

ARTICLE XX

ACCESSORY STRUCTURES & USES

§ ##.05 - INTENT & PURPOSE

The intent and purpose of this Article is to:

- (A) **Structures:** Establish standards for accessory structures to minimize potential negative impacts on adjacent properties and the Township in general; and
- (B) **Uses:** Establish standards for certain accessory uses to minimize potential negative impacts on adjacent properties and the Township in general.

§ ##.10 - ACCESSORY USES

The following accessory uses shall be permitted in any yard of all zoning districts: arbors, trellises, bird baths and houses, dog houses, curbs, driveways, flagpoles, lamp posts, mail boxes, name plates, sidewalks and boardwalks, and utility installations for local service.

§ ##.15 - ACCESSORY BUILDINGS

Text follows here.

(A) **Residential Accessory Buildings:** Residential accessory buildings shall meet the following standards:

- (1) **Relation to Primary Structure:** Residential accessory buildings shall only be constructed and maintained on property on which a primary structure exists or is under construction or within one hundred fifty (150) feet of property under same ownership and control on which a primary structure exists or is under construction.
- (2) **Location:** Residential accessory buildings shall only be located as outlined in Table xx.15(A)(2):

Table xx.15(A)(2)		
Residential accessory building location and setbacks		
Yard		Setbacks
a. Front yard	YES	20 feet from front lot line- waterfront lots
		200 feet or 75% of the distance between the front lot line and the primary structure from the front lot line- non-waterfront lots
		10 feet from the side lot line
b. Side yard	YES	10 feet from side lot line

c. Rear yard	YES	<i>10 feet from side lot line</i> <i>10 feet from rear lot line</i>
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d. Waterfront Yard	NO
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(3) *Height:* The maximum height for residential accessory buildings shall be twenty (20) feet.

(4) *Lot Coverage:* here

(5) *Use:* here

(B) Agricultural Accessory Buildings: Accessory buildings used exclusively for commercial agriculture shall meet the following standards:

(1) *Location:* Agricultural accessory buildings may be located in any yard.

(2) *Height:* There shall be no height limit for agricultural accessory buildings.

(3) *Setbacks:* Agricultural accessory buildings shall be set back from lot lines a distance at least equal to their height. Agricultural accessory buildings housing animals shall be set back at least fifty (50) feet from all lot lines.

(4) *Lot Coverage:* Agricultural accessory buildings shall meet the lot coverage for the district in which they are located.

(C) Commercial or Institutional Accessory Buildings: Accessory buildings for commercial or institutional uses shall meet the developmental and use standards for the primary structure for the district in which they are located.

(D) Temporary Accessory Buildings: Temporary accessory buildings shall meet the following standards:

(1) *Location:* Temporary accessory structures used exclusively for commercial agriculture may be located in any yard; all other temporary accessory structures shall be located within a side or rear yard.

(2) *Height:* Temporary accessory buildings shall have a maximum height of twenty (20) feet.

(3) *Setbacks:* Temporary accessory buildings shall be at least ten (10) feet from every lot line.

(4) *Duration:* Temporary accessory buildings shall be erected a maximum of six (6) months in any calendar year. This shall not apply to temporary accessory buildings used exclusively for commercial agriculture.

(5) *Condition:* Temporary accessory buildings shall be maintained in a good and safe condition at all times.

§ ##.20 - PORCHES, DECKS, & PATIOS

Porches, decks, and patios shall meet the following standards:

(A) Detached: Porches, decks, and patios that are not attached to the principal building shall meet the setbacks for the principal building for the district in which it is located and shall not have any enclosed wall.

(B) Attached: Porches, decks, and patios that are attached to a building shall be considered a part of that building and shall meet the developmental standards for that structure. Uncovered porches, decks, and patios may extend up to ten (10) feet into the front and rear-yard setbacks.

- (C) **Waterfront Yards:** Uncovered, porches, decks, and patios may extend up to fifteen (15) feet into the waterbody setback if the following conditions are met:
- (1) **Height:** The finished floor of the porch, deck, or patio shall be within eighteen (18) inches of the adjacent grade at all points.
 - (2) **Railings:** Any railing shall have a maximum height of three (3) feet from the finished floor and a maximum opacity of fifty (50) percent.
- (D) **Screening:** Privacy fencing or screening may be attached to a deck or porch in the rear or side yard with a maximum height of six (6) feet, measured from the finished floor of the deck or porch.

