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Section 3.01 General

Uses permitted in any district under the district provisions of these regulations shall be subject to the requirements of the district provisions, as supplemented or modified by the provisions of this Article 3. With respect to any permitted use, the provisions of this Article are applicable, regardless of whether or not such use is identified in the district provisions as being subject to a section of this Article.

Section 3.03 Accessory Buildings in AR, R, and O Districts

In addition to any other applicable provisions of these regulations, accessory buildings in AR, R, and O Districts shall be subject to the following conditions:

- (a) No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used unless the main building on the lot is also being used.
- (b) An accessory building erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply in all respects with the requirements of these and other regulations applicable to principal buildings.
- (c) A detached accessory building shall be located:
 - (1) on the rear two-thirds of the lot, but this limitation shall not apply to carports, provided that the required front yard is observed,
 - (2) at least six feet from an existing dwelling or dwelling under construction,

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(3) at least three feet from any interior lot line, and

(4) if on a corner lot, shall not project in front of the front building line required or existing on the adjacent lot, nor closer than 25 feet to the street line from which vehicular access is gained.

(d) Accessory buildings shall not cover more than 35 percent of the area of the required rear yard.

Section 3.05 Accessory Commercial Uses in Multifamily Residential and Office Districts

(a) Permitted Uses: Where the district provisions permit accessory retail sales in specified residential and office districts, the types of uses thus permitted shall be as follows:

- (1) Retail trade establishments:
- 535 Merchandise vending machines
 - 54 Food
 - 581 Eating places
 - 591 Drug and proprietary
 - 594 Liquor
 - 5991 Florist
 - 5992 Tobacco products
 - 5993 Newspapers and magazines

- (2) Personal services establishments:
- 025 Beauty and barber shops
 - 0251 Pressing, alteration, and garment repair; laundry and dry cleaning pickup services

(b) Conditions Applying to Uses: Uses set forth in paragraph (a) hereof shall be permitted as accessory uses in the specified residential and office district only if they (1) are located entirely within a multifamily dwelling or office building as an accessory use for the convenience of the occupants of said building, (2) do not occupy more than ten percent of the gross floor area of the building in which located, (3) have no signs or other advertising visible from outside the zoning lot on which located, (4) are located in or contiguous to the lobby of the principal building, and (5) have at least one lobby entrance.

Section 3.10 Animals

3.10.1 General Provisions

The keeping of animals within the territorial jurisdiction of these regulations shall be subject to the provisions of this section and all applicable County or municipal regulations.

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3.10 Animals

3.10.3 Separation Provisions

(a) The following uses, where permitted, shall be conducted no nearer than 50 feet to the boundary of an R, P, or O District or to a dwelling on the same premises: animal hospital serving household pets and similar small animals; breeding, raising, or boarding of household pets or similar small animals for commercial purposes; kennel; egg farm.

(b) The following uses, where permitted, shall be conducted no nearer than 100 feet to the boundary of an AR, R, P, or O District or to a dwelling on the same premises: animal hospital serving livestock and similar animals; apiary; boarding or training of horses; dairy farm; poultry farm; farm for raising cattle, goats, horses, sheep, rabbits, or poultry.

(c) The following uses, where permitted, shall be conducted no nearer than 200 feet to the boundary of an AR, R, P, or O District or to a dwelling on the same premises: fur animal raising; hog raising; livestock assembly, breeding, feeding, sales, or shipment; stockyard.

3.10.5 Additional Provisions for Animal Hospitals

(a) Animal hospitals located within 500 feet of an AR, R, P, or O District shall be so constructed and operated that sounds therefrom are not audible in such district.

(b) All runs shall be surfaced with an impervious material.

(c) All runs shall be enclosed by a solid, eight foot wall.

(d) No burning of refuse or dead animals shall be permitted.

(e) Drainage shall be away from adjoining properties.

Section 3.30 Dwelling Groups

Except where dwelling groups are permitted, not more than one dwelling may be erected or placed on any lot.

