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ARTICLE 6 RESIDENTIAL ZONING DISTRICTS

Sections:

- 100 "R1" Single Family Residential District
- 101 "R2" Two/Three Residence District
- 102 "R3" Multi-Family Residence District
- 103 "Planned Unit Residential"
- 104 "MH" Manufactured Homes District
- 105 Appearances and Design in Residential Areas

100. "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT

A. Purpose: The purpose of this district is to provide low to moderate density, single-family residential neighborhoods. The "R1" district is designed to preserve open space and provide for compatible private and public facilities.

Single-family means one or more persons living together as a single housekeeping unit sharing common cooking/eating, living and sleeping facilities. Single-family, in these zoning districts, also means household guests, family and extended family, and persons needing guardian care – such as group care homes. This provision does not include persons who establish a separate household for rent and/or establish a separate household by a mailing address, and/or metering separate utilities and/or services.

B. Design Policy: All main and accessory buildings used in the "R" residence zone shall incorporate a residential-type design. This design requirement extends to all aspects of buildings, including structures used for churches, public facilities, accessories, fences, offices, and any other permitted non-residential use.

Residential design may vary, but at a minimum, it must include a pitched roof, or a partial pitch (3" in 12") on a portion of the building which gives the appearance of a pitch, framed windows, dust free parking areas, low lighting intensities, and no outside storage of extraneous materials, or parking farm vehicles, commercial transport, or construction equipment.

C. Permitted Uses

1. Single-family (household) detached dwellings, including residential design manufactured homes (see 100 B above).
2. Guest quarters, including housekeeping facilities for the elderly or for family members, located in or attached to the principal structure and

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occupied gratis without rent.

2. Attached garages.

3. Greenhouses and their accessory uses.

4. Health care professions; any building constructed or adapted shall preserve the residential character and architectural harmony of the neighborhood.

5. Places of worship and their customary accessory uses.

6. Licensed and residential day care.

7. Home occupations with the following limitations:

a. No employees other than one family member and one assistant; no more than 25% of the gross sq. feet of the principal structure may be used for the home occupation; all mandated licenses must be obtained from the proper agency and maintained in good standing. Failure to obtain or maintain the necessary license(s) shall constitute grounds for immediate revocation of the home occupation permit see also Article 12-104-C.

b. No outside storage permitted.

c. One sign giving the business name, no larger than four square feet on the front of the building, or a monument sign no larger than 2' x 3' in the front yard. A waiver or adjustment may be granted by the zoning administrator if the distance from the road to the dwelling is excessive.

d. Reserved

e. Deliveries to and from the home occupation shall not require the use of vehicles other than parcel post or similar service vehicles; commercial vehicles greater than $\frac{3}{4}$ ton capacity shall not be used in conjunction with the home occupation.

f. The home occupation shall not generate noise, traffic or parking needs in excess of what is normal in a residential neighborhood.

8. Community or neighborhood centers; places of historic interest, public buildings and philanthropic institutions {offices}.

9. Temporary buildings used as storage or offices for construction; reasonable accessory uses which include, but are not limited to, garages,

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small custom design storage buildings; public utility facilities and equipment.

10. A mixed use development option. The Planning Commission may permit a maximum of two (2) non-residential uses or multi-family uses in an "R1" district in developments of 10 lots or more. A sketch and/or preliminary plan must be submitted with the rezoning request. This development plan, along with all covenants and restrictions, must indicate the exact lots to be "set aside" for multi-family or non-residential uses.

a. **Permitted Mixed Uses:** Offices, research, personal services, or administrative services, crafts, specialties, and commercial facilities which have a low intensity and activity level. All uses shall be in "residential design" style buildings.

b. **PROCEDURE:** When the Planning Commission recommends that non-residential or multi-family residential activities are appropriate for a residential area, building permits shall only be issued following a site plan review.

The Planning Commission is under no obligation to permit non-residential or multi-family uses, and may reject any and all site plan proposals when not appropriate and convenient to the neighborhood setting. The burden is on the applicant to demonstrate that the site design is in keeping with local architectural standards; that the activity can be safely conducted; that traffic circulation can be effectively minimized, and that the nature of the use is in keeping with the basic concept of the land use plan.

c. **FAILURE TO UTILIZE:** An applicant has the option of not using the "set aside" lots for the non-residential purpose. At the request of the applicant, the zoning administrator shall issue a residential building permit on "set aside" lots.

