

R-4

SINGLE FAMILY HOME INDUSTRY

DISTRICT INTENT: To ensure the continued maintenance and support of home related activities associated with fishing which occur in or near the family residence, and for certain cottage industries by providing for areas suitable for such activities.

PERMITTED USES AND STRUCTURES

PRINCIPAL:

1. One Single family detached dwelling per lot.
2. Parks and playgrounds (See Note 3).
3. Mobile Homes (See Note 2, exceptions and modifications).

ACCESSORY:

1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
2. Fire Stations.
3. Storage of non-nuisance equipment such as fishing boats, nets and trailers provided such equipment is owned and operated by the resident of the parcel upon which it is stored.
4. Medical, dental, legal, real estate, engineering, insurance, and similar business offices providing professional services.
5. Boat and small engine repairs, diesel engine repair and repair of other fishing or seafood related equipment.
6. Cottage industries.
7. Uses to be determined by the Planning and Zoning Commission to be similar to the above.

PROHIBITED USES AND STRUCTURES:

1. Seafood processing.

SPECIAL EXCEPTIONS: After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Community houses and churches.
2. Buildings connected with the construction which must be removed after use is discontinued.
3. Any structure or equipment that is not normally a part of the fishing industry but which can be proven to be a necessity to those dependent on the fishing industry for a living, providing that such structure or equipment is consistent with all other provisions of this ordinance.
4. Public utility uses that fit on a single lot,

specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: One acre, with a minimum 100 feet in width and 100 feet in depth, or an existing lot of record (see Section 460).

BUILDING SETBACK: For all residential structures or accessory structures there shall be provided:

- (A) A setback minimum of 25 feet from the boundary of property line bordering any private, local arterial or collector road.
- (B) Setback a minimum of 10 feet from any other property line.

MAXIMUM BUILDING: ~~35~~⁴⁷ feet in height. See Section 462 of zoning ordinance.

MAXIMUM IMPERVIOUS LOT COVERAGE: 50%

SIGNS: See Section 450 of the zoning ordinance.

OFF STREET PARKING AND LOADING REQUIREMENTS:

1. See Section 430 and 440 of the zoning ordinance.

NOTES: R-4 SINGLE FAMILY HOME DISTRICT

1. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.
3. Mobile home parks may be established in this district in accordance with provisions of S-5 Special District standards.
3. Exceptions and Modifications: All provisions of Section 460 of the zoning ordinance shall apply to development within this district.
4. Mobile Home Structure shall comply with Section 220.44. There shall be a minimum of 450 square feet of living area.