In those districts where dwelling groups are permitted uses, the inspecting officer may issue a building permit for the erection of such a dwelling group, provided that the development conforms to the following minimum conditions and requirements:

(a) Minimum Lot Area: The area of the lot on which the dwelling group is to be erected shall be at least 20 percent greater than the aggregate of the minimum lot areas otherwise required for the industrial buildings in the group;

(b) Fronting of Dwelling Units: Fronting of dwelling units in a building group shall be as provided in Section 4.10;

- (c) Separation Other than Fronting: In each case, the distance between principal buildings, other than the distances specified immediately above, shall not be less than the sum of the least widths of the affected yards required in the district in which the dwelling group is to be located;
- (d) Separation From Lot Lines: The distance between principal buildings and the nearest lot lines, other than a front lot line, shall be not less than 20 feet;
- (e) Access to a Public Street: Every residential structure in the dwelling group shall be within 60 feet of a public street or a private access roadway or drive having a minimum paved width of 20 feet, provided that the length of such private access road be a maximum of 300 feet, measured from the street to the end of a turnaround. Pavement design, including turnaround, shall comply with the Standard Subdivision Improvement Specifications;
- (f) Compliance with Other Zoning Requirements: Except as modified in this Section, such dwelling group shall conform to all the requirements of the zoning regulations for the district in which it is to be located.

Section 3.40 Home Occupations

3.40.1 General Provisions

In any dwelling unit in a district where home occupations are permitted, all home occupations, collectively, shall not occupy more than 40 percent of the gross floor area of one floor of said dwelling unit, and not more than 500 square feet of the gross floor area, whichever is greater, but these limitations shall not apply to foster family care, or the providing of room or board as an accessory use, provided, further, that no exterior alterations of the structure are made which are of a nonresidential nature, that no advertising or display shall be permitted, except for a two-square foot sign as authorized in Section 3.84, that no person is employed other than a member of the immediate family residing on the premises, and that no mechanical equipment is used that creates a disturbance, such as noise, dust, odor, or electrical disturbance. Except for the permitted accessory identification sign, no evidence of home occupation shall be perceptible to an observer in the street or on any other property in an AR or R District. A minimum of two off-street parking spaces must be provided in addition to those required for family vehicles.

3.40.3 Home Beauty Shops

A home beauty shop shall be a permitted home occupation only if it is located in the main dwelling, is operated only by inhabitants of such dwelling, has only one operator on duty at any time, and has at least two off-street parking spaces meeting the requirements of Section 3.75, in addition to the spaces required for the residential use of the dwelling.

Section 3.55 Mining Activities and Related Services

Where it is provided in the district provisions that mining, quarrying, or related services are permitted subject to conditions, the following conditions shall apply:

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3.55 Mining Activities and Related Services

3.55.1 Access

Road access to such uses shall be controlled by means of gate. A sign warning of hazardous conditions, if such exist, shall be affixed to the gate or placed in a conspicuous position near the gate. Access roads within 200 feet of other property in an AR or R District shall be maintained in dust-free conditions by surfacing or other treatment.

3.55.2 Fencing and Screening

(a) A fence as described in Section 4.10 shall be erected around the entire site or portions thereof, where the Board of Adjustment determines that such fencing is necessary for the safety of the public, but such fence shall not be required where a screening wall is required under this paragraph.

(b) If any part of such uses is conducted within 165 feet of other property in an AR or R District, then a screening wall, as described in Section 4.10, shall be installed and maintained on the property where such use is conducted, between such use and such other property.

(c) Where no fence or screening wall is required, there shall be adequate plantings of vegetation to shield mining operations. These plantings shall be made generally along roadsides and property lines, but not necessarily limited to these areas.

3.55.3 Yard and Setback Requirement

No mining or quarrying excavation or sedimentation ponds shall be permitted within 165 feet of any property line or public right-of-way. This requirement shall include spoil piles and stock piles.

Structures and buildings related to production and processing with respect to mining and quarrying shall not be located closer than 100 feet to other property in an AR or R District, or closer than 50 feet to other property in districts other than AR or R. Office buildings, scale facilities, equipment storage yards, and other similar structures shall be excepted from this provision, but shall not be located closer than 25 feet to common property lines.

3.55.4 Reduction of Noise and Vibration

All equipment, machinery, processing, and excavation shall be operated and maintained in such manner as to minimize dirt, noise, and vibration. Mufflers shall be installed on internal combustion engines used within 1000 feet of other property in an AR or R District.

3.55.5 Stagnant Water in Excavation Prohibited

Mining and quarrying shall be conducted in a manner that will not allow water to collect and permit stagnant water to remain in excavations.

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3.55 Mining Activities and Related Services

3.55.6 Lateral Support

The banks of all excavations running substantially parallel to adjacent property lines or public rights-of-way and within 165 feet thereof shall be sloped no steeper than two feet horizontal to one foot vertical.

