

PENNSBURY TOWNSHIP, CHESTER COUNTY

ORDINANCE NO. _____

AN ORDINANCE OF PENNSBURY TOWNSHIP ADOPTED PURSUANT TO THE
AUTHORITY OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE
AMENDING THE PENNSBURY TOWNSHIP ZONING ORDINANCE OF 2012,
AS AMENDED

THE BOARD OF SUPERVISORS OF PENNSBURY TOWNSHIP hereby enacts and ordains as follows:

Section 1. The Pennsbury Township Zoning Ordinance of 2012, as amended, is hereby amended as follows:

- a. Article II, Terminology, Section 162-202 is amended by deleting the definitions of “impervious cover” and “lot coverage” and adding the definitions as set forth in Exhibit “A” attached hereto.
- b. Article XVII, Historic Resources Overlay District, Section 162-1707.D.1 is amended by deleting the existing Section and inserting Section 162-1707.D.1 as set forth in Exhibit “B” attached hereto.
- c. Article X, Village Residential District, Sections 162-1001 through 162-1004, are amended by deleting the existing Sections and inserting Sections 162-1001 through 162-1004 as set forth in Exhibit “C” attached hereto.
- d. Article XI, Village Commercial District, Sections 162-1101 through 162-1104, are amended by deleting the existing Sections and inserting Sections 162-1101 through 162-1104 as set forth in Exhibit “D” attached hereto.
- e. Article XIX, General Regulations, is amended by deleting the words “setback and” from the second line of Section 162-1916.B.2.b.

- f. Article XX, Supplemental Use Regulations, Sections 162-2002.A through 162-2002.C.4 are amended by deleting the existing Sections and inserting Sections 162-2002.A through 162-2002.C.4 set forth in Exhibit "E" attached hereto.

Section 2. In the event any provision, section, sentence, clause, or part of this Ordinance shall be held to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such invalidity, illegality, or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses, or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

Section 3. This Ordinance shall be effective five days from the date of enactment.

ENACTED AND ORDAINED this _____ day of _____, 2016.

BOARD OF SUPERVISORS
PENNSBURY TOWNSHIP

Charles Scottoline, Chairman

Aaron McIntyre, Vice Chairman

Wendell Fenton, Member

ATTEST:

Kathleen Howley, Secretary

ARTICLE II

Terminology

BUILDING COVERAGE – The percentage of the total area of all building footprints to the total net buildable area of the lot on which they are located.

BUILDING FOOTPRINT – the sum of the horizontal area of a building at finished grade measured from the outside surface of the building's exterior walls, attached porches and decks.

IMPERVIOUS COVER OR IMPERVIOUS SURFACE – Materials and structures which are impenetrable or resistant to penetration or absorption of water or other liquids, including but not limited to buildings, structures, asphalt, concrete, pavers, stone, parking lots, parking spaces and driveways. The Township Engineer shall determine whether and the extent to which porous paving, grass pavers and similar materials shall be considered impervious.

LOT COVERAGE - The percentage of the total area of all impervious surfaces to the total net buildable area of the lot on which they are located.

ARTICLE XVII
Historic Resources Overlay District

**SECTION 162-1707. DESIGN STANDARDS ASSOCIATED WITH THE ADAPTIVE
REUSE OF HISTORIC RESOURCES.**

- D. Parking. For Class I and Class II historic resources the following parking standards shall apply in addition to those in Article XIX:
 - 1. Other than access driveways from the street, no driveway, parking lots, drive aisles or parking shall be located or permitted in the front yard.

ARTICLE X

Village Residential District (VR)

SECTION 162-1001. PURPOSE.

The purpose of the Village Residential District is to allow for residential uses compatible with the historic character of Fairville Village, in concert with the Pennsbury Township Comprehensive Plan of 2006, as amended. Permitted uses are intended to be consistent with a traditional village development pattern in terms of type, scale, density, and setbacks.

SECTION 162-1002. USE REGULATIONS.

