

CHAPTER 1141. - PRINCIPAL USE PROVISIONS

Sec. 1141.01. - General provisions.

(a) *Permitting designations of principal uses.* Certain symbols are used in Section 1141.02 (Table of Principal Uses by Zoning District) to designate whether or not a certain use listed is allowed in the various zoning districts of this Zoning Code. The following paragraphs provide an explanation of abbreviations and column headings in Section 1141.02:

- (1) *Permitted uses (P).* A "P" in a cell indicates that the use is permitted by-right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this Zoning Code, including the use-specific standards set forth in this chapter, the zoning district provisions of Title Nine, and the site development provisions of Title Eleven.
- (2) *Conditional uses (C).* A "C" in a cell indicates that, in the respective zoning district, a use is permitted if reviewed and approved as a conditional use pursuant to Section 1135.06 (Conditional use review). Conditional uses are subject to all other applicable regulations of this Zoning Code, including the use-specific standards of this chapter, the zoning district provisions of Title Nine, and the site development provisions of Title Eleven.
- (3) *Prohibited uses (Shaded).* A shaded cell indicates that the listed use is prohibited in the respective zoning district.
- (4) *Site plan review required (Yes, No, N/A).* This column indicates whether the principal use listed is subject to site plan review pursuant to Section 1135.05 (Site plan review). The Planning Commission is responsible for reviewing site plans for both permitted uses and conditional uses.
- (5) *Additional standards.* Regardless of whether a use is permitted by-right or allowed as a conditional use, there may be additional regulations which apply specifically to the use. The existence of these use-specific standards is noted through a cross-reference in the last column of the table. These standards apply in all zoning districts unless otherwise specified.

(b) *Principal uses not listed.*

- (1) *Procedure to determine designation.* When a principal use is not listed in Section 1141.02 (Table of Principal Uses by Zoning District), the Zoning Administrator shall convene the Board of Zoning Appeals (BZA) to make a determination as to whether the use not listed shall be allowed as a permitted or conditional use or otherwise prohibited, based on being similar or not to one or more uses listed.
- (2) *Accessory use determination.* The BZA may determine that the use is an accessory use, associated with a principal permitted use. Accessory uses and structures are permitted only in connection with, incidental to, and on the same lot with, a principal permitted use/structure

which is permitted within such district. Accessory uses are subject to the provisions of Title Seven, Chapter 1133 (Accessory use provisions).

(c) *Uses preempted by federal statute.* Uses that are required to be permitted in any zoning district by state or federal statute may be permitted in accordance with such laws whether or not the use is included in Section 1141.02 (Table of Principal Uses by Zoning District).

(Ord. No. O-18-68, § 3(Exh. A), 12-20-18)

Sec. 1141.02. - Table of principal uses by zoning district.

Land Uses	Zoning Districts											Site Plan Review Required (Yes, No, N/A)	Additional Standards
	Business			Mixed Use		Residential							
	LI	GI	SC	DC	DT	MF	MH	RR	SN	TN			
AGRICULTURAL USES													
Agriculture - Raising of Crops	P	P	P	P	P	P	P	P	P	P	P	No	
Agriculture - Raising of Livestock								P				No	Section <u>1141.03(a)</u>
Greenhouses and Nurseries	P	P						P				Yes	
Marijuana Cultivation	P	P										Yes	
Marijuana Processing	P	P										Yes	
RESIDENTIAL USES													
Single-Family Dwellings					P	C	C	P	P	P		No	Section <u>1141.03(b)</u>

Educational Institutions	C	C	P	P	P	C	C	C	C	C	Yes	
Educational Institutions, Higher	C	C	P	C	C					C	Yes	
Fraternal Organizations or Social Clubs	C	C	P	P	P	C	C	C	C	C	Yes	
Police or Fire Station	P	P	P	P	P	P	P	P	P	P	Yes	
Government Facilities	P	P	P	P	P	C	C	C	C	C	Yes	
Hospitals and Outpatient Centers			P		C						Yes	
Libraries or Cultural Centers			P	P	P	C	C	C	C	C	Yes	
Passive Parks, Open Space, and Conservation Areas	P	P	P	P	P	P	P	P	P	P	Yes	
Public Infrastructure	P	P	P	P	P	P	P	P	P	P	No	
Public Utilities	C	C	C	C	C	C	C	C	C	C	Yes	
Solar Panels	P	P						P			Yes	Section 1141.03(s)
Telecommunications Facility (New Facility/Tower)	C	C	C		C			C			Yes	Section 1141.03(i) (1)

