

ZONING

245 Attachment 1

Land Use, Off-Street Parking and Off-Street Loading Requirements Table

Land Use Column 1	R1 2	R2 3	R3 4	C1 5	C2 6	LI 7	O/C 8	Minimum Required Off- Street Parking Spaces 9	Minimum Required Off-Street Loading Berths 10
Agricultural service business						p		1 space per each 500 sq. ft. of enclosed gross floor area	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Antique shop			p, a	p, a	p, a	p, a		1 space per each 600 sq. ft. of enclosed gross floor area	None
Arcade, pool hall, dance hall				s Article III	p, a	p, a		1 space per each 800 sq. ft. of enclosed gross floor area	None
Art gallery or art museum				s Article III	s Article III			1 space per 1,500 sq. ft. of enclosed gross floor area	None
Assembly (light)				s Article III	p, a	p, a		1 space per each 1,000 sq. ft. of enclosed gross floor area	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Auditorium					p, a	p, a		1 space per each 6 fixed seats or 9 linear feet of fixed benches; if there is no fixed seating, 1 space for each 75 sq. ft. of enclosed gross floor area	None
Automobile parts store					p, a	p, a		1 space per each 500 sq. ft. of enclosed gross floor area	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Automobile repair shop					p, a	p, a		1 space per each service bay; a service bay shall not count as a parking space	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Automobile sales <sup>1</sup>					p	p		1 space per each 1000 sq. ft. of enclosed gross floor area + 1 space for each 3000 sq. ft. of outside display area + 100% of the additional parking spaces required by this table for other land uses on the same lot (e.g., an automobile repair shop); at least 170 sq. ft. of lot area shall be provided for each vehicle stored on the premises	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Bait shop				p, a	p, a	p, a		1 space per each 500 sq. ft. of enclosed gross floor area	None
Bakery				s Article III	p, a	p, a		1 space per each 800 sq. ft. of enclosed gross floor area for the first 25,000 sq. ft. of gross floor area + 1 space per each 950 sq. ft. of enclosed gross floor area for the next 25,000 sq. ft. + 1 space per each 1,100 sq. ft. of enclosed gross floor area over 50,000 sq. ft.	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Bank or financial institution					p, a	p, a		1 space per each 500 sq. ft. of enclosed gross floor area + 3 reservoir waiting spaces of not less than 20 ft. in length shall be provided at each drive-in window	None

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Bar, tavern, nightclub				s Article III	p, a	p, a		1 space per each 300 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Basketball court, tennis court		p, a	p, a	p, a	p, a	p, a	p, a	2 spaces per each court or 1 space per each three spectator seats, whichever is greater	None
Beauty parlor, barbershop			s Article III	p, a	p, a	p, a		1 space per each cutting station or barber's chair	None
Bed-and-breakfast establishment				p	p			1 space per guest bedroom + 2 spaces for permanent residents	None
Beverage distributor					p	p		1 space per each 450 sq. ft. of enclosed gross floor area	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Bicycle repair shop				p, a	p	p		1 space per each 550 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Bookstore			s Article III	p	p	p		1 space per each 400 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Bowling alley					p	p		2 spaces per each alley + 50% of the additional parking spaces required by this table for other land uses on the premises (e.g., restaurant, bar)	Loading berths are not required for this use; however, they may be required for restaurants within the same building
Building, plumbing, welding, and/or heating supplies store					p	p		1 space per each 800 sq. ft. of enclosed gross floor area used for display + 1 space per each 1,300 sq. ft. of enclosed gross floor area of warehouse area + 1 space for each company vehicle	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Campground							p	1 space per campsite	None
Car wash				p, a	p, a	p, a		1 space per each employee + storage areas for at least 3 times the number of cars that can be in the wash process at any one time	None
Cellular site (i.e., cell site, radio link) or switching office (see Emsworth Bor. Ord. No. 898)							s Article III	1 space per employee	None
Cemetery					p, a	p, a	p, a	1 space per employee	None
Clubs, lodges					p	p		1 space per each 500 sq. ft. of enclosed gross floor area	None
Communications facilities							s Article III	2 spaces on the tower site, plus 1 space for each on-site personnel	
Community center (nonprofit)				p, a	p, a	p, a		1 space per each 450 sq. ft. of enclosed gross floor area	None
Contractor's yard						p		1 space per each 2,500 sq. ft. of enclosed gross floor area or 1 space per employee, whichever is more	None
Convalescent center, nursing home			p	p	p			1 space per each 600 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area

