

## CHAPTER 6

### RURAL RESIDENCE ZONE “R-1” REGULATIONS

- 6.01 The regulations set forth in this chapter, or set forth elsewhere in the Zoning Code are the zoning regulations for Rural Residence Zone “R-1”.
- 6.02 Permitted Uses: A building or lot shall be used only for the following purposes:
- A. Single Family detached dwellings under five (5) acres outside the Urban Service Area as defined by the current Hamilton Township Land Use Plan.
- Yards:
1. There shall be a front yard having a depth of not less than fifty (50) feet, provided however, no front yard shall be required to exceed the average of the minimum depths of the existing front yards on the lots adjacent on each side, if each of such lots are within the same block and within one-hundred (100) feet of a building.
  2. For a lot that has frontage on more than one (1) street, the required front yard shall be provided on all streets.
  3. Side Yard: There shall be a side yard of twenty (20) feet total for both sides, with a minimum width of five (5) feet for either side, except for lots with more than one (1) front yard, in which case the minimum side yard shall be five (5) feet on the side, if any, not fronting a street.
  4. Rear Yard: There shall be a rear yard having a depth of not less than thirty-five (35) feet, except for lots with three (3) front yards, in which case the minimum rear yard shall be five feet.
  5. Intensity of use: Every lot or tract shall have a minimum width of one-hundred-thirty-five (135) feet at the building line, at least fifty (50) feet of continuous frontage and an area of not less than two acres or eighty-seven-thousand-one-hundred-twenty (87,120) square feet.
  6. Minimum Size: All dwellings shall have a minimum area of nine-hundred-sixty (960) square feet of living space by outside dimensions, exclusive of porches, garages and cellars.
  7. Height Regulations: No building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height.
  8. Accessory buildings may be located not closer than five (5) feet to the rear and side property line but shall not project into any front yard.
  9. All lots of record or subdivisions with preliminary plats or Stage 1 Sketch Plans approved by the Warren County Regional Planning Commission prior to the effective date of these regulations (which approval has not lapsed by reason of inactivity as provided in the “Warren County Subdivision Regulations”) shall be controlled by the Zoning Regulations under which they were approved and shall not be considered as “non-conforming” to this zone.

10. Conservation Design: The purpose of Conservation Design is to preserve rural landscape character, natural resource areas, farmland, and other large areas of open land, while permitting residential development at low, rural densities, in an open space setting, located and designed to reduce the perceived intensity of development and provide privacy for dwellings. Conservation Design is intended for building sites that are not connected to a central sanitary sewage system and are otherwise approved by the Warren County Combined Health District and/or the Ohio Environmental Protection Agency for individual onsite wastewater disposal system.

a. Specific objectives as follows:

1. To maintain and protect the Township's rural character by preserving important landscape elements, including those areas containing unique and environmentally-sensitive natural features such as woodlands, hedgerows, stream corridors, wetlands, floodplains, prairies, ridge tops, steep slopes, critical species habitat, and natural areas by setting them aside from development. Such areas contained in primary environmental corridors, such as the Little Miami River are of particular significance for conservation.
2. To preserve scenic views and to minimize views of new development from existing streets.
3. To provide for the unified and planned development of parcels ten (10) acres or larger in size for clustered, single-family, low-density residential uses, incorporating large areas of permanently protected common open space.
4. To provide for greater design flexibility in the siting of dwellings and other development features than would be permitted by the application of standard zoning regulations in order to minimize the disturbance of rural landscape elements, scenic quality and overall aesthetic value of the landscape.
5. To increase flexibility and efficiency in the siting of services and infrastructure by reducing street length, utility requirements and the amount of paving required for residential development where possible.
6. To create groups of dwellings with direct visual and physical access to common open space.
7. To permit active and passive recreational use of common open space by residents of a conservation development or the public.
8. To reduce erosion and sedimentation by retaining existing vegetation and minimizing development on steep slopes.
9. To allow for the continuation of agricultural uses in those areas best suited for such activities and when such activities are compatible with adjoining residential uses.
10. To permit various means for owning common open space and for protecting it from development in perpetuity.

b. Conservation Design is a permitted use in the R-1 Rural Residence Zone in accordance with the regulations set forth below:

1. Minimum Project Area for Conservation Design:

The gross area of a tract of land proposed for development according to the conservation design option shall be a minimum of 10 acres, but shall not include area within any existing public street rights-of-way.