Telecommunications Facility (Existing Tower Modification)	P	P	P	P	P	P	P	P	P	P	No	Section <u>1141.03(i)</u> (2)
Telecommunications Facility (Small Cell Facility)	P	P	P	P	P	P	P	P	P	P	No	Section <u>1141.03(i)</u> (3)
COMMERCIAL USES												
Adult Entertainment Facilities		C									Yes	Section <u>1141.03(j)</u>
Banquet/Assembly Halls or Conference Centers			P	P	P						Yes	
Automobile Body Repair Shops	C	C	P		C						Yes	
Automobile Fueling Stations			P		C						Yes	Section <u>1141.03(k)</u>
Automobile General Repair	C	C	P		C						Yes	Section <u>1141.03(l)</u>
Automobile Oil Change, Lube, or Light Service			P		C						Yes	
Automobile Sales or Rental Establishments			P		C						Yes	

Automobile Washing Facility			P		C						Yes	
Bed and Breakfasts			C		C			C		C	Yes	Section <u>1141.03(m)</u>
Bars, Brewpubs and Taverns	P	P	P	P	C						Yes	
Casino or Skilled Gaming Facility			C								Yes	
Clinics			P	P	P						Yes	
Convenience Stores			P	P	C					C	Yes	
Day Care Centers			P	P	P					C	Yes	Section <u>1141.03(n)</u>
Drive-Through Facilities			P		C						Yes	Section <u>1141.03(o)</u>
Equipment Sales and Leasing	P	P	C								Yes	
Family Day Care - Type A (7-12 children)			P		P	C		C	C	C	Yes	
Family Day Care - Type B (1 to 6 children)					P			P	P	P	Yes	
Financial Institutions			P	P	P						Yes	
Flea Markets			C					C			Yes	

Funeral Homes			P	P	P	C			C	C	C	Yes	
Garden Centers			P						P			Yes	
Hotels or Motels			P	P	C							Yes	
Kennels or Animal Shelters	C		C						C			Yes	Section 1141.03(p)
Marijuana Dispensary	P	P										Yes	
Micro-breweries, Micro-distilleries, or Micro-wineries	P	P	C	C	C							Yes	
Moving Truck and Trailer Rental	P	P	P		C							Yes	
Offices	P	P	P	P	P						C	Yes	
Private Parking Lots or Garages	P	P	P	P	C							Yes	
Personal Service Establishments	C		P	P	C						C	Yes	
Recreational Facility (Indoor)	C		P	C	C							Yes	
Recreational Facility (Outdoor)	C		C	C	C	C			C	C		Yes	
Retail and Service Uses (under 75,000 SF)	C		P	P	C						C	Yes	

Heavy Industrial Uses		P									Yes	
Junk Yard											N/A	
Light Industrial Uses	P	P	C								Yes	
Research and Development Facilities	P	P									Yes	
Warehouses and Distribution Centers	P	P									Yes	
Wholesale Businesses	P	P									Yes	

(Ord. No. O-18-68, § 3(Exh. A), 12-20-18; Ord. No. O-22-36, § 1, 8-18-22; Ord. No. O-22-56, § 1, 12-1-22)

Sec. 1141.03. - Use-specific standards.

- (a) *Agriculture—Raising of livestock.* The keeping of chickens on a residential property is considered an accessory use, regulated by the provisions of Title Seven, Chapter 1143 (Accessory Use Provisions).
- (b) *Single-family dwellings.* No more than one principal structure is permitted on a single property.
- (c) *Two-family dwellings.* No more than one principal structure is permitted on a single property.
- (d) *Multiple family dwellings.*
 - (1) Multi-family development which is a part of a mixed-use development proposal is encouraged to utilize the planned unit development (PUD) process outlined in Section 1159.04 (Planned unit development overlay).
 - (2) In the Traditional Neighborhood (TN) District, multi-family uses are limited to a maximum of three to four units per building.
- (e) *Upper story residential.* Upper story residential is limited to occur in mixed-use structures only, where other principal commercial or public/institutional uses are included in the structure. Upper story residential may serve as one of multiple principal uses in the structure, but shall not be located on the first floor.
- (f) *Adult group homes or large residential facilities.*
 - (1) The minimum lot area shall be 30,000 square feet.