3.55.7 Land Rehabilitation

Reclamation, restoration, and rehabilitation of the land shall be in conformity with applicable state and federal statutes. The producer shall agree as a condition to any permit issued or zoning allowed that no other land may be substituted for reclamation, and that reclamation in accordance with state and federal statutes will be practiced on the land zoned or permitted.

3.55.8 Abandonment

Within a period of six months after the permanent abandonment of the quarrying or mining operation, all buildings, structures, apparatus, or appurtenances necessary to the operation shall be removed.

3.55.9 Neighborliness

- (a) Drainage: suitable drainage systems shall be constructed or installed if natural drainage is not possible. No alteration of the original drainage pattern with respect to perimeter properties will be allowed.
- (b) Existing trees and ground cover along public road frontage shall be preserved and maintained for the depth of the setback requirement.
- (c) Traffic control: Insofar as practicable, all means of access to the property from any street or road shall be so located and designed as to avoid the routing of vehicles to and from property over streets and roads that primarily serve abutting residential development.
- (d) Air pollution: Control of air pollutants shall be in accordance with all applicable statutes.

Section 3.60 Mobile Home Parks

Mobile home parks may be established in RT Districts, provided that each park complies with the following conditions:

3.60.1 Bulk and Area Requirements

- (a) The Mobile Home Park Tract: Each mobile home park tract shall meet the following requirements:

area	5 acres
area per mobile home space	4,000 square feet
width at principal entrance areas	50 feet
width elsewhere	100 feet

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3.60 Mobile Home Parks

The Board of Adjustment may permit a mobile home park on a tract of less than five acres, but not less than two acres, if it is contiguous for at least one-sixth of its boundary with a mobile home park which meets the requirements of this section. The mobile home tract shall be a single parcel, unless divided by a public right-of-way in such a manner as not to preclude efficient design and operation; if so divided, no part shall be less than one acre.

(b) Individual Mobile Home Spaces: Each individual mobile home space in a mobile home park shall meet the following minimum requirements:

setback from internal street or drive	20 feet
separation between mobile home and boundary of mobile home space	10 feet

3.60.2 Common Recreation Space

There shall be at least 600 square feet of common recreation space per mobile home space; the minimum area of any common recreation area shall be 10,000 square feet, and the minimum width of any such area shall be eighty feet. Each required common recreation area shall be within 300 feet of each of the mobile homes it is intended to serve, measured along a route of pedestrian access. Such recreation area shall be no nearer than 25 feet to any property line. Each required common recreation area shall be graded and drained so as to dispose of all surface waters accumulated within the recreation area and shall be surfaced with turf or other dustless surface.

3.60.3 Off-Street Parking Areas

Off-street parking space may be provided on common areas improved in accordance with provision for common recreation areas and shall be located within 200 feet of each lot so served, measured along a route of pedestrian access. If parking space is provided with each lot, the minimum lot area shall be increased by 375 square feet.

3.60.5 Interior Driveways

Interior driveways shall be improved in accordance with the requirements for streets set forth in the subdivision regulations and properly maintained.

3.60.6 Accessory Commercial Facilities

In a mobile home park containing at least 50 improved mobile home spaces, there may be provided accessory commercial uses for the convenience of the residents of the development, provided that:

(1) the gross floor area of such accessory uses shall not exceed 25 square feet for each mobile home space in the park;

(2) all commercial uses shall be governed by the requirements of the C1 District, but shall be so located and arranged that their commercial character is not evident from the street or from any other property in an AR or R District; and

(3) no such structure shall be closer than 50 feet to any property in an AR, R, or O District outside the development.

3.60.7 Other Regulations

In addition to complying with this section, any mobile home park shall comply with all pertinent rules and regulations of the State of Oklahoma and of the local unit of government concerning, but not limited to water supply, sewage disposal, electrical distribution, refuse handling, insect and rodent control, fuel supply and storage, and fire protection.

Section 3.61 Mobile Homes: Location of

3.61.1 Mobile Homes Used as Living Quarters

No mobile home shall be used as living quarters or placed or erected for that purpose unless:

- (a) it is located in a mobile home park that either:
 - (1) meets the requirements of these regulations, or
 - (2) was in existence at the effective date of these regulations and meets the requirements of the Health Department; or
- (b) it is located in an RST, or RT district and meets all of the following conditions:
 - (1) it has been converted to a permanent improvement or structure supported on a masonry foundation or on structurally adequate poles, pilings, or pylons;
 - (2) it is completely enclosed beneath or skirted with masonry or material matching the mobile home siding, except for necessary openings for access and ventilation (not to exceed 10 percent of the area of the skirt wall), which material is comparable in structural strength and durability to the exterior wall of the mobile home;
 - (3) it meets all the requirements of these regulations, the construction code, and other pertinent codes of the local unit of government; and
 - (4) it is placed on land owned by the owner of the mobile home, is listed and assessed for ad valorem taxation, and is not rented; or
- (c) it is used as temporary accessory living quarters at a construction project for construction personnel, subject to the granting of a conditional use permit by the Board of Adjustment.