11. A single small wind energy turbine located on lots of two (2) acres or larger provided that the turbine is sited at least 50 feet from any lot line.

D. Conditional Uses

1. The following conditional uses are permitted within "R1" residential areas. There is a potential for conflict, because of increased activity patterns, with each of these uses. The Planning Commission may require a site plan, traffic analysis and other requested data as a condition of hearing.

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- a. Two-family, duplex - attached housing. If a lot is split to divide the duplexes into two lots, the resulting lots shall not be considered non-conforming because of lot area.
- b. Care homes, skilled nursing care and similar institutions.
- c. Day care activities other than licensed and residential day care.
- d. Funeral homes.
- e. Golf courses and recreation facilities; public and private schools.
- f. Guest quarters, including housekeeping facilities for the elderly or for family members, located in an accessory (not attached) structure.

TABLE R-1: "R-1" AREA STANDARDS				
LOT SIZES				
TYPE	Lot Size	Comments		
Residence/Permitted Mixed Uses	5a	Base lot size - requires no pre-evaluation		
Residence/Permitted Mixed Uses	4a	Satisfactory percolation and topography conditions		
Residence/Permitted Mixed Uses	Less than 3a	Public water service and sanitarian approval		
Residence/Permitted Mixed Uses	1a to 7,500 sq. feet	Sliding scale lot size dependent on public water and sewer and overall development plan		
YARD REQUIREMENTS (Building Setback)				
Principal Building	Rear	Side	Comments	
Residential/Non-Residential Uses - All	Appen . C	Appen. C		
Accessory Building	Rear	Side	Comments	
All Accessory Buildings	Appen C	Appen C		
SETBACKS FROM ROW				
All Residential/Non-Residential				
U.S. or State Highway	75'	See also Appendix C		Distance from r.o.w
County Road	40'	See also Appendix C		Distance from r.o.w
Frontage or Internal Road	25'	See also Appendix C		Distance from r.o.w
NOTE: In addition to the front setback, all structures must maintain a 35' setback from				

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additional public ROWs (ie, corner lots). Zero lot line on one side is permitted by site plan review. Setbacks may be increased or decreased on site plan review for cluster developments or non-residential uses.

E. Lot Area and Yards (see Table R-1)

1. The Baseline lot size requirement is five (5) acres.

F. Setbacks and Yards

1. See Tables below

101 "R-2" TWO AND THREE FAMILY RESIDENCE DISTRICTS

A. Purpose: The purpose of the "R-2" district is to provide low density residential opportunities neighborhood settings. These neighborhoods are designed to provide opportunity for persons seeking affordable housing and to encourage "urban subdivisions" in areas of growth and development.

B. Permitted Uses

1. Uses permitted by right in "R-1" zoning districts.
2. Two-family or three-family attached units.
3. Offices for professional services limited to attorney, health care, real estate, architect, engineer, draftsman, financial consultant, tax preparation, and similar services.
4. The sale of art, interior decorations, or antiques, are permitted by site plan review.

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TABLE R-2: "R-2" AREA STANDARDS			
BASELINE LOT SIZES			
TYPE	Lot Size	Comments	
Residence/Permitted Mixed Uses	5a	Base lot size - requires no pre-evaluation	
Residence/Permitted Mixed Uses	4a	Satisfactory percolation and topography conditions	
Residence/Permitted Mixed Uses	3a or less	Public water service and sanitarian approval	
Residence/Permitted Mixed Uses	1a to 7,500 sq. ft.	Sliding scale lot size dependent on public water, sewer, clustering, and overall development plan	
YARD REQUIREMENTS (Building Setback)			
Principal Building	Rear	Side	Comments
All Uses	Appen C	Appen. C	
Accessory Building	Rear	Side	Comments
All Accessory Buildings	Appen C	Appen C	
NOTE: Corner lots must maintain a 25' setback from the r.o.w. Variations from required yards are permitted by site plan review, variance, or subdivision. Yard sizes for conditional uses are reviewed on site plans and adjusted from the minimum - if necessary. ZLL for side and rear yards is permitted by review			
FRONT SETBACKS			
All Residential/Non-Residential			
U.S./State Highway	75'	See also Appendix C	Distance from r.o.w
County Road	40'	See also Appendix C	Distance from r.o.w
Frontage/Internal	25'	See also Appendix C	Distance

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Road			from r.o.w
Zero lot line on one side is permitted by site plan review. Setbacks may be increased or decreased on site plan review for cluster developments or non-residential uses.			

