

III-4 SCHEDULE OF DISTRICT REGULATIONS

III-4.1 R-1AA Single Family Dwelling District

A. Intent and Purpose of District:

The areas included within R-1AA Single Family Dwelling Districts are intended to be single family residential areas with large lots and low population density. Certain structures and uses required to serve educational, religious, utilities and non-commercial recreational needs of such areas are permitted within the district as special exceptions:

B. Uses Permitted:

Only the following uses shall be permitted in any R-1AA Single Family Dwelling District:

1. Single family dwellings and their customary accessory buildings and uses.
2. Boat houses and boat docks as accessory uses providing the roof of said boathouse does not exceed 20 feet above the elevation 0.0 based upon National Geodetic Vertical Datum (NGVD).
3. Home Occupations.
4. Public parks and recreational areas.
5. Private stables which shall be no closer than 200 feet to a property line, and further provided that more than 75 percent of the owners of residences within a radius of 300 feet of the stable have given their written consent to the stable, and further provided that there shall not be kept more than one horse of each two acres of property.
6. Planned Development Projects as provided for in Article III, Section III-6.
7. Buildings used exclusively by the federal, state, county or city government for public purposes. Such building(s) shall be developed in accordance with site and building requirements for the R1-AA District, and shall be subject to the screening requirements for commercial districts.

C. Uses Permitted as Special Exceptions:

The following uses may be permitted as a special exception provided that any review and hearing of an application for a special exception shall consider the character of the neighborhood in which the proposed use is to be located and its effect on the value of surrounding lands, and further, the area of the site as it relates particularly to the required open spaces and off-street parking facilities. Procedures for requesting special exceptions are contained in Article II, Section II-4 of these regulations.

1. Golf course, tennis centers and/or swimming pools, with customary attendant clubhouse facilities and accessory buildings.
2. Country clubs and their customary accessory uses.
3. Stadium in conjunction with school facilities, provided the seating capacity does not exceed the student enrollment of the school to be served plus ten percent.
4. Schools, public, parochial and private, with conventional academic curriculums.
5. Churches with their attendant educational buildings and recreational facilities
6. Day nurseries (day-care centers) and kindergartens as provided for in Section III-5, General Regulations.

D. Site and Building Requirements:

1. Lot Area. The minimum lot area shall be 12,500 square feet for each single family dwelling.
2. Lot Coverage. The maximum combined area occupied by all principal and accessory buildings shall not exceed 30 percent of the total lot area.
3. Lot Width. The minimum lot width at the front building line shall be 90 feet and at the street right-of-way line 50 feet.
4. Front Yard Requirements. There shall be a front yard having a depth of not less than the average depth of the front yards on the lots next adjacent thereto on either side. In case there is no dwelling within 200 feet of either side of the lot, the front yard depth shall not be less than 30 feet.
5. Rear Yard Requirements. The minimum rear yard shall not be less than 20 feet in depth. **(Ref: Ord#1136-03 dated 12/9/03)**
6. Side Yard Requirements. The minimum side yard shall be 10 percent of the lot width measured at the front building line; however, side yards need not exceed 15 feet.
7. Building Height Requirements. No building shall exceed two and one-half stories or 35 feet in height.
8. Minimum Square Footage of living space for all single family dwellings shall be 900 square feet or as approved by the development approval authority.

III-4.2 R-1A Single Family Dwelling District

A. Intent and Purpose of District:

The areas included in the R-1A Single Family Dwelling District are of the same general character as R-1AA Districts, but allow smaller minimum lot sizes and a corresponding increase in development density.

B. Uses Permitted:

1. Same as for R-1AA Single Family Dwelling Districts including the customary accessory uses.
2. Planned Development Projects as provided for in Section III-6 of this Article.

C. Uses Permitted as Special Exceptions:

Same as for R-1AA Single Family Dwelling District.

D. Site and Building Requirements:

1. Lot Area. The minimum lot area shall be 9,000 square feet for each single family dwelling.
2. Lot Coverage. The maximum combined area occupied by all principal and accessory buildings shall not exceed 30 percent of the total lot area.

3. Lot Width. The minimum lot width at the front building line shall be 75 feet and at the street right-of-way line 50 feet.
4. Front Yard Requirements. There shall be a front yard having a depth of not less than the average depth of the front yards on the lots next adjacent thereto on either side. In case there is no dwelling within 200 feet of either side of the lot, the front yard depth shall not be less than 30 feet.
5. Rear yard Requirements. The minimum rear yard shall not be less than 20 feet in depth. **(Ref: Ord#1136-03 dated 12/9/03)**
6. Side Yard Requirements. The minimum side yard shall be ten percent of the lot width measured at the front building line; however, side yards need not exceed 15 feet.
7. Building Height Requirements. No building shall exceed two and one-half stories or 35 feet in height.
8. Minimum square footage of living space for all single family dwellings shall be 900 square feet or be approved by the development approval authority.

III-4.3 R-1 Single Family Dwelling District

A. Intent and Purpose of District:

The areas included in R-1 Single Family Dwelling district are of the same general character as R-1A District, but allow smaller minimum lot sizes and yards, and a corresponding increase in development density.

B. Uses Permitted:

1. Same as for R-1AA Single Family Dwelling Districts including the customary accessory uses.
2. Planned Development Projects as provided for in Section III-6 of the Article.

C. Uses permitted as Special Exceptions:

Same as for R-1AA Single Family Dwelling Districts including the customary accessory uses.

D. Site and Building Requirements

1. Lot Area. The minimum lot area shall be 7,000 square feet for each single family dwelling. Lots platted prior to the date of this ordinance shall have a minimum lot area of 5,000 square feet for each single family dwelling.
2. Lot Coverage. The maximum combined area occupied by all principal and accessory buildings shall not exceed 30 percent of the total lot area.
3. Lot Width. The minimum lot width at the front building line shall be 60 feet and at the street right-of-way line 50 feet. For lots platted prior to the date of this ordinance, the minimum lot width at the front building line and the street right-of-way shall be fifty feet.
4. Front Yard Requirements. There shall be a front yard having a depth of not less than the average depth of the front yards on the lots next adjacent thereto on either side. In case there is no dwelling within 200 feet of either side of the lot, the front yard depth shall not be less than 30 feet.

5. Rear Yard Requirements. The minimum rear yard shall not be less than 20 feet in depth. **(Ref: Ord#1136-03 dated 12/9/03)**
6. Side Yard Requirements. The minimum side yard shall be ten percent of the lot width measured at the front building line; however, side yards need not exceed 15 feet.
7. Building Height Requirements. No building shall exceed two and one-half stories or 35 feet in height.
8. Minimum square footage of living space for all single family dwellings shall be 900 square feet or be approved by the development approval authority.

III-4.4 R-2 One and Two Family Dwelling Districts

A. Intent and Purpose of District:

This district is composed of certain limited areas where it is desirable, because of established trend, to recognize a more intensive form of residential use than in the Single Family District. Provision is made for the erection of duplex dwelling structures.

B. Uses Permitted:

Only the following uses shall be permitted within any R-2 One and Two Family Dwelling District:

1. Any use permitted in the R-1A Single Family Dwelling District including the customary accessory uses.
2. One and Two Family Dwelling structures.
3. Planned Development Projects as provided for in Section III-6 of this Article.

C. Uses permitted as Special Exceptions:

Same as for R-1AA Single Family Dwelling District.