§ ##.25 - RESIDENTIAL HANDICAPPED RAMPS

An unroofed handicapped ramp for residential use may encroach into a required front, rear, or side-yard setback if: there are no other reasonable alternatives for the location of such a ramp on the property; the ramp is the smallest size necessary; and the ramp will be removed when it is no longer necessary.

§ ##.30 - FENCES, WALLS, & GATED ENTRANCES

Text follows here.

(A) **Fences:** Fences shall meet the following standards:

- (1) **General Provisions:** The following standards shall apply to all fences:
 - a. **Finished Side:** All exposed fence posts shall be located on towards the property that is being fenced; the finished side shall face adjacent properties.
 - b. **Setbacks:** Fences shall be located within the property being fenced.
 - c. **Clear-vision Zone:** Fences located within a clear-vision zone shall have a maximum height of three (3) feet.
 - d. **Height:** Fences located within a front yard shall have a maximum height of four (4) feet and fences located within a side or rear yard shall have a maximum height of six (6) feet.
 - e. **Materials:** here
 - f. **Maintenance:** Fences shall be maintained in good condition.
 - g. **Gates:** Gates shall be installed so that they do not extend over a right-of-way, public space, or adjacent property when opened.
- (2) **Waterbody Yards:** Fences in waterbody yards shall meet the following standards:
 - a. **Commercial and Recreation Conservation Districts:** The maximum height for fences in the waterfront yard of Commercial (C-1) and Recreation Conservation (RC) Zoning Districts shall be four (4) feet and the fence shall be a maximum of fifty (50) percent opaque.
 - b. **All Other Districts:** Fences shall not be permitted in the waterfront yard in any other zoning district.
- (3) **Athletic Facility Fences:** Fences surrounding an athletic facility shall have a maximum height of twelve (12) feet and shall be setback from property lines a distance at least equal to the fence height.

(4) *Agricultural Fences:* here

(5) *Temporary Fences:* Temporary fences shall be maintained in good condition and shall be installed a maximum of five (5) months in a calendar year.

(B) *Walls:* here

(C) *Gated Entrances:* here

(D) *Entranceways:* here

§ ##.35 - POOLS & HOT TUBS

Pools and hot tubs shall meet the following standards:

- (A) *Location:* Swimming pools may be located in side yards or rear yards. Hot tubs may be located in side yards, rear yards, or waterfront yards.
- (B) *Setbacks:* Swimming pools shall be at least ten (10) feet from side and rear lot lines. Hot tubs shall be at least ten (10) feet from side and rear lot lines and at least thirty-five (35) feet from waterbodies.
- (C) *Access:* Swimming pools and hot tubs shall have restricted access by at least one (1) of the methods below:
- (1) *Fencing:* Swimming pools and hot tubs shall be surrounded by fencing at least four (4) feet high. The fence shall not be climbable, and all gates shall be self-closing and self-latching;
 - (2) *Elevated Pools:* Elevated swimming pools and hot tubs that are at least four (4) feet above ground shall have restricted access by steps that are removed and secured when not in use or a self-closing, self-latching gate that is at least four (4) feet high;
 - (3) *Building Wall:* When a building wall is used as a barrier, all doors along that wall shall be equipped with alarms and the swimming pool shall have an automatic cover; and/or
 - (4) *Hot Tub Cover:* Hot tubs with a cover that complies with the American Society for Testing and Materials (ASTM) F1346 shall not be required to have additional access restrictions.
- (D) *Filling:* Swimming pools and hot tubs shall not be filled until the access restrictions have been satisfactorily installed.

§ ##.40 - RETAINING WALLS

Retaining walls shall meet the following standards:

- (A) *Setbacks:* Retaining walls shall be set back at least three (3) feet from all lot lines. For retaining walls that are taller than three (3) feet, the minimum setback shall be equal to their height. This setback may be reduced without a variance if a letter of nonobjection is obtained from the affected adjacent property owner.
- (B) *Waterbody Setback:* Retaining walls shall be at least ten (10) feet from the shoreline.
- (C) *Height:* Retaining walls shall have a maximum height of four (4) feet. Taller retaining walls shall be tiered with a distance between the walls equal to height of the upper retaining wall. The maximum height may be increased by up to three (3) feet if: the retaining wall is made of concrete; and a fall-prevention railing is installed.