2. Use/Permitted Density/Required Open Space:

a. Dwelling units shall be restricted to single-family-detached residences.

b. For land without the availability of sanitary sewer, the maximum density and open space shall be in accordance with the chart shown below:

Dwelling Units Per Acre*	Minimum Open Space (Percent)
0.50	0%
0.53	5%
0.56	10%
0.59	15%
0.63	20%
0.67	25%
0.71	30%
0.77	35%
0.80 and greater	38%

*\*In any case, Gross Project Density may not exceed 0.50 dwelling units per acre. Lot size may not be lower than 1.25 acres per dwelling. The sliding scale above is intended to show that all acreage within a Conservation Design project that is not used for the traditional zoning minimum of two acres per lot, must be incorporated into open space and roadways.*

c. Development Standards:

1. Each lot shall have an average width at the building line at or above one-hundred twenty (120) feet, with a minimum lot width of one-hundred (100) feet. The average width shall be calculated by adding together the building line for all residential lots within the development and then dividing by the total number of residential lots.
2. All lots shall have a minimum of fifty (50) feet of frontage along a dedicated public right-of-way and have a minimum lot area of fifty-four thousand, four hundred and fifty (54,450) square feet (1.25 acres). Lots larger than the zoning code minimum may be required by the Warren County Combined Health District or other applicable authority contingent on the suitability of soils present on the lot.
3. All front yards shall have an average minimum depth of forty-five (45) feet.

4. The minimum side yard setback shall be ten (10) feet minimum, thirty-five (35) feet total. All lots with more than one front yard shall have minimum side yard setback of ten (10) feet with no rear yard setback requirement.
5. There shall be a minimum rear yard setback of thirty-five (35) feet.
6. The maximum height limitation shall be thirty-five (35) feet.
7. Any dwelling shall have a minimum area of one-thousand-two-hundred (1200) square feet of living space by outside dimensions, exclusive of porches, garages and cellars.

d. Regulations for Required Open Space:

1. General Standards: Required Open Space shall comply with the following:
  - a. Active open space shall be designed with the goal to encourage active recreational use(s) for the residents of the development. Active open space may include, but may not be limited to the following uses: pedestrian walkways, mowed parkland, picnic groves, maintained ball fields, maintained open areas, horse trails, swimming pools, clubhouses, tennis courts, golf courses, fishing and boating. Active open space amenities shall be constructed and completed before seventy-five (75) percent of the dwellings within the Conservation Development have been issued an occupancy certificate by the Warren County Building Department or other applicable authority.
  - b. Passive open space shall be designed with the goal to preserve the significant natural environmental features of the site, features primarily of undisturbed or unimproved character. Passive open space is intended to exhibit and/or consist of, but not be limited to one or all of the following:
    1. Environmentally sensitive areas: land containing important natural corridors and ecosystems such as steep slopes, riparian areas, wetlands, streams, lakes, rocky outcrops, floodplains which provide habitats for wildlife.
    2. Forest: areas containing mature trees, in providing value as visual and noise buffers between development and neighboring properties or the public rights-of-way, erosion control, wildlife habitat, shade and energy conservation.
    3. Scenic views: which contain visible features, as scenery, that contribute to the character and aesthetic value of the community, such as trees or other outstanding natural elements or manmade features that are local landmarks.

4. Agriculture: such as working farms that use areas for crop fields, pasture meadows and/or animal husbandry, in providing scenic as well as economic value to the community.
- c. No more than twenty (20) percent of the open space may consist of the following:
    1. Isolated or fragmented pieces of land that are less than 10,000 square feet in area or less than fifteen (15) feet in width (excluding maintained pocket parks); or
    2. Perimeter or interior buffers required under Chapter 32; or
    3. Land that is unusable or presents maintenance difficulties including, but not limited to, steep slopes over forty (40) percent grade, wetlands (as defined by the Environmental Protection Agency), retention/detention ponds primarily used for stormwater management, areas within the 100-year flood plain and other areas deemed unusable by the Hamilton Township Trustees.
    4. Off-street parking areas or sidewalks required by the Warren County Subdivision Regulations or land within public rights-of way may not be included in any open space calculation(s).
  - d. The Conservation Development shall have a pedestrian circulation system and shall be designed to ensure that pedestrians can safely and easily walk throughout the development. The pedestrian system shall provide connections between properties and activities or special features within the common open space system and need not always be located along streets. Alternative pedestrian walkways in lieu of required sidewalks shall be approved by the Hamilton Township Trustees.
  - e. Open space shall be prohibited from further subdivision or development by conservation easement or other agreement in a form acceptable to the Hamilton Township Law Director and duly recorded in the office of the Warren County Recorder.
  - f. In order to encourage the development of neighborhood facilities within a Conservation Development and make those facilities accessible to residents by pedestrian walkways, the developer may sell up to twenty-five percent of the total open space within the Conservation Development for the following non-residential uses:
    1. schools, both private and public;
    2. churches and other places of religious worship; or

