

ARTICLE V. STANDARDS AND CRITERIA FOR CONDITIONAL USES

Section 27-44. General Criteria.

The Board of Adjustment may grant permission for the establishment of the following uses, or category of uses, if the Board of Adjustment finds from the evidence produced after a study of the complete record that:

- (a) the proposed use does not adversely affect the general plans for the physical development of the City as embodied in these regulations or in any plan or portion thereof adopted by the Planning Board or by the City Council;
- (b) the proposed use will not be contrary to the purposes stated in these regulations;
- (c) the proposed use will not adversely affect the health and safety of residents and workers in the City;
- (d) the proposed use will not be detrimental to the use of or development of adjacent properties or other neighborhood uses;
- (e) the proposed use will not be affected adversely by existing uses;
- (f) the proposed use will be placed on a lot of sufficient size to satisfy the space requirements of such use;
- (g) the proposed use will not constitute a nuisance or fire hazard because of the number of persons who will attend or use such facility, of the vehicular movement, of noise or fumes or of the type of physical activity;
- (h) the proposed use will comply with all additional specific criteria set forth for each particular use as established in these regulations;
- (i) the proposed use will comply with the minimum area, setback, and other locational requirements of the zoning district in which it will be located;
- (j) the proposed use will comply with the off-street parking and loading requirements of these regulations. All parking and driveways shall be located in a safe and convenient manner;
- (k) the proposed use will not create or aggravate hazards to vehicular or pedestrian traffic on the roads and sidewalks, both off-site and on-site, serving the proposed use as determined by the size, capacity, and condition of such roads and sidewalks, lighting, drainage, intensity of use by both pedestrians and vehicles and the visibility afforded to pedestrians and the operators of motor vehicles on such roads; and
- (l) the proposed use will be compatible with existing uses that are adjacent to or neighboring the proposed location, as measured in terms of its physical size, intensity of use, visual impact, and proximity to other structures.

Section 27-45. Additional Restrictions.

The Board of Adjustment may impose or require additional conditions, restrictions, and standards as may be necessary to protect the health and safety of workers and residents of the community, and to protect the value and use of property in the general neighborhood.

Section 27-46. Revocation of Permits after Notice and Opportunity to be Heard.

Whenever the Board of Adjustment shall find, in the case of any permit granted pursuant to the provisions of these regulations, that any of the terms, conditions, or restrictions upon which such permit was granted are not being complied with, the Board shall rescind and revoke such permit after giving notice to all parties concerned and granting full opportunities for a hearing.

Section 27-47. Specific Criteria.

The Board of Adjustment may grant permission for the establishment of the uses listed under Section 27-48 subject to the specific criteria set forth under Section 27.49 and any conditions which the Board may deem necessary to satisfy the general criteria set forth in 27.44.

Section 27-48. Index to Listed Uses.

- (a) Major or Minor Repair Facilities (includes Major Automobile Repair Services, Minor Automobile Repair Services, Heavy Equipment Repairs, Light Equipment Repairs, Refrigerator or Large Appliance Repairs)
- (b) Cemeteries/Mausoleums
- (c) Adult or Child Day Care Facilities
- (d) Group Care Facilities
- (e) Other Care Facilities (includes Congregate Care Facilities, Adult Day Care Facilities, Nursing or Convalescent Homes, Orphanages)
- (f) Clubs or Lodges, Billiard Parlors
- (g) Fraternity or Sorority, Private Dormitories
- (h) Salvage Yards, Auto Parts, Salvage Yards, Scrap Processing
- (i) Bars
- (j) Caretaker Dwellings
- (k) Restaurants; with drive-thru or with no drive-thru
- (l) Mining and Quarrying
- (m) Demolition Debris Landfills, Major and Solid Waste Disposal (nonhazardous)
- (n) Shelters for the Homeless
- (o) Migrant Labor Housing
- (p) Amusement or Water Parks
- (q) Country Clubs with Golf Courses
- (r) Golf Driving Ranges
- (s) Recreational Facilities (other)
- (t) Swim and Tennis Clubs
- (u) Warehouses (self-storage)
- (v) Theaters, Outdoor
- (w) Sports Instruction Schools
- (x) Fish Market
- (y) Shooting Ranges, Indoor
- (z) Shooting Ranges, Outdoor
- (aa) Recreational Vehicle Parks or Campsites
- (bb) Flea Markets, Outdoor
- (cc) Flowers, Nursery Stock, and Florists Supply
- (dd) Convenience Stores (with gas pumps)
- (ee) Civic, Trade, or Business Organizations
- (ff) Fortune Tellers, Astrologers
- (gg) Correctional Institutions
- (hh) Hazardous and Radioactive Waste
- (ii) Heavy or Noxious Manufacturing (including Animal Feeds, Animal Slaughtering or Rendering, Asphalt Plants, Canned, Cured, or Frozen Fish, Industrial or Commercial Machinery, Metal Coating and Engraving, Petroleum and Related Products, Pulp and Paper Mills, Raw Rubber and Plastics, Tires and Inner Tubes)
- (jj) Tourist Homes
- (kk) Recycling Collection Points
- (ll) Outdoor Advertising Signs