- (D) **Grade:** Grades along property lines shall not be changed unless a letter of nonobjection is obtained from the affected adjacent property owner. Any change in grade shall not have a negative impact on the natural drainage patterns.

§ ##.45 - SIDEWALKS, PATHS, & STEPS

Sidewalks, paths, and steps shall be permitted in every zoning district and shall meet the following standards:

- (A) **Location:** Sidewalks, paths, and steps that are at-grade or even with slopes shall be permitted in every yard.
- (B) **Setback:** Sidewalks, paths, and steps shall be at least five (5) feet from side lot lines, except as listed below:
- (1) **Shared Use:** When a sidewalk, path, or steps will be shared by multiple properties, it may be located along the shared lot line. A maintenance and access easement, to be approved by the Township, shall be recorded with the Register of Deeds;
 - (2) **Nonobjection:** The side yard setback may be reduced if the adjacent property owner submits a letter of nonobjection;
 - (3) **Connection:** When a sidewalk, path, or steps will connect two adjacent properties, the side-yard setback shall not apply; and
 - (4) **Lakes Residential Zoning Districts:** The side yard setback may be reduced to two (2) feet for properties in Lakes Residential Zoning Districts that have a lot width of less than fifty (5) feet.

§ ##.50 - PROPANE TANKS

- (A) **Small Propane Tanks:** Propane tanks with a capacity of five hundred (500) gallons or less shall be set back at least ten (10) feet from any external source of ignition, such as, but not limited to, open flames, window air conditioners, or compressors, and any intake for direct vent gas appliances or mechanical ventilation system.
- (B) **Large Propane Tanks:** Propane tanks with a capacity of more than five hundred (500) gallons shall be set back at least twenty-five (25) feet from any external source of ignition, such as, but not limited to, open flames, window air conditioners, or compressors, and any intake for direct vent gas appliances or mechanical ventilation system.

§ ##.55 - MECHANICAL EQUIPMENT

Mechanical equipment, including, but not limited to, generators, heating, ventilation, air condition, and non-residential water and gas meters, shall meet the following standards:

- (A) **Setbacks:** Mechanical equipment shall meet the setbacks for the principal building.
- (B) **Screening:** Roof and ground-mounted mechanical equipment shall be screened from public view and the view from adjacent properties.

- (1) *Roof-Mounted:* Roof-mounted mechanical equipment shall be screened using architectural materials consistent with the building and shall be completely opaque. The screening shall be at least as tall as the equipment being screened.
 - (2) *Ground-Mounted:* Ground-mounted mechanical equipment shall be screened using a fence, wall, or plantings. The fence or wall shall be consistent with materials used on the site and shall be completely opaque. The planting screenings shall be consistent with other plantings on the site, shall be evergreen, and shall be at least as tall as the equipment being screened when installed.
- (C) *Nuisance:* Mechanical equipment shall not generate excessive nuisance or be offensive for the occupants of adjacent buildings.

§ ##.60 - FLAGPOLES

Flagpoles may be constructed and maintained in any zoning district and shall meet the following standards:

- (A) *Residential:* Residential flagpoles shall have a maximum height of thirty (30) feet and shall at least ten (10) feet from all lot lines.
- (B) *Nonresidential:* Nonresidential flagpoles shall have a maximum height of fifty (50) feet and shall be at least twenty (20) feet from all lot lines and at least fifty (50) feet from buildings on adjacent properties.

§ ##.65 - TV ANTENNAS, SATELLITE DISHES, & HAM RADIO

The following standards shall apply to television antennas and satellite dishes with a height or diameter of more than three (3) feet and all ham radio antennas.