- (2) All structures and activity areas, except off-street parking, shall be set back a minimum of 35 feet from all property lines.
 - (3) Each individual home shall have a person or persons maintaining permanent residence in the unit to avoid shift changes and to provide the same type of use and activities otherwise typical in residences in the area.
 - (4) No more than one adult group home shall be permitted within the same block or within a 500 foot radius of another adult group home.
 - (5) The residential character of all structures shall be maintained.
 - (6) An adult group home shall not be permitted to be constructed or operated until the agency, organization or institute supervising such home satisfies the Board of Zoning Appeals that the home and its operation will comply with all licensing or certification requirements of the appropriate state or local agency, pursuant to law.
 - (7) A conditional use shall be granted for a specific type of group home. The type of home shall be defined as and by the specific nature of the individuals being treated or rehabilitated. Any change in the type of adult group home shall require a new conditional use permit.
- (g) *Nursing/convalescent homes and assisted living facilities.*
- (1) The minimum lot area shall be five acres.
 - (2) All structures and activity areas, except off-street parking, shall be set back a minimum of 100 feet from the front property line and 40 feet from all other property lines.
 - (3) The density shall not exceed 15 patient rooms per acre.
- (h) *Manufactured home parks.*
- (1) No zoning permit shall be issued unless a site plan for the use has first been approved in accordance with the Ohio Public Health Council rules so regarding, as administered and enforced by the Ohio Department of Health, and licensed by and in accordance with applicable rules of the State of Ohio.
 - (2) All aspects of development internal to a site in a manufactured home park are subject to plan approval and subsequent licensing of the developed use, in accordance with the Ohio Public Health Council rules so regarding, as administered by the Ohio Board of Health.
 - (3) Sanitary sewer, water supply and trash disposal provisions shall be designed, installed, operated, and maintained in accordance with the Ohio Public Health Council rules adopted so regarding, as administered by the Ohio Board of Health.
 - (4) The design of a manufactured home park is subject to the review satisfaction of the local fire and emergency service provider, as to all applicable aspects of site development and use complying with related accessibility requirements and any other concern to such regard.
 - (5)

Stormwater drainage for a manufactured home park must be controlled to the satisfaction of the City Engineer.

- (6) The location and design of any required private driveway entrance from and/or exit to a public road shall be to the satisfaction of the City Engineer or the Ohio Department of Transportation (ODOT), as applicable.
- (7) The intensity of any exterior lighting relative to adjacent off-site residential use or district shall not exceed 0.2 foot-candles at the border of the manufactured home park, unless otherwise a lower threshold is specified by the Ohio Department of Health.
- (8) A manufactured home park shall contain only the following:
 - a. Single-family residential use of rented or leased spaces accessed by private streets and driveways as individual sites for temporary placement of mobile homes or other types of non-permanently sited manufactured homes; or
 - b. Accessory buildings and uses for the manufactured home park including, but not limited to, clubhouse, administrative office, laundry and swimming pool, and other similar on-site facilities for the exclusive use of the park residents and their guests.
- (9) A manufactured home park shall comply with all of the following minimum site and development requirements:
 - a. The site shall be at least five acres in size, not including the minimum required setback specified in subsection b. below.
 - b. A setback of at least 100 feet is required from any residential district or property.
 - c. The site configuration shall not exceed a one-to-five ratio of width-to-depth.
 - d. At least 100 feet of frontage on a public road is required.
- (10) No individual home site in a manufactured home park shall be subdivided from or sold as ownable or buildable lots independent of the overall homes park property that they are part of as a rentable or leasable space.
 - (i) *Telecommunications facilities.*
 - (1) *New facility/Tower.* All telecommunications facilities which do not qualify as a "micro wireless facility" shall conform to the following standards:
 - a. *Property and setback requirements.*
 1. Towers shall be located centrally on a continuous parcel having a dimension at least equal to the height of the tower measured from the center of the base of the tower to all points on each property line.
 2. All accessories related to the tower, including but not limited to, guy wires, equipment sheds, parking, and fencing shall all be located on the same lot as the tower.
 - 3.

Towers shall be set back a minimum of 500 feet from any off-site dwelling unless a reduced setback is approved by the Board of Zoning Appeals as part of a conditional use review of the tower.

