

ARTICLE 7
RESIDENTIAL ZONING DISTRICTS, SINGLE FAMILY

SECTION 7-10

SINGLE FAMILY GENERAL REGULATIONS

A. Intent and Purpose

To promote the development of areas primarily of single family dwellings, intending that all other uses be installed, operated and maintained in a manner so as to either complement, or at least be of a minimum disruption to such single family uses. Any use not in accordance with the Intent and Purpose, District Stipulations and Provisions, and Permitted Uses as set forth in this section shall be deemed a nuisance.

B. District Stipulations and Provisions

1. The permitted uses shall be installed, operated and maintained in a manner commensurate with quiet family living, and all lighting shall be of a minimum necessary to serve the purpose for which it is intended.
2. If no density is established on any particular lot or parcel of land, then all provisions of the D10 Density District Standards shall prevail.
3. No use shall be operated in such a manner as to cause a fire or explosion hazard; no use shall be allowed that will emit toxic fumes or generate toxic waste; neither shall there be emitted into the atmosphere smoke, soot, dust, radiation, odor, noise, vibration, heat, or glare to such an extent as to constitute a nuisance.
4. Signage:
 - a. General
 - i. Signage shall be the minimum necessary to identify the permitted use.
 - ii. No sign shall be installed in such a manner as to interfere with the view of a motorist or pedestrian entering a street from an alley, private drive or intersection.
 - iii. Signs may be indirectly illuminated only to such an extent as may be necessary for a motorist to identify the use or occupant from a street adjacent to the subject property.
 - b. On Site Signs
 - i. Shall be limited to one (1) single or double-faced sign for each permitted use located on the property for the purpose of identifying the occupants or uses, along with a reasonable amount of directional signs.
 - ii. Shall be limited to two (2) square feet of panel area for residential and directional signs and six (6) square feet for non-residential permitted uses.

- iii. Shall be limited to a height of six (6) feet from the top of the sign to ground level.
 - c. Political signs shall be removed within fourteen (14) days following any general or special election.
 - d. Real Estate Sales
 - i. Shall be limited to a maximum panel area of four (4) square feet, except that larger temporary advertising panels pertaining to subdivisions may be displayed as provided under Article 15.
 - ii. Shall be limited to one sign for each 200 feet of street frontage.
 - e. Subdivision Entrance
 - i. Limited to not more than two (2) signs at the major entrance to the subdivision.
 - ii. Shall have a maximum panel area of twenty (20) square feet per sign.
 - iii. Design, colors, materials, height and location shall be subject to the approval of the Director.
5. A Conditional Use Permit shall be required for any building exceeding two (2) stories or thirty (30) feet above ground level.
 6. **Yard sales shall be permitted as temporary and accessory uses during daylight hours only not more than three consecutive days or more than two consecutive weeks, and not more than eight (8) times during the calendar year.**
 7. Where the code allows up to four additional residential units the following conditions shall be applied:
 - a. Each residence must occupy an area which is the greater of either 10,000 square feet or the minimum square footage and dimensions of the existing density district, and must be able to conform to the required setbacks if the property should be divided.
 - b. Access is provided to each additional residence by a dedicated public street or by a private ingress-egress easement having a minimum width of twenty four (24) feet which does not encroach into the minimum required setbacks for the existing density district.
 8. Group homes for the disabled as defined in the Fair Housing Act Amendments of 1988 shall be permitted in all single family residential districts.
 9. Fences and free standing walls with a maximum height of six (6) feet above the ground; provided, however, that no fence or free standing walls shall be constructed in such a way as to create a hazard to safety by restricting the view of a driver entering a street from a private drive or alley or approaching the intersection of two streets.

10. The non-commercial unenclosed storage of unlicensed; inoperable motor vehicles, parts, building materials and other materials necessary for the operation and maintenance of the household under the following conditions:
 - a. The storage area shall not exceed 200 square feet for up to one acre of gross lot area. Thereafter, an additional 100 square feet of storage space shall be allowed for each additional acre of land, up to a maximum of 2,000 square feet.
 - b. Storage shall be confined to the rear one-half of the property, and shall not encroach into any required setback.
 - c. A wall or non-transparent fence not exceeding six feet in height may be required to minimize adverse visual impact.
11. Other uses customarily accessory and incidental to the principle use and located on the same parcel therewith.

