

**ARTICLE XXI**  
**SPECIAL LAND USES**

---

**SECTION 2100 INTENT**

This Article is intended to regulate uses which may be compatible with uses in some, but not all, locations within a particular zoning district. Among the purposes of the Special Land Use standards of this Article are to accomplish the following:

- ! Provide a mechanism for public input on decisions involving more intense land uses.
- ! Establish criteria for both new development and infill/redevelopment consistent with the City's land use goals and objectives as stated in the City Master Plan.
- ! Ensure uses can be accommodated by the environmental capability of specific sites.
- ! Provide site design standards to diminish negative impacts of potentially conflicting land uses.
- ! Provide greater flexibility to integrate land uses within the City.

This Article provides both general standards for all Special Land Uses (Section 2101) and specific location, site or operational standards for particular Special Land Uses (Section 2102). The process for a Special Land Use involves a Public Hearing with the Planning Commission with final review on the use and site plan by the City Council. Approval of any Special Land Use requires a Special Land Use Permit.

**SECTION 2101 APPLICATION, REVIEW AND APPROVAL PROCEDURES**

The procedure for Special Land Use review shall be as follows:

a. An applicant for a Special Land Use shall submit an application for review and pay the required fee. The application presented for consideration shall contain the following:

1. Name of proposed development.
2. Common description of the property and complete legal description (also address, if available.)
3. Dimensions of land: width, length, acreage, and frontage.
4. Existing zoning classification and zoning of all adjacent properties.
5. Proposed use of the land.
6. Name, address, City and phone number of:
  - (a) Firm or individual who prepared the application.
  - (b) Legal owner of the property.
  - (c) Applicant (including basis of representation.)
7. Signature of the legal owner and the Applicant.
8. A site plan, prepared in accordance with the provisions of Article XXIV of this Ordinance.

b. Planning Commission Public Hearing

1. If the Building and Zoning Administrator finds all of the information required above is in order, the Planning Commission shall schedule a Public Hearing to review the request.

2. The Planning Commission shall direct the City Clerk to publish a notice of the public hearing in a newspaper which circulates in the City and copies of the notice shall be sent by mail to property owners and occupants of structures within three hundred (300) feet of the property in question. The notice shall be given not less than five (5) days nor more than fifteen (15) days before the date of the public hearing, and shall:

- (a) Describe the nature of the Special Land Use request.
- (b) Indicate the property which is the subject of the Special Land Use request.
- (c) State the date, time and place of public hearing.
- (d) Indicate that written comments may be submitted prior to or at the public hearing.

c. The Planning Commission shall conduct the required public hearing.

## ***Grand Blanc City Zoning Ordinance***

---

- d. The Planning Commission shall review the application in terms of the requirements of the Special Land Use General standards listed in Section 2102 below and any specific standards of Section 2110.
- e. The Planning Commission shall recommend that the City Council either approve, approve with conditions (as described below in Section 2104) or deny the Special Land Use and the accompanying site plan.
- f. The Special Land Use request and other pertinent information, together with the recommendation of the Planning Commission, shall be placed on the agenda of the next City Council meeting. The City Council shall either approve or reject the request within sixty (60) days, unless an extension has been agreed upon in writing by both the City Council and the Applicant.

### **SECTION 2102 GENERAL REVIEW STANDARDS FOR ALL SPECIAL LAND USES**

Prior to approving a Special Land Use application, the Planning Commission and City Council shall require the following general standards be satisfied for the use at the proposed location. In addition to specific standards for individual Special Land Uses listed in Section 2110, the Planning Commission and City Council shall require stipulation to ensure that the following are met:

- a. The Special Land Use will be consistent with the goals, objectives and future land use plan described in the Grand Blanc Community Master Plan.
- b. The Special Land Use will be consistent with the stated Intent of the zoning district.
- c. The Special Land Use will be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity in consideration of environmental impacts, views, aesthetics, noise, vibration, glare, air quality, drainage, traffic, property values or similar impacts.
- d. The Special Land Use will not significantly impact the natural environment.
- e. The Special Land Use can be served adequately by public facilities and services such as police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools.
- f. The proposed use shall be of a nature that will make vehicular and pedestrian traffic no more hazardous than is normal for the district involved, taking into consideration the following:
  - 1. vehicular turning movements;
  - 2. proximity and relationship to intersections;
  - 3. adequacy of sight distances;
  - 4. location and access of off-street parking; and,
  - 5. provisions for pedestrian traffic.
- g. The proposed use shall be such that the location and height of buildings or structures, and the location, nature and height of walls, fences, and landscaping will not interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value.
- h. The proposed use shall be designed, located, planned, and operated to protect the public health, safety, and welfare.

### **SECTION 2103 CONDITIONS OF APPROVAL**

- a. The City Council may impose conditions of approval, which will help ensure the Special Land use meets the standards of this Ordinance provided that the conditions:
  - 1. protect the health, safety, and welfare of those affected;

## ***Grand Blanc City Zoning Ordinance***

---

2. are related to the valid exercise of the police power of the City;
  3. are necessary to meet the intent and purpose of this Ordinance;
  4. are related to the standards established in this Ordinance for the land use or activity under consideration and are necessary to ensure compliance with those standards;
  5. provide adequate protection to existing land uses so the proposed land use will not be detrimental or injuries to the surrounding neighborhood.
- b. Approval of a Special Land Use, including conditions made part of the approval, is attached to the property described in the application and not to the owner of such property. A record of conditions imposed shall be made a part of the City Council minutes and maintained by the Building and Zoning Administrator. The conditions shall remain unchanged unless an amendment to the Special Land Use permit is approved by the City Council.