D. Site and Building Requirements:

1. Lot Area. The minimum lot size for a single family dwelling shall be 7,000 square feet. The minimum lot size for a two-family dwelling shall be 9,000 feet.
2. Lot Coverage. The maximum combined area occupied by all principal and accessory buildings shall not exceed 30 percent of the total lot area.
3. Lot Width. Minimum lot width for a single family dwelling measured at the front building line shall be 60 feet and at the street right-of-way 50 feet. The minimum lot width for a two-family dwelling shall be 80 feet at the front building line and 50 feet at the street right-of-way line.
4. Front Yard Requirements. There shall be a front yard having a depth of not less than the average depth of the front yards on the lots next adjacent thereto on either side. In case there is no dwelling within 200 feet of either side of the lot, the front yard depth shall not be less than 30 feet.
5. Rear yard Requirements. The minimum rear yard shall not be less than 20 feet in depth. **(Ref: Ord#1136-03 dated 12/9/03)**
6. Side Yard Requirements. The minimum side yards shall be ten percent of the lot width measured at the front building line; however, side yards need not exceed 15 feet.

7. Building Height Requirements. No building shall exceed two and one-half stories or 35 feet in height.

III-4.5 R-3 Multiple Family Dwelling District

A. Intent and Purpose of District:

The areas included in R-3 Multiple Family Dwelling Districts are primarily residential in character. Residential uses are permitted at higher development densities. Low intensity commercial and service facilities are also permitted.

B. Uses Permitted:

Only the following uses shall be permitted within any R-3 Multiple Family Dwelling District.

1. Any use permitted in the R-2 District.
2. Multiple Family dwellings.
3. Boarding and lodging houses.
4. Professional offices such as those of architects, planners, engineers, lawyers, tax consultants, accountants and medical and dental clinics.
5. Dormitories, fraternity and sorority houses.
6. Real estate offices.
7. Insurance offices.
8. Town houses, condominiums.
9. All uses permitted as special exceptions in R-1AA shall be permitted uses in R-3 and shall not require a special exception.
10. Planned Development Projects as provided for in Section III-6 of this Article.
(Ref: Ord. # 993)

C. Uses Permitted as Special Exceptions:

1. Hospitals and Clinics (excluding animal hospitals and clinics).
2. Radio and television broadcasting stations and studios.
3. Nursing Homes, Rest Homes, Convalescent Homes, and Assisted Living Facilities.
(Ref: Ord. #993)

D. Uses Specifically Prohibited:

1. Any business, except a medical or dental clinic, which displays merchandise or any business requiring the physical handling of merchandise to be sold on the premises shall be prohibited in the R-3 District.

E. General Regulations for Townhouse or Condominium Projects:

The townhouse or condominium project shall be in single ownership at the time of submission of plans, (Note: the term "project" will henceforth be used to refer to either a townhouse and/or condominium project. Specific reference shall be by name, i.e. townhouse or detached condominium).

1. The maximum density of each project shall be no greater than one dwelling unit for each 3000 square feet of total project area.
2. The maximum combined area occupied by all principal and accessory buildings shall be 50 percent of the land.
3. Off-street parking shall be provided as required in Article V, Section V-4, for residential dwellings. Parking lots, driveways, and streets within the project shall be designed to discourage through traffic.
4. Each unit shall be self-contained with respect to utilities, heating and air-conditioning. Each unit shall have independent entrances, and common stairwells shall be prohibited. Townhouse units shall be separated by a two-hour firewall, which extends through the roof.
5. Swimming pools, tennis courts, playgrounds, and other recreational uses may be permitted within the project, provided such uses are located in areas retained in common ownership. Adequate provisions shall be made to eliminate problems of noise and lights with respect to dwelling units within the Project and with respect to adjacent property.
6. When driveways and parking spaces are located adjacent to the perimeter of the project, consideration should be given to the provision of walls or other screening material to avoid adverse effects of noise and light to adjacent property.
7. Deed covenants shall be developed to insure the maintenance and upkeep of areas and facilities retained in common ownership in order to provide a safe, healthful and attractive living environment within project and to prevent the occurrence of blight and deterioration of separate units.

F. Specific townhouse (Attached) Standards:

The following standards as well as the general requirements shall be adhered to in the development of a townhouse (attached) project:

1. Each townhouse building shall contain no less than two nor more than ten townhouse units.
2. Every townhouse unit shall have a minimum gross floor area of 900 square feet usable living area, exclusive of utility, attic and garage.
3. The minimum width of a lot occupied by a townhouse shall be not less than 16 feet.
4. No townhouse complex or part thereof or building accessory thereto shall be constructed within 16 feet of any other townhouse complex or any part thereof or building accessory thereto.
5. There shall be a front yard having a depth of not less than 30 feet if off-street parking is to be in the front yard. If off-street parking is provided elsewhere, front yard depth may be reduced to 15 feet.
6. Townhouses having only one party wall shall have a side yard of not less than ten feet.
7. There shall be a rear yard having a depth of not less than 20 feet, except that the minimum rear yard need not exceed 20 percent of the total depth of the lot. The rear yard may be in the form of a patio, green space, etc.

G. Specific Condominium (Detached) Standards:

The following standards as well as the general requirements shall be adhered to in the development of a detached-condominium project.

1. Each detached condominium unit shall contain not less than 900 square feet of usable living area, exclusive of utility, attic and garage space.
2. Each detached condominium shall have a side yard of five feet each side or any combination of setbacks on each side that equals at least ten feet between adjacent structures.
3. There shall be a front yard having a depth of not less than 30 feet if off-street parking is to be provided in the front yard. If off-street parking is to be provided elsewhere, front yard depth may be reduced to 15 feet.
4. There shall be a rear yard having a depth of not less than 20 feet, except that the minimum rear yard need not exceed 20 percent of the total depth of the lot. The rear yard may be in the form of a patio, greenspace, etc.

H. Waiver or Imposition of Standards:

The development approval authority may waive the standards contained in Sections E, F, and G, above or may impose additional requirements, which in their judgment are required as a result of unique circumstances with respect to size and the type of development proposed. Such conditions shall be in keeping with the intent and purpose of these regulations and the R-3 Multi-Family Dwelling District.

I. Site and Building Requirements:

1. Lot Area. The minimum lot size for a multiple family dwelling or a boarding or lodging house shall be 10,000 square feet. For one and two family dwellings, the R-2 regulations shall apply.
2. Lot Coverage. The maximum combined area occupied by all principal and accessory buildings shall be:

<u>BUILDING HEIGHT</u>	<u>MAXIMUM LAND COVERAGE</u>
1 to 4 stories	30%
Over 4 stories	25%
3. Lot Width. The minimum lot width for a multiple family dwelling or a boarding or lodging house shall be 100 feet at the front building line. For one and two family dwellings the R-2 regulations shall apply.
4. Front Yard Requirements. There shall be a front yard having a depth of not less than 15 feet.
5. Rear Yard Requirements. There shall be a rear yard not less than 20 feet in depth. **(Ref: Ord#1136-03 dated 12/9/03)**
6. Side Yard Requirements. The side yard regulations for buildings not exceeding three stories in height shall be ten percent of the lot width but such side yard need not exceed ten feet. For buildings exceeding three stories, the side, front and rear yards shall be increased in accordance with the following requirements specified in item 7 below.
7. Building Height Requirements. No building hereafter erected or structurally altered shall exceed three stories or 45 feet in height at the required front, side and rear yard lines, except as provided for in Section III-5.1.