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(Cont'd)

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Convenience store				s Article III	p	p		1 space per each 300 sq. ft. of enclosed gross floor area + 80% of the additional parking spaces required by this table for other land uses on the same premises (e.g., gasoline station)	1 berth for each 5000 sq. ft. of enclosed gross floor area up to 10,000 sq. ft. + 1 berth per each 20,000 sq. ft. of enclosed gross floor area over 10,000 sq. ft.
Convent, monastery, or religious residence		p, a	p, a	p, a	p, a	p, a		1 space per each 1000 sq. ft. of enclosed gross floor area	None
Correctional facility						p		1 space per employee + 1 space per every 25 inmates of maximum capacity	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Crematorium					p	p		1 space per every 6 seats of chapel capacity + 1 space per each 3 employees	None
Data processing facility			p, a	p, a	p, a	p, a		1 space per 500 sq. ft. of enclosed gross floor area	None
Day-care center			p, a	p, a	p, a			2 spaces for each three teachers, employees, or administrators	None
Dry-cleaning establishment			p	p	p	p		1 space per each 500 sq. ft. of enclosed gross floor area	None
Emergency medical or ambulance service			p	p, a	p, a	p, a		1 space per employee + 1 space for each motor vehicle operated in connection with the service	None
Exterminator						p		1 space per 1,000 sq. ft. of enclosed gross floor area	None
Farm						p		1 space per employee	None
Fences, walls, or other screens	a § 245-47	a § 245-47	a § 245-47	a § 245-47	a § 245-47	a § 245-47	a § 245-47	None	None
Fire or police station	p, a	p, a	p, a	p, a	p, a	p, a	p, a	1 space per each 2 employees	None
Food catering facility				p, a	p, a	p, a		1 space per each employee	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Forestry activities	p	p	p	p	p	p	p	1 space per 1,000 sq. ft. of enclosed gross floor area	None
Funeral home, mortuary				p	p	p		1 space per 1,000 sq. ft. of enclosed gross floor area	None
Furniture store				p, a	p, a	p, a		1 space per 1,000 sq. ft. of enclosed gross floor area	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Garage (community)				p, a	p, a	p, a		None	None
Garage (private customer and employee)					a	a		None	None
Garage (private residential)	a	a	a	a	a			None	None
Garage (public)					p, a	p, a		None	None
Garage sale/yard sale <sup>2</sup>	a	a	a	a				None	None
Garden, greenhouse (private residential) <sup>2</sup>	a	a	a	a	a			None	None

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Gasoline station (all gas station/convenience store businesses shall be classified as a gas station in this table)					p, a	p, a		1 space per each fuel pump (the space by the pump itself may not be counted)	None
Golf course (nonminiature)						p		75 spaces per each 9 holes	None
Golf course (miniature)				p, a	p, a	p, a	p, a	1 space per every 4 holes	None
Golf driving range						a		1 space per every 3 tees	None
Government building	p, a	p, a	p, a	p, a	p, a	p, a	p, a	1 space per each 300 sq. ft. of enclosed gross floor area used by the public + 1 space per each 800 sq. ft. of enclosed gross floor area not used by the public	None
Grocery store, supermarket				s Article III	p	p		1 space per each 350 sq. ft. of enclosed gross floor area + 100% of the additional parking spaces required by this table for other land uses in the same building (e.g., restaurant)	1 berth for each 5000 sq. ft. of enclosed gross floor area up to 10,000 sq. ft. + 1 berth per each 20,000 sq. ft. of enclosed gross floor area over 10,000 sq. ft.
Group home exclusively for a class of people protected by the Americans with Disabilities Act, the Fair Housing Act, or their amendments <sup>3</sup>	p	p	p	p	p	p		2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms in each dwelling	None
Group home beyond those mentioned above					p			1 space per each employee + 1 space per every 2 residents if they are allowed to own and operate a motor vehicle	None
Gunsmith, hunting supplies store					p	p		1 space per each 550 sq. ft. of enclosed gross floor area	1 berth for each 5000 sq. ft. of enclosed gross floor area up to 10,000 sq. ft. + 1 berth per each 20,000 sq. ft. of enclosed gross floor area over 10,000 sq. ft.
Hardware store				p, a	p, a	p, a		1 space per each 600 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Health club				p, a	p, a	p, a		1 space per each 600 sq. ft. of enclosed gross floor area	None
Heavy industrial use as defined in Article VIII, Terminology						s Article III		1 space per each 500 sq. ft. of enclosed gross floor area for the first 25,000 sq. ft. of gross floor area + 1 space per each 650 sq. ft. of enclosed gross floor area for the next 25,000 sq. ft. + 1 space per each 800 sq. ft. of enclosed gross floor area over 50,000 sq. ft.	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Home occupation (see § 245-46)	a § 245-46	a § 245-46	a § 245-46	a § 245-46	a § 245-46			There is no parking requirement for minor impact home occupations beyond what is required for the involved home.	There is no loading requirement for minor impact home occupations.