### **SECTION 2104 VALIDITY OF PERMIT**

- a. **Building Permit:** The Building and Zoning Administrator or Building Inspector may issue a building permit in conformity with the particular Special Land Use so approved. In all cases where a particular Special Land Use has been granted as provided herein, application for a building permit must be made and received by the City no later than one hundred twenty (120) days thereafter, or such approval shall automatically be revoked unless an extension is granted. The City Council may grant an extension of the first approval for good causes shown under such terms and conditions for such a period of time not to exceed six (6) months.
- b. **Performance Guarantee:** The City Council shall require a performance guarantee to ensure completion of the improvements (excluding the building). The performance guarantee may take the form of a cash deposit, surety bond, certified check, or an irrevocable bank letter of credit.
- c. Where actual physical construction of a substantial nature of structures authorized by a Special Land Use permit has not commenced within one (1) year of issuance, and a written application for extension of the approval has not been filed as provided below, the permit shall become null and void and all rights thereunder shall terminate (note: it is the responsibility of the applicant to request such an extension).
- d. Upon written application filed prior to the termination of the one (1) year period as provided above, the City Council may authorize a single extension of the time limit for a further period of not more than one (1) year. Such extension shall be granted only based on evidence from the applicant that the development has a reasonable likelihood of commencing construction during the one (1) year extension period.
- e. Any approved Special Land Use shall be deemed a use permitted in the district in which it is located and is not to be considered a non-conforming use.
- f. If a use regulated as a Special Land Use which has not previously received a Special Land Use permit ceases operations for more than one (1) year, the Special Land Use permit shall become null and void, and a new Special Land Use permit shall be required to reopen the use. The time frame shall be extended to two (2) years for a use which was approved as a Special Land Use under this Ordinance amendment (i.e. a Special Land Use Permit is on file).
- g. The Building and Zoning Administrator shall make periodic investigations of development authorized by Special Land Use permit to determine continued compliance with all requirements imposed by the Planning Commission and this Ordinance. Non-compliance with the requirements and conditions approved for the Special Land Use shall constitute grounds to terminate said approval following a public hearing.

**SECTION 2105 INSPECTIONS**

The Building and Zoning Administrator shall make periodic investigations of developments authorized by Special Land Use permit to determine continued compliance with all requirements imposed by the Planning Commission and this Ordinance. Non-compliance with the requirements and conditions approved for the Special Land Use shall constitute grounds to terminate said approval following a public hearing.

**SECTION 2106 REVOCATION**

The revocation of a Special Land Use may occur if its recipient fails to continuously abide by its terms and conditions. The revocation procedure is as follows:

- a. The City Council, through its designated administrators, shall notify the recipient, in writing, of any violations of City codes or provisions of the Special Land Use.
- b. The recipient shall have thirty (30) days to correct all deficiencies to the satisfaction of the City Council.
- c. If after thirty (30) days any deficiencies remain, the City Council may then revoke the Special Land Use, or if the conditions warrant, allow additional time.
- d. A repeat violation may cause immediate revocation of the Special Land Use.

**SECTION 2107 AMENDMENTS TO SPECIAL LAND USE PERMITS**

Any person or agency who has been granted a Special Land Use permit shall notify the Building and Zoning Administrator of any proposed amendment to the approved site plan of the Special Land Use permit. The Building and Zoning Administrator shall determine whether the proposed amendment constitutes a minor or major amendment based on the determination standards for all site plans in accordance with Article XXIV. A major amendment to a Special Land Use permit shall comply with the application and review procedures contained in this Article.

**SECTION 2108 SPECIAL LAND USES EXPANSIONS**

The expansion, change in activity, reuse or redevelopment of any use requiring a Special Land Use Permit shall require resubmittal in manner described in this Article. A separate Special Land Use Permit shall be required for each use requiring Special Land Use review on a lot, or for any expansions of a Special Land Use which has not previously received a Special Land Use Permit.

**SECTION 2109 RESTRICTIONS ON RESUBMITTAL OF A SPECIAL LAND USE REQUEST**

No application for a Special Land Use permit which has been denied wholly or in part shall be resubmitted for a period of one (1) year from the date of denial, except on the grounds of new evidence or proof of changed conditions relating to all of the reasons noted for the denial found to be valid by the Planning Commission or City Council. A resubmitted application shall be considered a new application.

**SECTION 2110 SPECIAL LAND USE SPECIFIC REQUIREMENTS**

The following sections identify specific requirements which shall be complied with by individual Special Land Uses, as determined by the Planning Commission and City Council, in addition to the general standards of Section 2102.

- a. Listing: Special Land Uses with specific site and/or use standards described on the following pages:
  1. Accessory apartment in a single family home

2. Accessory above ground fuel services and storage
3. Principal and/or Accessory use, generation or storage of hazardous materials (amended 2/14/96)
4. Accessory commercial outdoor sales or storage (see commercial outdoor sales)
5. Adult regulated uses
6. Adult foster care homes (amended 2/14/96)
7. Arcades and similar devices at public commercial mechanical amusement device centers
8. Automobile service centers (minor repair) and major auto repair establishments
9. Automobile service (gasoline) stations including those accessory to another use
10. Automobile washes, automatic or self-service
11. Banks, credit unions, savings and loan institutions with over three drive-through lanes
12. Bed-and-breakfast inns in R1 - R3
13. Cemeteries
14. Churches
15. Commercial outdoor sales or storage (as permitted or accessory use)
16. Composting centers
17. Essential public service buildings and structures
18. Essential public service storage yards
19. Funeral Homes
20. General and specialty hospitals
21. Group Foster Care Homes
22. Group day care homes
23. Housing for the elderly, retirement villages, etc.
24. Kennels, commercial
25. Motels, hotels including accessory convention/meeting facilities and restaurants
26. Nursing and convalescent homes
27. Open air business - see commercial outdoor display, sales and storage
28. Outdoor cafes, outdoor eating areas and open front restaurants
29. Outdoor theaters

30. Radio, television microwave, and cellular phone towers (impact assessment per Section 328 is not required)
31. Recreation: Commercial outdoor establishments (excluding golf related uses)
32. Recreation: Golf courses, Country Clubs, and par three golf courses
33. Recreation: Golf driving ranges, miniature golf courses
34. Recreation: Indoor commercial recreation (bowling alleys, ice areas, skating rinks, etc.)
35. Recreation: Private, non-commercial institutional or community recreation facilities, and swimming pool clubs.
36. Recycling Centers
37. Restaurants and other establishments with drive-in or drive-thru facilities
38. Schools: Public, parochial and private intermediate or secondary schools
39. Shopping centers
40. Theaters, concert halls and play houses
41. Urgent medical care centers
42. Veterinary Clinics

b. List of specific requirement by use:

**1. Accessory apartment in a single family home**

These standards are intended to assist in accommodating the needs of the growing number of senior citizens in the City while providing reasonable control in recognition of the high percentage of owner occupied single family homes in the City. The purpose of these standards is also to prevent the undesirable proliferation of permanent two-family units which would, over time, disrupt the character of single family neighborhoods.