8. Intensity of Use - The floor area ratio (FAR) shall not exceed 0.30 for a one story building; 0.60 for a two story building; 0.90 for a three story building or 1.0 for a four or more story building. The specific formula calculating FAR is contained in Section III-5.21 of General Regulations.
9. Minimum Floor Area. The minimum floor area for a multiple family dwelling shall be 500 square feet per dwelling unit, except as otherwise provided for herein.
10. Minimum Lot Area for Multiple Family. Three and four family dwellings shall have a minimum lot area of 10,000 square feet. Five or more family dwellings shall have a minimum lot area of 10,000 square feet plus 2,000 square feet per dwelling or each unit in excess of four for one and two story buildings. Five or more family dwellings shall have a minimum lot area of 10,000 square feet plus 1,000 square feet per dwelling for each unit in excess of four; for three or more story buildings.

III-4.6 RU Rural Urban District

A. Intent and Purpose of District:

The RU Rural Urban District is intended to apply to those areas where future development is uncertain and for which a more restrictive zoning would be premature. The regulations in these districts are intended to permit a reasonable use of property, while at the same time, preventing a condition, which would blight or prevent the proper future use of contiguous or nearby property.

B. Uses Permitted:

1. Any use permitted in the R-2 District.
2. Agricultural activities, the growing of crops, plants and raising of domestic animals, provided such animals are kept in a fenced area.
3. Accessory buildings.
4. Out-buildings
5. Private stables which shall be no closer than 200 feet to a property line and further provided that there shall not be kept more than one horse for each acre of property.
6. Mobile homes, mobile home parks, and mobile home subdivisions, provided that all minimum requirements for a single family residence are met, and that the skirting requirements and restrictions against location in flood hazard zones, as specified in Section III-7.1 are met.
7. All uses permitted as special exceptions in R-1AA shall be allowed uses (not requiring special exception) in RU
8. Campgrounds and recreational vehicle parks in accordance with the requirements of Section III-8 of this Article.
9. Planned development projects in accordance with the requirements of Section III-6 of this Article.
10. Country clubs.

C. Use Permitted as Special Exceptions:

1. Hospitals and clinics, nursing homes and convalescent centers.
2. Cemeteries, mausoleums, crematoriums, veterinary hospitals and kennels.
3. Airplane landing fields with accessory facilities for private or public-use.
4. Public or privately owned and operated amusement recreational facilities, open to the public, such as, but not limited to, athletic fields, stadiums, race tracks and speedways, golf driving ranges, swimming pools.
5. Riding stables, when located on a tract of land not less than ten acres, provided that no structure, or corral housing animals shall be closer than 200 feet from any property line, and provided that the density shall not exceed one animal per acre of lot area.
6. Radio and television broadcasting stations and studios.

D. Site and Building Requirements:

1. Lot Area. The minimum lot size for a single family dwelling shall be 7,000 square feet. The minimum lot size for a two-family dwelling shall be 9,000 square feet.
2. Lot Coverage. The maximum combined area occupied by all principal and accessory buildings shall not exceed 30 percent of the total lot area.
3. Lot Width. Minimum lot width for a single family dwelling measured at the front building line shall be 60 feet and at the street right-of-way line 50 feet. The minimum lot width for a two-family dwelling shall be 80 feet at the front building line and 50 feet at the street right-of-way line.
4. Front Yard Requirements. There shall be a front yard having a depth of not less than the average depth of the front yards on the lots next adjacent thereto on either side. In case there is no dwelling unit within 200 feet of either side of the lot, the front yard depth shall not be less than 30 feet.
5. Rear Yard Requirements. The minimum rear yard shall not be less than 20 feet in depth. **(Ref: Ord#1136-03 dated 12/9/03)**
6. Side yard Requirements. The minimum side yards shall be ten percent of the lot width measured at the front building line; however, side yards need not exceed 15 feet.
7. Building Height Requirements. No building shall exceed two and one-half stories or 35 feet in height.

III-4.7 RC-1 Residential Commercial District

A. Intent and Purpose of District:

1. It is the intent of this district to provide for and guide the development and use of land in the downtown area of the City of Milton.
2. It is further the purpose of this district to promulgate redevelopment of the downtown area as an intensely developed center of the City through providing for a planned mixture of residential, commercial and office uses. Various ancillary uses and amenity features appropriate for a downtown will also be incorporated into the area.

B. Uses Permitted:

Unless otherwise specified, the following use categories or combination thereof, are determined to be appropriate to and compatible with the expressed purpose of this district and shall be permitted:

1. Uses permitted in R-1 Single Family Dwelling District.
2. Uses permitted in R-2 One and Two Family Dwelling District.
3. Uses permitted in R-3 Multiple Family Dwelling District.
4. Uses permitted in C-1 Neighborhood Retail Commercial District.
5. The following uses and others consistent with the intent of the district, which are not otherwise excluded, are permitted:
 - Personal service establishments, including but not limited to banks, beauty parlors and barbershops.
 - Professional office buildings.
 - Retail shops.
 - Marinas.
 - Restaurants.
 - Performing arts theatres and museums.
 - Planned development projects as provided for in Article III, Section III-6.
 - Internet retail and wholesale businesses. **(Ref.Ord# 1171-05 dated 1/11/2005)**
 - Very light manufacturing businesses provided that:
 - A. no external or outside storage be allowed.
 - B. the process does not generate any noise outside the buildingThe intent is to allow businesses that do not become a detriment to the Downtown District. **(Ref.Ord# 1171-05 dated 1/11/2005)**

C. Uses Specifically Prohibited:

The following uses are specifically prohibited from location in the Residential Commercial District (RC-1)

1. Automobile oriented drive-in businesses and facilities of all types. Drive-up window facilities will be allowed, provided that upon review by the Downtown Redevelopment Advisory Board, it is determined that there will be no adverse traffic effects and provided further that the facility is found by the Board to be in compliance with the architectural style as established in Section III-12 of this Article.
2. Vehicle or equipment dealerships and repair facilities except minor filling station servicing.
3. Outside storage.
4. Hospitals and nursing homes.
5. Mini warehouses.
6. Wholesale trade establishments.
7. Convenience type retail outlets, except as an ancillary use within a permitted primary use; not to exceed 50 percent of the total ground level space within the structure.

8. Billboards and off-premises signs.
9. Alcohol and drug rehabilitation facilities providing in house residence to clients, halfway houses, shelters for homeless or indigent persons.
10. Thrift stores, missions and benevolent distribution centers.

(Ref. Ord.#1206-06 dated 7-11-06)

D. Site and Building Requirements:

1. General

No building or structure on a site located in the RC-1 district shall exceed the lessor of three stories or 45 feet from grade at the required front, rear, or side yard lines, except as provided in Section III-12.5 and Section III-5.1.

2. Residential Requirements:

- a. Single family density shall be the same as the R-1 District.
- b. One and two family density shall be the same as the R-2 District.
- c. Multiple family side yard requirements shall be the lesser of ten percent of lot width at the front building line or 15 feet. The maximum floor area ratio shall be 3.0, except as provided for in Section III-12.5.

New Residential: (Ref: Ord.#1100 dated 9/9/02)

- a. Same requirements as R-1 District with setbacks of: front and rear 30', side 10% or 15', whichever is less, and lot coverage of 50% with a maximum height of 35'. Must be consistent with architecture or motif.
- b. There shall be a front yard having a depth of not less than the average depth of the front yards on the lots next adjacent thereto on either side. In case there is no dwelling within 200 feet of either side of the lot, the front yard depth shall not be less than 30 feet. (to align building fronts)

Existing Residential: (Ref:Ord.#1100 dated 9/9/02)

- a. If surrounded by commercial, same requirements as C-1 existing structures provided that life safety/fire prevention concerns of building separations can be met.
- b. In a residential setting with two (2) sides or fewer abutting commercial, the same requirements as R-1 New Residential.