C. Conditional Uses

1. Same as "R1" districts.

D. Exceptions/Variances

1. The same as provided in "R-1" districts; 4 family attached units.

E. Lot Area and Coverage – see Table R-2

102. "R-3" MULTI FAMILY RESIDENCE DISTRICTS

Purpose: The purpose of the "R3" Multi Family district is to allow moderate density units and mixed use development in areas of urban development.

A. Permitted Uses

1. Multi-family dwelling units, garden apartments, conversion units, nursing and elderly care homes.
2. Group care facilities, recreational facilities, boarding facilities; accessory uses,
3. All child and elder care facilities.

B. Conditional Uses

1. All conditional uses permitted in "R-1" and "R-2" districts.
2. Retail shops for florist, gift, books, hobby, paper goods, photography, clothing, and personal services.
3. Self-service or operated laundry and cleaning.

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4. Eating establishment, but this shall not include drive-in facilities nor shall it be construed to mean those establishments that have combined curb or window service with internal seating. It shall not include those establishments that receive less than fifty (50) percent of their gross profits from food.

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D. Required Lot Area and Setbacks

TABLE R-3: REQUIRED LOT AREAS AND YARDS		
TYPE OF RESTRICTION	REQUIREMENTS	COMMENTS
Minimum Front Yard	25 feet	
Side Yards	10 Feet	
Rear Yard	20 feet	
Corner Lot	25 feet	
Maximum Density	17 units per acre	
Building Height	37 feet	From the lowest point adjacent to the building the eve of the roof
Zero lot line on one side yard is permitted by site plan review. Setbacks may be increased or decreased on site plan review for cluster developments or non-residential uses.		

E. Additional Provisions

1. Parking spaces shall be provided at the baseline of 2.5 spaces per unit for the total complex unless otherwise waived by the Director of Planning. Parking spaces for non-residential units in the complex shall be calculated at occupant or client design loads and included on the site plan.

2. Reserved

3. If non-residential structures are provided in the complex, they shall not equal more than the total living space provided in the complex.

103 PLANNED UNIT RESIDENTIAL

The purpose of the Planned Unit Development District [P.U.D.] is to allow the applicant, the Planning Commission, and the Governing Body the opportunity for

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flexible land use control and increased efficiency in the development of facilities and resources.

A. Permitted Uses

1. All private institutional facilities and public uses.
2. All residential units permitted by right or exception in this ordinance; other uses permitted in the "R1" or "R2" districts.
3. CN commercial and office uses.
4. Reserved
5. Athletic fields, parks, libraries, facilities used by the township {including fire districts}.

TABLE R-4: MAXIMUM LAND USE LIMITATIONS IN PUD'S		
TYPE OF LAND USE	MAXIMUM PERMITTED BY RIGHT	MAXIMUM PERMITTED BY REVIEW
Commercial	15%	30%
Industrial	10%	20%
Multi-Family	30%	40%
Office/Services	15%	30%
Institutional	20%	40%
Total ratio of non-residential to residential built square feet = 40%		

B. Development Standards and Criteria

1. All PUD districts shall have an initial zoning lot of four (4) acres or more.
2. No less than ten (10) percent of the total land area shall remain in common open space. For this calculation, parking areas, yards or developed open spaces may not be used.

C. Lot and Setback Requirements

TABLE R-5: REQUIRED LOT AREAS AND YARDS		
TYPE OF RESTRICTION	REQUIREMENTS	COMMENTS
Minimum Front Yard	25 feet	
Side Yards	10 Feet	
Rear Yard	20 feet	
Corner Lot	25 feet	

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Maximum Density	17 units per acre	
Building Height	37 feet	From the lowest point adjacent to the building the eve of the roof
Zero lot line on one side yard is permitted by site plan review. Setbacks may be increased or decreased on site plan review for cluster developments.		

D. Site and Structure Regulations

1. Every structure erected shall have access to a public street, or if group or courtyard parking is used, each unit shall be provided with a travel easement. Public streets must be provided; private streets, even under the control of a homeowners or development association, are not allowed under the terms of this ordinance without Planning Commission approval.
2. All common open spaces shall be protected by fully recorded covenants running with the land, by deed restrictions or by a development rights transfer to the governing body. All PUDs must file declarations of conditions, covenants, and restrictions for building, appearance control, and land use, and such declarations must be substantially uniform throughout all development phases.
4. The street layout for internal roads and connections to county roads shall be submitted in the form of road engineering plans.