4. Towers shall also comply with the setback requirements of Section 1141.03(i)(1)e (Additional standards table).
- b. *Co-Location and use requirements.*
1. Towers shall provide at least two co-location opportunities.
 2. The owner of such a tower shall agree to permit use of the tower by other communication service providers, on reasonable terms, so long as such use does not conflict with the applicant's and/or any other pre-existing user's use of the tower and does not violate the structural integrity of the tower.
- c. *Site development standards.*
1. Existing trees and shrubs shall be maintained to the greatest degree possible to screen the view of the tower and base facility. Additionally, the perimeter of the tower and base facility shall be planted with evergreen landscaping capable of forming a continuous visual buffer at least five feet in height within two years of planting.
 2. A security fence, not less than six feet tall with a locking gate, shall enclose the equipment areas and the base of the tower. Fencing shall be set back at least 20 feet from any adjacent property line.
 3. Accessory structures, such as cabinets, are subject to the maximum building height permitted for accessory structures in the zoning district in which the facility is located.
 4. Lights, beacons, or strobes shall not be permitted on any such structures and such structures shall not be illuminated in any way, unless required by the Federal Aviation Administration (FAA).
 5. No advertising is permitted anywhere upon or attached to any such structures.
 6. Additional site development standards are shown in Section 1141.03(i)(1)e (Additional Standards Table).
- d. *Required documentation and inspections.*
1. Proof shall be provided by the applicant in a form satisfactory to the Zoning Administrator that the proposed application has been approved by all agencies and governmental entities with jurisdiction, including but not limited to, the Ohio Department of Transportation (ODOT), the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the successors to their respective functions.
 2. Structural sufficiency of a telecommunications tower or other support structure shall be certified by an Engineer licensed in the State of Ohio. To ensure structure integrity and the health and safety of the public, telecommunications tower inspections shall, at

a minimum, take place as follows:

- i. Mono-pole towers every ten years;
 - ii. Lattice towers every five years; and
 - iii. Guy-wire cable secured towers every three years.
3. Structural sufficiency inspections are the sole responsibility of the tower operator of record and shall be performed by an individual or company that is a member of the National Association of Tower Erectors. Results of inspections shall be provided in writing to the Zoning Administrator; based upon the results, the City of Wilmington may require the repair or removal of a telecommunications tower.
 4. The property owner, tower owner and/or any successor or assign shall be required to notify the City of Wilmington, in writing, of the intent to abandon any tower and/or related equipment. The City of Wilmington will issue a certified mail notice to the property owner to verify the use has permanently ceased or is abandoned. Abandoned towers, including all related equipment and structures, shall be removed within 180 days after verification is confirmed the use has permanently ceased or is abandoned.

e. *Additional standards table.*

Requirement	Telecommunication Towers	
	Towers Greater than 150 Feet in Height	Towers Less than or Equal to 150 Feet in Height
Districts Allowed	LI and GI Districts	DT, GI, LI, RR, and SC Districts
Conditional Use Review Required	Yes	Yes
Minimum Lot Area	4 acres	2 acres
Required Setback from any Residential District or Use	500 feet	200 feet
Yard Requirement	Cannot occupy a front yard	Cannot occupy a front yard
Maximum Height	300 feet	150 feet

Appearance	Gray or as required by federal statute	Gray or as required by federal statute
Structure Type	Any	Restricted to freestanding mono-pole only (no lattice or guy-wire cable towers)

(2) *Existing facility/Tower modifications.*

- a. Modification of an existing facility/tower may involve one or more of the following:
 1. Co-location of new transmission equipment;
 2. Removal of transmission equipment; and/or
 3. Replacement of transmission equipment.
- b. *Substantial changes.*
 1. A modification request that constitutes a "substantial change" to the physical dimensions of an existing facility is required to conform to the same standards and provisions provided for new facilities/towers in Section 2.106.14(A) (New Facility/Tower Request). The Planning Commission shall approve as submitted, approve with conditions, or deny the application within 90 days after submitted to the Zoning Administrator, plus any tolling periods that may have been granted per Section 2.106.14(B)(4) (Tolling).
 2. Modifications of an existing facility are deemed a "substantial change" subject if the modification meets any of the following criteria:
 - i. For towers not in the public right-of-way, the height of the structure is increased by more than ten percent or more than 20 feet, whichever is greater. For towers in the public right-of-way and all base stations, the height of the structure is increased by more than ten percent or more than ten feet, whichever is greater;
 - ii. For towers not in the public right-of-way, an appurtenance added to the body of the tower would protrude by more than 20 feet from the edge of the tower or more than the width of the tower structure at the level of the appurtenance, whichever is greater. For towers in the public right-of-way and all base stations, an appurtenance added to the body of the structure would protrude by more than six feet from the edge of the structure;
 - iii. Entails any excavation or deployment outside the existing site;
 - iv. Would defeat the concealment elements of the eligible support structure; or
 - v.