3. public buildings for use by the State, County or Local government.

The buildings for the neighborhood facilities listed above shall be located on a parcel of ground no less than five acres in size, be located one-hundred (100) feet from any property line and occupy no more than ten (10) percent of the total site area. In no case may a commercial or industrial use be permitted within a Conservation Development.

- g. Open space in a conservation development shall be located on dedicated common parcels owned by an association, the township, county or state, or may remain in private ownership in accordance with the restriction set forth above.

#### E. Project Review Procedures:

Preliminary meetings with the Staff of the Hamilton Township Planning and Zoning Department in advance of the application for a Conservation Development are strongly recommended. Early coordination can avoid false starts which are costly and time consuming.

Procedural Requirements: The initial application shall be submitted to the Administrator of the Planning and Zoning Department. The application shall be reviewed for completeness and then forwarded to the Hamilton Township Trustees and the Township Law Director for a review.

The Planning and Zoning Administrator shall then review the application for compliance with the regulations of this chapter, incorporating the comments of the Hamilton Township Trustees and the Township Law Director.

Appeals to the decision of the Planning and Zoning Administrator shall be made to the Hamilton Township Board of Zoning Appeals. Appeals to the text of this chapter shall also be made to the Board of Zoning Appeals.

Once the application and cluster development plan has been approved by the Planning and Zoning Administrator, the applicant may then submit a preliminary plat to the Warren County Regional Planning Commission.

- B. Single Family detached dwellings under five (5) acres inside the Urban Service Area or recognized as Single Family Sewered by the current Hamilton Township Land Use Plan.

#### Yards

1. There shall be a front yard having a depth of not less than fifty (50) feet, provided however, no front yard shall be required to exceed the average of the minimum depths of the existing front yards on the lots adjacent on each side, if each of such lots are within the same block and within one-hundred (100) feet of a building.

2. For a lot that has frontage on more than one (1) street, the required front yard shall be provided on all streets.
  3. Side Yard: There shall be a side yard of twenty (20) feet total for both sides, with a minimum width of five (5) feet for either side, except for lots with more than one (1) front yard, in which case the minimum side yard shall be five (5) feet on the side, if any, not fronting a street.
  4. Rear Yard: There shall be a rear yard having a depth of not less than thirty-five (35) feet, except for lots with three (3) front yards, in which case the minimum rear yard shall be five feet.
  5. Intensity of use: Every lot or tract shall have a minimum width of eighty (80) feet at the building line, at least fifty (50) feet of continuous frontage and an area of not less than twenty-one-thousand-seven-hundred-eighty (21,780) square feet. Lots located on the end of a cul-de-sac street may reduce the required frontage from fifty (50) feet to thirty-five (35) feet of continuous frontage.
  6. Minimum Size: Any dwelling shall have a minimum area of nine-hundred-sixty (960) square feet of living space by outside dimensions, exclusive of porches, garages and cellars.
  7. Height Regulations: No building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height.
  8. Accessory buildings may be located not closer than five (5) feet to the rear and side property line but shall not project into any front yard.
  9. All lots of record or subdivisions with preliminary plats or Stage 1 Sketch Plans approved by the Warren County Regional Planning Commission prior to the effective date of these regulations (which approval has not lapsed by reason of inactivity as provided in the “Warren County Subdivision Regulations”) shall be controlled by the Zoning Regulations under which they were approved and shall not be considered as “non-conforming” to this zone.
- C. Single Family detached dwellings five (5) acres or more within or outside the Urban Service Area as defined by the current Hamilton Township Land Use Plan and a parcel of record as of the effective date of the Hamilton Township Zoning Code (1972).