A building may be erected or used, and a lot or premises may be used, for only one (1) of the following principal uses and no other:

- A. Uses by right.
 - 1. Single-family detached dwelling under conventional development.
 - 2. Forestry/Timber harvesting in conformance with Article XV.
 - 3. Municipal uses including park and related accessory uses.
- B. Uses by special exception when authorized as a special exception by the Zoning Hearing Board, subject to the standards of Article XXIV of this Chapter
 - 1. Place of worship, including a rectory or parish house or other use accessory to the place of worship activity conducted on the lot in conformance with Section 162-2019.
 - 2. Public utility facility.
- C. Uses by conditional use when authorized as a conditional use by the Board of Supervisors, subject to the conditions of Article XXIII of this Chapter:
 - 1. Two-family dwelling in accordance with the requirements of this District, provided it is served by public or community sewage and water systems.
- D. Accessory uses. In addition to one principal use accessory uses listed below shall be permitted by-right unless otherwise indicated as a special exception or conditional use in this Chapter and shall be in conformance with Section 162-2002 unless otherwise noted:
 - 1. Residential accessory uses, with the exception of Sections 162-2002.c.9 and c.15.

2. Minor home occupations in conformance with the applicable standards of Section 162-2024.
3. Major home occupations by special exception in conformance with the criteria of Article XXIV and in conformance with the applicable standards of Section 162-2024.
4. Accessory apartments by special exception in conformance with the criteria of Article XXIV and the applicable standards of Section 162-2002.
5. Accessory existing detached dwellings by conditional use in conformance with the criteria of Article XXIII and the applicable standards of Section 162-2002.
6. Institutional accessory uses, including a cemetery in conjunction with a place of worship, shall be permitted by special exception in conformance with the criteria of Article XXIV and with Section 162-2011.

SECTION 162-1003. AREA AND BULK REGULATIONS.

Unless otherwise specified in this Chapter, uses permitted in this district shall meet the requirements as noted in Figure 10-1:

Figure 10-1: Area and Bulk Regulations		
	<i>Single- family detached or nonresidential</i>	<i>Two- family dwelling</i>
Maximum Gross Density (du/gross acre)/ net density (du/net acre)	--	--
Minimum Tract size	--	--
Minimum Lot Area - on-lot sewer/water	1 acre	--
Minimum Lot Area - public sewer/water*	17,500 sq.ft.	12,000 sq.ft./du
Maximum number of dwelling units/ building	1 du	2 du
Minimum Lot Width at Building Line – on-lot sewer/water	125 feet	--
Minimum Lot Width at Building Line – public sewer/water	75 feet	50 feet/du 100 feet/bldg
Minimum Lot Width at Street Line	75 feet	125 feet/bldg
Minimum (Lot) width per dwelling unit	--	--
Maximum Building Footprint for new construction	1,500 square feet	1,500 square feet
Maximum Building Coverage	20%	20%
Maximum Lot Coverage	25%	25%
Minimum Front Yard**** – front on local road	30 feet	30 feet
Minimum Front Yard**** – front on arterial or collector road	50 feet	50 feet
Minimum Side Yard – minimum each/ minimum aggregate	15 feet/ 35 feet	15 feet/ 35 feet
Minimum Side Yard –principal building other than a dwelling*****	25 feet	
Minimum Rear Yard**	30 feet	30 feet

Maximum Building Height, except those buildings or structures exempted in Section 1902	The lesser of 35 feet or 2 stories	The lesser of 35 feet or 2 stories
Minimum buffer between a two -family dwelling and any single family dwelling	--	10 feet
<p>* "public" includes both public and community sewer and water systems ** see Section 162-1902 for reverse frontage lots *** Configuration, ownership, and management of common open space shall be in conformance with Article XVIII du = dwelling unit **** In the case of a flag lot or corner lot, Section 162-1902 shall apply. Also see Section 162-1004. ***** Any accessory structure, such as a garage, workshop, or studio larger than 90 Sq. Ft. shall have a 30 ft. rear yard setback and 15 ft. maximum height."</p>		

SECTION 162-1004. ADDITIONAL STANDARDS.