Would not comply with conditions associated with site approval for the construction or modification of the eligible support structures or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in items (i) through (iv) above.

- c. *Eligible facilities request.* A modification request that does not constitute a "substantial change" to the physical dimensions of an existing telecommunications facility/tower, per the criteria outlined in Section 1141.03(i)(2)b.2., is considered an "Eligible Facilities Request." Eligible Facilities Requests are exempt from zoning and shall be approved by the Zoning Administrator within 60 days following submission, plus any tolling periods that may have been granted per Section 1141.03(i)(2)d. below.
- d. *Tolling.*
 1. The review period begins when the application is filed, and may be tolled only by mutual agreement by the Zoning Administrator and the applicant, or in cases where the Zoning Administrator determines that the application is incomplete.
 2. To toll the time frame for incompleteness, the Zoning Administrator must provide written notice to the applicant within 30 days of receipt of the application, specifically delineating all missing documents or information required in the application. Tolling begins on the date when such notice is mailed.
 3. Following a supplemental submission, the Zoning Administrator will notify the applicant within ten days about the completeness of the application. Subsequent notices of incompleteness shall not specify missing documents or information that was not delineated in the original notice of incompleteness. Tolling ceases on the date when the Zoning Administrator mails notice to the applicant specifying that the application is complete.

(3) *Small cell facilities.*

- a. *Definition.* A "small cell facility" is defined as a wireless facility that meets both of the following requirements:
 1. Each antenna is located inside an enclosed structure of not more than six cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an enclosure of not more than six cubic feet in volume.
 2. All other wireless equipment associated with the facility is cumulatively not more than 28 cubic feet in volume. The calculation of equipment volume shall not include electric meters, concealment elements, telecommunications demarcation boxes, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services.

b. *Exemption from zoning.* Small cell facilities, as defined in subsection a. above, shall be exempt from any zoning requirements; however, such facilities must comply with all other applicable codes and regulations of the City.

(j) *Adult entertainment facilities.*

- (1) Distances as specified below in subsections (2)—(5) shall be measured in a straight line from the nearest wall of the proposed adult entertainment establishment to the property line of the potentially restrictive structure.
- (2) No adult entertainment facility shall be established within 1,000 feet of any area zoned for residential use, including mixed-use districts.
- (3) No adult entertainment facility shall be established within a radius of 1,000 feet of any property devoted to a school, library or educational facility, whether public or private, governmental, or commercial, if attended by persons less than 18 years of age.
- (4) No adult entertainment facility shall be established within a radius of 1,000 feet of any property devoted to a religious place of worship attended by persons less than 18 years of age.
- (5) No adult entertainment facility shall be established within a radius of 1,000 feet of any park or recreational facility attended by persons under 18 years of age.
- (6) All building openings, entries, windows, and the like for adult entertainment facilities shall be located or covered in such a manner as to prevent a view from the interior from any public area, sidewalk, or street. For new construction, the building shall be oriented so as to minimize any possibility of viewing the interior from any public or semi-public areas.
- (7) No screens, loudspeakers, or sound equipment shall be used for any adult drive-in theater or adult motion picture theater that can be seen or discerned by the public from any public area, street, or sidewalk.
- (8) Live sex act businesses are prohibited in all zoning districts.

(k) *Automobile fueling stations.*

- (1) Automotive fueling stations that are located on a corner lot shall have a minimum of 150 feet of frontage on each street;
- (2) Fuel pumps and related driveways and paved areas may be erected in a front yard, but not less than 30 feet from an existing or proposed street right-of-way.
- (3) A canopy may be constructed over the pump island(s), provided that the canopy shall extend no closer than 20 feet from an existing or planned right-of-way.

(l) *Automobile general repair.*

- (1) Repair work shall be conducted completely within an enclosed building and all automobile parts, dismantled vehicles, and similar materials shall be stored within an enclosed building.
- (2) Vehicles shall not be parked or stored as a source of parts.

