

## ARTICLE 7. ON-SITE DEVELOPMENT STANDARDS

- 7.1 GENERAL REQUIREMENTS
- 7.2 EXTERIOR LIGHTING
- 7.3 ACCESSORY STRUCTURES AND USES
- 7.4 PERMITTED ENCROACHMENTS
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### 7.1 GENERAL REQUIREMENTS

#### A. Number of Structures on a Lot

- ~~1.~~ In the R-A, R-E, R-1-12, R-1-10, R-1-8, and R-1-5 Districts there must be no more than one principal building per lot. This does not include permitted accessory structures, permitted accessory dwelling units, or agricultural structures. In all other districts, more than one principal building is permitted on a lot, provided that it complies with all dimensional and setback standards of the district.
- ~~4.2.~~ In the R-A, a secondary residential structure is permitted provided that the lot is a minimal two acres in size and that it complies with all dimensional and setback standards of the district, as well as all residential parking requirements.
- ~~2.3.~~ In any district, including the districts listed in item 1 above, a resident may reside in an existing residential structure while a new residential structure is being constructed on site. The existing structure may remain on the site until the new structure is complete.

#### B. Applicability of Required Setbacks

No lot may be reduced in area so that the setbacks are less than required by this Code. The required setbacks for a lot cannot be considered a setback for any other lot. No principal building or accessory structure may be located in a required setback unless specifically permitted by this Code or a variance is approved.

#### C. Applicability of Bulk Requirements

All structures must meet the dimensional requirements of the zoning district in which the structure is located. No existing structure may be enlarged, altered, reconstructed, or relocated in such a manner that conflicts with the requirements of the district in which the structure is located unless a variance is approved.

#### D. Sight Triangle

All structures, including a closed fence or wall, and all plantings are limited to a maximum height of three feet within the sight triangle. A semi-open fence that complies with all fence requirements that does not impair the sight triangle is permitted.

### 7.2 EXTERIOR LIGHTING

#### A. Lighting Plan Required

1. Single-family – detached and attached, two-family, and townhouse dwellings are exempt from a required lighting plan.
- ~~1.~~ A lighting plan is required for all non-residential uses and multi-family dwellings ~~Single-family – detached and attached, two-family, and townhouse dwellings are exempt from a required lighting plan.~~
- ~~2.~~ A lighting plan and must include the following:
  - a. A plan showing all light pole locations, building-mounted lights, bollard lights, and all other lighting, with schematic wiring layout and power source connection indicated.

- b. Specifications for luminaires and lamp types, poles, wiring, conduit, and appurtenant construction, including photographs or drawings of proposed light fixtures.
- c. Pole, luminaire, and foundation details including pole height, height of building-mounted lights, mounting height, and height of the luminaire.
- d. Elevations of the site including all structures and luminaires sufficient to determine the total cut off angle of all luminaires and their relationship to abutting parcels.
- e. Photometric plans that show the footcandle measurement at all lot lines.
- f. Other information and data reasonably necessary to evaluate the required lighting plan.