Commercial Requirements

a. Floor Area Ratio

1. No new structure shall be constructed with a floor area ratio in excess of 3.0 except as provided in Section III 12.5.
2. No structure shall be renovated with floor area ratio in excess of 3.0 except as provided in Section III-12.5.
3. Structures used exclusively for parking shall not be included in floor area ratio calculations, but must meet all other requirements and shall be included in site coverage, yard regulations, etc.

b. Site Coverage

1. Renovations of existing structures will be allowed for a structure covering 100 percent of the site area. New construction may only cover 70 percent of the entire site area at ground level, except as provided in Section III-12.5.

c. Yard Regulations.

1. There are no specific yards or set backs required except where a lot line is adjacent to a residential use, in which case a 15 foot

building set back from the adjacent residential lot line shall be maintained.

2. No structure shall be erected closer than 30 feet from the Blackwater River except as provided for in Article IV, Section IV-2.

New Commercial: (Ref: Ord.#1100 dated 9/9/02)

- a. Setbacks, front and rear 15', side 5', street fronts to have 10' landscaping buffer and maximum lot coverage not to exceed 70%.
- b. If attached to an existing building must match existing setbacks, heights, lot coverage, and style of architecture or motif. In the case of an existing building within 200 feet of the lot, the front yard depth may be adjusted to align the building fronts, with approval of the Milton City Council serving as the Community Redevelopment Agency.
- c. Maximum height is 45 feet.
- d. Allowable use of bonus criteria for Downtown Community Redevelopment Agency (DCRA) per Section III 12.5.

Existing Commercial:

- a. Must meet C-1 requirements wherever possible as stated above in (a. & b.).
- b. Landscaping requirements to be met wherever possible, but can be waived by the Planning Director, City Manager, and Engineer (if applicable), provided that two (2) of the below bonus criteria are met.

BONUS CRITERIA

1. Provision of landscaping in excess of requirements.
2. Renovation of an existing building.
3. Providing "open space," outdoor seating, and/or pedestrian sidewalk.
4. Compliance with downtown theme or motif.
5. Provide mural on building per guidelines.
6. Renovation to existing building to "historic" architecture.
7. Providing on-site parking where none existed.

(Ref: Ord. #1100 dated 9/9/02)

E. Off-Street Parking and Loading:

1. Parking

- a. There shall be provided at the time of erection or alteration of any commercial structure within the Residential Commercial District, one off-street parking space for each 300 square feet of net rentable tenant or occupant space, along with adequate provisions for ingress and egress by automobiles of standard size, except as set forth below.
- b. There shall be an exemption from the requirement of off-street parking, for the purchase and renovation of an existing structure without available appurtenant off-street parking, or for the renovation of the same for any usage not inconsistent with the other requirements of these regulations and

the Downtown Redevelopment Plan as determined by the Downtown Redevelopment Advisory Board.

- c. There shall be provided at the time of erection or alteration of any residential structure within the district, adequate off-street parking along with suitable provision of ingress and egress by automobiles of standard size as follows:

1 - 4 Units	-	2.0 spaces per unit
5 or more Units	-	1.5 spaces per unit

2. Loading

For requirements, refer to article V, Section V-4 of these land development regulations.

F. Supplementary Design Review Regulations:

Two special districts are located within the RC-1 zoning district. The Downtown Community Redevelopment Area and the Milton Historic District. Any development activity or redevelopment activity within either area requires review and certification by the appropriate board.

Any proposed major development activity located within the downtown community redevelopment area shall require review by the DRAB and issuance of a land use certificate. If the proposed development activity is located within the Milton Historic District and involves alteration of an historic structure, review by the Historic Preservation Board and issuance of a certificate of appropriateness is required (**Ref: Ord. #1040**).

The review and approval process outlined above shall precede the formal review process by the development approval authority. Specific design guidelines and requirements for development within the Milton Historic District and Downtown Community Redevelopment Area are contained in Section III-12 of this Article.

III-4.8 C-1 Neighborhood Retail Commercial District

A. Intent and Purpose of District

This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The regulations are intended to permit and encourage a full development of essential commercial uses, at the same time, however, protecting nearby residential properties from adverse effects of commercial activity.

B. Uses Permitted:

The following uses shall be permitted within any C-1 District:

- 1. Shopping Centers.

2. Personal service establishments, such as banks, barber shops, beauty parlors, medical and dental clinics, restaurants, financial institutions, professional and other offices, parking garages, and lots, laundry and dry cleaning pick-up stations, self-service coin-operated laundry and dry cleaning establishments, shoe repair, tailoring, watch and clock repair, locksmiths and data processing.
3. Retail businesses, such as: drug, hardware stores and lumberyards which are totally enclosed, book stationary, gift shops, china and luggage shops, newsstands, photographic supplies and studios, ladies' and men's and children's apparel.
4. Automobile repair shops for ignition, fuel, brake and suspensions systems.
5. Filling stations and service stations where only the customary and usual services are rendered such as minor adjustments and routine or emergency servicing to include the following:
 - a. Sale of fuel and fuel related products.
 - b. Tire repair and servicing, but no re-capping.
 - c. Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, floor mats, seat covers, wiper blades, windshield wipers, and replacement of grease retainers and wheel bearings.
 - d. Radiator cleaning and flushing.
 - e. Washing and polishing.
 - f. Greasing and lubrication.
 - g. Exchanging fuel pumps and installing fuel lines.
 - h. Minor servicing and replacing of carburetors.
 - i. Emergency wiring repairs.
 - j. Adjusting and repair of brakes.
 - k. Sale and servicing of spark plugs, batteries and distributors.
 - l. Minor adjustment of engines, not involving removal of head.
 - m. Sale of cold drinks and packaged foods as accessory only to principal operations.
6. Churches and schools.
7. Day nurseries, kindergartens, and other child-care centers.
8. Florist shops, the products of which are displayed and sold wholly within an enclosed building.
9. Grocery, fruit, vegetable and retail meat market stores.
10. Health baths and spas.
11. Hospitals and nursing homes, but not animal hospitals.
12. Interior decorating, home furnishing, and furniture stores.
13. Music conservatory, dancing schools and art studios.
14. Performing arts theatres and museums.
15. Music, radio and television shops.
16. Retail paint and wallpaper stores.
17. Funeral parlors.
18. Antiques shops.
19. Photographic equipment and supplies, sales, service, and processing.
20. Dry cleaning and laundering services.
21. Bakeries, the products of which are sold only at retail on the premises.

22. Radio broadcasting and telecasting stations; studios and offices.
23. Restaurants.
24. Mini warehouses to provide private storage compartments primarily for use by private individuals for storage only, and not to be used for any other purpose including but not limited to workshops, and garages and further limited in the following ways:
 - a. the buildings shall not exceed 15 feet in height
 - b. street frontage to be set back a minimum of 30 feet from property lines; and
 - c. all storage will be within the confines of the buildings and nothing shall be stored outside thereof.
25. Recycling collection centers.
26. Police and fire stations.
27. Motels.
28. New and used automobile dealerships, mobile home and boat sales, provided the site area dedicated for the sales area meets or exceeds 10,000 square feet. **(Ref: Ord.# 1070)**
29. Buildings used exclusively for federal, state and local government for public purposes.
30. Planned development projects as provided for in Section III-6 of this Article.
31. Garden centers and plant nurseries.
32. Other uses which are substantially similar to the uses permitted herein, which would promote the intent and purposes of this District. Determinations shall be made by the development approval authority which shall be without public notice or public hearing. The development approval authority may, at its discretion, request a determination by the Board of Adjustments. Such determinations shall be final.
33. Apartment Complexes, provided the complex does not abut a residential district and complies with Section III-4.5 site and building requirements **(Ref: Ord.#1078 dated 9/13/01)**

C. Uses Permitted as Special Exceptions:

One single family dwelling which is accessory and attached to a permitted principal building actively engaged in a permitted use.