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(Cont'd)

Land Use Column 1	R1 2	R2 3	R3 4	C1 5	C2 6	LI 7	O/C 8	Minimum Required Off- Street Parking Spaces 9	Minimum Required Off-Street Loading Berths 10
Hospital					p	p		1 space per every 2 beds + 1 space for each 5 outpatients at the peak outpatient period + 1 space per each 1.5 employees + 1 space per each hospital vehicle (bassinets may not be counted as beds)	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Hotel, motel, inn					p	p		1 space per each guest room + 50% of the parking spaces that this table would require for other commercial uses within the same building (e.g., restaurant)	None
Junkyard, landfill						p		2 spaces for every 3 employees + 1 space for each motor vehicle customarily used in connection with the facility	None
Kennel or animal grooming facility					p	p		1 space per each 600 sq. ft. of enclosed gross floor area	None
Laundromat, commercial laundry					p	p		1 space per each 400 sq. ft. of enclosed gross floor area	None
Library			p, a	p, a	p, a	p, a		1 space per each 1,300 sq. ft. of enclosed gross floor area	None
Light industrial use as defined in Article VIII, Terminology						p		1 space per each 700 sq. ft. of enclosed gross floor area for the first 25,000 sq. ft. of gross floor area + 1 space per each 850 sq. ft. of enclosed gross floor area for the next 25,000 sq. ft. + 1 space per each 1,000 sq. ft. of enclosed gross floor area over 50,000 sq. ft.	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Liquor store				p	p	p		1 space per each 600 sq. ft. of enclosed gross floor area	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Machinery sales and/or service business (farm machinery, construction equipment, industrial or mining equipment, commercial trucks, boats etc.)					p	p		1 space per each 800 sq. ft. of enclosed gross floor area + 1 space for each 2,500 sq. ft. of outside display area + 2 spaces per each service bay + 1 space per each employee	None
Meeting room facility other than those listed			s Article III	s Article III	p, a	p, a		1 space for each 4 seats or 1 space for each 200 sq. ft. of gross floor area, whichever is less	None
Mining and/or mineral extraction facility						p		1 space per employee + 1 space for each company vehicle	None
Mobile home containing no more than one dwelling	p	p	p	p				2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms in each dwelling	None
Mobile home containing no more than two dwellings		p	p					2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms in each dwelling	None
Mobile home containing more than two dwellings			p					2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms in each dwelling	None

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(Cont'd)

Land Use Column 1	R1 2	R2 3	R3 4	C1 5	C2 6	LI 7	O/C 8	Minimum Required Off- Street Parking Spaces 9	Minimum Required Off-Street Loading Berths 10
Mobile home park (leasing mobile home lots and/or pads)					p			Each leased pad and/or lot must contain enough parking spaces to meet the requirements for the type of mobile home that is to be sited there	None
Model home sales office					t Article IV	t Article IV		See Article IV, Temporary Uses	See Article IV, Temporary Uses
Movie theater (commercial)					p, a	p, a		1 space per each 6 fixed seats or 9 linear feet of fixed benches; if there is no fixed seating, 1 space for each 100 sq. ft. of enclosed gross floor area	None
Multi-household residential complex sales office			t Article IV	t Article IV	t Article IV			See Article IV, Temporary Uses	See Article IV, Temporary Uses
Museum (other than art or historical)				p, a	p, a	p, a		1 space per 1,000 sq. ft. of enclosed gross floor area	None
Nursery or greenhouse (commercial)					p, a	p, a		1 space per 1,000 sq. ft. of enclosed gross floor area + 1 space per 2000 sq. ft. of outside sales area	None
Office (business or professional, but not medical or dental)			p, a	p, a	p, a	p, a		1 space per 300 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Office (medical or dental)			p, a	p, a	p, a	p, a		1 space per each 250 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Park, playground, or other non-commercial recreational facility	p, a	p, a	p, a	p, a	p, a	p, a	p, a	1 space for every 4 persons of maximum design capacity for the facility	None
Parking lot <sup>4</sup>			p, a	p, a	p, a	p, a		None	None
Pet shop				p, a	p, a	p, a		1 space per each 500 sq. ft. of enclosed gross floor area	None
Pharmacy or drug store				s Article III	p, a	p, a		1 space per each 450 sq. ft. of enclosed gross floor area	None
Photography studio			p, a	p, a	p, a	p, a		1 space per each 600 sq. ft. of enclosed gross floor area	None
Place of worship	p, a	p, a	p, a	p, a	p, a	p, a	p, a	1 space per each 8 fixed seats or 12 linear feet of fixed benches. If there is no fixed seating, 1 space for each 200 sq. ft. of enclosed gross floor area. For places of worship where 25% or more of the parishioners walk to such place, the parking space requirement may be reduced proportionately subject to the approval of the Zoning Officer.	None
Printing and/or publishing facility				p, a	p, a	p, a		1 space per 1,300 sq. ft. of enclosed gross floor area or 1 space per employee, whichever is greater	None