(m) *Bed and breakfasts.*

- (1) The owner of the premises used for the bed and breakfast establishment shall reside full-time in the dwelling, or in a dwelling on an adjoining lot.
- (2) No more than four bedrooms in any dwelling may be used for bed and breakfast lodging and at least one bathroom shall be dedicated to guest use.
- (3) The owner shall keep a current register of guests including names, addresses, and dates of occupancy of all guests.
- (4) There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the bed and breakfast establishment that will indicate from the exterior that the building is being utilized in part for any purpose other than a dwelling unit.
- (5) Each bed and breakfast establishment shall be permitted to have one wall-mounted sign with a maximum sign area of four square feet and/or a free-standing ground sign with a maximum sign area of six square feet with a maximum height of five feet. Such signs shall not be illuminated. All signs shall be approved by the Planning Commission before installation.

(n) *Day care centers.*

- (1) Outdoor play areas, tot lots, or activity centers designed to be used by children under eight years of age shall be fully enclosed by a fence subject to approval by the Planning Commission.
- (2) The parking and circulation plans shall include a drop-off/pick-up point for children.

(o) *Drive-through facilities.*

- (1) A drive-through lane which serves a drive-through facility shall be subject to the same standards and provisions as an accessory drive-through use, as found in Section 1143.04(j) (Drive-throughs).
- (2) All drive-through facilities shall comply with the following:
 - a. A drive-through facility shall be designed and located to minimize visual, traffic, and noise impacts on neighboring development.
 - b. The drive-through facility shall be oriented to face an alley, driveway, or interior parking area, and not a street.
 - c. Drive-through facility queuing areas shall be designed so that vehicles do not obstruct a driveway, fire access lane, walkway, or public right-of-way.
 - d. The drive access, entry and/or exit, shall be a minimum of 50 feet from any street intersection. A traffic study addressing both on-site and off-site traffic and circulation impacts may be required.
- (3) The following regulations shall apply to any and all drive-through facilities adjacent to a residential use or district:

- a. Audible communication devices shall be a minimum of 100 feet from an adjacent residential use or district and/or a suitable acoustical barrier erected.
 - b. The drive-through lane shall be located on the site to maximize the distance from residential uses or districts.
 - c. Drive lanes designated for drive-through facilities shall not be located immediately adjacent to residential development.
 - d. Drive-through facilities may only be operated between the hours of 7:00 a.m. and 9:00 p.m.
- (p) *Kennels or animal shelters.*
- (1) All structures and activities related to the subject kennel use shall be located a minimum distance of 100 feet from side and rear property lines.
 - (2) All non-soundproofed structures or area where animals are confined shall be located a minimum distance of 500 feet from any residential district.
 - (3) Soundproofed, air-conditioned buildings shall be located a minimum distance of 100 feet from any residential district.
 - (4) All non-soundproofed structures for the confinement of animals shall be screened by a solid fence or wall a minimum of six feet in height located within 50 feet of the structure.
 - (5) Animals shall be confined in an enclosed building between the hours of 10:00 p.m. and 6:00 a.m. of the following day.
 - (6) There shall be no burial or incineration of animals on the premises.
- (q) *Self-storage facilities.*
- (1) All items shall be stored within a building.
 - (2) Buildings shall not exceed one story, with a maximum height of 22 feet.
 - (3) No door shall exceed 15 feet in either height or width.
 - (4) Access to the facility shall be limited to one entrance and one exit per abutting street.
 - (5) Loading and unloading of storage units shall be oriented toward the side and rear lot lines.
- (r) *Short term rentals.*
- (1) The maximum number of guest rooms is five.
 - (2) The property owner must obtain a license from the City to operate a short term rental.
- (s) *Solar panels.*
- (1) Solar energy equipment shall be set back 20 feet from all property lines.
 - (2) Ground-mounted solar energy equipment shall be limited to a maximum height of ten feet and shall be screened from the public right-of-way.
 - (3) A ground-mounted solar energy system shall require a site plan review.
 - (4)

Non-functioning solar energy equipment shall be removed within three months of becoming nonfunctional.

- (5) The system's apparatus shall be properly maintained to prevent both unsightly and unsafe conditions.

(Ord. No. O-18-68, § 3(Exh. A), 12-20-18; Ord. No. O-22-36, § 2, 8-18-22)