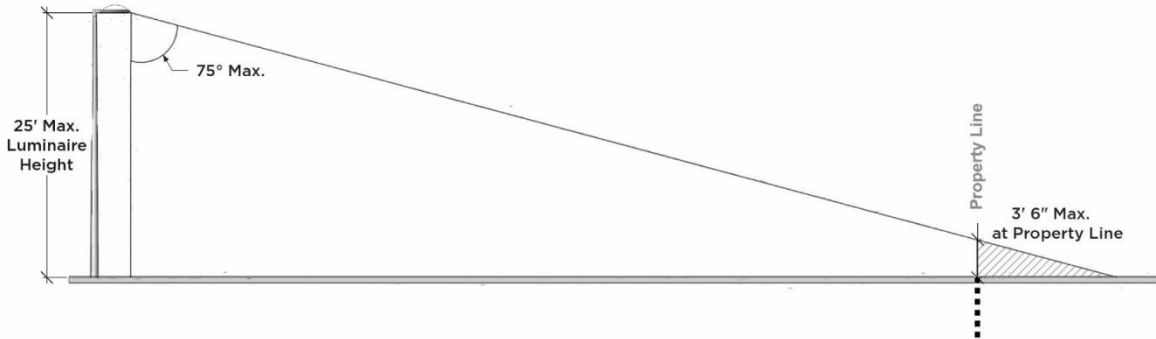
**B. Maximum Lighting Regulations**

- 1. The maximum allowable footcandle at any lot line is one footcandle.
- 2. When additional security lighting is required for security reasons in excess of the footcandle limit imposed by item 1 above, additional lighting may be allowed based on evidence for the need for additional security through site plan review.
- 3. No glare onto adjacent properties is permitted.

**C. Luminaire with Cut Off Standards**

- 1. To be considered a cut off luminaire, the cut off angle must be 75 degrees or less.
- 2. The maximum total height of a cut off luminaire, either freestanding or attached to a structure, is 25 feet. Any luminaire greater than 25 feet in total height requires special use approval.
- 3. A cut off luminaire must be designed to completely shield the light source from an observer three and one-half feet above the ground at any point along an abutting lot line.

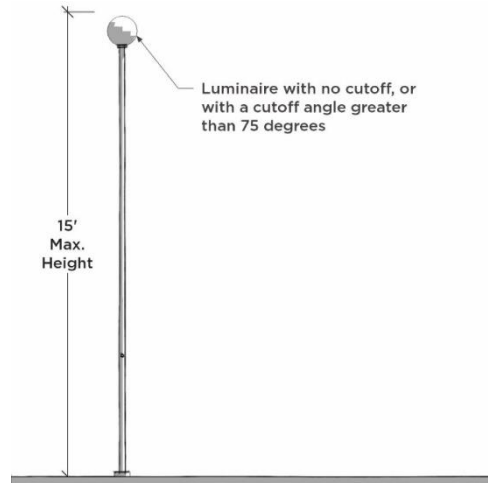
**FIGURE 7-1: CUT OFF LUMINAIRE**



**D. Luminaire with No Cut Off Standards**

- 1. A luminaire is considered to have no cut off if it is unshielded or has a cut off angle greater than 75 degrees.
- 2. The maximum permitted total height of a luminaire with no cut off is 15 feet. Any luminaire greater than 15 feet in total height requires special use approval.

**FIGURE 7-2: NO CUT OFF LUMINAIRE**



**E. Exceptions to Lighting Standards**

1. Luminaires used for public roadway illumination are exempt from the requirements of this section.
2. All temporary emergency lighting required by public safety agencies, other emergency services, or construction are exempt from the requirements of this section.
3. Because of their unique requirements for nighttime visibility and limited hours of operation, outdoor recreational facilities (public or private) such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, golf driving ranges, show areas, and other similar uses are exempt from the requirements of this section. Recreational facilities are permitted a total luminaire height of 60 feet in any district. Luminaires greater than 60 feet in total height require special use approval.
4. Certain temporary uses may be unable to meet the requirements of this section. When such temporary uses are allowed, approval of all lighting is required as part of the temporary use permit.
5. Existing developments may be exempt from lighting plan restrictions if lighting fixtures are wall-mounted only and existing development does not reside adjacent to residential zoning districts.

**F. Prohibited Lighting**

1. Flickering or flashing lights are prohibited.
2. Searchlights, laser source lights, or any similar high intensity lights are prohibited.

**7.3 ACCESSORY STRUCTURES AND USES**

All accessory structures and uses are subject to the requirements of this section and the permitted encroachment requirements of 7.4. Additional accessory structures not regulated in this section may be regulated in 7.4. Accessory structures that do not require a building permit are noted in Table 7-1.

**A. General Regulations for Accessory Structures**

All accessory structures are subject to the following regulations, in addition to any other specific regulations within this section. Whenever the provisions of any other statute or covenants require more restrictive standards than those of this Code, the provisions of such statutes or covenants shall govern.

