

**Add to Section 3.0 Use Regulations as new section 3.2.4**

**PERMITTED ACCESSORY USES IN RESIDENTIAL AREAS:**

1. There shall be permitted as accessory uses a garage for not more than three (3) cars, a shed, pool house, and a swimming pool. Any other structures may be authorized by the Zoning Board of Appeals.
2. It shall be permitted for a household to park on its driveway one registered motor vehicle per household, plus one registered vehicle per household resident having a valid driver's license. Each vehicle shall be 12,000 pounds gross vehicle weight.
3. The outdoor storage of one unregistered motor vehicle (not defined as junk) parked on its driveway for a period of 90 days.
4. It shall be permitted to store the following items registered to said address of the site of which it is being stored. One each camper/mobile home, one boat/water craft, and one recreational trailer or vehicle

**Add to Section 3.0 Use Regulations as new section 3.2.5**

**USES NOT CONSIDERED ACCESSORY USES IN RESIDENTIAL DISTRICTS (NOT ALLOWED)**

1. The parking or storage of more than one commercial motor vehicle registered or unregistered
2. The placement of storage containers for a time longer than 180 days. **(No grandfathering allowed, must comply within 90 days of receiving notice to correct)**
3. The outdoor storage of motor vehicle parts or bodies
4. The outdoor storage of "JUNK" as defined
- 5.

**Add to section 4.0 Dimensional Regulations as new Section 4.1.3**

1. Pools will maintain a side and rear line setback of 10 feet
2. Sheds up to 200 square feet will maintain a side and rear setback of 5 feet
3. Sheds or garages over 200 square feet and or have a second story above will maintain a side and rear setback of 10 feet.

**Add to Section 4.0 Dimensional Regulations as new Section 4.1.4**

**FRONT YARD REQUIREMENTS:**

1. No area, other than driveways, required for front yards shall be used for the parking/storage of motor vehicles, camper/motor home, boat/water craft, or recreational trailer or vehicle

2. No accessory structure may be constructed, placed or installed in the front yard without being authorized by the Zoning Board of Appeals.
3. No fencing or greenery in heights exceeding 36 inches shall be erected within 12 feet of the front lot line (**site line visibility**)
4. Corner Lots- measurements from the outbound corner of the property 25 feet along each street lines, connecting all points into triangle. No fencing or greenery in heights exceeding 36 inches shall be placed in this area. (**site line visibility**)

**Add to Section 11.0 DEFINITIONS:**

**LOT COVERAGE BY BUILDING:**

Maximum % of lot coverage by the main building/structure

**TOTAL LOT COVERAGE:**

Maximum % of lot coverage by all structures and impervious surfaces (add column to table 4.1.2 dimensional requirements)

**JUNK:**

Any old, secondhand, previously used, discarded or scrapped metals, bottles, glassware, paper bags, rubber goods, plumbing, heating and electrical equipment, fixtures and appliances, building materials, whole motor vehicles which are unregistered or if registered, no longer fit for reconditioning for use in highway transportation, or motor or other vehicles which are wholly or partly dismantled or used parts or scraps therefrom or other old, secondhand, used, discarded scrapped material commonly called "junk salvage materials"

**Delete existing definition and add the following:**

**JUNKYARD:**

The use of more than 100 square feet of area of any lot, whether inside or outside of a building, being used for the storage or keeping of junk.

**DRIVEWAY:**

An improved surface such as concrete, tar, crushed stone, or pavers which provides access and egress for vehicles to a parking area, garage, dwelling or other structure. Said driveway shall not be installed in front of the residential dwelling unit unless it is in front a garage. Driveways in Residential Areas may not be allowed to be wider than 24 feet.

4.1.2 Table of Dimensional Regulations.

Minimum Zoning Districts	Minimum Lot Sizes	Minimum Lot Area per Dwelling Unit	Minimum Continuous Lot Frontage <sup>4</sup>	Minimum Yard Depth			Maximum Building Height <sup>9</sup>		Maximum % of Lot Coverage by building	Maximum % of total Lot coverage	Minimum % of Open space
				Front <sup>5</sup>	Rear	Side	Stories	Feet			
Res I	60,000	30,000	200	35 <sup>6</sup>	40	20	2½	35	20%	50%	50%
Res II	40,000	20,000	150	30 <sup>6</sup>	30	20	2½	35	20%	50%	50%
Res III	20,000	15,000	125	25 <sup>6</sup>	25	15	2½	35	20%	40%	60%
Res IV	20,000	15,000 <sup>2</sup>	125 <sup>2</sup>	25 <sup>6,2</sup>	25 <sup>2</sup>	20 <sup>2</sup>	3	40	20%	40%	60%
Res V	30,000	20,000	125	30 <sup>6</sup>	30	15	2½	35	20%	50%	50%
Bus I	10,000 <sup>1</sup>	<sup>3</sup>	100	30	30 <sup>7</sup>	20 <sup>7</sup>		35	25%	60%	40%
Bus II	10,000 <sup>1</sup>	<sup>3</sup>	125	20	30 <sup>7</sup>	40 <sup>7,10</sup>		35	25%	60%	40%
BV	20,000 <sup>12</sup>		150 <sup>11</sup>	30 <sup>11,13</sup>	30 <sup>8,11</sup>	30 <sup>10,14</sup>		40	25%	80%	20%
BC	20,000		150 <sup>11</sup>	45 <sup>11</sup>	40 <sup>8,11</sup>	25 <sup>8,11</sup>		40	40% <sup>11</sup>	80%	20%
Industrial	20,000		150 <sup>11</sup>	45 <sup>11</sup>	40 <sup>8,11</sup>	25 <sup>8,11</sup>		40	40% <sup>11</sup>	80%	20%
Adult Ent	40,000	<sup>16</sup>	150 <sup>11</sup>	45 <sup>11</sup>	40 <sup>8,11</sup>	25 <sup>8,11</sup>		40	40% <sup>11</sup>	60%	40%