transmission stations, but not including warehouses, service yards or the like unless otherwise permitted by this resolution;

(10) public off-street parking facilities, whether publicly or privately owned and operated, provided any area so used shall not be used for a vehicle, trailer or boat sales area or for the accessory storage of such vehicles;

(11) churches;

(12) public office buildings, art galleries, museums, libraries, police and fire stations;

(13) signs, without limitation as to the size and number, and outdoor advertising structures;

(14) planned unit developments as provided in Article 27.

Section 1402: LIMITATIONS ON USES. Every use locating in a B-C zone shall be subject to the following further conditions and limitations:

(1) all uses shall conform to the general provisions and exceptions, off-street parking requirements and loading area requirements set forth beginning with Article 23 and all parking lots and parking areas and loading areas shall be surfaced, screened, developed and maintained as required by Resolution No. 23316;

(2) all uses shall be conducted wholly within an entirely enclosed building except:

(a) automobile service stations

(b) drive-in restaurants

(c) public utility installations

(d) meter and control stations of a public utility
(e) moorage for private pleasure craft
(f) outdoor advertising structures
(g) parking lots and parking and loading areas;

(3) any areas used as set forth in paragraph (2) of this Section, except public utility installations, moorages and outdoor advertising structures shall be improved and maintained as required for off-street parking areas in Resolution No. 23316;

(4) in the case of automobile service stations, the leading edge of the pump islands shall not be closer than fifteen (15) feet to any street property line;

(5) all products made incident to a permitted use which are manufactured, processed or treated on the premises shall be sold only on the premises and only at retail;

(6) any repairing done on the premises shall be incidental only, and limited to custom repairing of the types of merchandise sold on the premises at retail. The floor area devoted to such repairing shall not exceed thirty percent (30%) of the total floor area occupied by the particular enterprise, except that the limitations of this paragraph shall not apply to shoe, radio, television or other small household appliance repair service;

(7) storage shall be limited to accessory storage of commodities sold at retail on the premises or materials used in the limited fabrication of commodities sold at retail on the premises;

(8) no dwelling units, whether single-family, two-family or multiples, are permitted in a B-C zone* as allowed in connection with a church or a dwelling unit for resident manager, a resident owner or caretaker;

(9) establishments selling, dispensing or serving alcoholic beverages, or establishments serving foods in cars or outside of buildings, or providing commercial recreational facilities (except commercial swimming pools) shall not be located closer than five hundred (500) feet to the exterior boundary property line of any school grounds, public park or playground;

(10) use of cleaning agents shall be limited to non-flammable and non-explosive fluids with a flash point above 138.5° F in a closed safety cleaning system;

(11) any buildings or structures or portion thereof used to house animals in connection with small animal hospitals and clinics shall be sound-proofed; the animal runs shall be surfaced with concrete or other impervious material; there shall be no burning of refuse or dead animals; drainage shall be away from adjoining properties;

(12) all operations conducted on the premises shall not be objectionable beyond the property boundary lines by reason of noise, odor, fumes, gases, smoke, steam, vibration, hazard or other causes, and any use the operation of which produces odor, fumes, (toxic or non-toxic), gases, airborne solids or other atmospheric contaminants shall be allowed to locate only if conforming in every respect to any rules and regulations established by an applicable and qualified public agency;

(13) if a building site has a boundary line which is a common line with "R" or "S" classified property, a wall or view-obscuring fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be installed and maintained for screening purposes and controlling access. Where the wall of a building is on such common property line, no separate wall or fence need be installed along that portion of the common property line occupied by the wall of the building. Public utility installations need not fence along such lines provided the conditions set forth in Section 401, 12 (c) are maintained adjacent to common boundaries with "R" or "S" classified property.

Section 1403: PERMITTED FLOOR AREA. The maximum permitted floor area to be contained in all buildings on a lot in a B-C zone shall not exceed three (3) times the area of the lot.

Section 1404: PERMITTED HEIGHT. No maximum height is imposed, but when a building exceeds thirty-five (35) feet in height, the portion of the building above thirty-five (35) feet shall set back one (1) foot from each side property line and the rear property line for each one (1) foot such building exceeds thirty-five (35) feet in height.

Section 1405: REQUIRED OPEN SPACES. Additional open spaces, both as to amount and location on the premises may be required in connection with a variance or planned unit development to apply the established requirements of this and related codes pertaining to such subjects as off-street parking, loading areas, convenient and safe circulation of vehicles and pedestrians, ingress and egress as related to marginal traffic pattern, vision clearance (traffic), drainage and lighting.