1. No accessory structure may be constructed prior to construction of the principal building, to which it is an accessory structure, unless specifically ~~exempted~~ allowed by this Code.
2. A building permit is required for the construction of an accessory structure, unless specifically exempted by this Code. If the standards for an accessory structure do not specifically cite that a building permit is not required, such accessory structure requires a building permit.
3. Only those accessory structures permitted by this section and Section 7.4 are permitted in required setbacks. Certain accessory structures may also be prohibited in certain yards. Required setbacks are stated in the district standards. The use of the term “yard” refers to the area between the applicable building line and lot line. The distinction is made because certain principal buildings may not be built at required district setback lines, thereby creating a yard larger than the minimum setback dimension. If a structure is permitted within a yard, it is permitted within the required setback subject to any additional limitations. Where there is no structure to determine yard location, yards are the same as the minimum district setback dimensions and the accessory structure is permitted in the buildable area. In applying the regulations of this section, the permissions and restrictions for structures within a front setback and yard apply to a reverse corner side setback and yard, unless specifically allowed otherwise.
4. Accessory structures, including those listed in this section and Section 7.4, must be at least three feet from any lot line, unless otherwise permitted or restricted by this Code.

#### B. Apiary

Apiaries as an accessory use do not apply to lots within the R-A, R-E, R-1-12 and R-1-10 zoning district or for lots that are in use for agriculture as a principal use.

1. Apiaries do not require a building permit.
2. Apiaries are permitted only in the rear or side yard and must be located 10 feet from any lot line and the principal building.

#### C. Aquaculture/Aquaponics

Aquaculture/aquaponics facilities as an accessory use do not apply to lots within the R-A, R-E, R-1-12 and R-1-10 zoning district or for lots that are in use for agriculture as a principal use.

1. Aquaculture/aquaponics facilities do not require a building permit.
2. Aquaculture/aquaponics facilities are permitted only in the rear or side yard and must be located 10 feet from any lot line.

#### ~~D. Boathouse~~

- ~~1. Wet boathouses, defined as the construction or placement of a boathouse below the normal pool elevation, are prohibited.~~
- ~~2. Boathouses are limited to the storage of watercraft and related marine equipment, and cannot be used for human habitation or commercial purposes.~~
- ~~3. All boathouses must be set back a minimum of five feet from all lot lines, including the extension of boundary lines into the lake.~~
- ~~4. A 20 foot separation is required between all boathouses.~~

#### ED. Carport

1. May be constructed on any lot and are permitted in any yard: front, interior side, corner side, reverse corner side, or rear yard.
2. Shall be located a minimum of ten (10) feet from the principal building, unless otherwise allowed by the building code.

3. Shall not encroach on a drainage or utility easement.
4. A carport is subject to the same required setback [requirements](#) as the principal structure.

**F. Chicken Coops**

Chicken coops as an accessory use do not apply to lots [within the R-A, R-E, R-1-12 and R-1-10 zoning district or for lots](#) that are in use for agriculture as a principal use.

1. Chicken coops do not require a building permit.
2. Chicken coops [are permitted only in the rear or side yard and](#) must be located 10 feet from any lot line and the principal building.

**G. Fences and Walls**

**1. General Design Requirements**

- ~~a. The finished side of all fences and walls shall face the street and adjacent properties. Fences constructed on property lines dividing single family residential lots are exempt from this provision.~~
- a. [All closed fences \(i.e., site obstructing fences\) located in non-residential zoning districts require a building permit.](#)
- b. All fences and walls shall be maintained in sound condition and good repair.
- c. No fence or wall shall be permitted to obstruct visual clearance along a right-of-way.
- d. No fence, wall or hedge shall be constructed or installed in such a manner as to interfere with drainage on the parcel.
- e. A principal building or structure is not required for the construction of a fence or wall, unless specifically required by this Code.