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3.60 Mobile Home Parks

3.61.2 Mobile Homes Not Used as Living Quarters

No mobile home not used as living quarters shall be placed on any lot unless:

- (a) it is used as a temporary construction office at the site of a construction project, subject to the issuance of a building permit for this purpose;
- (b) it is in a mobile home sales or service establishment for the purpose of sales, service, or storage.

Section 3.70 Nonresidential Uses in Residential Districts

The following requirements apply to all charitable, cultural, educational, recreational, health, institutional, religious, social, and similar nonresidential facilities where permitted or in or abutting an AR or R District. They do not apply to utility, protective, and similar facilities.

Separation of structures or areas for uses listed above from the nearest other property in an AR or R District shall be as follows:

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3.70 Nonresidential Uses in Residential Districts

Type of structure or element of the facility	Minimum separation (feet)
Outdoor Facility or Use	
Eating or picnic area	100
Entrance driveway	20
Landscaped or otherwise planted area	none
Off-street parking area	as provided in Sec. 3.75
Outdoor activity area, NEC.	75
Outdoor spectator facilities for sports and similar events	200
Outdoor sports area without spectator facilities	100
Airconditioning tower or condenser unit, but not including window unit	50
Indoor Facility	
Auditorium, ballroom, dining room or meeting room having a floor area of more than 1200 square feet, game court, game room, gymnasium, locker or shower room, place where alcoholic beverages are served, spectator facilities, swimming pool, theater, or similar indoor facility:	
if fully airconditioned	100
if not fully airconditioned	200
Building of a general hospital or convalescent home	50
Building of a facility for alcoholic, mental, nervous, narcotic, or contagious patients	200
All other indoor facilities: if fully airconditioned	50
All other indoor facilities: if not fully airconditioned	100

In case any facility or element falls within two or more of the categories set forth above, the greatest separation shall apply.

All lighting facilities, both indoors and outdoors, shall be so located and shielded that no light source or glare will be visible from other property in an AR or R District. All outdoor activity areas shall be made dustless by turbing, paving, or other suitable means.

Section 3.74 Off-Street Loading

3.74.1 Number of Off-Street Loading Spaces Required

Every department store, freight terminal or railroad yard, hospital or sanitarium, industrial or manufacturing establishment, retail or wholesale store or storage warehouse establishment, or any similar use, which has or is intended to have an aggregate gross floor area of 10,000 square feet or more, shall provide truck loading or unloading berths in accordance with the following table:

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 3.74 Off-Street Loading

Square feet of aggregate gross floor area	Required number of berths
10,000 up to and including 16,000	1
16,001 up to and including 40,000	2
40,001 up to and including 64,000	3
64,001 up to and including 96,000	4
96,001 up to and including 128,000	5
128,001 up to and including 160,000	6
160,001 up to and including 196,000	7
For each additional 36,000	1 additional

Every auditorium, convention hall, exhibition hall, sports arena, hotel, office building, restaurant, or any similar use, which has or is intended to have an aggregate gross floor area of 40,000 square feet or more, shall provide off-street truck loading or unloading berths in accordance with the following table.

Square feet of aggregate gross floor area	Required number of berths
40,000 up to and including 60,000	1
60,001 up to and including 160,000	2
160,001 up to and including 264,000	3
264,001 up to and including 388,000	4
388,001 up to and including 520,000	5
520,001 up to and including 652,000	6
652,001 up to and including 784,000	7
784,001 up to and including 920,000	8
For each additional 140,000	1 additional

3.74.3 Size and Location of Off-Street Loading Spaces

Each loading space shall measure not less than 30 feet by 12 feet, shall have an unobstructed height of 14.5 feet, shall be made permanently available for such purpose, and shall be adequately improved and properly maintained. Such facilities shall be so located that trucks using same shall not interfere with areas reserved for off-street parking nor project into any public right-of-way and shall be adjacent to the building, to be served thereby.