ARTICLE 15

C-G - GENERAL COMMERCIAL CLASSIFICATION

Section 1500: PURPOSE OF CLASSIFICATION. The purpose of this classification and its application is to provide for the location of and grouping of enterprises which may involve some on-premise retail service but with outside activities and display or fabrication, assembling and service features, including manufacturing and processing in limited degree and which uses, if permitted to locate in strictly on-premise retail and service areas, would introduce factors of heavy trucking and handling of materials that destroy the maximum service and attraction of strictly retail areas. The uses enumerated in this classification are considered as having common or similar performance standards in that:

(1) they are heavier in type than those uses permitted in the strictly business classifications and yet are measurably lighter uses than those first permitted in the industrial classifications;

(2) they do not attract nor depend upon individual and personal patron contact on the premises to the same degree as do uses in strictly retail and service areas but, rather, represent in part enterprises whose services are either performed away from the premises and throughout the metropolitan area or enterprises in which the manufacturing, assembling, processing or treating of products is not accessory or limited to products sold on the premises only as is required in retail and service areas;

* except

(3) they can more advantageously use the standard lot and street pattern than can strictly industrial uses;

(4) they involve a greater handling of materials and commodities and more trucking than uses permitted in a strictly retail area, but do not require large sites nor involve as much handling of materials and commodities or heavy trucking as uses first permitted in strictly industrial areas;

(5) they are not as detrimentally affected by dispersal or separation from adjoining uses as are enterprises which are retail in nature and which need to be located in compact areas for convenient patron access;

(6) they do not normally involve as intensive use of land as uses comprising retail shopping areas;

(7) they frequently involve activities carried on outside of buildings;

(8) by reason of technological processes, equipment, materials used, outside activities or size or volume of products, a given type of enterprise may, under various names, represent extremes that necessitate different classification. For this reason a clearer identification of uses permitted in this classification is accomplished by naming typical uses to further indicate the type and grouping of uses allowed, as well as by establishing performance standards.

Section 1501: PERMITTED USES. The following uses only are permitted, and as specifically provided and allowed by this Article:

(1) any use permitted in the B-N and B-C classification, except:

(a) churches

(b) private clubs, fraternal societies, fraternities, sororities and lodges, except those the chief activity of which is a service customarily carried on as a business; however, any use permitted to locate in a B-C zone which is subject to restrictions as to location with reference to schools, parks and playgrounds and any use requiring a conditional use permit shall be subject to the same restrictions and limitations in the classification;

(2) assembly of appliances, such as

(a) electronic instruments and devices

(b) radios, phonographs and televisions, including manufacture of small parts, such as coils;

(3) ambulance service

(4) auction houses or stores, but excluding vehicles and livestock

(5) automobile laundries

(6) automobile sales, new and used

(7) automobile trailer sales, new and used

(8) blueprinting and photostating

(9) boat building for craft not exceeding forty-eight (48) feet in length

(10) boat sales, new and used

(11) boat repairs

(12) book binding

(13) building materials stores and yards, retail only, provided any required wall on a property line common with "R" classified property shall be not less than eight (8) feet in height

(14) cabinet shop or carpenter shop

(15) ceramic products, manufacture of, including figurines (but not including bricks, drain, building or conduit tile), using only previously pulverized clay and batch kilns as distinguished from shuttle, tunnel or beehive kilns, and such batch kilns shall not exceed a total capacity of 130 cubic feet

(16) distribution centers for home deliveries (storage and loading of retail delivery trucks from underground fuel storage)

(17) electric or neon sign manufacturing, servicing and repairing

(18) Fix-it shops

(19) frozen food or cold storage lockers

(20) furniture repair

(21) garages, public (including repairing and storage when in an entirely enclosed building)

(22) glass edging, beveling and silvering in connection with the sales of mirrors and glass decorated furniture

(23) glass studios - stained, etc.

(24) kennels, commercial provided all run areas shall be completely surrounded by an eight (8) foot solid wall or fence

(25) laboratories

(26) machine shop, no automatic screw machines, or punch press over five (5) tons

(27) moorage, commercial boat, including repairing

(28) paint shop (painting contractor)

(29) parcel service delivery

(30) printing establishments

(31) plumbing shops

(32) saw and filing shops

(33) storage and handling of household goods

(34) tire rebuilding, recapping and retreading

(35) upholstery, custom work

(36) wholesale businesses and accessory storage

(37) accessory buildings and uses customarily incident to any of the above uses when located on the same site with the main building

(38) other similar commercial and industrial enterprises or businesses after classification as set forth in Section 2304 of this resolution

(39) Planned Unit Development as provided in Article 27

(40) Unclassified uses as provided in Article 22.