**2. Requirements Based on Material Type**

- a. Barbed wire or materials of similar character shall be prohibited, except on lots in the R-A, R-E, R-1-12, I-1 or I-2 districts, on lots used for a utility in any district, or where used by lawful agricultural uses.
- ~~a. The Executive Director has the authority to waive or vary any portion of requirement and may do so where unusual circumstances, common sense and good judgment dictate. The applicant may submit a written request for waiver citing rationale therefore.~~
- b. In the I-1 or I-2 districts, barbed wire, razor wire, and similar material must be located a minimum of eight feet above the adjacent ground.

**3. Temporary Fences**

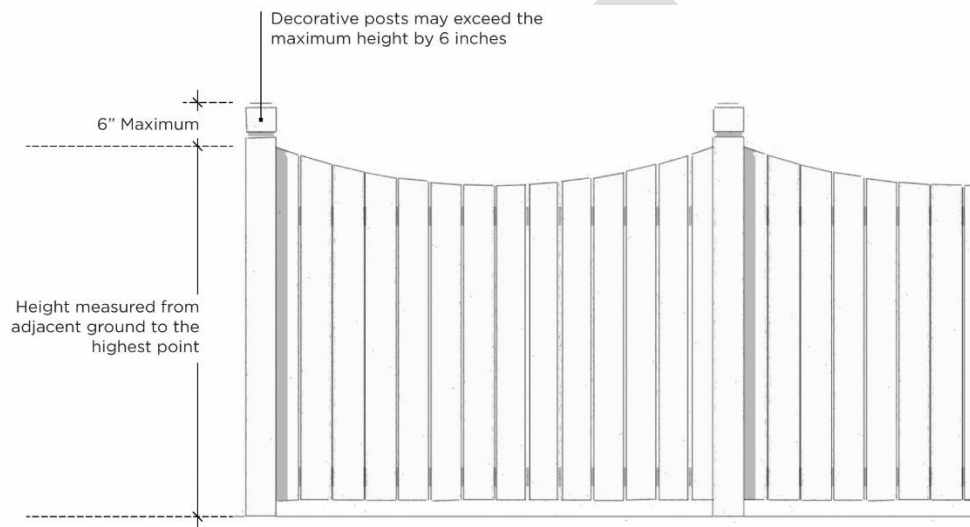
On non-residential properties, chain-link fences may be erected to surround vacant lots or buildings. Such fence shall be permitted on a temporary basis for a period not to exceed one year ~~and subject to removal prior to the issuance of a Certificate of Occupancy for a principal permitted use on the property.~~

**4. Fences, Walls, and Hedges in Residential Districts**

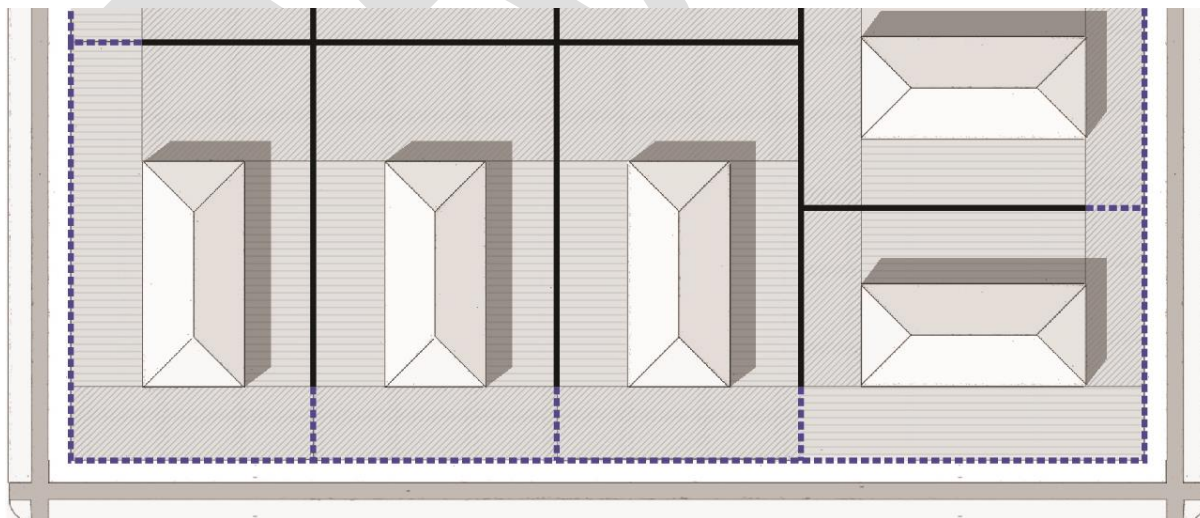
Fences and walls in residential districts are permitted on residential lots provided they comply with the standards of this subsection. Chain link, wood or vinyl fences, or walls on residential properties may be constructed without a building permit.