Any floor area provided by additional to or structural alterations to a building shall be provided with loading space or spaces as set forth herein, whether or not loading spaces have been provided for the original floor space. No required off-street loading area shall be eliminated or made inaccessible so long as the uses are continued for which it was originally required.

Section 3.75 Off-Street Parking3.75.1 General Intent and Application

It is the intent of these requirements that adequate parking be provided off the street easement for each use of land within the territorial jurisdiction. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all districts.

3.75.2 Required Off-Street Parking

Every building hereafter erected and every open use of land hereafter established shall be provided with parking spaces as required in this section; such parking spaces shall be made permanently available and be permanently maintained for parking purposes and, except for parking areas used for playground purposes in connection with schools, shall be used only for the parking of automobiles or trucks. Any areas used to provide required off-street parking shall be of such size and shape and so designed that the area will accommodate the number of cars to be provided for. Where structural alterations or additions to a building provide additional floor space, seats, or beds, as the case may be, the parking requirements shall only apply to the additional floor space, seats, or beds.

3.75.3 Location of Off-Street Parking Spaces

- (a) Distance and Access: Required off-street parking spaces shall be located within 200 feet, by route of pedestrian access, from the principal uses they serve and shall have direct access to a street or alley.
- (b) Spaces Serving Nonresidential Uses: Parking spaces accessory to nonresidential uses in districts other than AR, R, or O Districts shall not be located in AR, R, or O Districts.
- (c) Parking in Required Yards: In Ar, R, and O Districts, parking in required front and exterior side yards shall be permitted only on driveways or other areas surfaced as required by this section, and not more than one vehicle shall be parked in such yard per 200 feet of abutting street. No driveway entrance serving a dwelling shall be more than 24 feet wide, and no parking area other than a driveway shall be within four feet of a street line.
- (d) Parking, Storage, or Use of Major Recreational Equipment: For purposes of these regulations, major recreational equipment is defined as including boats and boat trailers, travel trailers, pickup campers or coaches (designed to mount on automotive vehicles), motorized dwellings, tent trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. No major recreational equipment shall be parked or stored on any lot in a residential district except in a carport or enclosed building or behind the nearest portion of a building to a street, provided however that such equipment may be parked anywhere on residential premises for not to exceed 24 hours while loading or unloading. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot or in any location not approved for such use.

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(e) No vehicle that (1) is of a type that requires licensing before it can be operated on public streets or highways, and (2) does not bear a current license plate shall be parked or stored on any residentially zoned property other than in completely enclosed buildings.

3.75.4 Joint Parking Facilities

Whenever two or more uses are located together in a common building, shopping center, or other integrated building complex, the parking requirements may be complied with by providing a permanent common parking facility, cooperatively established and operated, that contains the requisite number of spaces for each use. The total number of spaces provided shall not be less than the sum of the individual requirements.

3.75.5 Size of Off-Street Parking Space

The size of a parking space for one vehicle shall consist of a rectangular area having dimensions of not less than nine feet by twenty feet plus adequate area for ingress and egress.

3.75.6 Number of Off-Street Parking Spaces Required

Off-Street parking spaces shall be provided in all districts except the C3 District in accordance with the following schedule:

- (1) Dwelling, single family or duplex: two spaces per dwelling unit.
- (2) Dwelling, multiple family: two spaces per dwelling unit.
- (3) Boarding or Rooming House or Hotel: one space for each two beds.
- (4) Hospital: One space for each two patient beds exclusive of bassinets.
- (5) Medical or dental clinic or office: one space per 150 square feet of floor area.
- (6) Sanatorium or convalescent or nursing homes: one space for each four patient beds.
- (7) Community center, theater, auditorium, or church sanctuary: one space for each four seats, based on maximum seating capacity.
- (8) Convention hall, lodge, club, library, museum, place of amusement or recreation: one space for each 50 square feet of floor area used for assembly or recreation in the building.
- (9) Office building other than medical or dental: one space for each 300 square feet of gross floor area in the building, exclusive of the area used for storage, utilities, and building service.

(10) Commercial Establishments Not Otherwise Classified: One space for each 150 square feet of floor space used for retail trade in the building and including all areas used by the public.

(11) Industrial Establishments: One space per 1.5 employees.

For all uses not covered in items (1) through (11) above, the Board of Adjustment shall make a determination of the parking demand to be created by the proposed use and the amount of parking thus determined shall be the off-street parking requirement for the permitted use, except that no off-street parking shall be required of uses in the C3 District.