Section 27-49. Listed Uses; Specific Criteria.

- (a) Major or Minor Repair Facilities (includes Major Automobile Repair Services, Minor Automobile Repair Services, Heavy Equipment Repairs, Light Equipment Repairs, Refrigerator or Large Appliance Repairs)
 - (1) All wrecked or damaged motor vehicles and parts shall be screened by an opaque fence of uniform construction, a minimum of six (6) feet in height, and with a bufferyard of greater intensity as required by the bufferyard regulations so as not to be visible from adjoining property lines and street right-of-ways.
 - (2) All vehicles on the premises for repair shall be stored at the rear of the principal structure.
 - (3) No vehicle shall be stored on the premises for more than fifteen (15) days.
 - (4) There shall be no exterior storage of items other than vehicles. No vehicle shall be stored within ten feet of any street right-of-way.
 - (5) There shall be no sale of vehicles.
 - (6) Rental or utility trailers, cars, and trucks shall be permitted as accessory uses provided that all units in excess of four (4) shall be screened from adjoining street right-of-ways and property lines by an opaque fence of uniform construction, a minimum of six (6) feet in height, and with a bufferyard of greater intensity as required by the bufferyard regulations.
 - (7) Outdoor displays of products such as tires, oil, wiper blades, or other similar products shall be permitted provided they are within ten (10) feet of the principal structure and outside required bufferyards. Signage displayed in conjunction with such display shall be in accordance with the sign regulations.
 - (8) All services except fuel sales and services related to fuel sales, such as window washing and oil checks, shall be performed within a completely enclosed building.
- (b) Cemeteries/Mausoleums
 - (1) A minimum of three (3) contiguous acres shall be required to establish a cemetery or mausoleum. This minimum area shall not apply to a family cemetery or family mausoleum.
 - (2) Primary access shall be to a collector or thoroughfare street.
 - (3) No gravesite shall be within ten (10) feet of any property line or within twenty-five (25) feet of any street right-of-way.
- (c) Adult or Child Day Care Facilities
 - (1) Maximum Number of Attendees: An adult or child day care center with five (5) or fewer attendees may be operated as a home occupation subject to the development standards for a home occupation. A child day care home occupation may also provide after school care for up to three (3) additional children, who are less than thirteen (13) years of age, for not more than four (4) after school hours in any twenty-four (24) hour period. Children of the resident operator shall not be counted toward the maximum number of attendees.
 - (2) An adult or child day care center with six (6) or more attendees shall be operated as a principal use and subject to the following development standards:
 - a. An indoor activity area shall be provided equivalent to at least twenty-five (25) square feet per attendee, exclusive of kitchens, bathrooms, closets, and hallways.
 - b. Outdoor play area shall be provided at a ratio of one hundred (100) square feet per child and shall be enclosed by a fence at least four (4) feet in height and located outside the required street setback. All playground equipment shall be located in accordance with the bufferyard regulations.