E. Utilities and Services

1. Planned Unit Developments are normally expected to provide central sewer and water facilities. Although this PUD section is developed to permit moderate density on small lots, its provisions may be used for rural, large lot subdivisions. Developers, however, are encouraged to forego the PUD in large lot subdivisions and use the PURD or the mixed use zones provided in this ordinance.

F. Special Provisions

1. All PUD's shall devise a method to maintain common open space facilities, and any areas which are to be held in common by the residents or occupants. All such areas shall be clearly marked on the development plan. It may be feasible in certain instances to allow clustering of residential and non-residential structures on small lots without central sewer. In such cases, adequate common easement ground must be set aside to accommodate the future expansion of private waste water treatment systems. All requests for a reduction in lot size requirements must be accompanied by suitable plans, documentation, and/or professional opinions documenting that the property is capable of effective and safe disposal of waste water and that a public water supply is available. All requests for this reduction in lot size must be approved by the County Sanitarian.

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If lot size reduction is approved, the final PUD must stipulate that no permanent structures shall be built within the common easement until such time as public sewer is available and that all structures are connected to the public sewer system. When all structures are connected to a public sewer district the common easement ground shall be extinguished.

2. Reserved

G. Application

1. The zoning staff shall schedule a pre-application conference for all Planned Unit Developments. A preliminary application for a Planned Unit Development shall be made to the zoning staff at least 60 days in advance of any public hearing. The application shall set forth:

- a. The Name of the Applicant and Address.
- b. A Legal Description of the Property.
- c. A Preliminary Plan which notes the density of land use, common open space, the use of buildings and lots, proposed covenants, grants and agreements, proposed schedule of development, proposed water and sewer systems.

H. Public Hearing

1. Within sixty (60) days after the filing of a preliminary application, a public hearing shall be held by the Planning Commission.

2. At the Public hearing, the applicant should be prepared to present the following data or studies:

- a. General Character, Objectives, Purpose Covenants
- b. Economic Feasibility
- c. Development Schedules and Staging of Units
- d. Conformity to Land Use Plans
- e. Technical Discussion of the Plat
- f. Engineering and Hydrology
- g. Environmental, Social, Economic Impact
- h. School District Impact
- i. Traffic Analysis

3. Following the hearing, but within sixty (60) days, the Planning Commission may either grant approval, modify or disapprove the preliminary plat.

4. If the preliminary plat is disapproved, the Planning Commission shall set forth their reasons, in writing, to the applicant. If disapproved, the applicant may submit a new preliminary plan one year after the disapproval.

I. Final Plan

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1. A final plan shall be submitted to the Planning Commission for inspection and comment. The Planning Commission may not modify the final plan, if it gave full approval to the preliminary plan, unless changed conditions or new evidence makes it necessary to protect the public health, safety or welfare.

2. A final plan may not vary from the terms of the approved preliminary plan by more than five (5) percent in gross density or intensity of land use. Major use or design changes must be approved by individual resolutions of the Planning Commission.

3. The final plan shall consist of:

a. All written documents and studies.

b. The FINAL PLAT.

c. Requested modifications.

4. Upon approval of the final plan, the Governing Body, within sixty (60) days (unless an extension is requested by the applicant), shall review and adopt, modify or disapprove all aspects of the plan. If the Governing Body modifies the plan, then they may request that the Planning Commission give further study to the matter and comment on the modifications, or make additional recommendations.

If the Governing Body disapproves the plan, then the reasons for the disapproval shall be set forth in the record and sent to the applicant. If disapproved, the applicant may submit a new preliminary plan one year after the disapproval.

I. Validity of Final Approval

1. Upon approval of the final plan, the Governing Body shall specify for the record the stages of the PUD, if any, and the number of building permits to be issued for each stage. The Governing Body shall also place on the record all agreements for performance, covenants and restrictions.

104. "MH" MANUFACTURED HOMES DISTRICTS.

A. Purpose: The purpose of the "MH" Manufactured Homes Park is to provide a "planned community" setting for single family dwelling units in a moderate to high density environment.

1. Permitted Uses

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- a. Manufactured homes, either single or double wide, but this shall not be construed as motorized recreation vehicles.
- b. Residential design manufactured homes.
- c. Single Family residential units.
- d. Accessory units to the mobile home such as storage buildings and expansion devices.
- e. Buildings and structures used for storm shelters, community buildings, self-storage areas & buildings, laundry, garages and similar uses; retail and personal services for the convenience of park residents.
- f. Licensed day care; all other categories of day care are permitted in residential style manufactured housing or site built structures.