12. Livestock (Relocated to General Provisions)

The keeping of domestic livestock shall be permitted with the following stipulations:

- a. **Buildings for the housing of livestock shall be confined to the rear one-half of the property and shall be located no closer than one hundred (100) feet from a front or side street property line or thirty (30) feet from a rear or interior property line.**
- b. **It shall be the responsibility of the livestock owner to ensure that all livestock is kept confined within the property boundaries.**
- c. **The keeping of dangerous wild, exotic or non-domestic animals shall be prohibited.**
- d. **All domestic animals shall be kept and maintained in such a manner as to conform with all applicable State and County health requirements and to cause a minimum of disruption to neighboring property owners in terms of noise, odor, and insect and vermin infestation.**
- e. **There shall be no more than a combination of three (3) horses or cattle and a combination of five (5) sheep or goats and a combination of forty (40) rabbits or poultry for each acre of lot area.**
- f. **Up to two (2) swine per acre shall be permitted, provided that all applicable state and county health and livestock requirements are met.**

C. Uses Permitted Subject to a Use Permit

1. A detached guest house accessory to the main dwelling only, subject to the following conditions:
 - a. The guest house shall be confined to the rear one-half of the property, shall be separated from the main dwelling by at least ten (10) feet and shall be located at least ten (10) feet from the rear property line.
 - b. The total square footage of the guest house shall not exceed 800 square feet.
 - c. A deed restriction shall be recorded for the subject property which prohibits the rental, lease or sale of the guest house.

2. Bed and breakfast establishments, subject to the following conditions:
 - a. Applicants for a use permit shall be the property owner.
 - b. No more than three (3) bedrooms shall be designated and/or used as guest rooms.
 - c. The maximum duration of stay of any one guest shall be ten (10) days.
 - d. Guests must enter through the main entrance to the dwelling to get to their rooms with no separate entrance allowed.
 - e. All parking must be accommodated on the site.
 - f. All meals or snacks provided to guests shall be served in a common dining area.
 - g. Any applicable State and County Health Department regulations must be complied with, and all required permits must be obtained and remain valid so long as the use is in operation.
 - h. The Use Permit shall be issued for periods of two years. Prior to the expiration date of the permit, the Director, or his designate, shall review the establishment for compliance with the terms of the permit. Full compliance shall result in an automatic two year extension; violations shall result in suspension or revocation.
3. Public utility facilities (but not business offices, repair facilities or storage and equipment yards) subject to the following conditions:
 - a. Water Storage Tanks
 - i. Shall be no taller than sixteen (16) feet.
 - ii. Shall be painted in neutral "earth tone" shades of green or brown and landscaped to minimize adverse visual impact to surrounding properties.
 - iii. All exposed valves and piping shall be vandal proofed and screened or painted to match tanks.
 - b. Water Wells
 - i. Shall be enclosed in well houses constructed of durable materials finished in neutral "earth tones" and landscaped to minimize any adverse visual impact to surrounding properties.
 - ii. Shall be made secure and vandal proofed.
 - c. Electrical and Natural Gas Facilities
 - i. Shall be screened by an opaque fence or wall finished in neutral "earth tones" and landscaped to minimize any adverse visual impact to surrounding properties.
 - ii. Shall be made secure and vandal proofed.
4. Home Occupations.

D. Uses Subject to a Conditional Use Permit

1. Bed and breakfast establishments subject to the same conditions as those under which a Use Permit may be granted, with the following exceptions:
 - a. Up to five bedrooms may be designated and/or occupied as guest rooms.
 - b. Guest rooms may be located in buildings on the same property other than the main dwelling, provided, however, that these rooms shall contain no facilities for the storage or preparation of food.
 - c. Guest rooms may be accessed by entrances other than the main entrance to the dwelling.
2. Temporary Uses

Subject to the Provisions of Section 3-14, Temporary Use Permits.

SECTION 7-11

GENERAL RURAL ZONING DISTRICT (GR)

A. Intent and Purpose

1. To provide a land use category for those unincorporated areas of Gila County not specifically designated in any other zone classification.
2. To allow for a minimum regulation in the rural and sparsely populated areas of the County while still providing protection against uncontrolled urbanization or industrialization and fulfilling the statutory responsibility to conserve and promote the public health, safety, convenience and general welfare and plan and provide for the future growth and improvement of Gila County.