- a. In the front, corner side, and reverse corner side yards, an open fence is permitted up to a maximum height of six feet. Any other type of fence, wall, or hedge is permitted in the front, corner side, and reverse corner side yards but is limited to a maximum height of three feet.
- b. In the interior side and rear yards, a fence of any type, wall, or hedge is permitted up to a maximum height of eight feet.
- c. Height is measured from the adjacent ground to the highest point, except that decorative posts of a fence or wall may exceed the maximum height by six inches.

**FIGURE 7-3: FENCE DESIGN**



**FIGURE 7-4: FENCE HEIGHT**



- Open Fence: 6' Max. Height.
- Any other type of fence, wall or hedge: 3' Max. Height.
- Fence, wall or hedge: 8' Max. Height

**5. Fences in Non-Residential Districts**

~~Only new fences in non-residential zoning districts require a building permit.~~ No building permit is required to repair any damaged fencing.

- a. In the front and corner side yard, an open fence is permitted up to a maximum height of six feet unless otherwise required by the landscape and screening regulations of Article 10.
- b. In the interior side and rear yards, a fence of any type, wall, or hedge is permitted up to a maximum height of eight feet.
- c. Any fence or wall located in a non-residential zoning districts that has been built as part of a required landscape buffer and has become damaged or has a missing element must be repaired, removed, or replaced in a timely manner.
- d. When fence requirements are a condition of a use or site element, such requirements control.
- e. When additional fence and wall requirements are found in the use standards of Article 6 or the landscape standards of Article 10, such requirements control.

#### ~~6. Heights of Fences for Public Recreation Areas~~

~~Public recreation areas may be enclosed along their boundaries (i.e., all yards) with an open fence to a height not to exceed eight feet. Tennis courts and other similar uses may be fenced in accordance with national standards for such uses, provided such fences comply with all required setbacks for the principal structure.~~

#### I. Garage, Detached

1. May be constructed on any lot.
2. Shall be located a minimum of ten (10) feet from the principal building, unless otherwise allowed by the building code.
3. Shall not encroach on a drainage or utility easement.
4. A detached garage is subject to the same required setback as the principal structure.

#### J. Home-Based Business

The intent of a home occupation is to permit limited nonresidential activity in a residential dwelling, provided such activity does not impact or detract from the residential character of the neighborhood. A home occupation shall be deemed an accessory use, provided the nonresidential use meets the following. The giving of art, piano or other instructions, tutoring or lessons shall be except form any home-based business requirements.

1. A home-based business certificate of occupancy is required, and shall be subject to all applicable licenses and business taxes. Every home-based business is required to apply for a new certificate of occupancy every two years.
2. The use of the dwelling unit for home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character of the structure.

~~3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of a home occupation.~~

~~4.3.~~ The home occupation and all related activity, including storage, must be conducted completely within the principal building or a permitted accessory structure except that certain landscaping business materials may be stored outdoors on lots of 1 acre or more so long as such storage is in the rear or side yard.