- a. Accessory apartments shall be entirely within the existing structure and shall include no more than twenty-five percent (25%) of the total floor area of the home.
- b. The exterior of the home shall remain unchanged, so it does not give the appearance of being divided into separate units. The addition of a separate exterior door is prohibited. The applicant shall demonstrate the home may be easily converted back to a one unit single family home when the accessory apartment dweller(s) leave the premises or the house is sold.

**2. Accessory above ground fuel services and storage**

Location of accessory fuel services related to the marine, aviation, agriculture, mobile home parks, recreational uses, medical facilities, and industrial uses shall be permitted subject to the following:

- a. Such uses are only allowed in the General Business District, Research Park (RP), Light Industrial (I-1) and General Industrial (I-2) zoning districts.
- b. Minimum lot size for above ground fuel service or storage shall be three (3) acres.
- c. Above ground storage tanks other than those holding water shall be located not less than seventy-five (75) feet from any occupied building or any lot line and shall be mounted on a solid concrete slab to prevent overturn and spilling, according to EPA specifications.

d. A Pollution Incidence Prevention Plan shall be submitted and approved.

**3. Principal and/or accessory use, generation or storage of hazardous materials** (amended 2/14/96)

These standards, intended to protect groundwater and city wellheads, seek to ensure the following:

- § Projects and related improvements shall be designed to protect the natural environment, including lakes, ponds, streams, wetlands, floodplain, groundwater, and steep slopes.
- § Stormwater management and drainage facilities shall be designed to retain the natural retention and storage capacity of any wetland, water body, or watercourse, and shall not increase flooding or the potential for pollution of surface or groundwater, on-site or off-site.
- § General purpose floor drains shall be connected to a public sewer system or an on-site holding tank in accordance with state, county, and township requirements, unless a groundwater discharge permit has been obtained from the Michigan Department of Natural Resources.
- § Sites at which hazardous substances and polluting material are stored, used, or generated shall be designed to prevent spills and discharges of polluting materials to the air, surface of the ground, groundwater, lakes, streams, rivers or wetlands.
- § State and federal agency requirements for storage, spill prevention, recordkeeping, emergency response, transport and disposal of hazardous substances and polluting materials shall be met. No discharges to groundwater, including direct and indirect discharges, shall be allowed without appropriate state and county permits and approvals.

The applicant shall provide documentation for the following, with appropriate correspondence from the Michigan Department of Natural Resources (MDNR), Michigan State Police Fire Marshall, the EPA, local fire department, and other applicable local codes and ordinances:

- a. Description of any discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland, other surface water body or into the groundwater.
- b. Description of storage of any salt, oil or other potentially hazardous materials including common name, name of chemical components, location, maximum quantity expected on hand at any time, type of storage containers or base material, and anticipated procedure for use and handling.
- c. Description of any transportation, on-site treatment, storage or disposal of hazardous waste generated in quantities of 250 gallons or 220 pounds per month.
- d. Description of any secondary containment measures proposed including design, construction materials and specifications, volume and security measures.
- e. Name and phone number(s) of person(s) responsible for materials and available 24 hours, in case of detected spill.
- f. Location of existing and proposed service facilities and structures, above and below ground, including:
  - 1. Public and private groundwater supply wells on-site.
  - 2. City wells located within an one thousand (1,000) foot radius of the site.
  - 3. Septic systems and other wastewater treatment systems (the location of the drainfield and the septic tank should be clearly distinguished).
  - 4. Areas to be used for the storage, use, loading/unloading, recycling, or disposal of hazardous substances and polluting materials, including interior and exterior areas.

- 5. Underground storage tanks locations.
  - 6. Location of exterior drains, dry wells, catch basins, retention/detention areas, sumps and other facilities designed to collect, store, or transport stormwater or wastewater. The point of discharge for all drains and pipes should be specified on the site plan.
  - g. Location of existing wetlands and watercourses, including lakes, ponds, rivers, and streams.
  - h. Soil characteristics of the parcel, at least to the detail provided by the U.S. Soil Conservation Service.
  - i. Existing topography, with a maximum contour interval of two (2) feet indicated.
  - j. Delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of site cleanup.
  - k. Completion of the form title "Groundwater Protection Information for Site Plan Review".  
(amended 2/14/96)
- In addition, the City may require businesses, facilities, and uses which generate, use or store hazardous materials to submit an Environmental Impact Assessment according to Section 328.

**4. Accessory commercial outdoor display, sales or storage - see commercial outdoor sales**

**5. Adult Regulated Uses**

- a. **Intent:** In the development and execution of these zoning regulations, it is recognized there are some uses that, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances, thereby causing a deleterious effect upon the adjacent areas. The proximity of adult uses to certain uses considered particularly susceptible to the negative impacts or the concentration of adult uses tends to erode the quality of life, adversely affect property values, disrupt business investment, encourage residents and businesses to move or avoid the community, increase crime and contribute a blighting affect on the surrounding area. This subsection describes the uses regulated and the specific standards needed to insure that the adverse effects of these uses will not contribute to the deterioration of the surrounding neighborhood, to prevent undesirable concentration of these uses and to require sufficient spacing from uses considered most susceptible to negative impacts.
- b. **Uses Regulated:** The following uses are regulated by this subsection.
  - (1) Adult Book or Supply Store
  - (2) Adult Model Studio
  - (3) Adult Motion Picture Arcade
  - (4) Adult Motion Picture Theater or Adult Live Stage Performing Theater
  - (5) Adult Outdoor Motion Picture Theater
  - (6) Adult Physical Cultural Establishment
  - (7) Cabaret
  - (8) Massage Parlor except those licensed by the State of Michigan and meeting the criteria outlined in the definitions section (Article II).
- c. **Required Spacing:** The establishment of the types of Adult Regulated Uses listed in "b" above shall meet all of the following space requirements; with the distance between uses measured horizontally between the nearest point of each property line:
  - (1) at least one thousand (1,000) feet from any other adult regulated use;
  - (2) at least one thousand (1,000) feet from all churches, convents, temples and similar religious institutions;