- (A) *Intent & Purpose:* The intent and purpose of this Section is to provide reasonable standards for reception antenna to achieve the following:
 - (1) *Safety:* Promote safety and prevent hazards to people and property from accidents involving antennas;
 - (2) *Use:* Promote the reasonable use of antenna where feasible;
 - (3) *Aesthetics & Property Values:* Develop standards that minimize the aesthetic impact on surrounding properties and preserves property values;
 - (4) *Balance:* Balance standards for antennas to provide for these intents and purposes;
 - (5) *Health, Safety, & Welfare:* Promote and protect the health, safety, and welfare in relation to individual property rights without reasonable restriction.
- (B) *Location:* Shall not be located in any easement. Ground-mounted antenna should be located in a rear yard. If it is not possible to get reception in a rear yard, the antenna may be located within or facing a side yard. Structure-mounted antenna shall be located on a rear-yard facing façade or roof. For sites adjacent to waterbodies, antennas shall be located in or facing the side or front yards.
- (C) *Height:* here district maximum height. Structure mounted extend 20 feet above rooftop.
- (D) *Diameter:* The maximum diameter shall be ten (10) feet.
- (E) *Setbacks:* Antenna shall meet the setbacks for an accessory building.

- (F) **Color:** Antenna shall not be bright or pastel colors, unless required by the FAA.
- (G) **Advertising:** There shall be no advertising on any antenna.
- (H) **Screening:** Antenna within fifty (50) feet of residentially-zoned properties and right-of-ways shall be screened.
- (I) **Wind:** Antenna shall be designed and installed to withstand a wind load of one hundred (100) miles per hour.

§ ##.70 - WIND ENERGY CONVERSION SYSTEMS

It is the intent of this section to create standards to allow for Micro and Small Wind Energy Conversion Systems (WECS) and MET Towers while protecting the health, safety, and welfare of adjacent properties, neighbors, and the community in general.

(A) **Zoning:** Micro WECS shall be a permitted use in all zoning districts. Small WECS shall be a special land use in Lake Residential (LR) Districts and a permitted use in all other zoning districts. MET Towers shall be a permitted use in Agriculture (A), Rural Residential (RR), and Public Land (PL) Districts.

(B) **Setbacks:**

- (1) **How Measured:** Setbacks shall be measured horizontally from the center of the base of the tower for tower-mounted WECS and MET Towers and from the edge of the swept area for building-mounted Micro WECS.
- (2) **INTRO:** Tower-mounted Micro WECS shall meet the setback for an accessory building in the zoning district in which it is located. Small WECS shall meet the setback for a primary building for the zoning district in which it is located. Setback shall be from non-participating lot lines.
- (3) **INTRO:** Tower-mounted Micro WECS shall be at least one point one (1.1) times the total height from any buildings, parking areas, or commonly used outdoor areas on non-participating properties, public road right-of-ways, overhead utilities, waterbodies, and wetlands.
- (4) **MET Towers:** MET Towers shall be at least one point one (1.1) times the total height from habitable structures, non-participating properties, and rights-of-way.
- (5) **Fall Zone:** The fall zone and swept area shall be located entirely within participating lots.
- (6) **Experimental WECS:** Experimental WECS shall have a setback twice the distance required for non-experimental WECS.
- (7) **Guy Wires:** Guy wires shall meet the minimum setback for an accessory building in the zoning district in which it is located or ten (10) feet, whichever is less.

(C) **Height:**

- (1) **INTRO:** Building-mounted Micro WECS shall not extend more than fifteen (15) feet above the highest point of the structure to which it is attached.
- (2) **INTRO:** Tower-mounted Micro WECS shall have a total height not taller than the tallest permitted primary building height for the zoning district in which it is located.
- (3) **Small Lots:** Small WECS and MET Towers on lots less than two (2) acres in size shall have a total height of less than one hundred (100) feet or forty (40) feet above any tree lines within a

distance of two (2) times the total height, whichever is greater, not to exceed two hundred (200) feet.

- (4) *Large Lots:* Small WECS and MET Towers on lots two (2) acres and larger shall have a total height of less than two hundred (200) feet.
- (5) *FAA:* Small WECS and MET Towers shall comply with all applicable Federal Aviation Administration rules and regulations.

(D) Standards:

(1) Towers.

- a. *Types:* A tower-mounted Micro WECS, Small WECS, or MET Tower may be mounted on guyed, lattice, freestanding, or monopole towers.
- b. *Lakes Residential Districts:* A tower-mounted Micro WECS or Small WECS in a Lakes Residential District shall only be mounted on a monopole tower.

(2) Appearance.