B. District Stipulations and Provisions:

Supplemental to and/or supplanting the General Stipulations and Provisions”, Article 1.

1. There shall be a lot area of not less than three acres.
2. No use shall be operated in such a manner as to create a hazard to life or property, nor shall there be emitted into the atmosphere smoke, soot, dust, radiation, odor, noise, vibration, heat, glare, or toxic fumes to such an extent as to constitute a nuisance to the adjoining property holders.

3. Signs

Sign provisions shall be the same as those set forth in the RR District (Section 7-13).

a. Setback Requirements/Space between Buildings/Building Heights.

1. No structure may be erected closer than ten (10) feet from a property line abutting a public street, private street, or non-exclusive ingress-egress easement.
2. No structure may be erected closer than five (5) feet from any property line not abutting a public street, private street, or non-exclusive ingress-egress easement.
3. No structure may be erected closer than six (6) feet from any other structure unless those structures are joined by a common breezeway.
4. A Conditional Use Permit shall be required for any building exceeding two (2) stories or thirty (30) feet in height.

C. Permitted Uses (See Permitted Uses Tables in back of this document)

1. All uses permitted in the RR District with the limitation that there shall be no more than three individual housing units on any one lot or parcel.
2. Mobile Home Developments when the General Rural District is combined with a "T" District, subject to site plan review and approval.
3. Other occupations and uses which may require special signage or parking provisions, but which may be operated in such a manner as to cause a minimum disruption to the neighborhood in terms of noise, visual impact, atmospheric emissions, and traffic.

SECTION 7-12

SUBURBAN RANCH ZONING DISTRICT

B. Intent and Purpose

To preserve and promote the beneficial aspects of rural living by providing a zone classification for low density single family residential development on large tracts with related low intensity agricultural uses and minimal commercial activity.

C. District Stipulations and Provisions

Supplemental to and/or supplanting the "General Provision", Article 1.

1. There shall be a lot area of not less than one acre.

2. The permitted uses shall be operated in a manner commensurate with the intent and purpose of this section, and all lighting shall be of the minimum necessary to serve the purpose for which it was intended.
3. No use shall be operated nor material stored in such a manner as to constitute a fire or explosion hazard or to cause to be emitted into the atmosphere smoke, soot, dust, radiation, odor, noise, vibration, heat, glare, or toxic fumes to such an extent as to constitute a nuisance or cause pollution of the groundwater.
4. Required front and street side yard setbacks shall not be used for the repair or storage of inoperable motor vehicles, nor shall operable or inoperable vehicles be parked or stored in such a manner as to restrict the view of motorists entering a street from an alley, side street or driveway; nor shall there be permitted the repair or storage of more than one unregistered, inoperable motor vehicle within the property boundaries.
5. Up to ten percent of the lot area may be used for the unenclosed storage of items necessary for the operation and maintenance of the household or other permitted activities provided, however, that such storage shall be confined to the rear one-half of the property and that such storage be maintained in a neat and orderly manner. Such storage shall be maintained a minimum of twenty-five (25) feet from the nearest property line provided, however, that this distance may be waived if the adjacent property is shielded by an opaque fence or wall a minimum of six (6) feet in height. Nothing in this section shall be construed to restrict the storage of firewood for use by the occupants of the premises.
6. Where public or semi-public uses are established adjacent to residential uses, an opaque wall or fence up to six (6) feet in height may be required to be erected.
7. Signs

See the provisions of R1 (Residence One District).
8. Construction

Shall be limited to conventional, prefabricated, or precut type with the following exceptions:
 - a. Mobile or modular homes exceeding seven hundred twenty (720) square feet of living space, affixed to permanent foundation and for which an Affidavit of Affixture has been issued by the office of the Gila County Assessor.
9. Setbacks

Fifty (50) feet front and street side yards; twenty (20) feet rear and interior side yards.
10. No structure may be erected closer than six (6) feet from any other structure unless joined by a breezeway.