- c. All accessory structures, including but not limited to playground equipment and pools, must be located in the rear yard.
 - d. The minimum lot size shall be increased by a ratio of one hundred (100) square feet per attendee in excess of five (5).
 - e. Centers on a site greater than three (3) acres shall have frontage on a collector or thoroughfare street.
 - f. If located in a residential district, a residential appearance of the site shall be maintained to the greatest possible extent.
 - g. Employee parking shall be at the rear of the structure when an adult or child day care facility is located in a residential district.
- (d) Group Care Facilities
- (1) The minimum lot size shall be two (2) acres.
 - (2) The principal and accessory use side and rear setbacks shall be twenty (20) feet for new construction in the case of single building development.
 - (3) Multifamily development standards shall apply except as provided under subsection (2) above.
 - (4) Maximum occupancy shall be in accordance with the North Carolina State Building Code, not to exceed twenty-five (25) and as provided by definition.
 - (5) No such facility shall be located within one-half mile (2,640 feet) of an existing group care facility or shelter for the homeless.
- (e) Other Care Facilities (includes Congregate Care Facilities, Nursing or Convalescent Homes, Orphanages)
- (1) The facility shall provide centrally located, shared food preparation service and major dining areas.
 - (2) Common recreation, social, and service facilities shall be provided at a minimum rate of fifty (50) square feet per dwelling unit or per rooming unit.
 - (3) All facilities shall be solely for the use of residents and their guests.
 - (4) Facilities for administrative services and limited medical services for the exclusive use of the residents may be located on the site.
- (f) Clubs or Lodges, Billiard Parlors
- (1) A special use permit granted under this section shall be for a period of one (1) year and must be renewed annually. It shall be the responsibility of the owner/operator to make timely application for permit renewal.
 - (2) No portion of a lot on which a club, lodge, or billiard parlor is located shall be within five hundred (500) feet of any portion of a lot on which another principal use club, lodge, or billiard parlor is located.
- (g) Fraternity or Sorority, Private Dormitories
- (1) The minimum lot size shall be 20,000 square feet.
 - (2) The gross floor area of the structure or structures shall be no less than two hundred fifty (250) square feet per resident.
 - (3) The total amount of land devoted to structures and parking shall not exceed seventy (70) percent of the total lot area.
 - (4) No part of any principal structure or accessory structure shall be located within fifteen (15) feet of any property line or street right-of-way for new construction and conversions.
- (h) Salvage Yards, Auto Parts, Salvage Yards, Scrap Processing
- (1) The use shall be setback at least two (2) times the distance from the street right-of-way line that is required for the district in which it is located.
 - (2) An opaque fence of uniform construction, a minimum of eight (8) feet in height, shall be required around the perimeter of the activity. Such fencing shall be located between the use and all required planting yards, as defined in Article VII, Bufferyards/Landscaping Requirements.