- (3) at least one thousand (1,000) feet from all public, private or parochial nursery, primary or secondary schools, public parks and hospitals;
- (4) at least one thousand (1,000) feet from any use defined as a "care organization";
- (5) at least eight hundred (800) feet from any single family or multiple family residential district or use;
- (6) at least eight hundred (800) feet from any pool or billiard hall, coin-operated amusement center, indoor and outdoor recreation such as miniature golf; dance club catering primarily to teenagers, movie theaters, ice or roller skating rinks and similar uses frequented by children and teenagers.

d. **Special Site Design Standards**

- (1) Maximum size of the building shall be five thousand (5,000) square feet.
- (2) The building and site shall be designed, constructed and maintained so material such as a display, decoration or sign depicting, describing, or relating to "specific sexual activities" or "specified anatomical areas" (as defined in this ordinance) cannot be observed by pedestrians, motorists on a public right-of-way or from an adjacent land use.
- (3) Adult regulated uses shall be located within a free standing building. A shared or common wall structure or shopping center are not considered to be a free standing building.
- (4) The color of the building materials shall be reviewed by the Planning Commission and approved by the elected body.
- (5) A six (6) foot high brick or masonry wall shall be constructed to screen the parking lot. The Planning Commission may permit use of landscaping in place of the wall.
- (6) Access shall be from an arterial roadway.

e. **Waivers:**

Upon denial of any application for a regulated use under Section, the applicant may appeal for a waiver of the location provisions above to the Board of Zoning Appeals consistent with the standards set forth below. The Board of Zoning Appeals may waive the location provisions set forth in Section, after all the following findings are made:

- (1) **Compliance with Regulations:** The proposed use will not be contrary to any other provision of these zoning regulations, or injurious to nearby properties;
- (2) **Not Enlarge District:** The proposed use will not enlarge or encourage the development of a "skid row" or "strip";
- (3) **Consistent with Programs:** The establishment of an additional regulated use will not be contrary to, or interfere with, any program of urban renewal or neighborhood development;
- (4) **Consistent with Law:** All applicable City, state or federal laws and regulations will be observed.
- (5) **Procedure for Waiver:** Prior to granting a waiver of the location restrictions set forth above, and not less than five (5), nor more than fifteen (15) days before the request for waivers is considered or a public hearing held pursuant to this section, the Council shall publish, in a newspaper of general circulation in the City, one notice indicating that a request for waivers to establish a regulated use has been received, and shall send by mail or personal delivery a copy of that notice to the owners of the property for which waivers are being considered, and to all waivers are being considered, and to all persons to whom any real property is assessed within 300 feet of the boundary of the premises in question, and to the occupants of all structures within 300 feet. If the name of the occupant is not known, the term "occupant" may be used in making notification.

The notice of application shall further indicate that a public hearing on the proposed regulated use may be requested by a property owner or occupant, no less than eighteen (18) years of age, or a structure located within 300 feet of the

boundary of the property being considered for the regulated use. The applicant, City Council, or Board of Zoning Appeals may request a public hearing.

- f. **Conditions of Approval:** Prior to the granting of approval for the establishment of any regulated use, the Planning Commission may impose any conditions or limitations upon the establishment, location, construction, maintenance, or operation of the regulated use as in its judgment may be necessary for the protection of the public interest. Any evidence, bond, or other performance and guarantee may be required as proof that the conditions stipulated in connection therewith will be fulfilled.
- g. **Specific Penalties:** No person operating an adult entertainment business shall permit any person under the age of 18 to be on the premises of said business either as an employee or customer.

**6. Adult foster care homes:**

- 1. Such uses shall be duly licensed by the State Department of Social Services.
- 2. Buildings and lots so used shall conform to all state and local code requirements.
- 3. The facility shall not result in an excessive concentration of such facilities in the general area or the City of Grand Blanc overall, as determined by the City Council.  
(amended 2/14/96)

**7. Arcades, mechanical amusement devices and similar devices:**

- a. Any part of the lot occupied by such use shall not be located within three hundred (300) feet of any residential district or within five hundred (500) feet of the property line of any public, parochial or other private school offering courses in general education.
- b. Access to the site shall be directly from a Regional Arterial or Arterial street.
- c. All activities, except for off-street parking or loading, shall be conducted within completely enclosed buildings constructed in accordance with all other applicable codes and City Ordinances.

**8. Automobile service centers (minor repair) and major automotive repair (such as body shops)**

All principal and accessory structures shall be set back a minimum of five hundred (500) feet from a single family residential district.

- a. If the gas station has auto repair or automobile mall, there shall be a minimum lot frontage on a paved road of two hundred (200) feet.
- b. Overhead doors shall not face a public street or residential district. The City Council can modify this requirement upon determining there is no reasonable alternative and the poor visual impact will be diminished through use of landscaping beyond that required in Article XXIII.
- c. Only one driveway shall be permitted from any street unless the City Council determines additional driveways are necessary and will not increase potential for accidents or congestion.
- d. Where adjoining residential district, a wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition.
- e. All repair work shall be conducted completely within an enclosed building.
- f. There shall be no outdoor storage or display of vehicle components and parts, materials, commodities for sale, supplies or equipment.

- g. Storage of wrecked, partially dismantled, or other derelict vehicles, or overnight parking of any vehicle except a wrecker is prohibited beyond one (1) day.
- h. The applicant shall submit a Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as: special check valves, drain back catch basins and automatic shut off valves, as approved by the Fire Department.
- i. The applicant must submit an Impact Assessment as described in Section 328.