New development proposed within the VR District, as well as the rehabilitation, alteration, or modification of existing structures or uses, shall comply with the following design standards:

- A. New development proposed within the VR District shall be designed to complement the historic character of the village in regard to building placement, style, bulk, construction materials, and site design. A formal architectural plan shall be submitted to the Township and subject to its approval.
- B. The use of a traditional grid street pattern or one that is similar in nature to the existing village development pattern is the preferred design of new roads in the VR District. The use of curvilinear streets and cul-de-sacs is strongly discouraged.
- C. A pedestrian orientation shall be maintained in the village and sidewalks or walking paths provided.
- D. Parking:
 - 1. Off-street parking for non-residential uses shall be located to the side or rear of buildings.
 - 2. Garages and off-street parking for residential uses shall be located to the rear of the main dwelling with access taken from a private driveway or alley. Where site constraints prohibit parking to the rear of the main dwelling, front facing garages shall be set back a minimum of eight (8) feet from the front façade of the dwelling unit. If the front façade is not uniform, the eight (8) foot setback shall be measured from the point of the façade nearest the street.
 - 3. Other parking regulations in Article XIX shall be applicable to uses in this district.
- E. The removal of mature trees and site vegetation shall be minimized in conformance with Article XV. A tree plan shall be submitted as part of an overall landscape plan, subject to Township approval.

- F. Outdoor storage of materials, equipment or similar items shall be permitted only in the rear yard and must be adequately screened when adjacent to residential uses or districts in compliance with Section 162-1909.
- G. Mechanical systems, trash receptacles, and dumpsters shall be located in rear or side yards and shall be screened from view in conformance with Section 1908.
- H. Front Yard Requirement Exceptions:
 - 1. Where an unimproved lot of record is situated between two (2) improved lots, the front yard requirements for the district may be modified so that the front yard may be an average of the adjacent existing front yards.
 - 2. Where an unimproved lot of record is adjacent to one (1) improved lot which was developed prior to the enactment of this Chapter, the front yard requirements of the unimproved lot may be reduced to the average of the existing improved lot setback and the required front yard setback as set forth in this Chapter.
- I. For additional standards applicable to permitted uses in this district, refer to:
 - 1. Article XV – Natural Resources Protection Standards including the Groundwater Protection Overlay
 - 2. Article XVI – Flood Hazard Overlay District.
 - 3. Article XIX – General Regulations including Lighting, Screening and Buffering, Access, and Parking.
 - 4. Article XX – Supplemental Use Regulations. In adaptive reuse of Historic Resources, refer to Sections 162-2007, 162-2010, 162-2036 and 162-2039.
 - 5. Article XXI – Signs.
 - 6. Article XXII - Nonconforming uses, Buildings and Structures, Lots, and Signs.
 - 7. Article XVII – Historic Resources Overlay District.

ARTICLE XI

Village Commercial District (VC)

SECTION 162-1101. PURPOSE.

The purpose of this district is to provide sufficient opportunity in village centers for commercial and service establishments compatible with a village setting; to prevent intrusive or incompatible influences such as noise and glare and the hazards of fire; to provide provisions for off-street parking spaces, safe circulation of pedestrian and motor traffic; to strengthen the economic base of the Township; and to protect the character of the Village Commercial, including the Fairville Village National Historic District, and adjacent districts, all in concert with the Pennsbury Township Comprehensive Plan of 2006, as amended..

SECTION 162-1102. USE REGULATIONS.

A building may be erected or used, and a lot or premises may be used, for only one (1) of the following principal uses and no other:

- A. Uses by right.
 - 1. Single-family detached dwelling under conventional development.
 - 2. Professional offices.
 - 3. Retail stores, art, craft, and antique shops with a floor area of one-thousand five hundred (1,500) square feet or less for any one (1) store.
 - 4. Barbershop, hairdresser and other such personal service shops with a floor area of one-thousand five hundred (1,500) square feet or less for any one (1) store.
 - 5. Museum, library or other educational or cultural use of a similar nature.
 - 6. Municipal use or community center, including park and related accessory uses.
 - 7. Cottage and craftsman industries such as tinsmith, cabinetmaker, potter and similar trades or crafts with a floor area of two-thousand (2,000) square feet or less for any one (1) industry.
 - 8. Forestry/Timber harvesting in conformance with Article XV.
- B. Uses by special exception. when authorized as a special exception by the Zoning Hearing Board, subject to the standards of Article XXIV of this Chapter
 - 1. Public utility facility.

