

- (a) Accessory "USTEB" Defined. An accessory "USTEB" shall be defined as subordinate but incidental to and in association with, and which is customarily required or provided for the principal "USTEB".
- (b) Required Location in Residential Zoning District. In any residential zoning district as listed in Chapters 1139, 1141, 1143 and 1147, unattached and accessory "USTEB" buildings shall be on the same lot as the principal "USTEB" and located subject to the development standards of the zoning district in which it is located, shall be located to the rear of the dwelling.
- (c) Required Location in Other Zoning Districts. In any zoning district except a residential zoning district, accessory uses or structures shall be on the same lot as the principal "USTEB" and located subject to the Development Standards of the zoning district in which it is located.
(Ord. 257-92. Passed 12-15-92.)

1167.18 SCREENING REQUIREMENTS.

Certain activities shall be screened by structures, walls, fences or landscaping so that these activities will not be detrimental to adjacent land. **SEE CHAPTER 913 FOR ADDITIONAL LANDSCAPING REQUIREMENTS.**

- (a) Screening Standards. Required screening shall be provided in accordance with the following standards, except as provided in other sections of this Zoning Ordinance.
 - (1) Screening shall have an opaqueness or light reducing capability of eighty percent (80%) or more. If neither an instrument for measurement of light transmission nor manufacturers specifications of opaqueness are available, adequacy of the screening will be determined by comparing the amount of opening in the material against the total area.
 - (2) Screening shall be at least six feet but not more than eight feet in height.
 - (3) If screening is to be accomplished by landscaping, the landscape materials shall achieve the standards stated above within a period of five years or less.
- (b) Adjacent to Residential Zones and Planned Development. The following list of activities, if developed adjacent to land in a residential zoning district shall be screened as prescribed, except that it is separated by a street right of way eight feet or more in width.
 - (1) A parking area of 1,000 square feet or more provided or intended for five or more vehicles for commercial and industrial establishments.
 - (2) A drive-in or outdoor service facility.
 - (3) A commercial or industrial loading area.
 - (4) An outdoor display area of goods in a complete, usable and normal condition, including samples and models, offered for retail sale. (Ord. 257-92. Passed 12-15-92.)
- (c) Screening of Trash Containers or Receptacles.
 - (1) For applicable uses under Commercial, Manufacturing, Multi-Family Residential, Planned Districts, and conditional uses in residential districts, all trash containers and/or receptacles shall be fully screened. Any walls so employed shall be constructed with the same material and/or be compatible to materials of the main structure as determined by the design authority. Front gates shall be of colors consistent with the existing or proposed structure. Trash containers and/or receptacles shall be placed to the rear of the main structure. All litter shall be controlled on site. All trash containers and/or receptacles must remain in good repair.
 - (2) The height of such walls or fence structures shall be a minimum of six feet. The maximum height of walls and fence structures shall not exceed eight feet. The use of landscaping in addition to the structure shall be required. The use of year-round vegetation, such as pines or evergreens, is encouraged. Concrete or asphalt pads and approaches to such trash containers and/or receptacles must remain in good repair.
 - (3) All trash containers and/or receptacles shall be brought into compliance with this section when a final development plan is required, when ownership of the property has been transferred, or by September 1, 2001. The Zoning

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Administrator shall review and approve screening plans only if the provisions of this subsection (c) are fully met. If the Zoning Administrator determines that such proposed plan needs further review, he/she shall forward such proposal to the Planning Commission as an application for a certificate of appropriateness. (Ord. 980275. Passed 9-08-98.)

- (d) Along a Public Street. The following list of activities, in addition to being screened as prescribed, shall be screened so that the activity is not visible from a public street within 300 feet of the lot on which the activity is located.
- (1) Articles or materials being stored, maintained, repaired, processed, erected, fabricated, dismantled, salvaged or otherwise not being offered for retail sale in a completed, usable and normal condition.
(Ord. 257-92. Passed 12-15-92.)

1167.19 PUBLIC NUISANCE REGULATIONS.

(a) Prevention of Nuisance. Every "USTEB" subject to the provisions of this Zoning Ordinance shall be located, arranged and operated in accordance with the following provisions so that it will not interfere with the development and enjoyment of adjacent property.

(b) Required Limits. The following limits of development and operation are provided to control hazardous, obnoxious or other nuisance activity of uses subject to the provisions of this Zoning Ordinance:

- (1) Noise. Noise or vibration shall be so controlled that at the property line on which such noise or vibration is produced it will not be at a level above that normally perceptible from other developments in the area or from the usual street traffic observed at the street right-of-way line of the lot, except occasional blast or shock required in normal operation and produced in such manner as not to create a hazard.
- (2) Smoke. Smoke shall be controlled in its emission so as to be less dark in shade than that designated as No. 2 on the Ringelman Chart published and used by the U.S. Bureau of Mines, except that emission above such level shall be permitted for a period of three minutes or less during the operation of starting or cleaning a fire.
- (3) Dust. Dust or particulate matter shall be so controlled as not to produce a hazardous, or obnoxious situation beyond the property lines of the lot on which such dust or particulate matter is produced.
- (4) Odor or fumes. Odor or noxious fumes shall be so controlled as not to be offensive nor to create a hazard.
- (5) Glare. Glare or heat from processing or other activity or lighting shall be so screened as not to be perceptible beyond the property lines of the lot on which such glare or heat is produced.
(Ord. 257-92. Passed 12-15-92.)

1167.20 PROPERTY PERIMETER REQUIREMENTS.

(a) Grass or ground cover shall be planted on all portions of the easements not occupied by other landscape material. Trees do not have to be equally spaced, but may be grouped. All landscape requirements shall be met by the applicant if his property is contiguous to property fully developed prior to the passage of this chapter. A landscape plan meeting the requirements of this section, shall be approved by the Planning Commission before land clearing and/or development occurs on the subject property.

(b) When a zoning classification abuts another zoning classification a minimum landscape with a buffer zone of three feet minimum height and width is required, which shall contain materials to achieve the opacity required, as follows (requirements can go both ways on zones):

- (1) Any residential zone adjoining any office zone, required buffer zone is fifteen feet adjacent to all common boundaries except street frontage and shall include one tree for each forty feet of linear boundary, or fraction thereof, and a continuous six foot high planting, hedge, fence, wall or earth mound.