- 5.4. There must be no perceptible noise, odor, smoke, electrical interference, vibration, or other nuisance emanating from the structure where the home occupation is located in excess of that normally associated with residential use.
- 6.5. No display of products shall be visible from the street.
- 7.6. No persons other than members of the family residing on the premises shall be engaged in the home occupation.
- 8.7. Signs, displays, or activities that indicate from the exterior that the structure is being used, in part, for any purpose other than that of a residence are prohibited.
- 9.8. Adequate parking is available to serve the use. No such parking shall be located in a required front yard except within an existing driveway.
- 10.9. The home-based business cannot create greater vehicular or pedestrian traffic than normal for a residential area. The home-based business and any related activity must not create any traffic hazards or nuisances in public rights-of-way.

**K. Livestock**

~~Keeping of livestock does not apply to lots that are in use for agriculture as a principal use.~~

There are no livestock restrictions for properties located in the R-A zoning district. Chicken coops, apiaries, and aquaponics/aquaculture facilities are regulated separately. These standards do not apply to livestock kept as part of a public safety facility, such as horses for mounted police.

1. Keeping of livestock, including the required livestock enclosures, is permitted as an accessory use only in the ~~R-A~~, R-E, and R-1-12 Districts.
2. Livestock enclosures are subject to the same required setbacks as the principal structure.
3. Shall be located a minimum of ten (10) feet from the principal building, unless otherwise allowed by the building code.
4. Livestock enclosures are subject to the same required setback as the principal structure.
5. Shall not encroach on a drainage or utility easement.
6. All enclosures must be designed to ensure the health and well-being of the animals, including protection from predators, the elements, and inclement weather.
7. All livestock must be kept to prevent any adverse impact, including but not limited: to odor, noise, drainage, or pest infestation on any other property.

**R. Outdoor Sales and Display (Ancillary)**

1. Retail goods establishments and vehicle dealerships are permitted to have accessory outdoor sales and display of merchandise.
- ~~2. Outdoor sales and display of goods not offered for sale by the establishment is prohibited.~~
3. Any outdoor display must be located on the same lot as the principal use. No outdoor display is permitted in the public right-of-way.
4. All outdoor sales and display of vehicles for vehicle dealerships must comply with the parking lot perimeter landscape requirements of Article 10. Outdoor display of vehicles on hydraulic lifts, manufactured ramps, or similar mechanisms is prohibited.

~~5. No required parking area may be used as outdoor display.~~

**S. Outdoor Storage (Ancillary)**



The following uses are permitted outdoor storage: greenhouse/nursery – retail, including the growing of plants in the open, heavy retail, rental, and service, vehicle dealerships, vehicle rentals, vehicle operations facility, and light and heavy industrial. The Executive Director can also render an interpretation that a use not listed in this section would typically have outdoor storage and permit such use to include outdoor storage on the site. These uses are permitted ancillary outdoor storage in accordance with the following provisions:

1. No outdoor storage is permitted in any public right-of-way or located so that it obstructs pedestrian or vehicular traffic. Outdoor storage is prohibited in a required setback.
2. All manufacturing, assembly, repair, or work activity must take place inside an enclosed building. This does not apply to heavy industrial uses that are typically conducted outdoors or have an outdoor component.
3. No required parking area may be used as an outdoor storage.
4. All outdoor storage must comply with all regulations regarding stormwater management and, if required, must be permitted through the LADEQ.

**T. Refuse Containers, Dumpsters, and Recycling Containers**

1. Dumpsters and recycling containers are prohibited in the front or corner side yard. No dumpsters or recycling containers may be located on any public right-of-way.
2. All dumpsters and recycling containers must be fully enclosed on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The enclosure must be gated. Such gate must be solid. Such construction requires a building permit. ~~This requirement does not apply to refuse containers located in an alley.~~
4. Refuse containers, such as individual rolling trash bins, must be stored along the interior side or rear façade of the structure. This does not apply when refuse containers must be moved for pick-up.
5. Existing properties, as of the effective date of this Code, whose dumpsters and recycling containers are not required to be enclosed, are exempt from this section unless the site is being redeveloped, or the existing building or parking lot is being expanded.