Section 1502: LIMITATIONS ON PERMITTED USES. Every use permitted shall be subject to the following conditions and limitations:

(1) all uses shall conform to the general provisions and exceptions and the off-street parking requirements and loading area requirements set forth beginning with Article 23.

(2) in the case of automobile service stations, the leading edge of the pump islands shall not be closer than fifteen (15) feet to any street property line;

(3) if a building site has a boundardy line which is a common property line which is a common property line with "R" classified property or "S" classified property, when such "S" classified property is developed for residential, recreational or day nursery uses, then on such common line a wall or view-obscuring fence or hedge not less than five (5) feet in height shall be installed and maintained for screening purposes and controlling access. Where the wall of a building is on such common line, no separate wall or fence need be installed along that portion occupied by the building.

Section 1503: PERMITTED FLOOR AREA. The maximum permitted floor area to be contained in all buildings on a lot in a C-G zone shall not exceed three and one-half (3½) times the square foot area of the lot.

Section 1504: PERMITTED HEIGHT. No maximum height is imposed, but when a building exceeds thirty-five (35) feet in height, the portion of the building above thirty-five (35) feet shall set back one (1) foot from each side and rear property line for each one (1) foot such building exceeds thirty-five (35) feet in height.

Section 1505: OPEN SPACES. Additional open spaces, both as to amount and location on the premises may be required in connection with an unclassified use permit, variance or planned unit development to apply the established requirements of this and other related codes pertaining to such subjects as off-street parking, loading areas, convenient and safe circulation of vehicles and pedestrians, ingress and egress as related to the marginal traffic pattern, vision clearance (traffic), drainage and lighting.

ARTICLE 16

M-L - LIGHT MANUFACTURING CLASSIFICATION

Section 1600: PURPOSE OF CLASSIFICATION: The purpose of this classification and its application is to provide for the location of an grouping of industrial activities and uses involving the processing, handling and creating of products, and research and technological processes, all as distinguished from major fabrication, and which uses are largely deviod of nuisance factors, hazard or exceptional demands upon public facilities and services. A further purpose is to apply zoning protection to the industries so located by prohibiting the intrusion of residential and institutional uses and all commercial enterprises except those which serve as acoessory to the needs and convenience of such industries, thus establishing a pattern of land-use advantageous to the specialized needs of the uses permitted in this classification.

Section 1601: PERMITTED USES. The following uses only are permitted and as specifically provided and allowed by this Article:

(1) any use first permitted in the C-G classification provided however a dwelling shall be permitted on the same lot or site on which an industrial use is located when the dwelling is used exclusively by a caretaker or superintendent of such enterprise and his family

(2) advertising structures (billboards)

(3) automobile body and fender works, when operated and maintained wholly within an entirely enclosed building

(4) automobile assembly plant, when contained within a wholly enclosed building

(5) automobile painting, provided all painting, sanding and baking shall be conducted wholly within an enclosed building

(6) automotive service stations

(7) bag cleaning and conditioning

(8) bakeries, wholesale

(9) banks

(10) battery manufacture and rebuilding

(11) bleaching and dyeing plants

(12) blueprinting and photostating

(13) boat building and repairing for boats not exceeding one hundred ten (110) feet in length

(14) bottling plants

(15) broom and brush manufacture

(16) building materials storage yards

(17) carpet and rug cleaning plants

(18) ceramic products, manufacture of wall and floor tile and related small tile products, but not including bricks, drain, building or conduit tile

(19) clothes cleaning or clothes dyeing plants

(20) contractor's storage yards

(21) cosmetics, manufacture of

(22) creameries and dairy products manufacture

(23) die casting

(24) distributing plants (jobbers)

(25) dog pounds

(26) electrical appliances, manufacture and assembly of

(27) electric neon sign manufacturing

(28) electro-plating, silver, chrome, copper

(29) feed and fuel yards

(30) freight terminals

(31) food products manufacture, storage, processing and packaging of, but not including the manufacturing and processing of lard, pickles, sauerkraut, sausage or vinegar

(32) garment manufacture

(33) hospitals, emergency only

(34) hotels and motels

(35) ice manufacturing plant

(36) laundries

(37) machine shops with a punch press up to twenty (20) tons capacity, when contained wholly within an enclosed building and the building is not closer than three hundred (300) feet to a residential or suburban zone; no drop hammer or drop forge is permitted

(38) manufacture, processing, treatment or assembly of articles from previously prepared materials such as bone, canvas, cellophane, cork, fibre, felt, fur, feathers, glass, leather, paper, metal, stone, wood, yarn, plastics and shell

(39) metal, manufacture and fabrication of products from (except major structural steel forms, boiler making and similar activities involving excessive noise, or major trucking in terms of over-standard dimensions per unit or over-standard dimensions of load).