1. Apartment complex which abut a residential district, which comply with III-4.5 site and building requirements. **(Ref: Ord. #1078 dated 9/13/01)**
2. Assisted Living Facilities **(Ref: Ord. # 993)**
3. Uses permitted in C-2 General Commercial District, except that special conditions may be required as condition of approval. Special conditions may include but are not limited to landscaping requirements, screening requirements; lot area, lot coverage, lot width and yard requirements; building height requirements and any other requirement that the Planning and Development Department and/or the Board of Adjustments may deem necessary. **(Ref: Ord.# 1052 dated 7/11/00)**

D. Site and Building Requirements:

1. Lot Area. There shall be no minimum lot size.

2. Lot Coverage. The maximum combined area occupied by all principal and accessory buildings shall not exceed 50 percent of the total lot area.
3. Lot Width. There shall be no minimum lot width.
4. Yard Requirements. There shall be a rear yard of at least fifteen (15) feet. There shall be a side yard of not less than ten (10) feet in depth. There shall be a minimum front yard depth of not less than fifteen (15) feet, except as provided for in Section III-5.3, General Regulations. **(Ref: Ord. # 1026)**
5. Building Height Requirements. No building shall exceed a height at the required front, rear or side yard lines of three stories or 45 feet from grade, except as provided for in Section III-5.1, General Regulations.
6. Screening Requirements. Where a lot line of a lot within a C-1 Retail Commercial District abuts a side or rear lot line of a residential use or lot in a residential district, the open storage of equipment, vehicles, materials, or commodities shall be screened from said residential lot line. Such screen may be in the form of walls, fences or landscaping; shall be at least six feet in height, and shall be at least 50 percent opaque as views from any point along said residential lot line. Where such open storage exists unscreened as of the date of adoption of these regulations, the non-residential property owner shall be required to meet the screening requirements of this section by January 1, 1993. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months of planting.
7. Other requirements. Driveways, streets and facilities for routing traffic shall be designed in such a manner that entrances and exits to public streets shall not be hazardous and that traffic congestion is minimized. Furthermore, no entrances or exits shall direct traffic into adjacent residential districts. (Refer to the Milton Public Works Manual, Section II, Streets and Highways, for technical design standards for streets and roadways.)
8. Landscape Requirements. There shall be a ten (10) foot landscape buffer provided along the front of the property line, which shall provide at least one (1) tree, six (6) foot in height, for every fifty (50) linear foot, or part thereof, of frontage. Between said trees, three (3) shrubs shall be planted. **(Ref: Ord. #1008)**

E. Performance Standards:

Each use, activity or operation within this district shall comply with the performance standards specified in Section III-10 of this Article.

F. Decisions of the Downtown Redevelopment Advisory Board and the Historic Preservation Board may be appealed to the Milton City Council acting as the Redevelopment Agency **(Ref: Ord. #1100 dated 9/9/02)**

III- 4.9 C-2 General Commercial District

A. Intent and Purpose of District:

This district is composed of certain land and structures used to provide for the retailing of commodities and the furnishing of several major services, selected trade shops, and automotive repairs. Characteristically, this type of district occupies an area larger than that of the Neighborhood Retail Commercial District, is intended to serve a considerably greater population and offers a wider range of services.

B. Uses Permitted:

The following uses shall be permitted within any C-2 General Commercial District:

1. Any use permitted in the C-1 Neighborhood Retail Commercial District.
2. Amusement and recreational facilities such as, but not limited to, arcades, amusement parks, shooting galleries, miniature golf courses, golf driving ranges, baseball batting ranges and trampoline centers. Applicable facilities shall meet the requirements of Chapter 5, City Code of Ordinances regarding distances from schools and churches.
3. Carnival type amusement, when located more than 500 feet from any residential district.
4. Car wash.
5. Community food banks, food distribution.
6. Drive-in restaurants, when the boundaries of the tract of land on which it is located is in excess of 200 feet from any residential district.
7. Mechanical garages with body work and painting services provided that storage yards shall have a privacy fence with a minimum of six feet in height.
8. Printing, bookbinding, lithography, and publishing plants.
9. Pawn shops and second-hand stores.
10. Veterinary hospitals and kennels when confined within structure.
11. Frozen food lockers.
12. Washing and packaging of fruit when accessory to retail fruit sales on the premises.
13. Movie theaters.
14. Private clubs, lodges and therapeutic massage clinics.
15. Bowling alleys, skating rinks, and billiard parlors, providing such activities and facilities are enclosed within a soundproof building.
16. Taverns, and night clubs, in accordance with the requirements of Chapter 4, City Code of Ordinances, as applicable.
17. Country clubs and golf courses.
18. Radiator cleaning, repair and installation.
19. Retail heating and air conditioning sales and service, provided that all refrigerators and freezers in outside storage must comply with state laws pertaining to removal of doors. Storage areas shall have a privacy fence with a minimum of six feet in height.
20. Machine and welding shops.
21. Trade shops, including tinsmith, cabinet maker, rug and carpet cleaning, upholstery, mattress renovation, electrical, roofing and plumbing shop, provided that storage yards shall have a privacy fence with a minimum of six feet in height.
22. Retail building supplies.
23. Light garment manufacturing.

24. Other uses which are substantially similar to the uses permitted herein, which would promote the intent and purposes of this district. Determination shall be made by the development approval authority which shall be without public notice or public hearing. The development approval authority may, at its discretion, request a determination from the Board of Adjustment. Such determination shall be final.
25. Planned development projects as provided for under Section III-6 of this Article.
26. Apartment Complexes provided the complex does not abut a residential district and complies with Section III-4.5 site and building requirements. **(Ref: Ord. # 1078 dated 9/13/01)**

C. Uses Permitted as Special Exceptions:

1. One single family dwelling which is accessory and attached to a permitted principal building, which principal building is actively engaged in a permitted use.
2. Apartment complexes which abut a residential district, which complies with III-4.5 site and building requirements **(Ref: Ord. # 1078 dated 9/13/01)**
3. Assisted Living Facilities **(Ref: Ord. # 993)**
4. Uses permitted in C-3 High Intensity Commercial District, except that Special conditions may be required as condition of approval. Special conditions may include but are not limited to landscaping requirements, screening requirements; lot area, lot coverage, lot width and yard requirements; building height requirements and any other requirement that the Planning and Development Department and/or the Board of Adjustments may deem necessary. **(Ref: Ord. #1052 dated 7/11/00)**

D. Site and Building Requirements:

1. Lot Area. There shall be no minimum lot size.
2. Lot Coverage. The maximum combined area occupied by all principal and accessory buildings shall not exceed 50 percent of the total lot area.
3. Lot Width. There shall be no minimum lot width.
4. Yard Requirements. There shall be a rear yard of at least fifteen (15) feet. There shall be a side yard of not less than ten (10) feet in depth. There shall be a minimum front yard depth of not less than fifteen (15) feet, except as provided for in Section III-5.3, General Regulations. **(Ref: Ord. # 1026)**
5. Building Height Requirements. No building shall exceed a height at the required front, rear or side yard lines of three stories or 45 feet from grade, except as provided for in Section III-5.1, General Regulations.
6. Screening Requirements. Where a lot line of a lot within a C-2 General Commercial District abuts a side or rear lot line in any residential district, the open storage of equipment, vehicles, materials, or commodities shall be screened from said residential lot line. Such screen may be in the form of walls, fences or landscaping; shall be at least six feet in height, and shall be at least 50 percent opaque as views from any point along said residential lot line. Where such open

storage exists unscreened as of the date of adoption of these regulations, the nonresidential property owner shall be required to meet the screening requirements of this section by January 1, 1993. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months of planting.