Yards:

1. There shall be a front yard having a depth of not less than fifty (50) feet, provided, however, no front yard depth shall be required to exceed the average of the minimum depths of the existing front yards on the lots adjacent on each side, if each of such lots are within the same block and within one hundred (100) feet of a building.
2. For a lot that has frontage on more than one street, the required front yard shall be provided on all streets.
3. Side Yard: There shall be a side yard of forty (40) feet total for both sides, with a minimum width of twenty (20) feet for either side, except for lots with more than one (1) front yard, in which case the minimum side yard shall be twenty (20) feet on the side, if any, not fronting on a street.

4. Rear Yard: There shall be a rear yard having a depth of not less than thirty-five (35) feet, including lots with three (3) front yards.
5. Intensity of use: Every lot or tract of land shall have a minimum width of one hundred (100) feet at the building line and at least two-hundred-fifty (250) feet of road frontage.
6. Minimum Size: Any dwelling shall have a minimum area of nine-hundred-sixty (960) square feet of living space by outside dimensions, exclusive of porches, garages and cellars.
7. Height Regulations: No building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height.
8. Accessory buildings may be located not closer than five (5) feet to the rear and side property line but shall not project into any front yard.

6.03

Cluster Development: The purpose of Cluster Development is to preserve rural landscape character, natural resource areas, farmland, and other large areas of open land, while permitting residential development at low, rural densities, in an open space setting, located and designed to reduce the perceived intensity of development and provide privacy for dwellings.

A. Specific objectives as follows:

1. To maintain and protect the Township's rural character by preserving important landscape elements, including those areas containing unique and environmentally sensitive natural features such as woodlands, hedgerows, stream corridors, wetlands, floodplains, prairies, ridge tops, steep slopes, critical species habitat, and natural areas by setting them aside from development. Such areas contained in primary environmental corridors, such as the Little Miami River, are of particular significance for conservation.
2. To preserve scenic views and to minimize views of new development from existing streets.
3. To provide for the unified and planned development of parcels ten (10) acres or larger in size for clustered, single-family, low density residential uses, incorporating large areas of permanently protected common open space.
4. To provide for greater design flexibility in the siting of dwellings and other development features than would be permitted by the application of standard zoning regulations in order to minimize the disturbance of rural landscape elements, scenic quality and overall aesthetic value of the landscape.
5. To increase flexibility and efficiency in the siting of services and infrastructure by reducing street length, utility requirements and the amount of paving required for residential development where possible.
6. To create groups of dwellings with direct visual and physical access to common open space.
7. To permit active and passive recreational use of common open space by residents of a cluster development or the public.

8. To reduce erosion and sedimentation by retaining existing vegetation and minimizing development on steep slopes.
9. To allow for the continuation of agricultural uses in those areas best suited for such activities and when such activities are compatible with adjoining residential uses.
10. To permit various means for owning common open space and for protecting it from development in perpetuity.

B. Cluster Development is a permitted use in the R-1 Rural Residence Zone in accordance with the regulations set forth below:

1. Minimum Project Area for Cluster Development:

The gross area of a tract of land proposed for development according to the cluster development option shall be a minimum of 10 acres, but shall not include area within any existing public street rights-of-way.

2. Use/Permitted Density/Required Open Space:

- a. Dwelling units shall be restricted to single-family-detached residences.
- b. For land within the Urban Service Area as defined by the current Hamilton Township Land Use Plan, the maximum density and open space shall be in accordance with the chart shown below:

Dwelling Units per Acre	Required Open Space (percent)
2.3	42
2.2	38
2.1	34
2.0 and under	30

C. Development Standards:

8. Each lot shall have an average width at the building line of sixty-five (65) feet, with a minimum lot width of fifty (50) feet. The average width shall be calculated by adding together the building line for all residential lots within the development and then dividing by the total number of residential lots.
9. All lots shall have a minimum of twenty-five (25) feet of frontage along a dedicated public right-of-way and have a minimum lot area of seven thousand (7000) square feet.
10. All front yards shall have an average minimum depth of forty (40) feet, with a minimum front yard depth of thirty-five (35) feet. The average front yard depth shall be calculated by adding together the front yard depth for all residential lots within the development and then dividing by the total number of residential lots.
11. The minimum side yard setback shall be seven (7) feet minimum, fourteen (14) feet total. All lots with more than one front yard shall have minimum side yard of seven (7) feet with no rear yard setback requirement.

