

Goal: To permit by special permit larger buildings in which to conduct Shop and Storage Use by Contractors and Building Tradesmen in the R-1, Farming-Residential District

Key: Underlined: Language to be deleted **BOLD CAPS**: Language to be added

13.16 Shop and Storage Use by Contractors and Building Tradesmen.

Shop and storage Use by contractors and building tradesmen such as plumbers, electricians, contractors, painters, landscapers, and similar occupations may be permitted by Special Permit. For the purpose of this section, "Shop" is defined as a building or room in which workmen carry on their trades or occupation, as a carpenter shop. **ONLY ONE SUCH SHOP AND STORAGE USE BUSINESS MAY BE PERMITTED PER PROPERTY.** In addition to the requirements of Sections 13, 14, and 15 of these Regulations, the following conditions must be met:

13.16.1 In the R-1, Farming-Residential District, any such use shall be conducted by the resident owner of the premises, shall be **A SMALL SCALE USE APPROPRIATELY SIZED FOR THE NEIGHBORHOOD IN WHICH IT WILL BE LOCATED AND** subordinate to the main use of the premises for residential purposes, and shall be a use customarily incidental to the work of such resident owner tradesman performed off the premises.

13.16.4 An outside storage area, not to exceed 5000 **3000** square feet may be permitted where it can be properly provided for on the lot ...

13.16.5 **MAXIMUM TOTAL FLOOR AREA.** In the R-1, Farming-Residential District shall occupy a total floor area in a residence greater than 33% of the total square footage of an accessory structure. The shop and storage use may occupy an accessory building. **THE MAXIMUM TOTAL FLOOR AREA ALLOWED FOR SUCH SHOP AND STORAGE USE SHALL BE AS FOLLOWS:**

A. 33% OF THE TOTAL FLOOR AREA OF THE RESIDENCE OR

B. 100% OF THE TOTAL FLOOR AREA OF AN ACCESSORY BUILDING

if the location and appearance of the accessory building are consistent with the residential character **DEVELOPMENT** of the lot and the neighborhood and it can be demonstrated that the type and intensity of the proposed use in the accessory building will not alter the primary residential character **USE AND APPEARANCE** of the lot **OR**

C. 100% OF THE TOTAL FLOOR AREA OF THE SHOP BUILDING CONSTRUCTED SOLELY FOR THE PURPOSE OF SHOP AND STORAGE USE IF THE LOCATION AND APPEARANCE OF THE SHOP BUILDING ARE CONSISTENT WITH THE RESIDENTIAL DEVELOPMENT OF THE LOT AND THE NEIGHBORHOOD AND IT CAN BE DEMONSTRATED THAT THE TYPE AND INTENSITY OF THE PROPOSED USE IN THE SHOP BUILDING WILL NOT ALTER THE PRIMARY RESIDENTIAL USE AND APPEARANCE OF THE LOT. IF DETERMINED APPROPRIATE UPON REVIEW OF FACTORS INCLUDING SIZE OF THE LOT, TYPE AND INTENSITY OF THE PROPOSED USE, SETBACKS, ARCHITECTURE AND PROPOSED BUILDING MATERIALS, TOPOGRAPHY, SCREENING, OUTDOOR LIGHTING, AND OTHER FACTORS LISTED IN SECTIONS 13.16.6 AND 13.1.C, THE SIZE OF SUCH A SHOP BUILDING MAY EXCEED THE TOTAL FLOOR AREA OF THE RESIDENCE ON THE SAME LOT, BUT IN NO CASE SHALL IT EXCEED A TOTAL OF 2000 SQUARE FEET IN AREA.

13.16.6 **MINIMUM SETBACKS FOR SHOP BUILDINGS.**

A. FRONT YARD SETBACK: THE SHOP BUILDING SHALL BE LOCATED A DISTANCE EQUAL TO OR GREATER THAN THE BACK LINE OF THE PRIMARY DWELLING ON THE SAME LOT.

B. SIDE AND REAR SETBACKS SHALL COMPLY WITH THE MINIMUM SETBACKS FOR ACCESSORY BUILDINGS PER SECTIONS 11.6.B AND C

(renumber following sections)

13.16.7 The application shall include, in addition to the general requirements for Special Permits:

A. Building layout plans drawn to scale which show the floor area and the layout of the residence, **SHOP BUILDING**, and/ or accessory building and the floor area (in square feet) devoted to the shop and storage use **WITH LABELED AREAS FOR ACTIVITIES SUCH AS WORK AREA, VEHICLE PARKING, STORAGE, AND OFFICE SPACE.**

13.16.9 ANY PERMIT FOR SHOP AND STORAGE USE SHALL BE SUBJECT TO REVOCATION BY THE COMMISSION AFTER A HEARING:

A. IF AT ANY TIME UPON INSPECTION BY THE ZONING ENFORCEMENT OFFICER IT IS FOUND THAT THE SHOP BUILDING AND/OR COMMERCIAL OPERATION DOES NOT COMPLY WITH ALL OF THE REQUIREMENTS OF SECTION 13.16.

B. IF AFTER OCCUPANCY, THE OWNER DENIES THE COMMISSION OR ZONING ENFORCEMENT OFFICER PERMISSION TO CONDUCT ANY INSPECTION DEEMED NECESSARY BY THE COMMISSION.

21.1.15 BUILDING, SHOP. A BUILDING CONSTRUCTED ON THE SAME LOT AS A PRIMARY RESIDENCE IN THE R-1, FARMING-RESIDENTIAL DISTRICT FOR THE SOLE USE OF SHOP AND STORAGE USE BY CONTRACTORS AND BUILDING TRADESMEN PER SECTION 13.16.

(renumber following sections)