11. A Conditional Use Permit shall be required for any building exceeding two (2) stories or thirty (30) feet in height.

D. Permitted Uses (See Permitted Uses Tables in back of this document)

1. One main residence and one detached, non-rental guest house with separate kitchen and sanitary facilities.
2. Aviaries and apiaries provided such are confined to the rear one-half of the property and are located no closer than thirty (30) feet from the nearest property line.
3. The following home occupations when conducted within the residence or other fully enclosed structures:
 - a. Sales of handicrafts produced on the premises.
 - b. Fine arts studios.
 - c. Sewing and tailoring.
 - d. Small appliance repair.
 - e. Key making and saw sharpening.
 - f. Gunsmithing.
 - g. General and specialty contracting offices, but not equipment storage yards.
 - h. Bed and breakfast, limited to maximum of two (2) guest rooms within the main residence.
 - i. Other occupations which require no special signage and parking provisions and which may be operated in such a manner as to create a minimum disruption to the neighborhood in terms of noise, atmospheric emissions, environmental damage, and traffic.
 - j. The occasional sale of surplus firewood, dairy products, honey, eggs, baked goods, individual animals, and produce.

SECTION 7-13

RURAL RESIDENTIAL DISTRICT (RR)

A. Intent and Purpose

1. To provide a zone classification for those unincorporated areas of the County not committed to any specific urban use.
2. To preserve and promote the beneficial aspects of rural living by reserving areas of the county for low-density residential uses with related agricultural and commercial pursuits.

B. District Stipulations and Provisions

Supplemental to and/or supplanting the "General Stipulations and Provisions", Article 1:

1. There shall be a lot area of not less than one acre.

2. Required front and street side yard setbacks shall not be used for the parking or storage of inoperable motor vehicles. Neither shall operable or inoperable vehicles or vehicle accessories be parked in such a manner as to restrict the vision of persons entering a street or highway from a private drive, side street, or alley.
3. Up to ten percent (10%) of the area of any lot or parcel may be used for the non-commercial, unenclosed storage of items necessary for the operation and maintenance of the household and permitted activities, provided, however, that such unenclosed storage shall be maintained in a neat and orderly manner, and provided further that such storage area shall be located no closer than twenty-five (25) feet from the nearest property line. The provisions of this paragraph shall not be construed so as to restrict the storage of firewood for use by the occupants of the premises.
4. Where public or semi-public uses are established adjacent to residential uses, an opaque wall or fence six (6) feet in height may be required to be erected and maintained between such uses. Such wall or fence, however, may not exceed three (3) feet in height within fifteen (15) feet of the intersection of a private drive and a street, easement, or right-of-way.
5. No use shall be operated in such a manner as to create an explosion or fire hazard; nor shall there be emitted into the atmosphere smoke, soot, dust, radiation, odor, noise, vibration, heat, glare, or toxic fumes to such an extent as to constitute a nuisance to adjoining property holders.
6. Signs

The following signs shall be permitted in the Rural Residential zone:

- a. Residential Uses: One nameplate, not exceeding three (3) square feet in area, indicating name of occupant. The sign may be indirectly lighted.
 - b. Agricultural, Public, Semi-Public and Other Permitted Uses: One appurtenant sign, unlighted or indirectly lighted, not exceeding sixteen (16) square feet in face area, or one unlighted or indirectly lighted free-standing sign, single or double-faced, not exceeding eight (8) square feet per face.
 - c. Special Uses: Signs identifying special uses shall be as authorized by the use permit required for the establishment of special uses.
7. Setback requirements shall conform to those required under D8 Density District.
 8. Building Height: A Conditional Use Permit shall be required for any building exceeding two (2) stories or thirty (30) feet in height.
- C. Permitted Uses (See Permitted Uses Tables in back of this document)
1. One dwelling unit per acre up to a maximum of three dwelling units per individually owned parcel.

