

SECTION 9

SUPPLEMENTARY REGULATIONS TO ZONES Effects of Supplementary Regulations

What this Section Does: The regulations herein set forth in this Section qualify or supplement, as the case may be, the regulations within zones appearing elsewhere in this Ordinance.

- A. Sale of Lots Below Minimum Space Requirements. No parcel of land which has less than the minimum width and area requirements for the zone in which it is located may be cut off from a larger part of land for the purpose (whether immediate or future) of building or development as a lot.
- B. Clear View of Intersecting Streets and Ways. For the purpose of insuring reasonable visibility and safety in the residential districts and in the business districts which require buildings to be set back from the right-of-way line, the triangle of land formed on any corner lot by drawing a line between the points on the two lot lines, which points are each thirty (30) feet from the intersection of said lot lines, shall be free from structure or other obstructions.

Any triangle of land formed along any street by drawing a line between a point on the lot line parallel to the street (which point is fifteen [15] feet from an alley or driveway which abuts the street) and a point on the near side of the alley or driveway (which point is fifteen [15] feet from the lot line) shall be free from structures or other obstructions, except as otherwise permitted in this section.

Trees in such triangles shall be trimmed from the ground level to at least seven (7) feet above the curb. Shrubs, fences and walls in such triangles shall not exceed three (3) feet in height.

- C. Prohibition of Uses. Uses of land which are not expressly permitted within a zone are expressly prohibited therein, except that the provisions of this Ordinance shall not apply to properties or land owned by the United States Government. Nevertheless, the provisions of this Ordinance are applicable not only to private persons, agencies and organizations to the full extent that they may be enforceable in connection with the activities of any such public agencies or organizations.
- D. Commercial Parking Plan Approval. At the time a building permit is requested for any commercial building or structure, or at the time any new use of land or occupancy that would require off-street parking is established, a site plan showing the proposed layout and development of parking and loading areas shall be submitted. That plan shall show all parking spaces and loading areas, all access drives and aisles, and other parking and loading area improvements required by this Ordinance. The Zoning Administrator shall disapprove site plans that are inconsistent with the requirements of this Ordinance. Where required parking is not provided on-site (See Parking Space Requirements Commercial Uses) the applicant shall submit a map showing the location of the proposed parking.

E. Required Parking for Commercial Uses. The number of parking spaces to be provided by commercial uses is shown in Parking Space Requirement Commercial Uses. The requirements given in that table do not include the need for parking for service or delivery vehicles housed at the site and one space shall be added for each such vehicle.

PARKING SPACE REQUIREMENTS COMMERCIAL USES

Except as noted spaces are per 1000 gross sq ft

USES	SPACES	USES	SPACES
Building Materials, Hardware, and Farm Equipment	1	Business Services	3
General Merchandise	4	Travel Services	3
Food Retail	3	Physician, Dental, and Out Patient Clinics	5
Automotive, Marine Craft, Aircraft, and Accessories Sales & Service.	3	Hospital Services	2 per bed
Apparel and Accessories	3	Rest Homes, etc	1 per 3 beds
Furniture, Home Furnishings, and Equipment	1	All Other Medical Services	3
Eating & Drinking Places	15	All other Professional Services	3
Other Retail Trade, NEC (Not Elsewhere Contained)	3	Contract Construction Services NEC	2
Other Retail Trade, NEC (Not Elsewhere Contained)	3	Miscellaneous Services NEC	3
Shopping Center - mixed uses Under 20,000 sq ft	4	Office Parks - Mixed Uses	4
Shopping Center - mixed uses Over 20,000 sq f	5	Commercial Places of Assembly, including Theaters	0.3 per seat
Finance, Insurance, and Real Estate Services	3	Bowling Alleys, Arcades, Health Clubs, Similar Amusements,	5
Personal Services - Beauty & Barber	6	Amusement Enterprises	2
Personal Services - All Other	3	Motels and Hotels	0.8 per sleeping room

- F. Size of Parking Spaces. For the purposes of this Ordinance, a parking space shall be designed to be a minimum of nine (9) feet in width and twenty (20) feet in length unless the parking space is immediately adjacent to landscaping at least eight (8) feet in width, in which case the space may be reduced to nineteen (19) feet in length. Employee parking, when so signed and designated, may be calculated on a basis of eight and one-half (8 & ½) feet in width and nineteen (19) feet in length. No part of a required parking space shall be used for driveways, aisles or other required improvements.
- G. All parking will provide for accessible parking spaces as required by the ADA Standards for Accessible Design.
- H. Lighting. All sources of parking area illumination shall be directed and, when necessary, shielded so as not to produce direct glare on adjacent properties.
- I. Landscaping. Purpose: The purpose of the landscaping requirements in this Ordinance shall be to bring relief from heat, noise and glare through proper placement of green plants and trees, and to enhance, conserve and stabilize property values by encouraging pleasant and attractive surroundings.
 - 1. Required Landscaping Buffers. Wherever a development in the Residential or Agricultural Zone adjoins land zoned Commercial, or unincorporated land designated for commercial or industrial use in the City's Comprehensive Plan, a minimum ten (10) foot wide landscaped buffer shall be provided.
- J. Location of Commercial Gas Pumps. Gasoline pumps shall be set back not less than twenty (20) feet from any street line to which the pump island is at right angles, and fourteen (14) feet from any street line to which the pump island is parallel, and not less than twelve (12) feet from any residential zone boundary line. If the pump island is set on an angle on the property with respect to the street, it shall be so located that automobiles stopping for service will not extend over the property line. In no case shall gasoline pumps be set closer than fourteen (14) feet from any street line.
 - 1. Canopies, when supported by columns may be located within the setback, but not closer to a street than fourteen (14) feet. Projection within fourteen (14) feet from a street shall be deemed to be a marquee.
- K. Commercial Flammable Liquid Storage. No flammable liquid may be stored unless, and until, said storage is found to be in compliance with the fire prevention code, and approved by the Fire Department of the City of Swan Valley.
- L. Home Occupations. The term "home occupation" applies only to such uses which may be conducted within a residential dwelling without in any way changing the appearance or condition of the residence. Before the Zoning Administrator shall issue a permit for a Home Occupation the applicant must submit a detailed plan of the business.