3.75.7 Paved Surface Required

All required parking spaces and all parking spaces in front and exterior side yards shall be paved with a sealed surface pavement and maintained in such a manner that no dust will result from continued use.

3.75.8 Parking Lots in Residential Areas

Whenever off-street parking lots for more than six vehicles are to be located within an AR, R, P, or O District or adjacent to an AR, R, P, or O District, the following provisions shall apply:

- (a) All sides of the lot within or abutting the residential district shall be enclosed with an opaque ornamental fence, wall, or dense evergreen hedge having a height of not less than five nor more than six feet. Such fence, wall, or hedge shall be maintained in good condition.
- (b) No parking shall be permitted within a front yard setback line established 15 feet back of the property line of interior and corner lots, wherever the parking lot is located in a residential district or immediately abuts the front yard of a residential unit. In all other cases no setback shall be required.
- (c) All yards shall be landscaped with grass and shrubs and maintained in good condition the year round.
- (d) Driveways used for ingress and egress shall be confined to and shall not exceed 24 feet in width, exclusive of curb returns.
- (e) All of the lot used for parking and driveway purposes shall be paved with a sealed surface pavement and maintained in such manner that no dust will be produced by continued use.
- (f) Whenever lighting is provided, the intensity of light and arrangement of reflectors shall be such as not to interfere with residential district uses.
- (g) No sign of any kind shall be erected, except information signs used to guide traffic and to state the condition and terms of the use of the lots. Only non-intermittent white lighting of signs shall be permitted.

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Section 3.77 - Recreational Vehicle Parks

Recreational vehicle parks may be established as a conditional use in districts in which they are permitted, subject to the following regulations:

- (a) No recreational vehicle park shall be located, except with direct access to a state highway or frontage road thereof or within 200 feet of an exit or entrance ramp of such highway. No entrance to or exit from a recreational park shall be permitted through a residential district nor require movement of traffic to or from the park through a residential district.
- (b) Spaces for occupancy uses permitted and length of stay: Spaces in recreational vehicle parks may be used by recreational vehicles, tents, or other short-term housing or shelter arrangements or devices, but not including mobile homes.
- (c) Toilets, showers, and other essential plumbing fixtures shall conform to requirements of the Health Department.
- (d) Site planning and required improvements, general objectives: Site planning and improvements shall provide for:
 - (1) Facilities and amenities appropriate to the needs of the occupants.
 - (2) Safe, comfortable, convenient, and sanitary uses by occupants under all weather conditions to be expected during periods of occupancy.
 - (3) Protection of occupants from adverse environmental influences and, where appropriate, protection of the neighborhood from adverse influences within the park.
- (e) Design of access to park: Entrances and exits to parks shall be designed for safe and convenient movement of traffic into and out of the park and to minimize marginal friction with traffic on adjacent streets. All traffic into and out of the park shall be through such entrances and exits. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained that obscures view of an approaching driver in the right hand of the street within (1) 100 feet, where the speed limit is less than 45 m.p.h., or (2) 150 feet, where the speed limit is 45 m.p.h. or more, of any portion of the approach lane of the accessway within 25 feet of its intersection with the righthand lane of the street.
- (f) Offstreet parking, loading, and maneuvering space: In connection with use of a recreational vehicle park, no parking, loading, or maneuvering incidental to parking or loading shall be permitted on any public street, sidewalk, or right-of-way, or any public grounds, or on any private grounds not a part of the recreational vehicle park, unless the owner has received written permission for such use. Each trailer park shall provide offstreet parking, loading, and maneuvering space located and scaled so that the prohibitions above may be observed, and park owners shall be held responsible for violations of these requirements.

Section 3.78 Recreational Vehicles: Location of

3.78.1 Use of a Recreational Vehicle as a Dwelling

No recreational vehicle shall be parked and used as a dwelling for more than one month per year at any one location or tract other than a recreational vehicle park that either:

- (a) meets the requirements of these regulations, or
- (b) was in existence at the effective date of these regulations and meets the requirements of the Health Department.

3.78.2 Parking of Recreational Vehicles

Except as provided in Section 3.78.1, no recreational vehicle shall be parked or placed at other than the following locations:

- (a) a recreational vehicle sales or service establishment, for purposes of sales, service, or storage;
- (b) the site of a project for use as a temporary construction office;
- (c) the residence or place of employment of its owner-user, for the purpose of storage only.