12. There shall be a minimum rear yard of thirty (30) feet. Lots with rear yards adjacent to common open space interior to the cluster development and not adjacent to the perimeter of the subdivision may reduce the rear yard setback to twenty (20) feet.
13. The maximum height limitation shall be thirty-five (35) feet.
14. Any dwelling shall have a minimum area of one-thousand-two-hundred (1200) square feet of living space by outside dimensions, exclusive of porches, garages and cellars.

D. Regulations for Required Open Space:

1. General Standards: Required Open Space shall comply with the following:
  - a. Active open space shall be designed with the goal to encourage active recreational use(s) for the residents of the development. Active open space may include, but may not be limited to the following uses: pedestrian walkways, mowed parkland, picnic groves, maintained ball fields, maintained open areas, horse trails, swimming pools, clubhouses, tennis courts, golf courses, fishing and boating. Active open space amenities shall be constructed and completed before seventy-five (75) percent of the dwellings within the Cluster Development have been issued an occupancy certificate by the Warren County Building Department or other applicable authority.
  - b. Passive open space shall be designed with the goal to preserve the significant natural environmental features of the site, features primarily of undisturbed or unimproved character.
  - c. No more than twenty (20) percent of the open space may consist of the following:
    1. Isolated or fragmented pieces of land that are less than 10,000 square feet in area or less than fifteen (15) feet in width (excluding maintained pocket parks); or
    2. Perimeter or interior buffers required under Chapter 32; or
    3. Land that is unusable or presents maintenance difficulties including, but not limited to, steep slopes over forty (40) percent grade, wetlands (as defined by the Environmental Protection Agency), retention/detention ponds primarily used for stormwater management, areas within the 100 year flood plain and other areas deemed unusable by the Hamilton Township Trustees.
    4. Off-street parking areas or sidewalks required by the Warren County Subdivision Regulations or land within public rights-of way may not be included in any open space calculation(s).
  - d. The cluster development shall have a pedestrian circulation system and shall be designed to ensure that pedestrians can safely and easily walk throughout the development. The pedestrian system shall provide connections between properties and activities or special features within the

common open space system and need not always be located along streets. Alternative pedestrian walkways in lieu of required sidewalks shall be approved by the Hamilton Township Trustees.

- e. Open space shall be prohibited from further subdivision or development by deed restriction, conservation easement or other agreement in a form acceptable to the Hamilton Township Law Director and duly recorded in the office of the Warren County Recorder's Office.
- f. In order to encourage the development of neighborhood facilities within a Cluster Development and make those facilities accessible to residents by pedestrian walkways, the developer may sell up to twenty-five percent of the total open space within the Cluster Development for the following non-residential uses:
  - 1. Schools, both private and public.
  - 2. Churches and other places of religious worship.
  - 3. Public buildings for use by the State, County or Local government.

The buildings for the neighborhood facilities listed above shall be located on a parcel of ground no less than five acres in size, be located 100 feet from any property line and occupy no more than ten (10) percent of the total site area. In no case may a commercial or industrial use be permitted within a Cluster Development.

- g. Open space in a cluster development shall be located on dedicated common parcels owned by an association, the township, or may remain in private ownership in accordance with the restriction set forth above.

E. Project Review Procedures:

Preliminary meetings with the Staff of the Hamilton Township Planning and Zoning Department in advance of the application for a Cluster Development are strongly recommended. Early coordination can avoid false-starts which are costly and time consuming.

Procedural Requirements: The initial application shall be submitted to the Administrator of the Planning and Zoning Department. The application shall be reviewed for completeness and then forwarded to the Hamilton Township Trustees and the Township Law Director for a review.

The Planning and Zoning Administrator shall then review the application for compliance with the regulations of this chapter, incorporating the comments of the Hamilton Township Trustees and the Township Law Director.

Appeals to the decision of the Planning and Zoning Administrator shall be made to the Hamilton Township Board of Zoning Appeals. Appeals to the text of this chapter shall also be made to the Board of Zoning Appeals.

Once the application and cluster development plan has been approved by the Planning and Zoning Administrator, the applicant may then submit a preliminary plat to the Warren County Regional Planning Commission.