7. Other requirements. Driveways, streets and facilities for routing traffic shall be designed in such a manner that entrances and exits to public streets shall not be hazardous and that traffic congestion is minimized. Furthermore, no entrances or exits shall direct traffic into adjacent Residential Districts. (Refer to the Milton Public Works Manual, Section II, Streets and Highways, for technical design standards for streets and roadways.)
8. Landscape Requirements. There shall be a ten (10) foot landscape buffer provided along the front of the property line, which shall be at least one (1) tree, six (6) foot in height, for every fifty (50) linear foot, or part thereof, of frontage. Between said trees, three (3) shrubs shall be planted. **(Ref: Ord. #1008)**

E. Performance Standards:

Each use, activity or operation within this district shall comply with the performance standards specified in Section III-10 of this Article.

III-4.10 C-3 High Intensity Commercial District

A. Intent and Purpose of District:

This district is composed of those land and structures which, by their use and location are high intensity commercial uses especially adapted to the conduct of the business of wholesale distribution, storage, and light manufacturing. Such lands are conveniently located to principal thoroughfares and/or railroads.

B. Uses Permitted:

The following uses shall be permitted within any C-3 High Intensity Commercial District:

1. Any uses permitted in the C-2 General Commercial District.
2. Bakeries and confectionery manufacturers.
3. Soft drink bottling.
4. Building material storage and sales.
5. Bus, car, truck repair, storage and terminals.
6. Truck stop.
7. Contractor's storage and equipment yards.
8. Garment manufacturing.
9. Storage and wholesale distribution warehousing.
10. Testing of materials, equipment and products.
11. Machinery sales and storage.

12. Manufacture and assembly of scientific, electrical, optical and precision instruments or equipment.
13. Manufacture of novelties and souvenirs.
14. Milk bottling and distribution plants; ice cream manufacturing.
15. Veterinary hospitals and kennels.
16. Wholesale meat and produce distribution.
17. Meat storage, cutting and distribution.
18. Marinas.
19. Furniture, decorating materials, and upholstery manufacture.
20. Other uses which are similar to the uses permitted herein, which are not specifically prohibited in "C" below, and which would promote the intent and purpose of this district. Determination shall be made by the development approval authority which shall be made without public notice or public hearing. The development approval authority may, at its discretion, request a determination by the Board of Adjustment. Such determination shall be final.
21. Planned development projects as provided for under Section III-6 of this Article.

C. Uses Specifically Prohibited:

The following uses shall be prohibited in any C-3 High Intensity Commercial District:

1. Any use or activity which is not in full compliance with all requirements and standards set forth in this section.
2. Dwellings, except living quarters for custodians, guards and caretakers, when such facilities are accessory to the primary occupancy of the premises.
3. Animal slaughtering or the confinement of animals for feeding, finishing and preparation for slaughter, including stockyards and feeding pens.
4. Asphalt manufacturing or refining, or any similar petroleum or petrochemical refining or manufacturing process.
5. Asphalt or concrete paving, mixing or batching plant.
6. Corrosive acid manufacture or bulk storage, including but not limited to hydrochloric, nitric, sulfuric, or similar acids.
7. Bone distillation or the reduction, rendering, incineration or storage of garbage, offal, animals or animal waste, fats, fish, or similar materials or products.
8. Blast furnace or similar heat or glare generating operations.
9. Cement, lime, gypsum or plaster-of-paris manufacture, or the open storage of raw materials or finished products related to such manufacturing.
10. Glue, size or gelatin manufacture where the process involves the refining or recovery of such products from fish, animal or refuse materials.
11. Tallow, grease, lard or vegetable oil refining.
12. Junk, salvage or wrecking yard or structure wherein motor vehicles, appliances or similar used equipment or material stored, dismantled or sorted for display, sale or packing.
13. Other uses which are similar to those listed above which are not specifically permitted; the prohibition of which would promote the intent and purposes of this

district. Determination shall be made by the development approval authority which shall be without public notice or public hearing. The development approval authority may, at its discretion, request a determination by the Board of Adjustment. Such determination shall be final.

D. Site and Building Requirements:

1. Lot Area. There shall be no minimum lot size.
2. Lot Coverage. The maximum combined area occupied by all principal and accessory buildings shall not exceed 50 percent of the total lot area.
3. Lot Width. There shall be no minimum lot width.
4. Yard Requirements. There shall be a rear yard of at least fifteen (15) feet. There shall be a side yard of not less than ten (10) feet in depth. There shall be a minimum front yard depth of not less than fifteen (15) feet, except as provided for in Section III-5.3, General Regulations. **(Ref: Ord. # 1026)**
5. Building Height Requirements. No building shall exceed a height at the required front, rear or side yard lines of three stories or 45 feet from grade, except as provided for in Section III-5.1, General Regulations.
6. Screening Requirements. Where a lot line of a lot within a C-3 Wholesale Commercial District abuts a side or rear lot line in any residential district, the open storage of equipment, vehicles, materials, or commodities shall be screened from said residential lot line. Such screen may be in the form of walls, fences or landscaping; shall be at least six feet in height, and shall be at least 50 percent opaque as views from any point along said residential lot line. Where such open storage exists unscreened as of the date of adoption of these regulations, the nonresidential property owner shall be required to meet the screening requirements of this section by January 1, 1993. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months of planting.
7. Other requirements. Driveways, streets and facilities for routing traffic shall be designed in such a manner that entrances and exits to public streets shall not be hazardous and that traffic congestion is minimized. Furthermore, no entrances or exits shall direct traffic into adjacent residential districts. (Refer to the Milton Public Works Manual, Section II, Streets and Highways, for technical design standards for streets and roadways.)
8. Landscape Requirements. There shall be a ten (10) foot landscape buffer provided along the front of the property line, which shall provide at least one (1) tree, six (6) foot in height, for every fifty (50) linear foot, or part thereof, of frontage. Between said trees, three (3) shrubs shall be planted. **(Ref: Ord. #1008)**

E. Performance Standards:

Each use, activity or operation within any C-3 High Intensity Commercial District shall comply with the performance standards established in Article III, Section III-10 of these regulations.

F. Uses Permitted as Special Exceptions:

1. Assisted Living Facilities. **(Ref: Ord. # 993)**
2. Special conditions may be required as condition of approval. Special conditions may include but are not limited to landscaping requirements, screening requirements; lot area, lot coverage, lot width and yard requirements; building height requirements and any other requirement that the Planning and Development Department and/or the Board of Adjustments may deem necessary. **(Ref: Ord. #1052 dated 7/11/2000)**

III-4.11 I-1 Light Industrial District

A. Intent and Purpose of District:

The intent and purpose of this district is to provide space for those industries which require locations accessible to major transportation facilities, to establish and maintain standards that will promote the development of those industries and related activities which desire an attractive, pleasant environment and compatible surroundings; to establish and maintain standards which will protect adjacent residential and commercial developments.