- a. *Colors:* WECS and MET Towers shall be a non-obtrusive, non-reflective color.
- b. *Alternative Colors:* Alternative color schemes may be approved without requiring a variance, if the following conditions are met:
 - i. The proposed color scheme is consistent with Federal Aviation Administration guidelines;
 - ii. Darker colored blades may be allowed to reduce icing concerns; &
 - iii. The proposed color scheme will better serve the intent of this Ordinance.
- c. *Condition:* The system shall be maintained in good condition and appearance at all times, consistent with industry standards.
- d. *Advertising:* Systems shall not display any commercial advertising, except for a reasonable display of the owner, operator, or manufacturer.

(3) Wiring.

- a. *Location:* All exterior wiring connections to the WECS and MET Towers shall be installed underground at a depth to prevent any damage from freezing or frost and to prevent interference with drain tiles.
- b. *Alternative Location:* Wiring may be above ground if the following conditions are met:
 - i. It will not create an undue safety hazard;
 - ii. Burying of wires will cause an excessive hardship; &
 - iii. Above ground wiring will better serve the intent of this Ordinance.

(4) Lighting.

- a. Tower lighting shall be the lowest intensity allowable by the Federal Aviation Administration.
- b. Tower lighting shall not be strobe or pulsating unless required by the Federal Aviation Administration.
- c. Strobe lighting shall be preferred to pulsating lighting.

- d. Tower lighting shall be shielded to the maximum extent possible to reduce glare and visibility from the ground.

(5) *Number.*

- a. There shall be a maximum of two (2) Micro WECS per acre.
- b. There shall be a maximum of five (5) Micro WECS on any lot.
- c. There shall be no more than one (1) Small WECS or MET Tower per acre.
- d. There shall be a maximum three (3) Small WECS or MET Towers on any lot.
- e. NO DOUBLE COUNTING

(E) *Safety:*

(1) *Access.*

- a. The tower shall not be climbable for a height of eight (8) feet above the ground for Micro WECS or a height of ten (10) feet for Small WECS and MET Towers above the ground, unless the applicant proves it would not be a public hazard.
- b. All access doors to the tower and exterior electrical equipment shall be locked when not attended.

(2) *Operation.*

- a. The operator shall keep a maintenance record documenting compliance with the maintenance plan, which shall be produced in a timely manner upon request for inspection by the Township. Such request may be made up to one (1) time per year.
- b. All WECS shall be equipped with both automatic and manual overspeed controls.

(3) *Clearance.*

- a. Horizontal-axis WECS shall have a ground clearance of at least twelve (12) feet.
- b. Vertical-axis WECS shall have a ground clearance necessary to not be a hazard.
- c. Building-mounted Micro WECS shall have a building clearance from the swept area at least equal to the blade length.

- (4) *Warnings & Information:* All WECS and MET Towers shall display appropriate warning signs, such as electrical warnings and emergency contact information.

- (5) *Guy Wire Clearance:* All guy wires shall be clearly visible to a height of at least six (6) feet above ground level.

(F) *Sound:*

- (1) Sound shall be measured at non-participating lot lines and road right-of-ways.
- (2) All WECS shall comply with the Township noise standards, as defined in Section xx, except for during short-term events, such as severe wind storms and utility outages.
- (3) If the ambient sound level exceeds the above standards, the maximum sound level shall be ambient sound level + 5 dB.
- (4) Sound standards may be reduced without requiring a variance if the following conditions are met:
 - a. Such reduction will better serve the intent and purpose of this Section and Ordinance; and