2. All types of horticulture. The sale of horticultural products raised on the premises shall be permitted.
3. The following home occupations, when conducted within a residence or enclosed structure by the property holder and up to two employees not members of the household:
 - a. Beauty and barber shops.
 - b. Handicraft manufacture and sales.
 - c. Fine arts studios, galleries, and schools.
 - d. Sewing and tailoring.
 - e. Small appliance and small engine repair.
 - f. Key making and saw sharpening.
 - g. Bed and breakfast establishments.
 - h. Gunsmithing.
 - i. Real estate brokerage offices.
 - j. General and specialty contracting offices.
 - k. Antique stores.
 - l. Florist shops.
 - m. Professional offices.
 - n. Other occupations which require no special signage or parking provisions and which may be operated in such a manner as to create a minimum disruption to the neighborhood in terms of noise, atmospheric emissions, and traffic.

SECTION 7-14

SINGLE FAMILY RESIDENTIAL DISTRICT (SFR)

A. Intent and Purpose

To preserve and promote the beneficial aspects of rural living by providing a zone classification for single family residential development.

B. District Stipulations and Provisions

Supplemental to and/or supplanting the "General Provisions", Article 1:

1. Any future division of land must comply with the density district requirements.
2. The permitted uses shall be installed, operated and maintained in a manner commensurate with quiet family living and the intent and purpose of this Section. All lighting shall be of a minimum necessary to serve the purpose for which it was intended.
3. No use shall be operated nor material stored in such a manner as to constitute a fire or explosion hazard or to cause to be emitted into the atmosphere smoke, soot, dust,

radiation, odor, noise, vibration, heat, glare, or toxic fumes to such an extent as to constitute a nuisance or cause pollution of the groundwater.

4. Required front and street side-yard setbacks shall not be used for the parking or storage of inoperable motor vehicles, nor shall operable or inoperable vehicles be parked or stored in such a manner as to restrict the view of motorists entering a street from a side street or driveway; nor shall there be permitted the parking or storage of more than one unregistered, inoperable motor vehicle within the property boundaries.
 5. No use shall allow the unenclosed storage of materials in such a manner or to such an extent as to constitute a Junk Yard as defined in Article 23 of this Ordinance.
 6. There shall be no more than one (1) travel trailer or recreational vehicle stored on the same lot. Recreational vehicles shall not be used as permanent dwellings.
 7. Construction of Dwelling: Shall be limited to conventional, prefabricated or precut type exceeding seven hundred twenty (720) square feet, with the following exceptions: Mobile or modular homes manufactured and maintained in accordance with current HUD specifications, exceeding seven hundred twenty (720) square feet of living space, affixed to a permanent foundation or set on permanent piers, and for which an Affidavit of Affixture has been issued by the Office of the Gila County Assessor. Such mobile or modular homes that are on piers shall be skirted.
 8. A Conditional Use Permit shall be required for any building exceeding two (2) stories or thirty (30) feet in height.
 9. All provisions of Section 13-10.A, Density Districts General Regulations, shall apply.
- C. Permitted Uses (See Permitted Uses Tables in back of this document)
1. One single family dwelling on any lot or parcel of land which may, in addition, contain quarters for servants or non-paying guests provided no facilities for preparation or cooking of food are contained therein. If such quarters are detached from the main building, such accessory buildings shall be located no closer to property lines than is allowed for the main building.
 2. Aviaries shall be permitted; however, they must be located no closer than seven (7) feet from the property line.

3. Up to five percent (5%) of the lot area may be used for the non-commercial unenclosed storage of materials or items necessary for the operation and maintenance of the household provided, however, that such storage shall be confined to the rear half of the property and be maintained in a neat and orderly manner. Such storage shall be maintained a minimum of seven (7) feet from the nearest property line, however, this distance may be waived if the adjacent property is shielded by an opaque fence or wall a minimum of six (6) feet in height. Nothing in this Section shall be construed to restrict the storage of firewood for use by the occupants of the household.
4. Allowed are fences and free-standing walls with a maximum height of six (6) feet above ground level; provided, however, that no fence or free-standing wall shall be constructed in such a way as to create a hazard to safety by restricting the view of drivers entering a street from a private drive or alley or approaching an intersection of two streets.
5. Other permitted uses are those customarily accessory and incidental to the principal use and located on the same lot.

SECTION 7-15

RESIDENTIAL DISTRICT LIMITED (R1L)

A. Intent and Purpose

To promote the development of areas primarily of site-built single family detached dwellings, intending that all other uses be installed, operated and maintained in a manner so as to complement and cause a minimum disruption to such single family uses. Any use not in accordance with the intent and purpose, district stipulations and provisions and permitted uses as set forth in this section shall be deemed a nuisance.

