

Article IX- Supplementary Regulations
Section 905 – Home Business (continued)

- G. Does not utilize more than twenty (20) per cent of the gross floor area of the single unit dwelling including attached garage, but not to exceed three hundred (300) square feet.
2. In the event of controversy concerning the above conditions, the determination of the Planning Commission established under this statute and this ordinance, shall be conclusive on such question.
- 3.

Section 906 -Screening *Ordinance #79, November 25, 1991*

Screening, when used as a buffer, shall be in the form of either a wall, evergreen planting, or other similar barrier, which is compact and maintained in good condition at all times. The height of the screen shall not be less than five feet, except where the screen would interfere with traffic safety, in which case it may be reduced in height to, but not less than, three feet in height, but in no case shall the five foot screen extend beyond the required setback.

Section 907 -Set-Back (Lake, Pond, Stream, River)

1. Any building constructed on a lot abutting a lake, pond, stream, or river shall be set back at least 100 feet from the high-water line, except:
- A. Those buildings in existence at the time of passage of this ordinance (6/10/75).
- B. Where the majority of the property abutting said water line within 500 feet of a vacant lot has been built upon at the time of passing of this ordinance (6/10/75), the set-back of any building hereafter erected on said vacant lot shall not be required to be greater than, nor shall it be less than, the average set-back of the improved properties.
- C. One- story boathouses used exclusively for boating and bathing facilities and docks, together with temporary boat shelters, which are dismantled during the winter months, may be constructed out into the lake beyond the said high-water shore- line. In the event of a controversy concerning the location of the high-water shore- line for the purposes set forth herein, the determination of the Zoning Board of Appeals established under the statute and this ordinance, shall be conclusive on such question.
- *Ordinance #47, July 24, 1979***
- D. Where the lot elevation is three feet or more above the high-water line, such building shall not be closer than 35 feet from such high-water line except as provided in this Section, Paragraph B.

Section 908 - Special Land Uses

1. Explanation

In order to make this ordinance flexible to meet the needs of changing trends in development and new technology, the Planning Commission is authorized to approve the establishment of special land uses. In this way the ordinance does not become a rigid document that cannot be altered, but serves as a guideline upon which the Planning Commission may make enlightened judgments keeping development within the general philosophy of this ordinance. Land and structure uses not specifically mentioned in the foregoing text or possessing unique characteristics may be designated as special land uses and, as such, may be authorized by the issuance of a special land use with such conditions and safeguards attached as may be deemed necessary for the protection of the public welfare. Certain types of uses are required to secure a permit to allow them to be placed in one or more districts in which their

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Add to new ordinance