- b. Written, notarized affidavit of permission is granted by the affected properties and recorded with the **Register of Deeds**.
- (G) **Interference:** The applicant, owner, or operator shall eliminate or mitigate any interference with electromagnetic communication signals, such as radio, television, microwave, or wireless internet signals
- (H) **Additional Application Materials:** An application shall include the following additional materials:
- (1) A WECS Zoning Permit Application;
 - (2) Plot Plan, with the following additional information:
 - a. Location of the WECS or MET Tower;
 - b. Structures within a distance of 2 times the total height;
 - c. All overhead utilities within a distance of 2 times the total height; and
 - d. Location of exterior wiring associated with the WECS or MET Tower.
 - (3) GIS Mapping and Addressing Form for Small WECS or MET Towers;
 - (4) A copy of the interconnection agreement for grid-connected systems;
 - (5) Letter of non-objection or similar from the Federal Aviation Administration, if applicable;
 - (6) Copy of recorded affidavit of permission granting a waiver of sound standards, if applicable;
 - (7) A maintenance plan;
 - (8) A sound-level analysis for Small WECS;
 - (9) System Specifications:
 - a. Manufacturer and model;
 - b. Total system height, rotor size, ground or building clearance;
 - c. Tower and tower foundation blueprints or drawings for tower-mounted systems; and
 - d. One or three line electrical diagram.
 - (10) Other materials deemed necessary by the Zoning Administrator to ensure compliance with this Ordinance.
 - (11) *Expiration.* The Zoning Permit shall expire if:
 - a. The WECS or MET Tower is not installed within one (1) year. A one (1) year extension may be granted;
 - b. The WECS or MET Tower is declared abandoned; or
 - c. The WECS or MET Tower is declared unsafe.
- (I) **Decommissioning/Removal:**
- (1) Any WECS which has not produced electricity for a period of twelve (12) months shall be considered abandoned.
 - (2) Abandoned WECS and MET Towers shall be removed or reconditioned at the owner's expense within three (3) months notice to take action.
 - (3) Unsafe WECS and MET Towers shall be removed or made safe within a reasonable time as determined by the Zoning Administrator.

- (4) The Township may remove any abandoned or unsafe Micro WECS not removed or reconditioned by the owner within the allowed time at the owner's expense.

§ ##.75 - SOLAR ENERGY

- (A) **Location:** Systems shall not be located within or above any required front yard or waterfront yard.
- (B) **Setbacks:** Free-standing systems shall meet the setbacks for accessory buildings.
- (C) **Height:** Building or roof-mounted systems shall meet the height standards for primary buildings. Free-standing systems shall meet the height standards for accessory buildings.
- (D) **Wiring or Piping:** Wiring or piping for free-standing systems shall be buried and placed inside a conduit.(NON VARIANCE CHANGE??)
- (E) **Orientation:** Accessory solar energy systems shall be designed and located to minimize reflective glare toward any inhabited structure on adjacent properties, rights-of-way, or public places.
- (F) **Additional Application Materials:** An application shall contain the following, additional materials:
- (1) Manufacturer specifications for the proposed accessory solar energy system.
 - (2) For utility-connected systems, proof that the utility provider has approved the solar energy system.

§ ##.80 - DUMPSTERS & WASTE RECEPTACLES

Dumpsters, including trash, grease, recyclables, and compactors, shall be designed, constructed, and maintained as outlined in this Section. This shall not apply to curbside pick-up or recycling facilities.

- (A) **Enclosures:** An enclosure shall be provided on all sides of waste receptacles.
- (1) **Materials:** The enclosure walls shall be constructed of brick, decorative masonry, or concrete. The exterior of the enclosure walls may be faced in a material that complements the principal building. The gate shall be constructed of wood or similar high-quality materials.
 - (2) **Height:** The enclosure shall be at least six (6) feet high or one (1) foot taller than the waste receptacle, whichever is taller.
 - (3) **Separation Distance:** The enclosure walls shall be designed to provide a minimum distance of three (3) feet between the waste receptacle and the enclosure wall.
- (B) **Location:** Waste receptacle enclosures shall only be located within rear or side yards.
- (C) **Setbacks:** Waste receptacle enclosures shall be at least ten (10) feet from all lot lines and at least twenty (20) feet from all residential lot lines. A greater distance may be required if the waste receptacle is likely to omit odors.
- (D) **Screening:** Waste receptacle enclosures shall be located and screened from adjacent sites and public view, to the greatest extent practicable, using evergreen vegetation.
- (E) **Lid or Cover:** Waste receptacles that are likely to omit odors shall have a lid or cover that shall be kept covered except when accessing the waste receptacle.
- (F) **Concrete Base:** Waste receptacle enclosures shall have a reinforced, concrete base that extends out far enough to provide a base for the front axle of the refuse vehicle.

- (G) **Accessibility:** Waste receptacles shall be accessible to refuse vehicles in a manner that does not conflict with designated parking, loading, or queuing spaces or maneuvering lanes.
- (H) **Bollards:** Bollards, posts, or bumpers shall be provided to protect the enclosure from damage.
- (I) **Shared Waste Receptacles:** Waste receptacles may be shared by several adjacent properties or users.