**9. Automobile service (gasoline) stations (including those accessory to another use)**

- a. The minimum lot area for gasoline service stations shall be fifteen thousand (15,000) square feet for stations having no more than two (2) service bays and no more than two (2) pump islands. There shall be added three thousand (3,000) square feet for additional service bay and fifteen hundred (1,500) square feet for each additional pump island. At least one (1) street lot line shall be at least one hundred fifty (150) feet in length along one (1) major thoroughfare. The lot shall be so shaped and the station so arranged as to provide ample space for vehicles which are required to wait.
- b. Pump islands shall be a minimum of forty (40) feet from any public right-of-way or lot line. Tanks, propane, and petroleum products shall be set back at least fifteen (15) feet from any lot line.
- c. Overhead canopies shall be setback at least twenty (20) feet from the right-of-way with materials consistent with the principal building. The proposed clearance of any canopy shall be noted on the site plan.
- d. Access driveways shall be along an arterial street. Only one driveway shall be permitted from any street unless the City Council determines additional driveways are necessary and will not increase accident or congestion potential.
- e. Where adjoining residential district, a wall six (6) feet in height shall be erected along any common lot line. Such wall shall be continuously maintained in good condition. The City Council may require landscaping, including a berm, as an alternative.
- f. All repair work shall be conducted completely within an enclosed building.
- g. There shall be no outdoor storage or display of vehicle components and parts, supplies or equipment, except within an area defined on the site plan approved by the City Council and which extends no more than ten (10) feet beyond the building.
- h. Storage of wrecked, partially dismantled, or other derelict vehicles is prohibited.
- i. The applicant shall submit a Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as: special check valves, drain back catch basins and automatic shut off valves.
- j. A Traffic Impact Study shall be provided in accordance with Section 329.
- k. In the event that an automobile service station use has been abandoned or terminated for a period of more than one (1) year, all underground gasoline storage tanks shall be removed from the premises, as per state requirements.

**10. Automobile washes, automatic or self-service**

- a. Only one (1) ingress/egress driveway shall be permitted on any single street.
- b. Where adjoining a residential district, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may require landscaping, including a berm, as an alternative.

- c. All washing facilities shall be within a completely enclosed building.
- d. Vacuuming and drying may be located outside the building, but shall not be in the required front yard and shall be set back at least fifty (50) feet from any residential district.
- e. All cars required to wait for access to the facilities shall be provided stacking spaces fully off the street right-of-way which does not conflict with vehicle maneuvering areas to access gasoline pumps or vacuums, and as required in Article XXII, Parking Standards.
- f. A Traffic Impact Study shall be provided in accordance with Section 329.
- g. Truck wash must be at least one hundred (100) feet from all property lines and entirely screened using landscaping from residential

**11. Banks, credit unions, savings and loan institutions with drive-through facilities with over three (3) drive-through lanes.**

- a. Only one (1) ingress/egress driveway or one (1) pair of one-way driveways or one stand-alone ready teller structure, shall be permitted along any street.
- b. Exit and required stacking lanes shall not face directly at a single family residence zoned for residential use unless the alignment is designed or landscaped to prevent headlight glare.
- c. A Traffic Impact Study shall be provided in accordance with Section 329.

**12. Bed-and-breakfast inns in R-1 through R-3**

- a. Sufficient parking for the rooms shall be located off-street and shall not be located in the front yard.
- b. No bed-and-breakfast inn shall be located closer than three hundred (300) feet to another bed-and-breakfast inn.
- c. Meals or other services provided on the premises shall only be available to residents, employees and overnight guests of the inn.
- d. The dwelling unit in which the bed and breakfast establishment is located shall be the principal residence of the operator, and said operator shall live on the premises while the establishment is active.
- e. There shall be a maximum of six (6) rooms for lodging.
- f. Sufficient landscaping shall be used to screen adjacent residences from parking areas or any outdoor eating area.
- g. A sketch plan showing the floor plan shall be submitted for approval.
- h. Maximum sign size shall be twenty (20) square feet with a maximum height of five (5) feet. Sign materials are to be comparable with the arch of the building.

**13. Cemeteries**

- a. Minimum property size shall be twenty (20) acres.
- b. All grave sites, buildings and structures shall be setback at least one hundred (100) feet from all property lines.
- c. The City Council shall determine that the cemetery will have a "parklike" setting.

- d. Uses such as crematoriums, mausoleums, casket sales and monument sales shall be permitted as an accessory use to a cemetery. Setbacks and landscaping shall be compatible with adjacent uses.

**14. Churches, temples and similar places of worship**

- a. Minimum lot area shall be three (3) acres plus an additional fifteen thousand (15,000) square feet for each one hundred (100) persons of occupant load as determined by City Building Code.
- b. Buildings of greater than the maximum height permitted in Article XX - Schedule of Regulations may be allowed provided the front, side and rear yard setbacks are increased above the minimum required by one (1) foot for each foot of building height that exceeds the maximum permitted.
- c. All vehicular access to the site shall be onto a Regional Arterial, Arterial or Collector street, as classified in the City Master Plan. The Planning Commission may allow secondary access onto local (residential) streets if the uses fronting the street which would be most impacted by traffic flow are predominantly non-single family homes.
- d. Wherever an off-street parking area is adjacent to a residential district, a continuous obscuring wall, fence and/or landscaped area at least five (5) feet in height shall be provided. The City Council may reduce this buffer based on the standards of Section 2511.
- e. The City Council may require a Traffic Impact Study, particularly if the church is to have services or activities during peak times on the roadway, or if there are other religious institutions in the vicinity which could create traffic conflicts (refer to Section 329).

**15. Commercial Outdoor Sales or Storage and Open Air Businesses** (as a permitted or accessory use, including sales or storage of: building/lumber supply, contractors yards, flea markets, auctions, garden/landscape supplies, nurseries, greenhouses, stone, farm implement, automobiles, trucks, recreational vehicles, mobile homes, boats, jet skis, mowing equipment, construction equipment and similar materials or equipment).

- a. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.
- b. All outdoor storage areas shall be paved and include a stormwater drainage system approved by the City Council.
- c. No outdoor storage shall be permitted in the front yard or in any required side yard or required rear yard of buildings for the district in which the commercial outdoor display, sales or storage use is located.
- d. The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the approved use.
- e. The display and storage area shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively impact adjacent property.
- f. All loading and truck maneuvering shall be accommodated on-site.
- g. All outdoor storage areas adjacent to a residential district shall provide a wall or buffer strip as described in Article XXIII.