- (3) No activity shall be located, nor shall it be expanded to, within three hundred (300) feet of any residence existing (or under construction) or to any residential zoning district at the time of its initiation.
- (i) Bars
- (1) No such establishment shall be located within two hundred (200) feet from the nearest property line of a church, elementary or secondary school, public park, playground, library, or residentially zoned property.
 - (2) The main entrance of the building shall be toward a street zoned predominantly for nonresidential uses.
 - (3) A minimum six (6) foot high opaque fence of uniform construction shall be erected adjacent to the property line of abutting residences.
 - (4) Parking areas related to the establishment shall be located no closer than twenty-five (25) feet to the property line of abutting residences.
- (j) Caretaker Dwellings
- (1) A building permit for a principal nonresidential building shall be obtained, or a principal nonresidential use shall be established, prior to occupancy.
 - (2) No more than one (1) caretaker dwelling unit shall be permitted per lot.
- (k) Restaurants; with drive-thru or without drive-thru
- (1) When a restaurant is to be located adjacent to a residential district, the following standards shall be required:
 - a. The restaurant shall maintain the front yard setback of the adjacent residential district.
 - b. The restaurant shall maintain a minimum side and rear yard setback of twenty-five (25) feet from any property line which abuts a permitted residential dwelling unit or district.
- (l) Mining and Quarrying
- (1) No mining, quarrying, or excavation activity shall occur closer than three hundred (300) feet to an adjacent permitted residential dwelling.
 - (2) Access to sites shall be located so as to avoid the routing of vehicles to and from the operation over streets that primarily serve abutting residential development. Maintenance of this access shall be responsibility of the operator of the site. Measures to control dust along access roads shall be used as needed to maintain a relatively dust-free operation.
 - (3) Hours of operation shall be from 7:00 A.M. to 6:00 P.M. Monday through Saturday except as further provided. Hours of operation, where access is limited to public streets that are residential in nature, shall be limited to 8:00 A.M. to 6:00 P.M. Monday through Friday.
 - (4) Security fencing, a minimum of six (6) feet in height, shall be provided around the perimeter of both existing and abandoned operations, and shall be locked when the site is not in use.
 - (5) Within the time period established by the mining permit issued by the State of North Carolina, all equipment and stock piles incidental to such operation shall be removed by and at the expense of the owner. Except in a case where redevelopment for permitted activities for another permitted use is in progress on the site, all excavations shall be graded to reduce the surface to gently rolling topography in conformity with the surrounding landscape. This area shall be planted with a cover of sod, trees, shrubs, or grass. The area shall be drained or a retention pond provided to prevent storm water from accumulating on the site or on neighboring properties or public streets.
- (m) Demolition Debris Landfills, Major and Solid Waste Disposal (nonhazardous)
- (1) There shall be a one hundred (100) foot setback from all property lines. No refuse shall be deposited or any building erected in this area.
 - (2) No such use may be located within three hundred (300) feet of any dwelling unit.
- (n) Shelters for the Homeless

- (1) The minimum lot size shall be 15,000 square feet.
 - (2) No facility shall be located within one-half mile (2,640 feet) of any existing homeless shelter, as measured from the nearest property line of the lot on which the proposed homeless shelter is to be located to the nearest lot line of an existing homeless shelter.
 - (3) Maximum occupancy shall be in accordance with the North Carolina State Building Code or not more than one (1) person per each five hundred (500) square feet of lot area, whichever is less.
 - (4) Continuous on-site supervision must be maintained during all hours of operation.
 - (5) The shelter must be located within a building owned by and operated by a government agency or nonprofit organization.
- (o) Migrant Labor Housing
- (1) Minimum lot size shall be two (2) acres. An additional 2,000 square feet of land shall be required for each worker in excess of twenty (20) people.
 - (2) The minimum street setback shall be one hundred (100) feet.
 - (3) The minimum interior side and rear yard setback shall be fifty (50) feet.
 - (4) No more than ten (10) people shall be housed in any one (1) room or compartment for sleeping purposes. Rooms or compartments for sleeping shall contain a minimum of thirty-nine (39) square feet of floor area for each person. Where stricter, applicable state or federal law shall govern.
 - (5) All water, sewer, and sanitary facilities shall be approved by the Beaufort County Health Department.
- (p) Amusement or Water Parks
- (1) Minimum lot size shall be five (5) acres.
 - (2) No principal buildings or structures, other than ticket windows, shall be located within fifty (50) feet of any property line.
 - (3) Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the part of the facility being used for park activities.
- (q) Country Clubs with Golf Courses; Golf Courses
- (1) Outdoor swimming pools shall be surrounded by a fence or equal enclosure, a minimum of six (6) feet in height, that is locked when the pool is not open.
 - (2) There shall be a fifty (50) foot minimum setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and any residential districts.
- (r) Golf Driving Ranges
- (1) The minimum distance from the tees to the end of any open-air driving area shall be 1,000 feet. The minimum distance may be reduced if the end of the driving area is controlled with netting or other measures to prevent golf balls from leaving the driving area.
 - (2) Fencing, netting, trees, berms, or other control measures shall be provided around the perimeter of the driving area to prevent golf balls from leaving the site.
- (s) Recreational Facilities (other)
- (1) Overflow parking (in addition to required parking) shall be designated on the site plan and kept available to handle all traffic from special events.
 - (2) No principal buildings or structures, other than ticket windows, shall be located within fifty (50) feet of any property line.
- (t) Swim and Tennis Clubs
- (1) Minimum areas shall be two (2) acres, or one (1) acre if located on common area within a development.
 - (2) There shall be a fifty (50) foot minimum setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and any residential districts.
 - (3) Outdoor swimming pools shall be surrounded by a fence or equal enclosure, a minimum of six (6) feet in height, that is locked when the pool is not open.
- (u) Warehouses (self-storage)