(40) parcel service delivery terminals

(41) parking lots, public provided any area so used shall be improved and maintained as required by Resolution No. 23316

(42) pharmaceuticals, manufacturing, processing, packaging and storage of, including drugs, perfumes, toiletries and soap (cold mix only)

(43) plumbing supply yards

(44) prefabricated building, manufacture of (no concrete)

(45) pipe line booster or pumping plant in connection with water, oil, petroleum, gas, gasoline or other petroleum products

(46) printing and printing ink manufacture

(47) public utility service facilities, yards or electric transmission substation

(48) restaurants, including cocktail lounges

(49) rubber, fabrication of products made from finished rubber

(50) storage of impounded and damaged cars, but no wrecking yards

(51) storage for transit and transportation equipment, except freight classification yards

(52) textile manufacture, processing or treatment

(53) tile, manufacture of wall andfloor tile and related small tile products

(54) tobacco products, manufacture of

(55) truck repairing and rental

(56) upholstering

(57) vacuum metalization

(58) warehousing

(59) accessory buildings and uses customarily incident to any of the above uses, when located on the same site with the main building

(60) other similar industrial enterprises or businesses as set forth in Section 2304 of this resolution

(61) Planned Unit Developments as provided in Article 27

(62) Unclassified Uses as provided in Article 22

Section 1602: LIMITATIONS ON PERMITTED USES. Every use permitted shall be subject to the following conditions and limitations:

(1) all uses shall conform to the general provisions and exceptions and the off-street parking requirements and loading area requirements set forth beginning with Article 23

(2) any use first permitted in this classification shall not locate closer than fifty (50) feet to any boundary line of an "R" or "S" zone. Any other use permitted in this classification or an accessory or component portion of a use first permitted in this zone which, if considered separately would be permitted in a more restrictive zone, need maintain only such distance from a boundary line of an "R" or "S" zone as is prescribed by the zone in which such use is first permitted;

(3) in the case of automobile service stations, the leading edge of the pump islands shall not be closer than fifteen (15) feet to any street property line;

(4) establishments selling, dispensing or serving alcoholic beverages, or establishments serving foods in cars or outside of buildings, or providing commercial recreational facilities (except commercial swimming pools) shall not be located closer than five hundred (500) feet to the exterior boundary property line of any public school grounds, public park or public playground;

(5) if a building site has a boundary line which is a common property line with "R" classified property or "S" classified property, when such "S" classified property is developed for residential, recreational or day nursery uses, then on such common line a wall or view-obscuring fence or hedge not less than five (5) feet in height shall be installed and maintained for screening purposes and controlling access. Where the wall of a building is on such common line, no separate wall or fence need be installed along that portion occupied by the building.

Section 1603: PERMITTED FLOOR AREA. The maximum permitted floor area to be contained in all buildings on a lot in an "ML" zone shall not exceed two and one-half (2½) times the area of the lot.

Section 1604: PERMITTED HEIGHT. No maximum height is imposed, but when a building exceeds forty-five (45) feet in height, the portion of the building above forty-five (45) feet shall set back one (1) foot from each side and rear property line for each one (1) foot such building exceeds forty-five (45) feet in height.

Section 1605: REQUIRED OPEN SPACES. Additional open spaces, both as to amount and location on the premises may be required in connection with an unclassified use permit, variance or planned unit development.

ARTICLE 17
M-P - MANUFACTURING PARK CLASSIFICATION

Section 1700: PURPOSE OF CLASSIFICATION. The purpose and objective of this classification and its application is to establish industrial areas of high operational development and environmental standards. The requirements of this classification are intended to provide standards of intensity of use and standards of external effects which will minimize traffic congestion, noise, glare, air and water pollution, fire and safety hazards.