EXHIBIT D

- C. Uses by conditional use, when authorized as a conditional use by the Board of Supervisors, subject to the conditions of Article XXIII of this Chapter
1. Two-family dwelling per the terms of this district, provided it is served by public or community sewage and water systems.
 2. Retail store with a floor area greater than one-thousand five hundred (1,500) square feet up to a maximum of two-thousand (2,000) square feet for any one (1) store or a group of two (2) or more retail stores on the same lot of no more than two-thousand (2,000) square feet floor area combined.
 3. Child/Adult day care center in conformance with Section 162-2012.
 4. A mix of commercial and residential uses of exceptional merit if it furthers the goals of the Comprehensive Plan and subject to specific actions by the applicant as prescribed by the Board. The Board of Supervisors may authorize a waiver or modification to the requirements contained in this Chapter. The decision of the Board of Supervisors is final.
- D. Accessory uses. In addition to one principal use accessory uses listed below shall be permitted by-right unless otherwise indicated as a special exception or conditional use in this Chapter and shall be in conformance with Section 162-2002 unless otherwise noted:
1. Residential accessory uses, with the exception of Sections 162-2002.c.10 and c.16.
 2. Minor home occupations in conformance with the applicable standards of Section 162-2024.
 3. Major home occupations by special exception in conformance with the criteria of Article XXIV and in conformance with the applicable standards of Section 162-2024.

SECTION 162-1103. AREA AND BULK REGULATIONS.

- A. Single-family detached dwellings shall conform to the area and bulk regulations set forth in Section 162-1003.
- B. Two-family dwellings shall conform to the area and bulk regulations set forth in Section 162-1003.
- C. Commercial and Institutional uses shall comply with the following area and bulk regulations:
 - 1. Minimum lot area. Ten-thousand (10,000) square feet with public sewer and water; One (1) acre with on-lot sewer and/or on-lot water.
 - 2. Minimum lot width at the building line and at the street line: Sixty (60) feet.
 - 3. Minimum front yard. Fifty (50) feet from front building line to the street line, within which no structure or parking shall be situated. In the case of a flag lot or corner lot, Section 162-1902 shall apply. Outdoor display of goods shall be permitted within the front yard during normal business hours where retail use is authorized by this Chapter. Also see Subsection D, below.
 - 4. Minimum side yard. Ten (10) feet each within which no structure or outdoor displays shall be situated.
 - 5. Minimum rear yard. Twenty five (25) feet within which no structures or outdoor displays shall be situated, unless the lot is a reverse frontage lot, in which event the requirements of Section 162-1902 shall apply.
 - 6. Maximum building height. Two (2) stories or thirty-five (35) feet whichever is less, except those buildings or structures exempted in Section 162-1902.
 - 7. Maximum lot coverage. Fifty percent (50%) of the net buildable lot area.
 - 8. Maximum building coverage: Twenty percent (20%) of the net buildable lot area.
 - 9. New building construction maximum size one thousand (1,000) square feet footprint.

- a. Maximum addition size 25% of existing square footage.
 - b. No existing building shall have been enlarged more than 25% at the time of application.
10. Maximum total building floor area size, including existing structure (at the time of this amendment) and any new additions 3,500 sq. ft.
- D. Front Yard Requirement Exceptions.
- 1. Where an unimproved lot of record is situated between two (2) improved lots, the front yard requirements for the district may be modified so that the front yard may be an average of the adjacent existing front yards.
 - 2. Where an unimproved lot of record is adjacent to one (1) improved lot which was developed prior to the enactment of this Chapter, the front yard requirements of the unimproved lot may be reduced to the average of the existing improved lot setback and the required front yard setback as set forth in this Chapter.

SECTION 162-1104. ADDITIONAL STANDARDS.

New development proposed within the VC District, including the Fairville Village National Historic District, as well as the rehabilitation, alteration, or modification of existing structures or uses, shall comply with the following design standards. New development proposed within the VC District shall be designed to complement the following standard.

- A. New development proposed within the VC District shall be designed to complement the historic character of the village in regard to building placement, style, bulk, construction materials, and site design. A formal architectural plan shall be submitted to the Township and subject to its approval.
- B. The use of a traditional grid street pattern or one that is similar in nature to the existing village development pattern is the preferred design of new roads in the VC District. The use of curvilinear streets and cul de sacs is strongly discouraged. Access shall be via and arterial road only.
- C. A pedestrian orientation shall be maintained in the village and sidewalks or walking paths provided. Seating areas and benches are encouraged.

D. Parking:

1. Off-street parking for non-residential uses shall be located to the side or rear of buildings.
2. Garages and off-street parking for residential uses shall be located to the rear of the main dwelling with access taken from a private driveway or alley. Where site constraints prohibit parking to the rear of the main dwelling, front facing garages shall be set back a minimum of eight (8) feet from the front façade of the dwelling unit. If the front façade is not uniform, the eight (8) foot setback shall be measured from the point of the façade nearest the street.
3. Other parking regulations in Article XIX shall be applicable to uses in this district.