B. District Stipulations and Provisions

1. No mobile home or recreational vehicle may be occupied as a permanent or temporary dwelling unit in the Residence One Limited zone.
2. All other stipulations and provisions shall be the same as those set forth in the Residence One zone.

C. Permitted Uses (See Permitted Uses Tables in back of this document)

1. One conventional, modular, precut or prefabricated single family dwelling on any lot or parcel containing the minimum square footage and dimensions prescribed by the existing density district.
2. Up to four additional conventional, modular, precut or prefabricated single family dwellings, subject to the provisions of the Residence One District.

3. All other uses permitted in the Residence One District.

D. Uses Subject to a Use Permit

Shall be the same as the provisions in the R1 Residence One zone.

E. Uses Subject to a Conditional Use Permit

Shall be the same as the provisions of the R1 Residence One District.

F. Temporary Uses

Subject to the provisions of Section 3-14, Temporary Use Permits.

SECTION 7-16

RESIDENCE ONE DISTRICT (R1)

A. Intent and Purpose

To promote the development of areas primarily of single family dwellings, intending that all other uses be installed, operated and maintained in a manner so as to either complement, or at least be of a minimum disruption to such single family uses. Any use not in accordance with the Intent and Purpose, District Stipulations and Provisions, and Permitted Uses as set forth in this section shall be deemed nuisance.

B. District Stipulations and Provisions

Supplemental to and/or supplanting the "General Stipulations and Provisions, Article 1:

1. The permitted uses shall be installed, operated and maintained in a manner commensurate with quiet family living, and all lighting shall be of a minimum necessary to serve the purpose for which it is intended.
2. If no density is established on any particular lot or parcel of land, then all provisions of the D10 District shall prevail.
3. No use shall be operated in such a manner as to cause a fire or explosion hazard; no use shall be allowed that will emit toxic fumes or generate toxic waste; neither shall there be emitted into the atmosphere smoke, soot, dust, radiation, odor, noise, vibration, heat, or glare to such an extent as to constitute a nuisance.
4. Signage
 - a. General:
 - i. Signage shall be the minimum necessary to identify the permitted use.

- ii. No sign shall be installed in such a manner as to interfere with the view of a motorist or pedestrian entering a street from an alley, private drive or intersection.
- iii. Signs may be indirectly illuminated only to such an extent as may be necessary for a motorist to identify the use or occupant from a street adjacent to the subject property.

b. On Site Signs:

- i. Shall be limited to one (1) single or double-faced sign for each permitted use located on the property for the purpose of identifying the occupants or uses, along with a reasonable amount of directional signs.
- ii. Shall be limited to two (2) square feet of panel area for residential and directional signs and six (6) square feet for non-residential permitted uses.
- iii. Shall be limited to a height of six (6) feet from the top of the sign to ground level.

c. Political signs shall be removed within fourteen (14) days following any general or special election.

5. Real Estate Sales

- a. Shall be limited to a maximum panel area of four (4) square feet, except that larger temporary advertising panels pertaining to subdivisions may be displayed as provided under Article 15.
- b. Shall be limited to one sign for each 200 feet of street frontage.

6. Subdivision Entrance

- a. Limited to not more than two (2) signs at the major entrance to the subdivision.
- b. Shall have a maximum panel area of twenty (20) square feet per sign.
- c. Design, colors, materials, height and location shall be subject to the approval of the Director.

7. A Conditional Use Permit shall be required for any building exceeding two (2) stories or thirty (30) feet above ground level.

C. Permitted Uses with conditions (See Permitted Uses Tables in back of this document)

- 1. One single family residence on any lot or parcel containing the minimum square footage and dimensions prescribed by the existing density district.
- 2. Up to four (4) additional single family residences on a single lot or parcel, subject to the following conditions:
 - a. Each residence must occupy an area which is the greater of either 10,000 square feet or the minimum square footage and dimensions of the existing density district, and must be able to conform to the required setbacks if the property should be divided.