Section 1701: PERMITTED USES. The following uses only are permitted and as specifically provided by this Article:

(1) any use first permitted in C-G or M-L classifications

(2) public utility facilities

(3) accessory buildings and uses customarily incident to any of the above uses, when located on the same site with the main building

(4) signs, provided the signs are used exclusively to advertise a business conducted, services rendered, goods produced or sold upon the premises, or any other lawful activity conducted upon such premises, or to identify permitted uses, provided if such sign is lighted it shall be stationary and non-flashing and shall not be located closer than twenty (20) feet to any property line

(5) other similar industrial enterprises or businesses after classification as set forth in Section 2304 of this resolution

(6) Unclassified Uses as provided in Article 22

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Section 1702: LIMITATIONS ON PERMITTED USES. Every use permitted shall be subject to the following conditions and limitations:

(1) all uses shall conform to the general provisions and exceptions and the off-street parking requirements and loading area requirements set forth beginning with Article 23;

(2) no building or structure shall be located closer than fifty (50) feet to any street property line. A ten (10) foot strip adjacent to such property line shall be appropriately landscaped and maintained except for designated pedestrian, vehicular, rail and utility accessways. The remainder of the fifty (50) foot required open space may be used for off-street automobile parking and a gate house or guard house provided such building shall not be more than twelve (12) feet in height and shall contain not more than one hundred (100) square feet of floor space;

(3) no building or structure shall be located closer than twenty (20) feet to any property line not abutting a street unless the line is a common property line with railroad right-of-way or waterway. The required twenty (20) foot open space may be used for off-street automobile parking and a gate house or guard house, provided such building shall not be more than twelve (12) feet in height and shall contain not more than one hundred (100) square feet of floor space;

(4) except as specified in paragraphs (1) and (2) above, all required open space shall be unoccupied and completely unobstructed except for meter pits extending not more than six (6) inches above finished grade, lawn sprinklers, roads, walks, landscaping, ordinary and necessary service line conduits and poles for utilities, lighting fixtures, identifying and directional signs within the limits herein prescribed or underground installations accessory to any permitted use and railroads. Off-street automobile parking shall not be construed to include sales lots or automobile display and storage areas;

(5) the outside storage of materials, supplies, products and containers is permitted within the buildable area of the property provided such storage area is screened from all adjacent property lines by a wall or view-obscuring fence not less than five (5) feet in height, provided such fence shall not exceed a height of ten (10) feet;

(6) wherever a building site in an M-P zone has a common property line with "R" classified property or "S" classified property, when such "S" classified property is developed for residential, recreational or day nursery uses, then on such common property line there shall be installed and maintained a planting screen not less than ten (10) feet in width, and in such planting strip there shall be evergreen shrubs, bushes or trees, which shall be maintained at a height of not less than five (5) feet. Said planting screen shall be planted according to accepted practice in good soil, irrigated as necessary and maintained in good condition at all times. Planting screens herein required shall be planted as a yard improvement at or before the time of completion of the first building, or within a reasonable time thereafter, giving due consideration to planting conditions and additional improvements on each affected lot in the M-P zone, and shall be installed and maintained at the expense of the owner or lessee of such lot;

(7) there shall not be dumped, placed or allowed to remain on any property in an M-P zone any refuse, trash, rubbish or other waste material outside of a permanent building, except in non-flammable, covered or enclosed containers;

(8) the following standards of performance shall be conformed to:

(1) NOISE

(a) Maximum Allowable Nightime Levels. The sound pressure level of noise radiated from any activity located in the M-P zone shall not exceed the decibel values given in the following table in any frequency band during the hours between 8:00 P.M. and 7:00 A.M. in any residential district.

Frequency Band in cycles/second	Sound Pressure Level in db re 0.0002 microbar
Below 75	72
75 - 150	59
150 - 300	52
300 - 600	46
600 - 1200	42
1200 - 2400	39
2400 - 4800	34
above - 4800	32

(b) Maximum Allowable Daytime Levels. Noises originating from and due to normal daytime activities in the M-P zone shall conform to the levels shown in the foregoing table at least ninety percent (90%) of the time between the hours of 7:00 A.M. and 8:00 P.M.

(c) Exceptions. None of the foregoing provisions shall apply to noises resulting from the operation of motor vehicles. Other exceptions are the occasional situations arising out of research and development work carried out in the M-P zone; the temporary construction, earthmoving, road-building and related activities necessary to development, improvement and maintenance of manufacturing park facilities, which shall be limited to the hours between 7:00 A.M. and 8:00 P.M. and noises incident to operations in areas surrounding an airport, heliport or landing field where such areas come under the M-P classification.