- (1) Minimum lot size shall be one (1) acre.
- (2) The total area covered by buildings shall not exceed fifty (50) percent of the site.
- (3) No outside storage shall be permitted and the storage of hazardous, toxic, or explosive substances shall be prohibited.
- (4) No business activity other than the rental of storage units shall be conducted on the site.
- (v) Theaters, Outdoor
 - (1) No outdoor theater shall be located within three hundred (300) feet of any church, elementary or secondary school, public park, playground, library, or residentially zoned property.
 - (2) No principal buildings or structures, other than ticket windows shall be located within fifty (50) feet of any property line.
- (w) Sports Instruction Schools
 - (1) Fencing, netting, trees, berms, or other control measures shall be provided around the perimeter of the recreation area to prevent balls or equipment from leaving the site.
- (x) Fish Market
 - (1) No fish market may be located within three hundred (300) feet of any residential, office, institutional, or commercial use.
- (y) Shooting Ranges, Indoor
 - (1) The facility shall be designed to absorb sound so that no noise is plainly audible at a distance of one hundred (100) feet from the building from which the noise emanates.
- (z) Shooting Ranges, Outdoor
 - (1) The minimum lot size shall be fifty (50) acres.
 - (2) All shooting stations on a range facility shall be located a minimum of two hundred (200) feet from any property line.
 - (3) Warning signs shall be posted at one hundred (100) foot intervals along the entire perimeter of the shooting range facility.
 - (4) All shooting stations shall be located at least one-quarter mile (1,320 feet) from any existing, occupied dwelling unit.
 - (5) Shooting range facilities shall be designed to contain all of the bullets, shot, or arrows, or any other debris, on the range facility.
 - (6) Unreasonable levels of noise outside the permitted hours of operation, as defined in subsection (7) below, shall be prohibited.
 - (7) Shooting ranges shall be allowed to operate between the hours of 9:00 a.m. and 6:00 p.m., Monday through Saturday, and 1:00 p.m. through 6:00 p.m. on Sundays.
 - (8) The owner and/or operator of the shooting range facility shall be required to carry a minimum of \$500,000 of liability insurance. Such insurance shall name the City of Washington as an additional insured party and shall save and hold the City of Washington, its elected and appointed officials, and employees acting within the scope of their duties harmless from and against all claims, demands, and causes of action of any kind or character, including the cost of defense thereof, arising in favor of a person or group's members or employees or third parties on account of any property damage or personal injury arising out of use of the range, or in any way arising out of the acts or omissions of the owner and/or operator of the range, his or her group, club, or its agents or representatives. The City of Washington shall be notified of any policy changes or lapses in coverage.
- (aa) Recreational Vehicle Parks or Campsites
 - (1) Each space shall consist of a minimum of 2,000 square feet and shall be designated on the ground by permanent markers or monuments.
 - (2) All structures, buildings, and sewage facilities shall meet the setback requirements for the district in which they are located.