- b. Access is provided to each additional residence by a dedicated public street or by a private ingress-egress easement having a minimum width of twenty (20) feet which does not encroach into the minimum required setbacks for the existing density district.
 - 3. Temporary offices, construction sheds, storage yards, work yards, and appurtenant signs, incidental to an approved subdivision development or construction project, for a period not to exceed twelve (12) months unless otherwise authorized by the Board of Adjustment and Appeals.
 - 4. Fences and free standing walls with a maximum height of six (6) feet above the ground; provided, however, that no fence or free standing walls shall be constructed in such a way as to create a hazard to safety by restricting the view of a driver entering a street from a private drive or alley or approaching the intersection of two streets.
 - 5. The non-commercial unenclosed storage of unlicensed; inoperable motor vehicles, parts, building materials and other materials necessary for the operation and maintenance of the household under the following conditions:
 - a. The storage area shall not exceed 200 square feet for up to one acre of gross lot area. Thereafter, an additional 100 square feet of storage space shall be allowed for each additional acre of land, up to a maximum of 2,000 square feet.
 - b. Storage shall be confined to the rear one-half of the property, and shall not encroach into any required setback.
 - c. A wall or non-transparent fence not exceeding six feet in height may be required to minimize adverse visual impact.
 - 6. Other uses customarily accessory and incidental to the principle use and located on the same parcel therewith.
- D. Uses Permitted Subject to a Use Permit
- 1. A detached guest house accessory to the main dwelling only, subject to the following conditions:
 - a. The guest house shall be confined to the rear one-half of the property, shall be separated from the main dwelling by at least ten (10) feet and shall be located at least ten (10) feet from the rear property line.
 - b. The total square footage of the guest house shall not exceed 800 square feet.
 - c. A deed restriction shall be recorded for the subject property which prohibits the rental, lease or sale of the guest house.
 - 2. Bed and breakfast establishments, subject to the following conditions:
 - a. Applicants for a use permit shall be the property owner.
 - b. No more than three (3) bedrooms shall be designated and/or used as guest rooms.
 - c. The maximum duration of stay of any one guest shall be ten (10) days.

- d. Guests must enter through the main entrance to the dwelling to get to their rooms with no separate entrance allowed.
 - e. All parking must be accommodated on the site.
 - f. All meals or snacks provided to guests shall be served in a common dining area.
 - g. Any applicable State and County Health Department regulations must be complied with, and all required permits must be obtained and remain valid so long as the use is in operation.
 - h. The Use Permit shall be issued for periods of two years. Prior to the expiration date of the permit, the Director, or his designate, shall review the establishment for compliance with the terms of the permit. Full compliance shall result in an automatic two year extension; violations shall result in suspension or revocation.
3. Public utility facilities (but not business offices, repair facilities or storage and equipment yards) subject to the following conditions:
- a. Water Storage Tanks
 - i. Shall be no taller than sixteen (16) feet.
 - ii. Shall be painted neutral “earth tone” shades of green or brown and landscaped to minimize adverse visual impact to surrounding parcels.
 - iii. All exposed valves and piping shall be vandal proofed and screened or painted to match tanks.
 - b. Water Wells
 - i. Shall be enclosed in well houses constructed of durable materials finished in neutral “earth tones” and landscaped to minimize any adverse visual impact to surrounding properties.
 - ii. Shall be made secure and vandal proofed.
 - c. Electrical and Natural Gas Facilities
 - i. Shall be screened by an opaque fence or wall finished in neutral “earth tones” and landscaped to minimize any adverse visual impact to surrounding properties.
 - ii. Shall be made secure and vandal proofed.
- E. Uses Subject to a Conditional Use Permit
- 1. Bed and breakfast establishments subject to the same conditions as those under which a Use Permit may be granted, with the following exceptions:
 - a. Up to five bedrooms may be designated and/or occupied as guest rooms.
 - b. Guest rooms may be located in buildings on the same property other than the main dwelling, provided, however, that these rooms shall contain no facilities for the storage or preparation of food.

- c. Guest rooms may be accessed by entrances other than the main entrance to the dwelling.
 - 2. Golf courses, but no commercial driving ranges or miniature golf courses.
 - 3. Other uses which can become harmonious or compatible with neighboring uses through the application and maintenance of qualifying conditions.
- F. Temporary Uses

Subject to the Provisions of Section 3-14, Temporary Use Permits.