B. Uses Permitted:

The following uses shall be permitted in any I-1 Light Industrial District:

1. Any use permitted in the C-3 district.
2. Battery manufacturing and storage.
3. Boat manufacturing.
4. Bulk storage of petroleum.
5. Ceramics manufacturing.
6. Chemical products and manufacturing and processing.
7. Electrical machinery and equipment manufacturing.
8. Food processing and packaging.
9. Glass and glass products manufacturing.
10. Helicopter landing facilities.
11. Living quarters for guards, custodians, and caretakers when such facilities are accessory uses to the primary occupancy of the premises.
12. Machine shops.
13. Processing centers for recycling.
14. Manufacturing of metal, plastic or cardboard containers.
15. Paint or varnish manufacturing.
16. Pharmaceutical products manufacturing.
17. Communications and transmission towers in excess of 40 feet in height.
18. Shoe and leather goods manufacturing.
19. Signs, identification and directional, or which advertise products manufactured, processed, stored or sold on the premises.
20. Textile manufacturing.
21. Tire manufacturing.
22. Truck terminals.
23. Recreational facilities provided by an employer within the district for the exclusive use of employees, their families and guests.

24. Planned development projects are provided for under Section III-6 of this Article.
25. Other uses which are substantially similar to the uses permitted herein, which are not specifically prohibited and which would promote the intent and purposes of this District. Determination shall be made by authority and directive of the development review authority which shall be without public notice or public hearing. The development approval authority may, at its discretion, request a determination by the Board of Adjustment. Such determination shall be final.

C. Uses Specifically Prohibited:

The following uses shall be prohibited in any I-1 Light Industrial District:

1. Any uses or activity which is not in full compliance with all the requirements and standards set forth in this Section.
2. Animal slaughtering or the confinement of animals for feeding, finishing, and preparation for slaughter, including stockyards and feeding pens.
3. Asphalt manufacturing or refining or any similar petroleum or petrochemical refining or manufacturing process.
4. Asphalt or concrete paving, mixing or batching plant.
5. Blast furnace or similar heat or glare generating operations.
6. Bone distillation or the reduction, rendering, incineration or storage of garbage, offal, animals or animal waste, fats, fish or similar materials or products.
7. Cement, lime, gypsum or plaster-of-paris manufacture or the open storage of raw materials or finished products related to such manufacture.
8. Corrosive acid manufacture, including but not limited to hydrochloric, nitric, sulfuric or similar acids.
9. Drive-in restaurants.
10. Drive-in theaters, bowling alleys, skating rinks, golf driving ranges, miniature golf courses, and similar carnival type or commercial type amusements, except recreational centers or facilities provided by an employer of the district for the exclusive use of employees, their families and guests.
11. Dwelling except living quarters for custodians, guards, and caretakers when such facilities are accessory to the primary occupancy of the premises.
12. Elementary, junior or high schools.
13. Fertilizer manufacturing and processing.
14. Glue, size or gelatin manufacture where the processes involve the refining or recovery of such products from fish, animal or refuse material.
15. Junk, salvage or wrecking yard or structure where in motor vehicles, appliances, or similar used equipment or material stored, dismantled, or sorted for display, sale or packing.
16. Mortuaries, cemeteries and crematories.
17. Tallow, grease, lard or vegetable oil refining.
18. Hazardous waste processing, storage, or disposal.
19. Other uses which are substantially similar to those listed above which are not specifically permitted in this district; and which the prohibition thereof would promote the intent and purpose of this district. Determination shall be made by the development approval authority which shall be without public notice or public hearing. The development approval authority may, at its discretion, request a determination by the Board of Adjustment. Such determination shall be final.

D. Site and Building Requirements of District:

1. Lot Area. Each I-1 Light Industrial District shall have a minimum area of six acres and a minimum width at the street right-of-way of 400 feet.
2. Lot Coverage. The maximum combined area occupied by all principal and accessory buildings shall not exceed 70 percent of the total lot area.
3. Lot Width. There shall be no minimum lot width.
4. Yard Requirements: Within each I-1 Light Industrial District the minimum yard requirements for each lot are established as follows:
 - i. Front Yards - - - 30 Feet
 - ii. Side Yards - - - 10 Feet
 - iii. Rear Yards - - - 10 Feet

However, the minimum front yards for lots which abut principal arterials shall be 70 feet.

Rear yards may be reduced to zero when the rear property line coincides with a railroad siding; however, no trackage shall be located nearer than 300 feet from any residential district.

5. Building Height Requirements. No building shall exceed a height at the required front, rear, or side yard lines of three stories or 45 feet above grade, except as provided for in Section III-5.1, General Regulations.
6. Buffer Requirements. A buffer of not less than 100 feet in width shall be provided along each I-1 Light Industrial District boundary line which abuts any district other than commercial or industrial districts. Such buffer shall be in lieu of front, side or rear yards. The 50 feet of such buffer nearest the district boundary line shall not be used for any processing activity, building, or structure other than fences or walls, and shall be improved and maintained by the developer as a landscaped planting strip. The remaining 50 feet of said buffer shall not be used for processing activities, building, or structures other than off-street parking lots for passenger vehicles, fences or walls.
7. Screening Requirements. The open storage of equipment, materials or commodities may be permitted provided such storage shall not be located within any required front or buffer yard; shall be screened from all collector and arterial streets; and, when located on a lot adjacent to a residential district, shall be screened from said residential district. Such screen may be in the form of walls, fences, or landscaping; shall be at least six feet in height; and shall be at least 50 percent opaque as viewed from any point along the residential district boundary. Where such open storage exists unscreened as of the date of adoption of these regulations, the nonresidential property owner shall be required to meet the screening requirements of this section by January 1, 1993. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months of planting.
8. Vehicle Parking and Storage Requirements. The parking of commercial vehicles such as trucks, cargo trailers and tractors may be permitted on hard surfaced lots provided such lots shall not be located in any required buffer or within the front 50 percent of any required front yard. Furthermore, such commercial vehicles,

when located on a lot abutting a residential district, shall be screened from said residential district as provided for in item "7" above. The parking of passenger vehicles shall be permitted in any required yard except the front 50 percent of required front yards and the front 50 percent of the buffer as otherwise established in this section.

9. Other Requirements. Driveways, streets and facilities for routing traffic shall be designed in such a manner that entrances and exits to public streets are not hazardous and that traffic congestion is minimized. Furthermore, no entrances or exits shall direct traffic into adjacent residential districts. (Refer to the Public Works Manual, Section II, Streets and Highways, for technical design standards for streets and roadways.)
- E. Each use, activity, or operation within the I-1 Light Industrial District shall comply with the performance standards established in Section III-10 of this Article.

III-4.12 I-2 General Industrial Districts

A. Intent and Purpose of District:

The intent and purposes of this district are as follows:

- to provide space for industries which employ the processing of bulk materials and which require space for open storage of materials;
- to establish and maintain standards which will permit a wide variety of processing activities; and
- to establish and maintain standards which will protect adjacent residential and commercial developments.

B. Uses Permitted:

The following uses shall be permitted in the I-2 General Industrial District.