~~**U. Swimming Pools and Hot Tubs**~~

~~A private swimming pool or hot tub must comply with all requirements of the Code of Ordinances.~~

**7.4 PERMITTED ENCROACHMENTS**

An encroachment is the extension or placement of any attached or detached accessory structure or architectural feature into a required setback. Permitted encroachments are indicated in Table 7-1: Permitted Encroachments into Required Setbacks.

<b>TABLE 7-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS</b> Y= Permitted // N= Prohibited Max. = Maximum // Min. = Minimum NOTE: Generally, a building permit is required for the construction of an accessory structure, unless specifically exempted by this Table or this Code.				
	Front & Reverse Corner Side Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp	Y	Y	Y	Y
Air-Conditioner Window Unit Max. projection of 18" from building wall No building permit required	Y	Y	Y	Y
Apiary	N	N	<del>NY</del>	Y

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	Front & Reverse Corner Side Setback	Corner Side Setback	Interior Side Setback	Rear Setback
(Section 7.3)				
Aquaculture/Aquaponics (Section 7.3)	N	N	<del>NY</del>	Y
Arbor	Y	Y	Y	Y
Awning or Sunshade Max. of 3' into any setback	Y	Y	Y	Y
Balcony Max. of 6' into front, interior side, or corner side setback Max. of 8' into rear setback Min. of 4' from any lot line Max. vertical clearance of 8'	Y	Y	Y	Y
Bay Window Max. of 3' into any setback	Y	Y	Y	Y
Boathouse (Section 7.3)	<del>N</del>	<del>N</del>	<del>N</del>	<del>Y</del>
Canopy: Non-Structural (Non-Sign) Max. of 3' into any setback	Y	Y	Y	Y
Canopy: Structural (Non-Sign) or Porte-Cochere Min. of 5' from any lot line	N	N	N	Y
Carport (Section 7.3)	Y	Y	Y	Y
Chicken Coop (Section 7.3)	N	N	<del>NY</del>	Y
Coldframe Structure (Section 7.3)	<del>N</del>	<del>Y</del>	<del>Y</del>	<del>Y</del>
Deck Max. of 6' into interior or corner side setback Max. of 8' into rear setback Prohibited in front yard	N	Y	Y	Y
Eaves Max. of 3' into setback	Y	Y	Y	Y
Exterior Lighting (Section 7.2)	Y	Y	Y	Y
Exterior Stairwell Max. of 3' into rear or interior side setback Prohibited in front yard	N	N	Y	Y
Fence or Wall (Section 7.3)	Y	Y	Y	Y
Fire Escape Max. of 3' into setback	Y	Y	Y	Y
Garage – Detached (Section 7.3) Min. of 5' from any lot line No building permit required for detached garages without a permanent foundation Attached garages are considered part of the principal structure	N	Y	Y	Y
Gazebo or Pergola <i>Prohibited in front yard</i>	N	N	Y	Y
Greenhouse Min. of 5' from any lot line <i>Prohibited in front yard</i>	N	N	Y	Y