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Land Use Column 1	R1 2	R2 3	R3 4	C1 5	C2 6	LI 7	O/C 8	Minimum Required Off- Street Parking Spaces 9	Minimum Required Off-Street Loading Berths 10
Public utility structure (does not include cell sites or switching offices)	p, a	p, a	p, a	p, a	p, a	p, a	p, a	1 space per employee if the involved structure is a building	None
Radio or television antenna	a § 245-48	a § 245-48	a § 245-48	a § 245-48	a § 245-48	a § 245-48	a § 245-48	None	None
Radio or television station and its transmitting/receiving equipment (does not include cell sites or switching offices)						p		1 space per 1,300 sq. ft. of enclosed gross floor area	None
Railroad, bus, or other transit terminal or station					p, a	p, a		1 space per each 800 sq. ft. of gross floor area	None
Railroad line, "rails- to-trails" facility	p, a	p, a	p, a	p, a	p, a	p, a	p, a	None	None
Railroad maintenance facility or switching yard						p, a		1 space per employee	None
Repair shop (for common household appliances such as radios, televisions, computers and other small electronic appliances)	s Article III	s Article III	p, a	p, a	p, a	p, a		1 space per each 1,000 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Residential dwellings within a commercial building			a	a	a			2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms in each dwelling + 100% of whatever this table requires for the building's commercial uses	whatever this table requires for the building's commercial uses
Residential house or building containing no more than one dwelling	p	p	p	p	p			2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms in each dwelling	None
Residential house or building containing no more than two dwellings		p	p	p	p			2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms in each dwelling	None
Residential house or building containing more than two dwellings			p	p	p			2 spaces per dwelling + 1 space per every 2 bedrooms over 2 bedrooms in each dwelling	None
Residential house or building containing more than one dwelling, in which all dwellings are exclusively for the elderly			p	p	p			1 space per dwelling	None
Restaurant (sit down), including restaurants with bars				s Article III	p, a	p, a		1 space per each 500 sq. ft. of enclosed gross floor area	1 berth for each 10,000 sq. ft. of enclosed gross floor area
Restaurant (fast food)			p	p, a	p, a	p, a		1 space per each 350 sq. ft. of enclosed gross floor area	1 berth for each 5,000 sq. ft. of enclosed gross floor area up to 10,000 sq. ft. + 1 berth per each 20,000 sq. ft. of enclosed gross floor area over 10,000 sq. ft.