1. Any use permitted in the I-1 Light Industrial District.
2. Asphalt manufacturing or refining or any familiar petroleum or petrochemical refining or manufacturing process.
3. Asphalt or concrete paving, mixing or batching plant.
4. Blast furnace or similar heat or glare generating operations.
5. Cement, lime, gypsum or plaster-of-Paris manufacture or the open storage of raw materials or finished products related to such manufacture.
6. Corrosive acids manufacture or bulk storage including but not limited to hydrochloric, nitric, sulfuric or similar acids.
7. Fertilizer manufacturing and processing.
8. The following uses are permitted provided all open storage and processing activities are enclosed within a wall or structure which is constructed and maintained so that no open storage or process activity shall be visible from any

public street or any point on the abutting property line: animal slaughtering and the confinement of animals for feeding, finishing and preparation for slaughter; bone distillation or the reduction, rendering, incineration or storage of garbage, offal, animals or animal waste, fats, fish or similar materials or products; junk, salvage or wrecking yard or structure wherein motor vehicles, appliances or similar used equipment or material are stored, dismantled, or sorted for display, sale or packing.

9. Other uses which are substantially similar to those listed above which are not specifically prohibited in section "C" below, and which would promote the intent and purposes of this district. Determination shall be made by the development approval authority, which shall be made without public notice or public hearing. The development approval authority may, at its discretion, request a determination by the Board of Adjustment. Such determination shall be final.
10. Planned development projects as provided for in Section III-6 of this Article.

C. Uses Prohibited:

The following uses shall be prohibited in any I-2 General Industrial District:

1. Any use or activity which is not in full compliance with all the requirements and standards set forth in this section.
2. Drive-in restaurants.
3. Drive-in theaters, bowling alleys, skating rinks, golf driving ranges, miniature golf courses, and similar carnival or commercial-type amusements, except recreational center or facilities provided by an employer of the district for the exclusive use of employees, their families and guest.
4. Dwellings except living quarter for custodians, guards and caretakers when such facilities are accessory to the primary occupancy of the premises.
5. Elementary, junior high or high schools.
6. Hazardous waste processing, storage, or disposal.
7. Other uses which are substantial similar to those listed above which are not specifically permitted in this district and prohibition of which would promote the intent and purposes of this district. Determination shall be made by development approval authority, which shall be without public notice or public hearing. The development approval authority may, at its discretion, request a determination from the Board of Adjustment. Such determination shall be final.

D. Site and Building Requirements:

1. Lot Area Coverage. The I-2 General Industrial District shall be located on major collectors or principal arterials, or shall have access to a major street by a public street without passing through or alongside any residential district. Each district shall contain a minimum of ten acres.
2. Lot Coverage. The maximum combined area occupied by all principal and accessory buildings shall not exceed 70 percent of the total lot area.
3. Lot Width. There shall be no minimum lot width.
4. Yard Requirements. Within each I-1 General Industrial District the minimum yard requirements for each lot are established as follows:
 - i. Front yards - - 35 Feet

- ii. Side yards - - 25 Feet
- iii. Rear yards - - 10 Feet

However, the minimum front yards for lots which abut a principal arterial shall be 70 feet. Rear yards may be reduced to zero when the rear property line coincides with a railroad siding; however, no trackage shall be located nearer than 500 feet from any residential district.

- 5. Buffer Requirements. A buffer of not less than 200 feet in width shall be provided along with I-2 General Industrial District boundary line which abuts any district other than Agricultural, Commercial or Industrial Districts. Such buffer shall be in lieu of front, side or rear yards. The 100 feet of such yard nearest the district boundary line shall not be used for any process activity, building or structure other than fences or walls, and shall be improved and maintained by the developer as a landscaped planting strip. The remaining 100 feet of said yard shall not be used for processing activities, buildings or structures other than off-street parking lots for passenger vehicles, fences or walls.
- 6. Building Height Requirements. No building shall exceed a height at the required front, rear or side yard lines of three stories or 45 feet above grade, except as provided for in Section III-5.1, General Regulations.

- 7. Screening Requirements. The open storage of equipment, materials, or commodities may be permitted provided that such storage shall not be located within any required front yard or buffer; shall be screened from all collector and arterial streets; and when located on a lot adjacent to a residential district, shall be screened from said residential district.

Such screen may be in the form of walls, fences, or landscaping; shall be at least six feet in height; and shall be at least 50 percent opaque as viewed from any point along the major street right-of-way or the residential district boundary. Where such open storage exists unscreened as of the date of adoption of these regulations the nonresidential property owner shall be required to meet the screening requirements of this section by January 1, 1993. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months of planting.

- 8. Vehicle Parking and Storage Requirements. The parking of commercial vehicles such as trucks, cargo trailers, and tractors may be permitted on hard-surfaced lots provided such lots shall not be located in any required buffer yard or within the front 50 percent of any required front yard. Furthermore, such commercial vehicles, when located on a lot abutting a residential district, shall be screened from said residential district as provided for in item "7" above.

The parking of passenger vehicles shall be permitted in any required yard except the front 50 percent of required front yards and the front 50 percent of the buffer, as otherwise established in this section.

- 9. Other Requirements. Driveways, streets and facilities for routing traffic shall be designed in such a manner that entrances and exits to public streets are not hazardous and that traffic congestion is minimized. Furthermore, no entrances or exits shall direct traffic into adjacent residential districts. (Refer to the Public

Works Manual, Section II, Streets and Highways, for technical design standards for streets and roadways.)

- E. Performance Standards:
Each use, activity or operation within the I-2 General Industrial District shall comply with the performance standards established in Section II-10 of these regulations.

III - 4.13 CON Conservation District

- A. Intent and Purpose of District:
It is the intent of this district to preserve and protect from development impacts lands with valuable natural resources or features. All land within conservation districts are publicly owned.

- B. Uses Permitted:
Development within conservation areas shall be restricted to the provision of public access and limited small scale improvements such as picnic facilities, boat ramps, etc., which enhance public use and enjoyment of the conservation area.

- C. General Requirements:
Development within conservation areas shall seek to minimize environmental degradation through such means as preserving native vegetation and the use of pervious materials for any parking area shall be encouraged.

III - 4.14 PE Public and Educational District

- A. Intent and Purpose of District
It is the intent of this district to provide for areas to accommodate public uses such as public schools, major public utilities including treatment plants, buildings used for local, state and federal government purposes, and other publicly owned lands.

- B. Uses Permitted:
The following public uses are permitted in the Public District:
 - 1. All municipal and county buildings including those housing fire and police protection services.

2. Civic and recreation centers.
3. State and federal offices.
4. Major public utilities such as wastewater, stormwater, and potable water treatment and storage facilities.
5. Public and private schools including all associated facilities such as stadiums, and trade and technical schools.
6. Museums.
7. Recycling collection centers.
8. Radio and television broadcasting stations and studios.
9. Other publicly owned lands which are not designated for conservation or recreation use.
10. Publicly-owned hospitals and associated medical facilities.

C. General Requirements:

Public schools and municipal, county, state or federal office buildings located in the PE district shall be developed in accordance with site and building requirements specified for the C-1 district.

Major public utilities shall be developed in accordance with state regulations governing the permitting and design of such facilities and shall further comply with the performance standards set forth in Section III-10, Article III.

III - 4.15 REC - Recreation District

A. Intent and Purpose of District:

It is the intent of this district to provide for public park and recreation lands.

B. Uses Permitted:

Public parks and outdoor recreation facilities including picnic facilities, pavilions, boat ramps, piers, ball fields, campgrounds, recreational vehicle parks, and other substantially similar uses consistent with the intent of this district.

C. General Requirements:

Development within public parks shall be in accordance with these land development regulations, will seek to preserve open spaces and native vegetation through provision of vegetated non-use areas in public parks, and shall minimize environmental degradation.