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	Front & Reverse Corner Side Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Mechanical Equipment – Ground-Mounted (Section 7.3)	N	Y	Y	Y
<u>Lawn Furniture and Lawn Decorations</u> <u>No building permit required</u>	Y	Y	Y	Y
Livestock (Enclosures) (Section 7.3)	N	N	NY	Y
Mailbox <u>No building permit required</u>	Y	Y	N	N
Patio Max. of 5' into front, interior side, or corner side setback Max. of 8' into rear setback Min. of 10' from front or corner side lot line Min. of 5' from interior side or rear lot line Max. height of 1' above grade	Y	Y	Y	Y
<u>Personal Recreation Game Court</u> <u>Prohibited in front yard</u> <u>Min. of 5' from any lot line</u>	N	N	N	Y
Playground Equipment <u>Prohibited in front yard</u> Min. of 5' from any lot line No building permit required	N	N	N	Y
Porch - Unenclosed Max. of 5' into front, interior side, or corner side setback Max. of 8' into rear setback Min. of 10' from front or corner side lot line Min. of 5' from interior side or rear lot line Enclosed porches are considered part of the principal structure	Y	Y	Y	Y
Refuse and Recycling Containers (Section 7.3)	N	Y	Y	Y
<u>Rain Barrel</u> <u>Min. of 10' from front lot line</u> <u>No building permit required</u>	Y	Y	Y	Y
<u>Satellite Dish Antenna, Ground-Mounted (Section 7.3)</u>	N	N	N	Y
Shed <u>Prohibited in front yard</u> Min. of 5' from any lot line No building permit required for sheds without a permanent foundation	N	N	Y	Y
<u>Sidewalk</u> <u>No min. setback from lot lines</u>	Y	Y	Y	Y
<u>Sills, belt course, cornices, and ornamental features</u> <u>Max. of 30" into setback</u>	Y	Y	Y	Y
<u>Solar Panels—Freestanding (Section 7.3)</u>	N	N	Y	Y
Steps and Stoops (roofed or unroofed, includes support posts) Max. of 5' into front, interior side, or corner side setback Max. of 8' into rear setback Min. of 5' from any lot line	Y	Y	Y	Y
<u>Swimming Pool and Hot Tub</u>	N	N	N	Y

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	Front & Reverse Corner Side Setback	Corner Side Setback	Interior Side Setback	Rear Setback
(Section 7.3)				
Trellis <i>No building permit required</i>	Y	Y	Y	Y
Vegetable Garden	Y	Y	Y	Y
Wind Turbine (Private) Freestanding (Section 7.3)	N	N	N	Y
Workshop <i>Prohibited in front yard</i> <i>Min. of 5' from any lot line.</i> <i>Attached workshops are considered part of the principal structure</i>	N	Y	Y	Y

**7.5 NUISANCE STANDARDS**

All uses must comply with the performance standards established in this section unless any federal, state, or local law, ordinance, or regulation establishes a more restrictive standard, in which case, the more restrictive standard applies.

**A. Noise**

No activity or use must be conducted in a manner that generates a level of sound as measured on another property greater than that allowed by federal, state, and local regulations, as amended from time to time. These limits do not apply to construction noises, noises emanating from safety signals or warning devices, noises not directly under the control of the owner or occupant of the property, and transient noises from moving sources, such as motor vehicles, railroads and aircraft.

**B. Glare and Heat**

Any activity or the operation of any use that produces glare or heat must be conducted so that no glare or heat from the activity or operation is detectable at any point off the lot on which the use is located. Flickering or intense sources of light must be controlled or shielded so as not to cause a nuisance across lot lines.

**C. Stormwater Management**

All development must comply with local, state, and federal stormwater management ordinances.

**D. Vibration**

No earthborne vibration from the operation of any use may be detectable at any point off the lot on which the use is located.

**E. Dust and Air Pollution**

Dust and other types of air pollution, borne by the wind from sources, such as storage areas, yards, roads, conveying equipment and the like, within lot boundaries, must be kept to a minimum by appropriate landscape, screening, sheltering, paving, fencing, wetting, collecting, or other acceptable means.

**F. Discharge and Disposal of Radioactive and Hazardous Waste**

The discharge of fluid and the disposal of solid radioactive and hazardous waste materials must comply with applicable federal, state, and local laws and regulations governing such materials or waste. Radioactive and hazardous material waste must be transported, stored, and used in conformance with all applicable federal, state, and local laws.

**G. Electromagnetic Interference**

Electromagnetic interference from any operation of any use must not adversely affect the operation of any equipment located off the lot on which such interference originates.

**H. Odors**

Any condition or operation which results in the creation of odors of such intensity and character as to be detrimental to the public health and welfare, or which interferes unreasonably with the comfort of the public, must be removed, stopped or modified so as to remove the odor.

**I. Fire and Explosion Hazards**

Materials that present potential fire and explosion hazards must be transported, stored, and used only in conformance with all applicable federal, state, and local regulations.

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