**16. Commercial Composting Centers**

- a. The applicant shall submit an Impact Assessment (See Sec. 328) describing the expected odors, aesthetics, environmental impacts, vehicular and truck traffic impacts associated with the use, and any mitigation measures to be employed.
- b. The site plan which shall clearly illustrate the layout of the composting operation, including: buildings, staging area, parking, on-site truck maneuvering (truck turning radii shall be illustrated), curing area, landscaped buffers, sales area and fencing.
- c. Commercial composting operations shall be at least one thousand (1000) feet from any residential district.
- d. All composting operations shall be at least two hundred (200) feet from the boundary of any lake, stream, drain, wetland or other surface water body. The applicant shall describe procedures for managing stormwater runoff and preventing pollution of surface water bodies or groundwater. Groundwater quality monitoring devices shall be provided.
- e. Documentation shall be provided indicating that the soils percolate and are not characterized by a high water table.
- f. The applicant shall describe acceptable methods for control of odors.
- g. A landscaped buffer strip or wall, as described in Article XXIII shall be provided on all sides adjacent to a residential district.
- h. Access shall be provided solely on Class A truck routes.
- i. All storage areas shall be enclosed in a building.
- j. Temporary signs shall be prohibited.

**17. Essential Public Service Buildings and Structures**

- a. Operating requirements necessitate that the facility be located at the subject site to serve the immediate vicinity.
- b. Electric or gas regulator equipment and apparatus shall be setback a minimum of thirty (30) feet from all lot lines or equal to district setbacks, whichever is greater. They can not be located in the district front yard setback.
- c. Essential Public Service Storage Yards shall be screened from any adjacent residential district by a buffer strip or berm (See Section 2303).
- d. The buildings or structures shall be architecturally compatible with the surrounding buildings and shall be of brick construction.

**18. Essential Public Service Storage Yards**

- a. Requirements of item 16 above.
- b. The minimum lot size shall be three (3) acres.
- c. An open air fence six (6) feet in height shall be constructed on the boundary property lines.

**19. Funeral Home**

- a. Adequate assembly area is provided off-street for vehicles to be used in a funeral procession, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of mortuary establishments.

**20. General and Specialty Hospitals**

- a. All such hospitals shall be developed only on sites consisting of at least ten (10) acres in area.
- b. The minimum distance of any main or accessory building from bounding lot lines or streets shall be at least one hundred (100) feet for front, rear and side yards for all two (2) story structures. For every story above two (2), the minimum yard distance shall be increased by at least twenty (20) feet.

**21. Group Foster Care Homes or Family Group Home**

- a. No foster care group home shall be located closer than fifteen hundred (1500) feet to any other foster care group home or foster care family home, measured from the nearest wall of each such structure.
- b. The City Council shall approve no additional facility which would contribute to an excessive concentration of Foster Care Group Homes within a neighborhood.
- c. A minimum of thirty-five (35) square feet of indoor play area shall be provided for each child. Indoor play area shall be computed exclusive of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, basements, except those which are finished and have dual means of egress, and areas used exclusively for rest or sleep.
- d. A minimum of one hundred and fifty (150) square feet of outdoor play area for each child. The total outdoor play area shall have a total minimum area of not less than five thousand (5000) square feet.

**22. Group Day Care Homes**

- a. Group Day Care Homes shall have a minimum lot area of one half acre (21,780 square feet).
- b. An on-site drive shall be provided for drop offs/loading. This drive shall be arranged to allow maneuvers without affecting traffic flow on the public street.
- c. There shall be a fenced, contiguous open space with a minimum area of 5,000 square feet provided on the same premises as the group day care home. The required open space shall not be located within a required front yard.
- d. A minimum of thirty-five (35) square feet of indoor play area shall be provided for each child. Indoor play area shall be computed exclusive of hallways, bathrooms, reception and office areas, kitchens, storage areas and closets, basements, except those which are finished and have dual means of egress, and areas used exclusively for rest or sleep.
- e. A minimum of one hundred and fifty (150) square feet of outdoor play area for each child. The total outdoor play area shall have a total minimum area of not less than five thousand (5000) square feet and be fenced and screened with landscaping on the exterior side of the fence.

**23. Housing for the Elderly**

- a. All sites shall be located within adequate walking distance of food stores, shopping centers, restaurants and drug stores, as determined by the City Council.
- b. All dwelling units shall consist of at least three hundred fifty (350) square feet per unit (not including kitchen and sanitary facilities.)
- c. Total area coverage of all buildings (including dwelling units and related service buildings) shall not exceed twenty-five (25) percent of total site, exclusive of any dedicated public right-of-way.

- d. Passive recreation area(s) shall be provided at the rate of twenty-five (25) square feet per one hundred (100) square feet of living area.
- e. The minimum lot size shall be not less than three (3) acres.
- f. All units shall have at least one (1) living room and one (1) bedroom, except that not more than ten (10) percent of the units may be of an efficiency-type apartment.
- g. The gross density of the dwelling units shall not exceed twenty (20) units per acre, exclusive of any dedicated public right-of-way of either interior or bounding roads.
- h. Except as provided herein, all buildings and sites shall be in compliance with RM-1 requirements in Article XX - Schedule of Regulations.
- i. No housing for the elderly shall be converted to any other use without complying with the provisions of the Zoning Ordinance in effect.
- j. The City Council may add any conditions it deems appropriate to ensure the compatibility of the development with the surrounding area.
- k. All buildings permitted hereunder shall not exceed forty (40) feet in height.

**24. Kennels, Commercial**

- a. For kennels housing dogs, the minimum lot size shall be two (2) acres.
- b. Building wherein dogs are kept, dog runs, and/or exercise areas shall not be located nearer than one hundred (100) feet to property lines and shall not be located in any required front, rear or side yard setback area.
- c. Such facilities shall be subject to other conditions and requirements necessary to prevent possible nuisances (i.e., fencing, sound-proofing, sanitary requirements).
- d. An operations/management plan shall be submitted to the City.

**25. Motels:** Hotels, bed and breakfast inns, including accessory convention/meeting facilities and restaurants.

- a. Access shall be provided so as not to conflict with the adjacent business uses or adversely affect traffic flow on a major thoroughfare.
- b. Each unit shall contain not less than two hundred fifty (250) square feet of floor area.
- c. No guest shall establish permanent residence at a motel for more than thirty (30) days within any calendar year.

**26. Nursing and Convalescent Homes**

- a. There shall be provided on the site, not less than fifteen hundred (1,500) square feet of open space for each bed in the home. The fifteen hundred (1,500) square feet of land area shall provide for landscape setting, off-street parking, service drives, loading space, yard requirement and accessory uses, but shall not include the area covered by main or accessory buildings.
- b. Principal buildings shall not be closer than forty (40) feet to any property line.