- F. The following Non-Residential Uses shall conform to the following regulations unless otherwise specified:
1. There shall be a front yard having a depth of not less than fifty (50) feet.
  2. For a lot that has frontage on more than one (1) street, the required front yard shall be provided on all streets.
  3. Side Yard: There shall be a side yard of twenty (20) feet total for both sides, with a minimum width of five (5) feet for either side, except for lots with more than one (1) front yard, in which case the minimum side yard shall be five (5) feet on the side, if any, not fronting a street.
  4. Rear Yard: There shall be a rear yard having a depth of not less than thirty-five (35) feet, except for lots with three (3) front yards, in which case the minimum rear yard shall be five feet.
  5. Intensity of use: Every lot or tract shall have a minimum width of two-hundred (200) feet at the building line, at least two-hundred (200) feet of continuous frontage and an area of not less than one acre (43,560 square feet).
  6. Minimum Size: All uses other than single family dwellings shall have a minimum area of nine-hundred-sixty (960) square feet of living space by outside dimensions, exclusive of porches, garages and cellars.
  7. Height Regulations: No building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height.
  8. Accessory buildings may be located not closer than five (5) feet to the rear and side property line but shall not project into any front yard.
- F. Schools, public and private, from nursery schools through colleges having curriculum equivalent to public school curricula.
- G. Church, Sunday School and other places of worship, shall be 100 feet from any property line except the front line, and buildings shall be at least minimum residential size.
- H. Community Fire House, provided:
1. Front yard, side yard and rear yard requirements for the zone are met.
  2. Main building shall be at least minimum residential size.
  3. Enough area is set aside for future parking spaces, for a minimum of forty (40) cars, with a parking space provided at any given time for each member of the fire company. If an assembly hall is included in the building, additional parking spaces shall be provided in accordance with Chapter 20, Zoning Code.
- I. Hospitals and institutions of an educational, religious, charitable or philanthropic nature provided the site upon which such uses are located shall contain at least five (5) acres and that such buildings shall not occupy over ten percent (10%) of the total area of the site.

- J. Rest home or convalescent home provided that such buildings shall be located upon a site of five (5) acres or more and shall not occupy more than ten percent (10%) of the total site area.
- K. The sale of household goods, furnishings, clothing, toys, tools, and books that have been used by members of the family occupying the premises may be advertised and sold on the premises; provided such a sale does not last longer than seven (7) consecutive days and is not held oftener than every six (6) months, the items sold were not acquired for the sale and a zoning permit is obtained prior to said sale.
- L. Clubs, including country clubs, swimming and tennis clubs, provided that any structure, except fences, shall be at least fifty (50) feet from, and any parking areas shall be at least one hundred (100) feet from any adjoining residential zone. The setback from the street or streets shall be the same as for an adjoining residential zone.
- M. Publicly owned or operated properties including parks, playgrounds and community centers.
- N. Recreation area, private or charitable, provided a minimum of thirty (30) acres is used and fenced on all sides.
- O. Public and private forests and wildlife reservations or similar conservation projects, including the usual buildings therefore.
- P. A private garage or parking space. One space either in the garage or in the parking area, but not both, may be occupied by one (1) commercial vehicle owned or normally operated by a resident of the premises, except that no commercial trailers or semi-trailers shall be permitted.
- Q. Cemeteries: Provided any mausoleum therein, shall be at least two-hundred (200) feet from every property line and provided further that any cemetery shall contain an area of twenty (20) acres or more.
- R. Customary home occupations and professional activities. (See definition Section 3.26).
- S. The keeping of animals exclusive of swine and poultry as pets, provided, however, that any shelter for ponies, horses, sheep, or goats, shall be at least eighty-five (85) feet from every property line, except that houses for not over two (2) adult dogs or cats may be kept anywhere on the premises.
- T. Stables, private only - no beast or space for hire.
- U. Roadside stands, offering for sale only local agriculture products of which at least seventy-five (75) percent of the total value sold are produced upon the premises. A sign advertising such products not exceeding twelve (12) square feet in area may be used. Ample off-street or off-road parking space shall be provided to take care of all vehicles visiting the roadside stand. See Section 20.02.
- V. Bulletin boards for public, charitable or religious institutions. See Section 21.9.B.2 for area limitations and other restrictions.
- W. Accessory buildings and uses customarily incidental to any of the above uses, including quarters for servants employed on the premises.

- X. Temporary buildings and signs incidental to construction, which buildings and signs shall be removed upon the completion or abandonment of the construction work.