- (3) The park shall have all-weather paved or gravel roads that directly abut all spaces. All road right-of-ways shall have a minimum width of forty (40) feet with a minimum paved width of twenty (20) feet.
- (4) An all-weather surface area with sufficient dimensions to accommodate at least one (1) automobile and camping vehicle shall be constructed within each space.
- (5) There shall be a minimum distance of eighteen (18) feet between each travel trailer or structure.
- (6) No space shall have direct vehicular access to public streets which do not exclusively serve the park.
- (7) The park shall be developed with proper drainage ditches. All banks shall be sloped and seeded.
- (8) Cul-de-sacs or dead end roads shall not exceed 1,000 feet in length. Any road designed to be permanently closed shall have a turn-around at the closed end with a minimum right-of-way diameter of eighty (80) feet.
- (9) When the park has more than one (1) direct access to a public road, each entrance shall be no less than three hundred (300) feet apart or no closer than three hundred (300) feet to a public road intersection unless unusual site conditions demand otherwise.

(10) Utilities

- a. The installation, alteration, or use of all utilities including, but not limited to, electrical service, plumbing fixtures, and sewage disposal systems shall conform with all applicable codes.
- b. Each park shall obtain water from a municipal water supply when available and when, unavailable, from a source approved by the Beaufort County Health Department. The water supply and pressure shall be adequate for the park requirements. Areas around faucets or drinking fountains shall be properly drained.
- c. Each park shall have a central structure or structures that will provide separate toilet and bathing facilities for both sexes. The minimum number of facilities per sex to be provided shall follow the schedule below:
 Toilets: 1 per 10 spaces
 Urinals: 1 per 20 spaces (male facilities only)
 Lavatories: 1 per 10 spaces
 Showers: 1 per 10 spaces
 All toilet, shower, lavatory, and laundry facilities shall be provided and maintained in a clean, sanitary condition and kept in good repair at all times. They shall be safely and adequately lighted. Facilities shall be easily accessible to all persons and conveniently located.
- d. Each park shall be provided with an approved sewage disposal system, either by connection to a public sewer or a septic tank constructed in compliance with the regulations of the Beaufort County Health Department. All sewage wastes from the park, including waste from toilets, showers, bathtubs, lavatories, wash basins, refrigerator drains, sinks, faucets, and water-using appliances not herein mentioned, shall be piped into the park's sewage disposal system.

(11) Solid Waste Disposal

- a. The park owner is responsible for solid waste collection. All refuse shall be collected at least twice weekly.
- b. All refuse shall be stored in conveniently located, leak-proof, rodent-proof containers with tight-fitting lids. One (1) such can with a capacity of at least twenty (20) gallons shall be provided for every two (2) spaces. Garbage cans shall be located no farther than one hundred (100) feet from any space.

- c. Racks or concrete platforms shall be provided on which to store containers. Racks or platforms shall be so designed as to prevent tipping and to minimize spillage.
- (12) All spaces shall be located on sites that are not susceptible to flooding. The spaces shall be graded to prevent any water from ponding or accumulating within the park. Each space shall be properly graded to obtain a reasonably flat site and to provide adequate drainage away from the space.
- (13) Insect and rodent control measures to safeguard the public health shall be used in the park.
- (14) Common area recreation areas shall be provided at a ratio of three hundred (300) square feet per space. No common recreation area shall be less than 3,000 square feet. No common recreation area shall be located in a required bufferyard. At least eighty (80) percent of the required recreation area must be level, well-drained ground usable for common recreation activities. Land that is swampy, extremely low, or wooded will not be classified as usable recreation space.
- (15) The park may contain a retail sales counter or coin operated machines for the park residents' use only, provided they are enclosed within a structure and there is no exterior advertising.
- (16) Permanent sleeping quarters for guests shall not be permitted within the park.
- (17) It shall be unlawful for a person to park or store a manufactured dwelling in a Recreational Vehicle Park, except that one (1) manufactured dwelling may be located within the park for exclusive use by the park manager or operator. This manufactured dwelling shall be located in an area designated on the site plan.
- (bb) Flea Markets, Outdoor
 - (1) No building, structure, or sales area shall be located in any required setback area.
 - (2) No more than twenty-five (25) percent of the stalls or sales areas shall be used for the sale of goods at retail by businesses or individuals who are generally or traditionally engaged in retail trade.
 - (3) Off-street parking shall be provided as required in Article XVII, Parking, for retail sales (not otherwise classified).
- (cc) Flowers, Nursery Stock, and Florists Supply
 - (1) The growing of greenhouse or plant nursery products shall be the principal use for nursery stock facilities. Retail sales shall be considered an accessory use for nursery stock facilities provided no more than twenty-five (25) percent of the retail stock of a nursery shall be of products not grown upon the premises.
 - (2) No power equipment, such as gas or electric lawn mowers and farm implements, may be sold whole sale or retail.
- (dd) Convenience Stores (with gas pumps)
 - (1) No outside storage of materials shall be permitted.
 - (2) Above ground tanks and treatment facilities shall be screened, to the greatest extent feasible, with shrubbery or fencing at least six feet in height, to lessen their visual impact on surrounding properties.
- (ee) Civic, Trade, or Business Organizations
 - (1) Any proposed use shall maintain a residential appearance to the greatest extent possible and shall be consistent in scale and environment with surrounding properties.
 - (2) Any parking area designed to serve more than four (4) vehicles shall be located in the rear of the principal structure.
- (ff) Fortune Tellers, Astrologers
 - (1) No such use shall be located within three hundred (300) feet of any church, elementary or secondary school, public park, playground, library, or residentially zoned property.

