4. A Class 3 facility shall be served by public water and sewer.

5. A landscape management plan shall be submitted for approval for all Class 2 and 3 facilities.

SECTION 5.04 FENCES

5.04.010 Height limitations of fences in the various zoning districts are designated in Chapter III.

5.04.020 Open wire fences exceeding the designated height may be built around schools or other public or quasi-public institutions when necessary for the safety or restraint of the occupants.

5.04.030 Open wire fences may, at the discretion of the Zoning Administrator, be built around tennis courts, swimming pools, and other recreational facilities, after considering safety, proposed location, and effect on the surrounding area.

5.04.040 Security fences are allowed in side and rear yards up to eight (8) feet in height when used to enclose commercial storage areas.

5.04.050 Barbed wire and/or electric fences used for confining livestock are allowed only in AG-80, AG-40, AG-20, SAG-10, SAG-5, R-2.5, and R-1 districts. Additionally, they are allowed along the boundary of any district which directly abuts one of the above districts.

SECTION 5.05 GREENBELTS

5.05.010 All sites in a commercial ("B" and "BR" designations) district having a common boundary with a residential district ("R", "RA", or "RC" designation) shall erect and maintain a view-obscuring fence or dense coniferous hedge along such common boundary. Fences shall be six (6) feet high. Hedges shall obtain a height of at least six (6) feet within three (3) years. Where the wall of a building is on such common boundary, no separate wall, fence, or hedge is required along the portion of the common boundary occupied by the building.

5.05.020 All sites in an industrial district ("I" designation) having a common boundary with a residential district ("R", "RA", or "RC" designation) shall have planted and maintained along such common boundary a view-obscuring coniferous greenbelt of shrubs and trees at least eight (8) feet in height at maturity and at least ten (10) feet in width for screening purposes and controlling access.

5.05.030 The proposed greenbelt shall be shown on the plat or site plan.

SECTION 5.06 HOME OCCUPATION

5.06.010 Operators of a home occupation shall submit to the Zoning Administrator a notarized certification that the home occupation is in conformance with the provisions of this Section.

5.06.020 A home occupation is permitted in any dwelling unit, subject to the following provisions:

1. A home occupation shall comply with the following standards:

DRAFT
March, 2014

A. No outdoor storage shall be permitted.

B. Exterior signs shall be restricted to those permitted in the district in which the home occupation is located.

C. No home occupation shall be conducted in a manner which will be detrimental to the residential use of said residence or cause a nuisance to surrounding residences, because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factors.

D. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front or side yard.

E. The home occupation shall not generate pedestrian or vehicle traffic in excess of that which is characteristic of the neighborhood in which it is located. Vehicle traffic would not be increased ~~by more than one (1) at a given time or~~ by more than eight (8) all day.

F. No home occupation shall generate as a by-product for disposal or cause to be dumped any hazardous waste including chemicals and cleaners, other than the volume and types that would be normally generated by a typical single-family home.

G. No home occupation shall cause an increase in any one or more utilities so that the combined total use for dwelling and home occupation purposes exceeds the average for residences in the neighborhood.

DRAFT March 2014

Comment [EM1]: A home occupation might have 2 or more vehicles at one time but could still meet the daily limit. The Planning Board believes that removing the limitation of 1 vehicle at a time would not adversely impact a neighborhood because the home occupation would still be required to meet the parking requirements and a daily limit would still be in place.

2. An occupation in an AG-80, AG-40, AG-20, SAG-10, SAG-5, R-2.5, R-1, or R-2 district, which meets one or more of the following criteria, shall be deemed a conditional home occupation and shall be required to obtain a Conditional Use Permit:

A. More than one (1) person other than members of a family residing on the premises shall be engaged in such occupation on the property at any given time.

B. Outbuildings or accessory structures are used for the home occupation.

~~B.~~C. Vehicle traffic that exceeds more than eight (8) all day but is less than sixteen (16) all day.

Comment [EM2]: The Planning Board believes that limiting a home occupation to 8 vehicle trips per day would limit the ability to grow the business, but also feels that limits need to apply so as to not change the character of the neighborhood.

SECTION 5.07 LIVESTOCK

5.07.010 There is no restriction on the number of A.U. (animal units) in AG Agricultural districts. The keeping of fowl and livestock is allowed in SAG-10 and SAG-5, suburban agricultural, R-2.5, Rural Residential, and R-1, residential, districts provided the following minimum requirements are met:

1. The lot or tract of land must have at least one (1) acre. If there is less than one (1) acre of usable pasture, supplemental feed shall be provided.

2. The number of animals shall be limited to one animal unit (A.U.) per acre. Animal unit values shall be as follows:

A. Horse, cow, donkey, etc. – 0.50 A.U. (2 per acre).

B. Sheep, goat, llama, etc. – 0.20 A.U. (5 per acre).

C. Chickens, geese, fowl, etc. – 0.04 A.U. (25 per acre).