

d. Screening to Protect Residential Uses<sup>1</sup>

Wherever a highway, other commercial, industrial, or other use, not serving as a residence, or off-street parking area use abuts on the side or rear of a residential lot in a residential use district, such use shall be screened from the abutting residential lot by walls and fences or other screening. Any open storage such as boxes, crates, trash piles, or building materials when not enclosed within the confines of a building shall be enclosed and hidden from public view by walls and fences or by other screening. Such walls or fences or other screening shall be designed in a manner acceptable to the LPA but shall not be required to be more than eight feet in height. Any such wall or fence or planting shall be set back to meet the front yard requirements for the land use district in which it is located.

e. Obstruction to Vision at Street Intersections

No retaining wall, embankment, fence, shrubbery, or sign, marquee, building, or other obstruction to vision whatsoever between the heights of three feet and 15 feet shall be permitted within the triangular area formed by the two intersecting right of way lines of any street or railroad and the diagonal line connecting points along the right of way lines from said intersection.

f. Location of Accessory Uses or Buildings

Any buildings or uses accessory to any residential use shall be located in the rear yard, as defined herein, at a distance of not less than ten feet from any portion of the principal building and not less than three feet from any lot line and shall occupy not more than twenty-five per cent of the minimum required area of the rear yard.

g. Determination of Building Coverage

In addition to principal buildings, all accessory buildings, enclosed porches and roofed porches or terraces shall be used in determining building coverage.

h. Structures Excluding from Height Limitations

The height limits of these regulations shall not apply to a church, steeple, spire, belfry, cupola, dome, or ornamental tower not intended for human occupancy, monument, water tower, cooling tower, tank, stage tower or scenery loft, elevator bulkhead, widow's walk, chimney, smokestack, flag pole, mast or aerial, parapet wall not extended more than four feet above the roof line of the building, and necessary mechanical appurtenances.

i. Sign Standards<sup>2</sup>

Within those areas acquired by the LPA and proposed for sale or lease for uses other than public rights of way, all signs other than those advertising the property for sale, lease or development shall be designed in conformance with the overall site plan

1\*Where abutting a residential use, height, design and materials used for screening are subject to approval of the Board of Adjustment.

2\*All outdoor advertising signs shall be approved by the Board of Adjustment.

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