(2) Smoke shall not be emitted from any source in a greater density of grey than that described as No. 1 on the Ringelmann Chart, except that visible grey smoke of a shade not darker than that described as No. 2 on the Ringelmann Chart may be emitted for not more than four (4) minutes in any thirty (30) minutes. These provisions applicable to visible grey smoke shall also apply to visible smoke of a different color but with an equivalent apparent opacity.

(3) Dust, dirt, fly ash or airborn solids from any sources shall not be in a density greater than that described as No. 1 on the Ringelmann Chart.

(4) Odors from gases or other odorous matter shall not be in such quantities as to be unreasonable offensive beyond the exterior property lines of the lot or site.

(5) Toxic gases or matter shall not be emitted in quantities damaging to health, animals, vegetation or property or which can cause any excessive soiling

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beyond the exterior property lines of the lot or site.

(6) Vibration from any machine, operation or process which exceeds 0.003 of one (1) inch displacement or 0.03 g peak acceleration, whichever is greater, as measured at any point outside the property lines of the lot or site shall be prohibited. The above shall apply in the frequency range of zero to 5000 cycles per second. Shock absorbers or similar mounting shall be allowed to permit compliance with this specification.

(7) Glare and heat from any source shall not be unreasonably objectionable beyond the exterior property lines of the lot or site.

(8) Rail facilities or truck loading and unloading spaces shall not interfere with the use of required off-street parking areas.

(9) A building site plan shall be filed and approved by the Planning Commission prior to the issuance of any building permits and any permits issued shall be in conformance with the approved site plan. If the project requires the dedication or widening of streets, such openings or widenings shall be processed and adopted as prescribed by law prior to the issuance of any building permit.

Section 1703: PERMITTED FLOOR AREA. The maximum permitted floor area to be contained in all buildings on a lot in an M-P zone shall not exceed two and one half (2½) times the buildable area of the lot.

Section 1704: PERMITTED HEIGHT. In an M-P zone no height limit is imposed, provided one (1) additional foot of width is provided for each required open space on the periphery of the lot or site for each foot in height any building or structure on the premises exceeds forty-five (45) feet.

ARTICLE 18
M-H HEAVY MANUFACTURING CLASSIFICATION

Section 1800: PURPOSE OF CLASSIFICATION. The general purpose of this classification and its application is to provide for the location of and grouping of industrial enterprises and activities which possess common or similar characteristics and performance standards involving manufacturing, assembling, fabrication and processing, bulk handling of products, large amounts of storage and warehousing and heavy trucking and therefore normally require sites larger than the standard lot sizes. The grouping of such types of uses permits a pattern of land-use, thoroughfares, public facilities and utilities, so designed as to cater advantageously to the specialized needs of such types of industrial uses. A further purpose of this classification is to apply zoning protection to industries properly located by prohibiting the intrusion of residential and institutional uses and all business enterprises except those which serve as accessory to the needs and convenience of the permitted types of industrial enterprises.

Section 1801: PERMITTED USES. The following uses only are permitted and specifically provided and allowed by this Article:

(1) any use permitted in the M-L classification
(2) acetylene gas manufacture
(3) acid manufacture, other than sulphurous, sulphuric, picric, nitric, hydrochloric, hydroflouric and other similar acids
(4) aircraft factories
(5) alcohol manufacture
(6) ammonia or chlorine manufacture
(7) asbestos manufacture
(8) asphalt, manufacture, refining or batch plant
(9) blast furnace or coke oven
(10) boiler works
(11) brick tile or terra cotta manufacture or storage
(12) breweries and distilleries
(13) candle manufacturing (mechanical volume production)
(14) carbon manufacture
(15) cellulose materials manufacture
(16) chain and cable manufacture
(17) charcoal manufacture or pulverizing
(18) chemical manufacture
(19) concrete products manufacture and ready mix concrete
(20) creosote treatment or manufacture
(21) cupola or metal reduction furnace for aluminum, gold, silver and platinum
(22) disinfectants manufacture
(23) distillation of wood, coal or bones, or manufacture of any of their by-products
(24) drop hammer or drop forge
(25) dry kilns
(26) dye stuffs manufacture
(27) emery cloth and sand paper manufacture
(28) enameling
(29) exterminators or insect poison manufacture
(30) feed and cereal mills
(31) fertilizer manufacture
(32) fish smoking, curing or canning
(33) flour mills
(34) foundries
(35) galvanizing and lead plating, including heating and dipping
(36) gas (illuminating or heating) manufacture or storage
(37) glass or glass products manufacture
(38) glue, size or gelatin manufacture
(39) kelp reduction and the extraction of by-products
(40) lamp black manufacture
(41) livestock auction yards
(42) lubrication grease manufacture or oil compounding
(43) log storage and moorage
(44) machinery manufacture
(45) match manufacture
(46) meat packing plants
(47) metal fabrication
(48) nitrating processes