B. Location & Environmental Requirements

1. The manufactured home park shall be located on a well drained, properly graded site.
2. Manufactured home parks designed to accommodate twenty-five (25) or more units shall be located on or near major roads that provide a hard surface roadway (concrete or asphalt).
3. Manufactured home parks shall provide screening when they abut land used for a residential purpose.

C. Application Requirements

1. Applicants for a manufactured homes park shall submit a site plan that details the road system, layout arrangement of lots and park facilities, the topography, drainage and general site condition and landscaping or screening proposals.
2. All new manufactured home parks shall provide a storm shelter(s) for the occupants. The shelter(s) plans will be reviewed by the Director of Planning. Design specifications shall be guided by American National Standards Institute or the Federal Emergency Management Program, and must be located so as to be accessible to the park residents in a central place. Access to the shelter must be clearly marked. The Pottawatomie County Director of Emergency Management shall recommend the type of storm warning device to be placed in the manufactured home park.
3. Each park shall reserve an area for passive adult, and active child play recreation according to the following schedule {approval by SITE PLAN}:

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Number of Units	Minimum Area of Playground
0-10	by review
10-20	9,000 square feet
21-25	25,000 square feet
25 and over	NPRA design

Design standards for large parks (25 unit spaces and over) will be guided by the National Parks and Recreation Association. Parks with design plans for 100 or more pads shall provide "neighborhood scale" recreation facilities, including sidewalks; parks with 200 or more residential spaces must provide recreation facilities at the "community scale."

D. Lot Size and Area Requirements

1. Manufactured home parks may employ flexible design methods to match local needs to density requirements. However, the minimum standards in Table R-6 must be used in developing site plans and preliminary plats unless waived by the Planning Commission.

E. Accessory Structures

1. Accessory structures such as porches, garages, cabanas and carports may be used. One accessory storage building, limited to a total size of 120 sq. ft., may be used with each manufactured home. All such buildings shall be either manufactured or constructed on-site from attractive, first quality materials. Storage or shipping cartons, trailer bodies, open pole sheds, and the like are not permitted.

TABLE R-6 Separation Requirements				
	Side to Side	End to End	Front/Side Yard from Curb	Accessory Uses
Single Wide's				
All	18'	13'	22'	6'
Double Wide's				
All	18'	13'	22'	6'
No structure may be placed closer than 6' to the park lot line; setbacks and separations may be modified by site plan review.				

F. Access, Streets, Screening and Parking

1. All mobile home parks shall be provided with safe and convenient vehicular access extending to every lot. All road surfaces shall be concrete or asphalt

2. All streets are the responsibility of the park owner, and shall remain in private ownership.

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3. Each lot shall be provided with a concrete or asphalt pad for parking two (2) vehicles separate from the road. The minimum pad {parking} size shall be eighteen (18) feet wide and twenty (20) feet deep.
4. Any park adjacent to an area either zoned or used for residential purposes, or areas used for commercial or industrial purposes, shall provide screening to a minimum height of eight feet.
5. All mobile home parks shall provide street lighting units at such heights and spacing as will provide acceptable levels of illumination for the safe movement of pedestrians and vehicles at night.

G. Park Services and Facilities

1. Reserved
2. All parks using natural gas shall be equipped with an approved manual and breakaway connections with automatic shutoff valve installed upstream of the gas outlet.
3. All parks using liquefied gas systems shall be provided with safety devices to relieve excessive pressure; all storage bottles or tanks shall be fastened to prevent accidental overturning. No LNG vessel shall be stored underneath the mobile home.
4. An accessible, safe and adequate supply of potable water shall be supplied by the park management/applicant. The system shall be a public facility approved by the State of Kansas Department of Health and Environment and the County Sanitarian.
5. An adequate and environmentally safe sewer system shall be installed in each park. The system shall be a public facility capable of handling the projected park occupancy. The system shall be designed according to the regulations of the Kansas Department of Health and Environment and approved by the County Sanitarian.
6. Each unit in the park shall be provided with a National Electric Code approved disconnecting device and over-current protective equipment.

H. Individual Mobile Home Lot Requirements

1. Each unit shall be anchored to a pad, piers or the ground according to the regulations provided by the Kansas Department of Health and Environment.
2. Each unit shall be skirted with a commercial or custom made kit available for such purposes.

