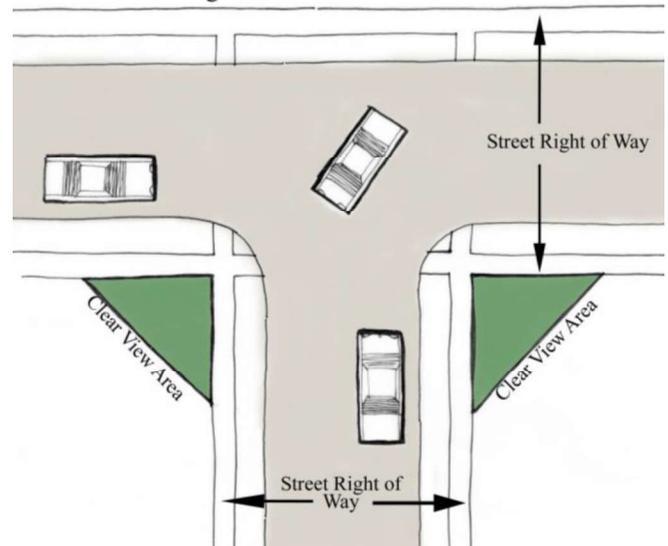


117.308 Clear View Area.

No building or structure shall be erected within the following required clear view areas.

- A. At the intersection of any State Trunkline Highway and any County Primary Road, the triangle formed by the point of intersection of the right-of-way lines and the two points extending along such lines a distance of one hundred (100) feet from the point of intersection.
- B. At the intersection of any County Local Road with any State Trunkline Highway or County Primary or Local Road the triangle formed by the point of intersection of the right-of-way lines and the two points extending along such lines a distance of fifty (50) feet from the point of intersection.

Figure 3.2 Clear View Area



117.309 Animals

It shall be unlawful to keep animals other than pets as defined herein on any premises in an AR, R-1, R-3, V, C or M zoning district, except in connection with an approved veterinary clinic, or as provided in this Section. The keeping of exotic animals shall be prohibited in all districts.

- A. In the R-1 & AR Districts on parcels of not less than 5 acres, the animals listed below, other than pets, may be kept in an area where a completely fenced enclosure is provided, subject to the limitations of subparagraph B below.
- B. The combined number of individual animals permitted shall not exceed one (1) Animal Unit per acre within the completely fenced enclosure which shall be determined from the following equivalency table:

Types of Animals	Animal Units per Individual Animal	Types of Animals	Animal Units per Individual Animal
Cattle (dairy or beef)	1.00	Horses	1.00
Swine	.50	Sheep, Goats, Alpaca	.50
Chickens	.20	Turkeys, Geese, Ducks	.40

117.310 Home Occupations.

- A. Purpose. These are special regulations that apply to ensure that home occupations will not be a detriment to the character and livability of the surrounding neighborhood. The intent of the regulations of this chapter is to establish standards for all home occupations rather than to limit the allowed uses to a specific list. The regulations are intended to ensure that the home occupations remains subordinate to the residential use, and that the residential viability of the dwelling is maintained. The regulations recognize that many types of jobs can be done in a home with little or no effect on the surrounding neighborhood.
- B. Minor Home Occupation: A minor-home occupation is a home occupation as defined herein, which would normally not be apparent to neighbors living in the vicinity, such as providing piano

lessons to one student at a time. A minor home occupation shall be permitted in the R-1, R-3, A-R, A, E and V districts, subject to the following conditions:

1. The minor home occupation must be conducted entirely within a residential building and must not be evident in any way from the street or from any neighboring premises.
 2. The minor home occupation must not change the character of the building in which it is conducted and must not constitute, create or increase a nuisance.
 3. The minor home occupation must be carried on only by the inhabitants of the building plus not more than one non-resident employee.
 4. The minor home occupation must employ only mechanical equipment which is similar in power and type used for household purposes and hobbies.
 5. The minor home occupation must not generate noise, vibrations, smoke, dust, odor, heat, or glare which are detectable beyond the property lines. Furthermore, the minor home occupation shall not create an electrical interference with the transmission of television, cellular, wireless service, or radio in the area which exceeds that which is normally produced by a residential dwelling unit in the district.
 6. The minor home occupation must provide sufficient solid waste receptacles sufficiently screened and maintain the property free of debris.
 7. The minor home occupation must not devote more than twenty-five (25) percent of the principal building to such home occupation.
 8. The minor home occupation must not require parking spaces in excess two (2) spaces, located in the driveway or on the street directly adjacent to the property.
 9. The minor home occupation must not generate vehicle trips in excess of six (6) round-trips per day, and only between the hours of 8:00 am and 9:00 pm.
 10. On-site sale of merchandise shall be by appointment only.
 11. For the purposes of this section, multiple home occupations or combined home occupations shall be regarded as, and comply with the requirements of a single home occupation.
 12. Signage for a minor home occupation shall be limited to one (1) non-illuminated sign of color and style compatible with the residence mounted to the residence or to a pole immediately adjacent to the residence, with an area not to exceed seventy-two (72) square inches.
- C. Prohibited uses. Under no circumstances shall the following be considered a minor home occupation:
1. Warehousing and rental of storage space for gain.
 2. Junkyards
 3. Sexually Oriented Business
 4. Bed and Breakfast
- D. Major Home Occupations. A major home occupation shall be a home occupation that cannot meet the requirements of this Section. Such major home occupation shall be regulated pursuant to Section 117.1612 Home Occupation, Major of this Ordinance.

117.311 Greenbelts and Landscaping.

- A. When Required. A greenbelt, as defined herein, shall be required for any commercial or industrial use that abuts a residential or agricultural use. If waived in writing by the adjacent residential or agricultural property owners, the greenbelt may be omitted or a fence substituted for the greenbelt if the Planning Commission finds that there would be no adverse effects resulting from the waiver or omission.