**27. Open Air Businesses - see commercial outdoor display, sales and storage**

**28. Outdoor Cafes or eating areas and open front restaurant (i.e. window service)**

- a. Any outdoor eating area shall not exceed fifteen (15) percent of the gross floor area of the principal building; and shall not be located in any required front, side or rear

setback area; except in the CBD District when specifically approved by the City Council.

- b. Any outdoor eating area shall be located no closer than fifteen (15) feet from any street right-of-way or any vehicular parking or maneuvering areas. Such eating areas shall be separated from all vehicular parking and maneuvering areas by means of a greenbelt, wall, or architectural feature.
- c. The outdoor eating area shall not be located within fifty (50) feet of any properties used or zoned for residential purposes. The area shall be completely screened from view from all residential properties by an obscuring wall or greenbelt, in compliance with this Ordinance.
- d. The outdoor eating area shall be kept clean and void of litter at all times. Fences or landscaping shall be provided to control blowing debris.
- e. All vending machines and arcades shall be located within a completely enclosed building.

**29. Outdoor Theaters**

Because outdoor theaters possess the unique characteristics of being used only after darkness and since they develop a concentration of vehicular traffic in terms of ingress and egress from their parking area, they shall be permitted in I-1 District only. Outdoor theaters shall further be subject to the following conditions:

- a. Outdoor theaters shall abut, and have all access from, a Regional Arterial or Arterial.
- b. All vehicles, waiting or standing to enter the facility, shall be provided off-street waiting space. No vehicle shall be permitted to wait or stand within a dedicated right-of-way.
- c. The area shall be designed as to prevent the movie screen from being viewed from residential areas or adjacent major roadways. All lighting used to illuminate the area shall be installed and confined within, and directed onto the premises of the outdoor theater site. Landscaping shall be provided to screen automobile headlights off-site.
- d. A Traffic Impact Study shall be provided in accordance with Section 329.

**30. Radio, Television, Microwave, and Cellular Phone Towers**

- a. Height: Towers for radio, television, cellular phones and other transmitting and relay antenna towers shall be located so any setback equals the setback from any residential district. The setback from all other districts shall be at least one-half (2) the height of the tower, provided the applicant provides engineering information the tower is self collapsing. The setback area shall remain clear of any building or structure except an accessory utility building.
- b. Lighting: The City Council shall approve any lighting on the tower.
- c. No signs or logo shall be permitted on the tower.
- d. The City Council may require a security fence to prevent access to the tower.

**31. Recreation: Commercial Outdoor Recreation Establishments (excluding golf related uses)**

- a. Such uses shall include, but are not limited to, the following: recreational fields, rinks or courts, including football, softball, soccer, tennis, basketball, ice skating, and similar activities, swimming pools open to the general public or operated by a private non-profit organization, archery and shooting ranges, commercial riding stables, animal racing, go-cart, automobile or motorcycle tracks, music concert pavilions and bandshells, amusement parks and uses accessory to the above uses, such as refreshment stands, retail shops selling items related to the above uses, maintenance

buildings, office for management functions, spectator seating and service areas, including locker rooms and rest rooms.

- b. The site shall be adequate to accommodate the intended use(s), parking and adequate buffer areas without significant impact on nearby properties in terms of noise, traffic, lighting glare, views, odors, trespassing, dust or blowing debris, as determined by the City Council. The applicant shall provide documentation that the site area is adequate using national facility standards.
- c. The site shall be located on a paved street which is classified as a Regional Arterial or arterial in the City Master Plan.
- d. No building or spectator seating facility shall be located within one hundred (100) feet of a property line.
- e. The site shall be periodically cleared of debris.

**32. Recreation: Golf courses, Country Clubs, Par Three Golf Courses as principal use**

- a. The site shall have access directly onto a Regional Arterial or Arterial road, as defined in the City Master Plan.
- b. The site plan shall be designed to achieve a relationship between the arterial and any proposed service roads, entrances, driveways and parking areas which will contribute pedestrian and vehicular traffic safety.
- c. Development features including the principal buildings, accessory structures and fairways, shall be designed and arranged to minimize any adverse effects upon adjacent property. All principal or accessory buildings shall be not less than two hundred (200) feet from any public street right-of-way or property line abutting residentially zoned lands; provided the City Council may modify this requirement where topographic conditions, existing vegetation or new landscaping will screen views. In no case shall the setback be less than seventy five (75) feet.
- d. Operational hours for maintenance vehicles, course maintenance and/or irrigation may be restricted by the City Council to protect nearby residential districts. Maintenance sheds shall not be visible from any adjacent single family residential areas.
- e. Any swimming pool shall meet the standards of Section 313 and comply with all applicable building codes and City Ordinances.

**33. Recreation: Golf Driving Ranges, Miniature Golf Courses**

- a. All traffic ingress and egress shall be from Regional Arterial or Arterial as classified in the City Master Plan.
- b. Parking lots shall be set back at least thirty (30) feet from the street right-of-way and one hundred (100) feet from any property line abutting a residential district.
- c. Any lot line abutting a residential district shall provide a fifty (50) foot wide, landscaped buffer strip with landscaping meeting the standards of Article XXIII.
- d. No building shall be constructed or located closer than two hundred (200) feet from the property line of any abutting residential lot.
- e. The site plan shall illustrate expected trajectory or ball dispersion patterns along fairways and for driving ranges where adjacent to residential uses, buildings, parking lots or public streets.
- f. Site size shall be sufficient to retain errant balls within the site by means of landscaping, berms or a six (6) foot high fence. Netting shall be prohibited unless the City Council determines the netting would be compatible with surrounding uses.

- g. The City Council may restrict lighting and hours of operation for a driving range in consideration of surrounding land uses and zoning.
- h. Tee areas for a driving range shall be clearly distinguished by elevating the stations six (6) inches to one and one half (1-1/2) feet above the ground, or through use of short walls or alternate distinction to separate tee stations.

**34. Recreation: Indoor commercial recreation such as bowling alleys, indoor golf, ice arenas, skating rinks, etc.)**

- a. The principal and accessory buildings and structures shall not be located within one hundred (100) feet of any residential district or permitted use.
- b. All uses shall be conducted completely within a fully enclosed building.
- c. The buildings shall be sound-proofed.
- d. A minimum eight (8) foot high, twenty (20) foot wide berm landscaped with evergreen trees to create a totally obscuring screen shall be provided.