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Land Use, Off-Street Parking and Off-Street Loading Requirements Table  
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Land Use Column 1	R1 2	R2 3	R3 4	C1 5	C2 6	LI 7	O/C 8	Minimum Required Off- Street Parking Spaces 9	Minimum Required Off-Street Loading Berths 10
Sales event (temporary)				t Article IV	t Article IV	t Article IV		See Article IV, Temporary Uses	See Article IV, Temporary Uses
School (for dance, music, crafts, martial arts, or the fine arts)					p, a	p, a		1 space per each 350 sq. ft. of enclosed gross floor area	None
School, public or private (elementary)	p, a	p, a	p, a	p, a	p, a	p, a		1 space for each 25 students of design capacity + 1 space per each 500 sq. ft. of enclosed gross floor area for offices or teacher lounges	None
School, public or private (junior high)	p, a	p, a	p, a	p, a	p, a	p, a		1 space for each 20 students of design capacity + 1 space for each 400 sq. ft. of enclosed gross floor area for offices or teacher lounges	None
School, public or private (high school or "vo-tech" school)	p, a	p, a	p, a	p, a	p, a	p, a		1 space for each 15 students of design capacity + 1 space for each 500 sq. ft. of enclosed gross floor area for offices or teacher lounges	None
School (trade school)					p	p		1 space for each 2 students	None
Self-service storage facility				s Article III	p	p		1 space per each 2,000 sq. ft. of enclosed gross floor area	None
Sexually oriented business (see Emsworth Bor. Ord. No. 900)						p		1 space per 250 sq. ft. of enclosed gross floor area; adult theaters shall follow the parking requirements of commercial movie theaters	1 berth for each 10,000 sq. ft. of enclosed gross floor area.
Shopping center, shopping mall, department store, or retail store not listed in this table				p	p	p		Stores shall provide a minimum of 1 space per each 500 sq. ft. of enclosed gross floor area used for retail; stores shall also provide 50% of the parking spaces that this table would require for non retail uses within the same building (e.g., restaurants)	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Signs	a Article VI	a Article VI	a Article VI	a Article VI	a Article VI	a Article VI	a Article VI	None	None
Skating rink					p, a	p, a		1 space for each 450 sq. ft. of enclosed gross floor area	None
Slaughterhouse						p		1 space per each 1,000 sq. ft. of enclosed gross floor area	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Special event, festival, fair, exhibit, or show sponsored by a nonprofit organization	t Article IV	t Article IV	t Article IV	t Article IV	t Article IV	t Article IV	t Article IV	See Article IV, Temporary Uses	See Article IV, Temporary Uses
Special event, festival, fair, exhibit, or show that is not in the above category					t Article IV	t Article IV	t Article IV	See Article IV, Temporary Uses	See Article IV, Temporary Uses

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Stadium						p, a		1 space per every 5 fixed seats (20 inches of fixed bench shall be considered a fixed seat here)	None
Swimming pool (private residential) <sup>5</sup>	a § 245-47	a § 245-47	a § 245-47	a § 245-47	a § 245-47			None	None
Swimming pool (public)					p, a	p, a	p, a	1 space for each 200 sq. ft. of water surface area + 1 space for each 30 sq. ft. of area used for spectator seating purposes	None
Truck terminal						p, a		1 space per 1,000 sq. ft. of enclosed gross floor area or 1 space per employee, whichever is greater	None
Veterinary office, animal clinic, or animal hospital				p	p	p		1 space per each 700 sq. ft. of enclosed gross floor area	None
Warehouse				s Article III	p	p		1 space per 2,500 sq. ft. of enclosed gross floor area	1 berth per each 10,000 sq. ft. of enclosed floor area up to 30,000 sq. ft. + 1 berth per each 25,000 sq. ft. of enclosed floor area over 30,000 sq. ft.
Yard decorations, gazebos <sup>2</sup>	a	a	a	a	a	a	a	None	None

NOTES:

- <sup>1</sup> Where a wall or buffer is not required along any lot line of an automobile sales parking lot, said areas shall incorporate a landscaped area or areas in the amount of at least 5% of said areas as provided for in Article V, § 245-49F. Approval shall be granted for any material types wherein the design and materials proposed therein are reasonably appropriate for the use and appearance of the parking area. Such landscaped areas shall be maintained free of weeds and debris.
- <sup>2</sup> Zoning permits, occupancy permits, and the Borough's permission are not required for the establishment or existence of this use.
- <sup>3</sup> Such classes include the elderly, the homeless, recovering drug addicts, persons with AIDS, the mentally challenged, and the mentally ill.
- <sup>4</sup> Where a wall or buffer is not required along any lot line of a general vehicle parking lot, said areas shall incorporate a landscaped area or areas in the amount of at least 5% of said areas as provided for in Article V, § 245-49F. Approval shall be granted for any material types wherein the design and materials proposed therein are reasonably appropriate for the use and appearance of the parking area. Such landscaped areas shall be maintained free of weeds and debris.
- <sup>5</sup> Private residential swimming pools are to be located in rear and side yards only. Side yard pools must maintain a ten-foot setback from any neighboring property lines including required living and non-living fencing. Side yard pools may not encroach into the front yard as defined by the most recessed point of the front building line. Any encroachment past the most recessed point of the front building line will render the pool in violation of this chapter. Private residential swimming pools located in side yards of a lot, that have adhered to the aforementioned setbacks, will be required to plant a natural buffer composed of a living fence according to Article V, § 245-49, Required buffers, in addition to the required non-living fencing as described in Article V, § 245-49E.