E. The removal of mature trees and site vegetation shall be minimized in conformance with Article XV. A tree plan shall be submitted as part of an overall landscape plan, subject to Township approval.

F. Every effort should be made to locate new structures with regard for site features, the traditional development patterns of the Village Commercial District, and in such a manner as to minimize changes to the existing contours and original topography of the site.

G. Outdoor storage of materials, equipment or similar items shall be permitted only in the rear yard and must be adequately screened when adjacent to residential uses or districts in conformance with Section 162-1909.

H. Outdoor display of merchandise for sale shall be permitted in conformance with Section 162-1909.

I. Mechanical systems, trash receptacles, and dumpsters shall be located in rear or side yards and shall be screened from view in conformance with Section 162-1908.

J. For additional standards applicable to permitted uses in this district, refer to:

1. Article XV – Natural Resources Protection Standards including the Groundwater Protection Overlay
2. Article XVI – Flood Hazard Overlay District.
3. Article XIX – General Regulations including Lighting, Screening and Buffering, Access, and Parking.
4. Article XX – Supplemental Use Regulations.

5. Article XXI – Signs.
6. Article XXII - Nonconforming uses, Buildings and Structures, Lots, and Signs.
7. Article XVII – Historic Resources Overlay District.

12.8.15

Pennsbury Township Zoning Ordinance Article XX - Supplemental Use Regulations

SECTION 162-2002. ACCESSORY USES, BUILDINGS, AND STRUCTURES

A. General.

1. The uses, buildings and structures listed in this Section are accessory and shall be incidental and subordinate to the principal use on the tract or lot.

2. Accessory uses, buildings and structures in Sections 162-2002.C and D shall be:

a. Located on the same tract or lot as the principal use;

b. Located in the side or rear yard of the lot; and

c. Located no further forward on the tract or lot than the front building line of the principal building.

d. On lots having a lot area of more than one acre, the maximum ground floor area for the sum of all accessory buildings shall be six hundred (600) square feet.

e. On lots having a lot area of one acre or less, the maximum ground floor area for the sum of all accessory buildings shall be five hundred (500) square feet.

3. Accessory uses, buildings and structures shall have a minimum setback of ten (10) feet from the side and rear lot lines on lots having a lot area of one acre or less; and twenty-five (25) feet from the side and rear lot lines on lots having a lot area of more than one acre, except:

a. Agricultural/Farming accessory uses, buildings, and structures, as per Section 162-2002.B, below.

b. Active residential accessory uses, such as tennis courts and swimming pools shall meet the minimum yard area standards for the principal use in the applicable underlying district in which the use is located; but in no case shall an active residential use or structure, including indoor or outdoor tennis courts and swimming pools, be located less than fifty (50) feet from any lot line.

c. Active recreational accessory uses shall not be located within ten (10) feet of any existing or proposed on-site sewage absorption area. Active recreational accessory uses shall be screened from

view from adjacent residential lots and specifically lighting facilities for the accessory use shall be hooded and screened to prevent glare and light impingement on neighboring properties and facilities designed so that they shall not interfere with the use or enjoyment of any neighboring residential property and shall follow applicable requirements in Article XIX.

d. Commercial, Institutional, and Industrial accessory uses, buildings, and structures, as per Section 162-2002.D, below.

e. No portion of a detached accessory building, regardless of size, shall be located closer than ten (10) feet to the principal building. If located closer than ten (10) feet, the accessory building shall be considered an addition to the principal building and shall meet all applicable setbacks for the principal building.

4. Accessory uses, buildings, or structures shall have a maximum height of fifteen (15) feet, except as otherwise stated in this Chapter.

5. For properties with individual on lot sewage systems, no accessory uses, buildings and structures shall be constructed within the primary or the separate replacement sewage system area or within the same setbacks (with respect to buildings, wells, etc.) as specified for primary septic systems. The property owner or lessee shall demonstrate to the satisfaction of the Township that accessory uses, buildings and structures comply with this requirement. At the sole discretion of the Township, the owner or lessee may be required to provide quantitative proof in the form of soil testing or other data for the primary and/or the secondary septic site that the requirements of this Chapter have been met. Failure to comply with this requirement could result in the owner or lessee being required to remove the accessory uses, buildings and structures at their own expense.