**35. Recreation: Private, non-commercial institutional or community recreation facilities, and swimming pool clubs.**

- a. The proposed site shall have at least one (1) property line abutting a Regional Arterial or Arterial roadway as classified in the City Master Plan, and the site shall be so planned as to provide all ingress and egress directly onto or from said road.
- b. Front, side and rear yards shall be at least eighty (80) feet wide, and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to obscure the use from abutting residential districts.
- c. Off-street parking shall be provided so as to accommodate not less than one half of the member families and/or individual members. The City Council may modify the off-street parking requirements in those instances wherein it is determined that the users will be pedestrian and originate from the immediately adjacent areas. Prior to the issuance of a building permit or zoning compliance permit, by-laws of the organization shall be provided in order to establish the membership involved for computing the off-street parking requirements. In those cases wherein the proposed use or organization does not have by-laws or formal membership, the off-street parking requirements shall be determined by the City Council on the basis of usage.
- d. Swimming pools shall meet the applicable standards of Section 313, all applicable building and health codes.

**36. Recycling Centers**

- a. Recycling stations shall be only for the collection of recyclable materials for hauling to another site for processing. A one (1) or two (2) yard dumpster may be provided for non-recyclable waste, such as twine, lids, etc.
- b. Paved loading and stacking spaces shall be provided for at least three (3) automobiles.
- c. All storage of recycled materials shall be within appropriate containers, with access through doors on the sides of the container.
- d. The City Council may require a totally obscuring fence or wall around the perimeter of the recycling center.
- e. The hours of operation and materials accepted shall be clearly posted.

- f. Front, side and rear yards shall be at least eighty (80) feet wide, and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to obscure the use from abutting residential districts.

**37. Restaurants and other establishments with drive-in or drive-through facilities**

- a. Principal and accessory buildings shall be setback at least seventy-five (75) feet from any adjacent public right-of-way line or property line. Location shall be along a Regional Arterial or Arterial, as classified in the City Master Plan.
- b. Only one (1) access shall be provided onto any Regional Arterial or Arterial. Access points shall be located at least sixty (60) feet from the intersection of any two streets.
- c. Such restaurants constructed adjacent to other commercial developments shall have a direct vehicular access connection where possible.
- d. A six (6) foot high wall which creates a completely obscuring effect shall be provided when abutting or adjacent districts are zoned residential, OS-1 or B-1.
- e. Applicant shall provide a traffic impact assessment including projected traffic generation according to Section 329.
- f. The establishment of a new drive-through restaurant shall require the lot be separated a minimum of two hundred fifty (250) feet from any other lot containing a drive-through restaurant. (amended 2/24/10)

**38. Schools: Public, parochial and private intermediate and/or secondary schools** offering courses in general education.

All vehicular access to the site shall be onto a Regional Arterial, Arterial or Collector road, as classified in the City Master Plan. The City Council may allow secondary access onto local (residential) streets if the uses fronting the street which would be most impacted by traffic flow are predominantly non-single family homes.

**39. Shopping centers**

Shopping centers of over 30,000 square feet or gross floor area in the Community Business District and over 60,000 square feet in the General Business District shall meet the standards below. For purposes of calculation, the principal building and all outbuildings including those on outlots, shall be including in calculating the gross floor area threshold for this section.

- a. A Traffic Impact Study shall be submitted (refer to Section 329).
- b. The principal building with front parking shall be setback two hundred-fifty (250) feet from any public right-of-way or property line.
- c. Such shopping centers shall have access to at least one (1) Arterial when in a Community Business District; access to at least one (1) Regional Arterial when located within a General Commercial District.
- d. The design of regional shopping centers shall ensure that vehicular circulation patterns are designed and regulated to reduce conflicts between vehicles and pedestrians on-site, and the impacts of traffic generated by the center on adjacent streets.
- e. Internal circulation shall be designed such that no intersection includes more than four (4) aisles or drives.
- f. Site entrances shall be restricted to three-way movements, with unrestricted inbound movements.

- g. Internal drives defined by the ends of aisles shall have raised curbed islands at appropriate locations to define circulation paths and control movements through the parking lot.
- h. Loading facilities which serve the commercial establishment in the principal building shall be screened from public view.
- i. Any building side facing a public street or residential district shall be constructed with brick, fluted block or similar decorative material.
- j. Any outlots shall have circulation and parking designed to complement the entire site.

**40. Theaters (indoor), cinemas, concert halls and play houses**

- a. Access shall be from a Regional Arterial or Arterial roads.
- b. A traffic impact study shall be submitted according to Section 329.
- c. Wrought iron fencing may be placed along the frontage to direct pedestrians to safe crossing points, if the City Council determines the need.
- d. The subject site shall be located with access to an existing traffic signal, or placed such that installing a traffic signal will not significantly impact through traffic flow.
- e. The principal building and parking lot shall be setback at least fifty (50) feet from any adjacent residential district. This setback shall be landscaped with at least the amount of plant materials specified in Article XXIII.

**41. Urgent medical care centers**

- a. Access shall be from a Regional Arterial or Arterial.
- b. Building entrances shall not be visible to residences or schools.

**42. Veterinary Clinics**

- a. The use shall be operated by a licensed or registered veterinarian.
- b. The principal and all accessory buildings or structures used for the treatment or holding of animals shall be setback at least two hundred (200) feet from abutting residential districts, churches or restaurants on the same side of the street; fifty (50) feet from the front property line and fifty (50) feet from all other property lines.
- c. All principal use activities shall be conducted within a totally enclosed principal building; no outdoor pet enclosures or runs are permitted.
- d. Any indoor boarding shall be limited to that incidental to treatment or surgery.
- e. Any veterinary clinic building or structure which is used for the treatment or holding of animals which is adjacent to a residential district shall have the following construction features:
  - 1) walls are soundproofed to all a maximum transmission of 65 dB measured at any point on the outside of the exterior wall,
  - 2) doors must be solid core,
  - 3) ventilation must be force air.
- f. Outdoor exercising is allowed when the pet is accompanied by a employee provided no animals shall be permitted outside of the buildings between 8:00 p.m. and 7:00 a.m.

- g. A caretakers quarters may be permitted.