§ ##.85 - BUS STOP SHELTERS

Bus stop shelters may be constructed and maintained in any zoning district and shall meet the following standards:

- (A) **Setbacks:** Bus stop shelters may be located within the required front-yard setback and shall be at least ten (10) feet from front lot lines.
- (B) **Obstruction:** Bus stop shelters shall be located outside of clear-vision zones and shall not obstruct the view of motorists.
- (C) **Area:** Private bus stop shelters shall have a maximum area thirty-two (32) square feet; all other bus stop shelters shall have a maximum area of one hundred (100) square feet.
- (D) **Height:** Private bus stop shelters shall have a maximum height eight (8) feet; all other bus stop shelters shall have a maximum height of ten (10) feet.
- (E) **Use:** Bus stop shelters shall only be used for providing shelter from the elements for bus users. Private bus stop shelters shall be removed when there is no longer a child living on the property that uses a school bus.

§ ##.90 - PORTAJOHNS

Text follows here.

- (A) **Title Here:** here
- (B) **Title here:** here

§ ##.95 - PLAY EQUIPMENT

Outdoor play equipment that requires a permanent location on or attachment to the ground shall be set back at least ten (10) feet from all lot lines.

§ ##.100 - OUTDOOR FURNACES

Outdoor furnaces shall be a permitted accessory use in all zoning districts and shall meet the following standards:

- (A) **Location:** Outdoor furnaces shall be located in the side or rear yard on the same site as the building it is providing heat to.
- (B) **Setbacks:** Outdoor furnaces shall be at least forty (40) feet from all buildings and at least fifty (50) feet from all lot lines.

- (C) **Clear Zone:** An area at least thirty (30) feet around the outdoor furnace shall be kept free of ignitable materials or debris, other than fuel for the outdoor furnace.
- (D) **Smoke:** The outdoor furnace shall not create a smoke nuisance to neighboring properties.

§ ##.105 - GARAGE SALES

Garage sales shall meet the following standards:

- (A) **Number:** Each property shall have a maximum of three (3) garage sales per year.
- (B) **Duration:** Each garage sale shall have a maximum duration of three (3) days.

§ ##.110 - STORAGE OF MATERIALS

The storage of materials shall meet the following standards:

- (A) **Location:** Abandoned, discarded, unused, unusable, or inoperable motor vehicles, recreational vehicles, watercraft, appliances, furniture, equipment, and materials shall be stored within an enclosed building.
- (B) **Construction Materials:** Construction materials necessary for the construction or alteration of a structure may be stored outside of an enclosed structure on the property the structure is being constructed on if a valid zoning permit, preliminary certificate of zoning compliance, or building permit has been issued for the structure.
- (C) **Vehicles & Temporary Structures:** Abandoned, discarded, unused, or inoperable motor vehicles, appliances, furniture, equipment, and materials shall not be stored in a motor vehicle, recreational vehicle, watercraft, or temporary structure.

§ ##.115 - PARKING, REPAIR, & STORAGE OF VEHICLES

Text follows here.

- (A) **Title Here:** here
- (B) **Title here:** One (1) motor vehicle, recreational vehicle, or watercraft may be repaired, stored, parked, or sold on a property at a time for a maximum of ten (10) days and shall be owned by the property owner or occupant. This shall not apply to commercial operations in the appropriate zoning districts.

§ ##.120 - REPAIR OF VEHICLES

Text follows here.

- (A) **Title Here:** here
- (B) **Title here:** here

§ ##.125 - SHIPPING CONTAINERS & CONSTRUCTION EQUIPMENT

- (A) **Shipping Containers:** Shipping containers, semi trucks, and other storage units shall only be located on property when there is active construction on the site or the occupant is in the process of moving.
- (B) **Construction Equipment:** The storage or parking construction equipment, including, but not limited to, bulldozers, earth carriers, cranes, or backhoes, shall be prohibited in agricultural and residential zoning districts except for equipment used for commercial agricultural operations or with the construction or repair of a structure on the property.

§ ##.130 - TEMPORARY USES

Text follows here.

(A) **Title Here:** here

(B) **Title here:** here

End of Article xx.

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