Section 3.80 Scrap Material

Scrap material handling and storage, including junk yards, auto salvage, and scrap metal processing, shall, if not conducted within enclosed buildings, be completely enclosed by an eight-foot-high, solid fence, in accordance with Section 4.10, and the storage of said material shall not exceed the height of said fence. A gate for ingress and egress shall be permitted. The height of the fence may be reduced to six feet when the use is conducted at an elevation two feet or more above the crown of the adjacent roadway. A steel mesh fence may be substituted for a solid fence on the rear of the use and up to the rear three-fourths of the use when the use abuts property in an AI, I3, or I4 District and such portion cannot be seen from a public street or road, which fact shall be determined by the Inspecting Officer. Said fence shall be set back at least 90 feet from the center line of any abutting major thoroughfare and at least 10 feet from the center line of any abutting major thoroughfare and at least 10 feet from the street line of such thoroughfare. No temporary or permanent building shall be erected within the required setback. All uses of this type shall be located at least 200 feet from any property line in an AR, R, P, or O District.

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Section 3.81 Solid Waste Disposal

Solid waste disposal shall be completely enclosed by a six-foot-high fence, in accordance with Section 4.10. A gate for ingress and egress shall be permitted. A screen wall in accordance with Section 4.10 shall be erected where a solid waste disposal abuts a public street or road or where it can be seen from a residential development, which fact shall be determined by the Inspecting Officer. Said fence shall be set back at least 90 feet from the centerline of any abutting major thoroughfare and at least 10 feet from the street line of such thoroughfare. No temporary or permanent building shall be erected within a required setback. All solid waste disposal areas shall be located at least 1,000 feet from any platted residential subdivision.

3.81.1 Operation of Site

- (a) Access roads to the operation shall be maintained in a dust-free condition by surfacing or other treatment.
- (b) All areas not specifically being worked by the actual digging and filling operation shall be maintained in a dust-free condition by surfacing, sodding, or other treatment, ie: When a trench is dug and subsequently filled, it will be immediately treated to dust-free condition while work on next trench is in process.
- (c) Dust shall be minimized on the actual working area by wetting or other treatment.
- (d) An attendant shall be on duty at all times while hauling and dumping is in process to keep trash-blowing at a minimum.
- (e) When an attendant is not present, the area will be closed to all dumping.
- (f) The stockpiling of trees, lumber, paper, and other burnable materials for subsequent burning is prohibited.
- (g) The waste materials shall be covered at the end of each day and scatterings adequately policed to prevent blowing.

Section 3.84 Signs: General

3.84.1 Introductory

All signs, whether accessory or advertising, shall comply with the provisions of this section, except where provisions to the contrary appear in the district provisions. All signs shall also comply with all applicable provisions of other regulations of the city.

3.84.2 Number and Area of Signs

- (a) General: The number of signs and total area of all faces of all signs, both accessory and advertising, exclusive of real estate signs, on any lot or on any street frontage of any lot, shall not exceed the numbers and areas set forth in the following table:

Maximum Number and Area of Signs					
Type of Use and Type of Control	Controls, by Districts				
	AO, AR, R	AG, C1 C2, I1	C3, C4, C5, C6	A1, I2	I3, I4
One- and two-family dwell- ings: Number of signs per dwelling unit	1				
Area (sq. ft.) of signs per dwelling unit.	2				
Home Occupations: Number of signs per dwelling unit	1				
Area (sq. ft.) of signs per dwelling unit	2				
Multifamily dwellings, town- house developments, mobile home parks, institutions, and similar uses: Number of signs per premises	1				
Area (sq. ft.) of signs per premises	12				
All uses on one premises: Square feet of sign area per lineal foot of street frontage		0.5	1.0	1.5	2.0

(b) Computation of Permitted Area: In the case of a lot abutting two or more streets, the permitted area of any sign or group of signs shall be computed on the basis of the street frontage on the street nearest such sign or signs. For this purpose, the term "frontage" shall be considered as referring to all abutting streets, whether they abut the front or the side of the lot.

(c) Real Estate Signs: In addition to the area of signs permitted on any lot under paragraph (a) hereof, there shall be permitted on each street frontage of any lot a sign advertising the sale, lease, or rental of property on which it is situated. No such signs on any lot shall exceed in area 0.1 square foot for each foot of street frontage on which they are located.

3 USE CONDITIONS
3.84 Signs: General

3.84.3 Location of Signs

(a) Public Property, Poles, Trees, and Rocks: No sign other than signs placed by agencies of government shall be placed on any public property, except as provided for projecting signs in paragraph (b) hereof. No sign shall be placed on any utility pole, except for utility identifications or similar purposes. No sign shall be placed on any tree or rock.