(49) oil cloth or linoleum manufacture
(50) ore reduction
(51) oxygen manufacture
(52) paint, oil, shellac, turpentine or varnish manufacture
(53) paper and paper box manufacture (not including pulp manufacture)
(54) petroleum products, processing, refining and wholesale storage
(55) plaster or wallboard manufacture
(56) plastics manufacture
(57) plywood manufacture
(58) potash works
(59) poultry slaughter and processing
(60) power, light or steam plant (central station)
(61) printing ink manufacture
(62) public utility gas works
(63) punch press
(64) railroad yard or roundhouse
(65) reclamation of iron, copper, tin,zinc and aluminum
(66) reducing or refining of aluminum, copper, tin or zinc
(67) rock crusher
(68) rolling or blooming mill
(69) roofing material manufacture
(70) rope manufacture
(71) rubber, reclaiming or manufacture
(72) salt works
(73) sand blasting or cutting
(74) sauerkraut, lard, pickles, sausage or vinegar, the manufacture, storage, processing and packaging
(75) saw mills, shingle mills or lumber mills
(76) shoddy manufacture
(77) soap and soap compounds, manufacture of
(78) soda and cleaning compound manufacture
(79) steel fabrication plants
(80) starch, glucose or dextrine manufacture
(81) stone works, stoneware or earthenware manufacture
(82) sugar refining
(83) tanning, curing or storage of raw hides or skins
(84) tar distillation or tar products manufacture
(85) tobacco, manufacture of, including chewing tobacco
(86) stove or shoe polish manufacture
(87) vegetable oil manufacturing, refining or storage, but excluding fat rendering
(88) welding shops and sheet metal shops
(89) wood planing mills or wood working plant
(90) wool pulling or scouring
(91) yeast plant
(92) accessory buildings and uses customarily incident to any of the above uses, when located on the same site with the main building
(93) other similar industrial enterprises or businesses after classification as set forth in Section 2304 of this resolution
(94) Planned unit developments as provided in Article 27
(95) Unclassified Uses as provided in Article 22

Section 1802: USES PERMITTED TO LOCATE AFTER A CONDITIONAL USE PERMIT HAS BEEN GRANTED. Because of the considerations of smoke, fumes, dust, odor, vibration or hazard, the establishment or operation of the following uses in the M-H zone shall be permitted only after a conditional use permit authorizing such use has been granted:

(1) acid, manufacture of sulphurous, sulphuric, picric, nitric, hydrochloric, * and other similar acids
(2) cement manufacture
(3) explosives, manufacture or storage
(4) fat rendering
(5) lime manufacture
(6) pulp manufacture
(7) slaughter houses
(8) stock yard
(9) wrecking yards and storage of wrecked automobiles

Section 1803: LIMITATIONS ON PERMITTED USES. Every use permitted shall be subject to the following conditions and limitations:

(1) all uses shall conform to the general provisions and exceptions and the off-street parking requirements and loading area requirements set forth beginning with Article 23;

(2) any use first permitted in this classification shall not locate closer than fifty (50) feet to any boundary line of an "R" or "S" zone. Any other use permitted in this classification or an accessory or component portion of a use first permitted in this zone which, if considered separately would be permitted in a more restrictive zone, need maintain only such distance from a boundary line of an "R" or "S" zone as is prescribed by the zone in which such use is first permitted;

(3) establishments selling, dispensing or serving alcoholic beverages, or establishments serving foods in cars or outside of buildings, or providing commercial recreational facilities (except commercial swimming pools) shall not be located closer than five hundred (500) feet to the exterior boundary property line of any school grounds, park or playground;

(4) in the case of automobile service stations, the leading edge of the pump islands shall not be closer than fifteen (15) feet to any street property line.

Section 1804: PERMITTED FLOOR AREA. The maximum permitted floor area to be contained in all buildings on a lot or site in an M-H zone shall not exceed two and one-half (2½) times the area of the lot or site.

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Section 1805: PERMITTED HEIGHT. No maximum height is imposed, but when a building exceeds forty-five (45) feet in height, the portion of the building above forty-five (45) feet shall set back one (1) foot from each side and rear property line for each one (1) foot such building exceeds forty-five (45) feet in height.