- (gg) Correctional Institutions
 - (1) No part of any lot containing a correctional institution shall be located within five hundred (500) feet of any portion of a lot containing a church, elementary or secondary school, public park, playground, library, or residentially zoned property.
- (hh) Hazardous and Radioactive Waste
 - (1) No part of any lot containing a hazardous or radioactive waste facility shall be located within 1,000 feet of any portion of a lot containing a church, elementary or secondary school, public park, playground, library, or residentially zoned property.
- (ii) Heavy or Noxious Manufacturing (including Animal Feeds, Animal Slaughtering or Rendering, Asphalt Plants, Canned, Cured, or Frozen Fish, Industrial or Commercial Machinery, Metal Coating and Engraving, Petroleum and Related Products, Pulp and Paper Mills, Raw Rubber and Plastics, Tires and Inner Tubes)
 - (1) All structures, buildings, mechanical equipment, or enclosed areas used for the operation shall be a minimum of fifty (50) feet from any existing residence or residentially zoned property. Storage tanks shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.
 - (2) All unpaved storage areas shall be maintained in a manner which prevents dust from adversely impacting adjacent properties.
 - (3) Security fencing, a minimum of six (6) feet in height, shall be provided around all outside storage areas.
- (jj) Tourist Homes
 - (1) Tourist homes shall have a minimum lot size of ten thousand (10,000) square feet.
 - (2) Tourist homes shall be located in a house with a minimum square footage of three thousand (3,000) square feet.
- (kk) Recycling Collection Points
 - (1) Storage of recyclables at recycling collection points shall be for a period of no more than seven (7) days at a time.
 - (2) Recycling collection bins shall be screened with appropriate fencing or landscaping so as to minimize the visual impact on surrounding properties.
- (ll) Outdoor Advertising Signs
 - (1) No more than one (1) outdoor advertising sign shall be permitted on any lot.
 - (2) No outdoor advertising sign shall be larger than one hundred (100) square feet.
 - (3) The outdoor advertising sign shall not be located on a lot with another primary use.
 - (4) The outdoor advertising sign shall meet all setback requirements for the applicable zoning district.
- (mm) Hospice Home – Inpatient Facility special standards in the B1-H zoning District**
 - (1) Minimum lot size** **20,000 square feet**
 - (2) Minimum lot width** **100 feet**
 - (3) Minimum front yard setback** **10 feet**
 - (4) Minimum side yard setback** **10 feet**
 - (5) Maximum height** **50 feet**
 - (6) Maximum building coverage** **40 %**
 - (7) Minimum square footage of building** **4,000 square feet**
 - (8) Section 27-44, Subsection (a) through (l) may also be used in applying special standards for this special use.**

(Ord. No. , 2/10/03)