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I. Responsibilities

1. Park Management

- a. To notify all park occupants of the rules and regulations.
- b. To comply with all rules and regulations governing mobile home parks.
- c. To provide for the required storm shelter and to maintain such structure in good condition, free from rodents and insects, and to assure that it is open and accessible to the residents.
- d. The park manager shall maintain a register of all current residents identified by lot number; addresses shall be prominently displayed by each home.
- e. The park manager shall notify the Zoning Administrator in writing of individual violations of these regulations.

2. Occupants

- a. To maintain lots in good order, free from debris, inoperative machines or vehicles.
- b. Refrain from parking on streets.
- c. To abide by park management rules.

J. Permits to Construct or Extend.

1. It shall be unlawful for any person to construct, alter, or extend a manufactured home park unless the owner holds a valid permit and site plan approval.

K. License to Operate a Mobile Home Park

1. Hereafter, it shall be unlawful for any person or firm to operate a manufactured home park unless a valid permit has been issued annually by the Zoning Administrator. The fee for such permit is published in the Schedule of Fees by BOCC (Board of County Commissioners) resolution from time to time.
2. The charge for a late application for a license (25 days or more after the annual license is due) shall be an additional twenty-five (\$25) dollars.
3. The Zoning Administrator shall refuse to issue a license to a park which is in violation of these regulations (except for previously legally conforming uses). The

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reason for the refusal shall be put in writing and sent to the park owner and operator.

4. The owner/operator shall have sixty (60) days to either appeal to the Board of Zoning Appeals or comply with the order of the Zoning Administrator. If the violations are not resolved after the sixty (60) day period, the Zoning Administrator shall seek a court order restraining the owner/operator from further operation of the park.

5. The Zoning Administrator is hereby empowered to make such inspections as necessary to enforce these regulations at reasonable hours without prior notice to the park owner/operator.

L. Appeals to the Board of Zoning Appeals

1. The Board of Zoning Appeals is hereby empowered to hear appeals from and grant exceptions to owners of manufactured home parks which have been refused a license by the Zoning Administrator. The Board of Zoning Appeals may uphold, reverse, modify or grant exceptions to the ruling of the Zoning Administrator if:

a. The requested modification does not in any way endanger the health, safety or welfare of the park residents or neighbors;

b. The requested modification must arise from a physical necessity and must constitute a hardship greater than a mere inconvenience to the owner.

c. All applications to the Board of Zoning Appeals shall be made in writing and set forth the reasons why the requested modification or exception is necessary.

M. Special Requirements and Regulations

1. All "MHP" Manufactured Homes Parks shall be platted as a single, distinct lot or tract and continue to be held as a single ownership: ie, a corporation, partnership, sole proprietorship, or limited liability company.

2. All "MHP" Manufactured Homes Parks shall be constructed with, and continue to remain under, unified street systems, utilities, and play areas.

105. APPEARANCE/DESIGN REQUIREMENTS IN RESIDENTIAL AREAS

A. Use Rights and Limitations.

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1. All home occupations, permitted business activities, services, storage and sales shall be conducted inside the dwelling unit or a permitted accessory building.
2. Accessory structures and buildings used for storage shall be specifically designed or constructed to maintain a residential appearance and shall not include storage pods, railroad cars, transport trailers, enclosed trailers, or similar structures.
3. Such items as inoperable motor vehicles, salvage, building materials, disassembled or heavy equipment, scrap metals, wire, poles, or household appliances, and similar components shall not be openly stored on property zoned for residential purposes. All such material must be stored within an enclosed building.
4. Screening devices or screened areas in residential districts shall be constructed from masonry, wood, or manufactured – composition materials (fabricated to imitate customary residential materials).
 - b. Decorative, safety, or security fences in residential district shall be constructed from masonry, wood, or manufactured - composition (fabricated to imitate customary residential materials) or metal - chain link.
 - c. Except as approved in P.U.D., variance, or final plat approval, screening fences shall not extend beyond or penetrate the required front lot setback.

B. Design and Appearance

1. All accessory buildings used in the "R-1" and "R-2" residence district shall incorporate a residential-type design. This design requirement extends to all aspects of buildings, and includes structures used for churches, public facilities, accessories, offices, and all other permitted non-residential uses.
 - a. Open side and/or pole type structures are not permitted except for carports accessory to the principal structure.