Section 1806: REQUIRED OPEN SPACES. Additional open spaces, both as to amount and location on the premises, may be required in connection with a conditional use permit, unclassified use permit, variance or a planned unit development.

ARTICLE 19

F-R FORESTRY AND RECREATION

Section 1900: PURPOSE OF CLASSIFICATION. The object and purpose of this classification and its application is to allow the development of forest land for the sustained production of forest products and the development of compatible uses such as recreation.

Section 1901: PERMITTED USES. In an F-R zone the following uses only are permitted and as hereinafter specifically provided and allowed by this Article:

(1) the growing and harvesting of forest products, the operation of sawmills and chippers and activities and structures incidental to each
(2) livestock grazing
(3) uses permitted in a Q-M zone and under the same conditions and requirements as provided therein
(4) game and fish management
(5) dams, power plants, flowage areas, transmission lines and stations, together with necessary accessory buildings
(6) harvesting of any wild crop such as marsh hay, ferns, moss and berries
(7) a trailer on an individual lot or parcel of land
(8) boat liveries
(9) camp grounds
(10) camps such as Boy Scout, Girl Scout, church, Y.M.C.A., Y.W.C.A. and similar types
(11) hunting and fishing camps and gun clubs
(12) private summer cottages and service buildings
(13) recreational camps and resorts
(14) riding academies
(15) watersheds

Section 1902: REQUIRED LOT OR BUILDING SITE AREA. The minimum required area of a lot or building site area in an F-R zone shall be 35,000 square feet.

Section 1903: LOT WIDTH. Every lot or building site area in an F-R zone shall have a width of not less than one hundred thirty-five (135) feet.

Section 1904: PERMITTED HEIGHT. In an F-R zone no building shall exceed a height of forty-five (45) feet provided any portion of a building or structure exceedingforty-five (45) feet in height shall be set back from each side property line and the rear property line one (1) foot for each foot such building or structure exceeds a height of forty-five (45) feet.

Section 1905: REQUIRED OPEN SPACE. In an F-R zone no building shall be located closer than twenty (20) feet to any property line or to a public roadway except such uses as scaling stations and watchman's shacks.

ARTICLE 20

F-P - FLOOD PLAIN CLASSIFICATION

Section 2000: PURPOSE OF CLASSIFICATION. All areas to which this classification is applied are by this resolution declared to be potentially hazardous to the public health, safety and general welfare unless conserved in substantially their native state. Such hazard may exist or arise by reason of topography, elevations, flood and inundation, surface erosion, earth or rock slides, accentuated water runoff, denuding of the natural land surface of vegetation ground cover, or by grading or otherwise altering the natural stability of the areas. The purpose of this classification is primarily to serve the public health, safety and general welfare of the county and the region as a whole through limiting the use of the areas to which this classification is applied to only such purpose as will least upset the natural equilibrium of such areas.

Section 2001: PERMITTED USES. In an F-P zone only the following uses are permitted:

(1) agricultural crops, open field growing and stock grazing
(2) accessory buildings, including one (1) dwelling unit solely for occupancy by a person in charge of the permissible enterprises on the premises and his family
(3) forest products, growing and harvesting, including processing of locally harvested crops using portable equipment
(4) parks and golf courses

Section 2002: PROHIBITED USES. Any use involving buildings designed for or occupied for dwelling purposes (other than a dwelling unit as an accessory use as set forth in Section 2001), public assembly, business establishments or for industrial purposes are specifically prohibited.

Section 2003: SITE AREA. In an F-P zone, the minimum size of any lot or site is ten (10) acres.

Section 2004: RESTRICTIONS ON USE OF PROPERTY IN AN F-P ZONE. Unless used in conformity with any rules and regulations established by an agency of government having jurisdiction, or by authority of an unclassified use permit granted pursuant to this resolution, there shall be no excavating or quarrying of any rock, sand, gravel or other material, nor shall any operation be permitted which will by its nature or structure or materials used in connection therewith, impede or tend to impede, retard or change the direction of the flow of water in any river, stream, wash or creek, or that will catch or collect debris carried by water flowing in such areas.

ARTICLE 21

Q-M - QUARRYING AND MINING CLASSIFICATION

Section 2100: PURPOSE OF CLASSIFICATION. The objective and purpose of this classification and its application are to insure continued development of natural resources through inclusion of known deposits of minerals and materials within zones reserved for their development and production; to assure that undeveloped mineral and material resources will not be lost by prior development of the land for other purposes; and to allow for the necessary processing to convert such minerals and materials to marketable products.

* forever