B. Agricultural/Farming Accessory Uses, Buildings, and Structures. The following uses, buildings and structures shall be permitted when incidental and subordinate to a principal agricultural/farming use and when located on the same lot or tract as that principal use. A principal agricultural/farming use shall mean that the use shall be an agricultural operation as defined in Article II.

1. Minimum yard setbacks shall be as specified in Section 2006.
2. Storage of farm products and farm machinery.
3. Barns and stables sheltering livestock, poultry, and farm products.
4. Silos for storage of grain or other farm products which shall be setback a distance equal to their height.
5. Preparation of agricultural products produced on the premises.

6. Garages and outbuildings.
7. Signs identifying the name of the farm in accordance with Article XXI.
8. Residential accessory uses in accordance with Section 162-2002.C, below.
9. Display and Sale of Agricultural Products. The display and sale of agricultural products shall be permitted, provided that:
 - a. At least fifty percent (50%) of such products shall have been produced on the property on which they are offered for sale. Such use shall be solely undertaken by the owner or operator of the principal agricultural use.
 - b. Parking spaces for at least three (3) cars shall be provided behind the roadway right-of-way line.
 - c. Sale of agricultural products shall be conducted from a temporary stand dismantled at the end of the growing season or a permanent structure, provided that such structure shall be at least twenty-five (25) feet from any street line, and shall be at least fifty (50) feet from a side or rear yard lot line abutting a residential use or district or a distance equal to their height, whichever is greater. There may only be one (1) such structure per primary agricultural use.
 - d. Signs associated with the sale of farm products shall conform to the sign regulations in Article XXI.
10. Secondary Farm Business. This accessory use allows for a secondary source of income for a farmer and shall be allowed as a use solely undertaken by the owner or operator of the agricultural use, so as to promote the continuation of existing agricultural uses. This use shall be in accordance with the following:
 - a. A maximum of one (1) secondary farm businesses shall be allowed per agricultural use.
 - b. A maximum of two (2) employees shall be permitted in conjunction with the secondary farm business in addition to family members or farm laborers employed in the primary farm business.
 - c. Secondary farm family businesses may include, but are not limited to the following:
 - 1) Veterinary offices which primarily serve farm animals, stables, and supplies

- 2) Creation and sale of crafts
- 3) Creation of household articles, such as chairs, cabinets, clocks, and similar carpentry type articles for use in the home
- 4) Processing of locally produced agricultural products
- 5) Custom farm work.
- 6) Grain mills or portable grinding mills
- 7) Blacksmith shop
- 8) Tree farming and sales
- 9) By special exception, other similar uses to those above listed uses.

11. Agricultural warehousing in conformance with Section 162-2006.D.

C. Residential Accessory Uses, Buildings, and Structures. The following uses, buildings and structures shall be permitted when incidental and subordinate to a principal residential use and when located on the same lot or tract as that principal use and when in compliance with other applicable criteria of this Chapter:

1. Garage, driveway, or parking area for the parking of passenger automobiles including noncommercial trucks and vans.
2. Temporary or nightly outdoor parking or storage of commercial vehicles. shall be limited to one (1) vehicle per lot. Such vehicle shall be owned or operated by the resident of the lot and such vehicle shall not include signage or advertising, except for a logo or business name of no greater than a maximum of two (2) square feet per vehicle. Commercial vehicles which display signage or advertising other than the permitted as listed above shall not be parked on the residential lot for more than a twenty-four (24) hour period during which period it shall be screened by view from the public right of way and adjacent residential lots by way of a one-hundred percent (100%) fencing or vegetative screening as per Section 162-1908. All parking of vehicles, trailers or other conveyances with a gross vehicle weight rating of over 20,000 pounds is prohibited in all residential zoning districts and on property used for residential purposes.)

3. Motor home or recreational vehicle as per Sections 162-1908 and 162-1909.
4. Residential structures for such accessory uses as shelter for household pets, storage sheds, bathhouses, gazebos, decks, patios, tennis courts, flagpoles, stables, clothes lines, and private noncommercial greenhouses. (Stables shall comply with the setback requirements as per Section 162-1916.B.2).

THERE ARE NO CHANGES FROM 162-2002C.5 THROUGH THE END OF 162-2002D OF THIS AMENDMENT.