(b) Projecting Signs: No sign shall project over a public right-of-way, except in the C3 District, and such signs shall not extend nearer than two feet to the curb line or edge of pavement. No horizontal projecting sign shall exceed 50 square feet in area, and no vertical projecting sign shall exceed 100 square feet in area.

(c) Signs in Required Yards: No sign shall extend more than one foot into a required front yard or exterior side yard except for the following:

- (1) projecting signs in C3 Districts, as provided in paragraph (a) hereof,
- (2) a sign having an area of not more than twelve square feet identifying a shopping center or industrial park whose site area is at least 2.5 acres,
- (3) identification and direction signs, each not exceeding three square feet in area,
- (4) customary gasoline service station signs, identifying the gasoline company: for each street frontage, one such sign having two faces of not more than 16 square feet each; customary identification signs on the faces of gas pumps.

(d) Traffic Signs: Visibility: No sign shall be so located that it will obscure or interfere with the function of any traffic sign or signal or result in a safety hazard by reducing visibility at any street intersection, change in alignment, or driveway entrance or exit.

3.84.4 Height

(a) Except as provided in paragraph (c) hereof, no sign or sign structure shall exceed the heights set forth in the following table:

<u>district</u>	<u>maximum height (feet)</u>
A, R, P, O, C1	20
C2, C4, C5, I1	25
C3, C6, I2, I3, I4, M	30

(b) No sign shall be painted on or mounted on the roof of any structure.

(c) Any sign or sign structure located within 165 feet of the right-of-way of an Interstate highway or other toll road or freeway may be erected to a height of not more than 45 feet above grade level of such thoroughfare at the point thereon nearest such sign or structure, subject to paragraph (d) hereof.

(d) No sign or sign structure shall be erected to a height greater than the horizontal distance from such sign or structure to the nearest other property in an AR, R, or O District.

3.84.5 Character or Design

(a) Traffic Signs: No sign shall be of such design or character that it may readily be confused with a traffic sign or signal erected by public authority.

(b) Zoning: No real estate sign shall be erected or maintained if it advertises property for uses other than those for which the property is zoned or incorrectly states the zoning of the property.

(c) Illumination and Animation: No sign shall be illuminated or animated, except in accordance with the following table:

3 USE CONDITIONS
 3.84 Signs: General

Illumination or Animation Permitted	Zoning District										
	AG AO	AI	AR	RS RST	RM, RMT, RT	P, O	C1, C2	C3, C4 C5, C6	I1	I2, I3, I4	M
A. Not illuminated	x	x	x	x	x	x	x	x	x	x	x
B. Illuminated:											
1. Not flashing or intermittent:											
a) Without bulb or tube visible from outside the lot on which located:											
1) reflected light	x	x			x	x	x	x	x	x	x
2) light passing through translucent materials	x	x					x	x	x	x	x
b) With bulb or tube visible from outside the lot on which located.			x					x		x	x
2. Flashing or intermittent								x		x	x
C. Animated								x		x	x

No flashing sign shall be of the instantaneous type. No flashing or intermittent sign shall be erected that is within 200 feet of an AR, R, or O District and visible from such district. No illuminated sign shall be erected that is within 50 feet of other property in an AR or R District and visible from such property.

3.84.6 Areas Having Less Restrictive Regulations

Where a lot is across a street from property having less restrictive zoning regulations applying to signs than those applying to such lot, any sign on such lot, visible from such street shall be subject to such less restrictive regulations.

Section 3.86 Advertising Signs

Each advertising sign shall meet the following requirements, in addition to the requirements of Section 3.84:

(a) There shall be only one advertising sign on each 660 feet of street frontage on which such signs are located, provided, however, that one such sign may be located on any lot having less than 660 feet of street frontage, if said lot was of record and separately owned as of the effective date of these regulations.

(b) No advertising sign shall be located less than 150 feet from an AR or R District or less than 25 feet from any property line other than a street line.

Section 3.90 Townhouse Developments

In any townhouse development there shall be a recreation area for use in common by all the residents of the development. The area of such recreation area shall be as set forth in the following table:

district	minimum area (sq. ft.) of recreation area	
	per dwelling unit	each area
RM6, RMT6	1,600	10,000
RM4, RMT4, RT	800	5,000
RM2.5, RMT2.5	400	4,000
RM1.5, RMT1.5	200	3,000

Such area shall be of such shape and location and so developed as to make it suitable for recreational use by the residents of the development.