

c. Bulk Requirements

| TYPE | AREA | HEIGHT |
|-------------------------------------|-------------------------------|---------------------|
| Wall | Ten percent (10%)* | Top of second floor |
| Pole | Ten (10) square feet profile | Twelve (12) feet |
| Projecting | Eight (8) square feet profile | Top of first floor |
| Roof | Prohibited | Prohibited |
| Construction, For Sale, Lease, Rent | Sixteen (16) square feet | Eight (8) feet |

*As computed on the first floor wall or sign frontage inclusive of windows.

N. Standards for Non-Conforming Uses

1. Replacement signs for non-conforming uses located in residential districts shall conform to the signing standards of the district in which they are located.
2. Replacement signs for non-conforming uses located in other than residential districts shall be erected in accordance with standards contained in subsection M.2, Office Institutions.

SECTION 3.05 LANDSCAPING AND BUFFERING

A. General Requirements

1. In order that landscaping conforms to the character of the district and maintains or improves the appearance of the surrounding area, all landscape designs, when required by these regulations, the Board of Adjustment or the Governing Body, shall be submitted in a plan to and approved by the Zoning Officer. The landscape plan shall include the following:
 - a. Location and type of natural vegetation, and natural and man-made materials;
 - b. List of the names, sizes, and methods of planting for natural vegetation;
 - c. Irrigation system;
 - d. Any other landscaping elements such as benches, walks, plaza, and lighting; and,
 - e. Description of maintenance plans for the landscaped area.
2. All non-residential uses adjacent to or directly across the street from, a residential district shall provide a visual buffer five (5) feet wide along the perimeter of lot lines adjacent to residential areas planned under an approved overall development plan, residential districts or existing residential areas.
3. All multiple family and non-residential uses shall landscape the front five (5) feet of the required front yard adjacent to streets exclusive of driveways and such landscaping which include suitable street trees spaced not more than fifty (50) feet apart.
4. All open automobile parking areas containing more than six (6) parking spaces in or abutting a residential district shall be effectively screened to a height of not less than five (5) feet, except for the sides of parking areas which adjoin another off-street parking area. Such screening shall conform to the requirements of Section 3.05. B.
5. Any use or uses having more than three thousand five hundred (3,500) square feet of required paving shall have six percent (6%) of the gross required parking area landscaped.
6. All vegetation shall be kept alive and maintained. If the vegetation dies, it shall be replaced within one (1) year.
7. Landscaping may be required of two-family dwellings which are approved as special exceptions.
8. Landscaping and buffering are not required of any single family use in any district.

9. Landscaping and buffering are not required of any seasonal commercial use.

B. Design Standards

1. "Landscaping," as used in these regulations, means natural vegetation or any combination of natural and man-made materials.
2. Visual buffers or screens shall not be less than five (5) feet in height except when the Zoning Officer authorizes a reduction to improve sight distance along streets or highways.
3. Fences
 - a. Fences in the front twenty-five (25) feet of any primary or secondary front yard of a residential use or zoning district, including along side property lines in this portion of the front yard, shall not exceed four (4) feet in height. This height restriction does not apply to fences required by these regulations as visual buffers or screens. All other fences erected on a residential lot or in a residential zoning district shall not exceed six (6) feet.
 - b. Exception: Wildlife fences designed to exclude deer or elk from residential gardens, up to eight (8) feet in height, may be constructed to enclose the minimum area necessary to protect planted areas if there are no gaps more than eighteen (18) inches between horizontal fence components, no barbed wire or other components or attachments injurious to wildlife, and the top rail is highly visible (flags may be used).
4. For purposes of this subsection, visual buffers may consist of plantings, walls, fences, or combinations thereof, and shall provide at least seventy-five percent (75%) opacity. The use of natural vegetation in conjunction with natural materials such as wood and stone is encouraged.

SECTION 3.06 GENERAL REGULATIONS

A. Height Regulations

1. These regulations shall not limit or restrict the height of belfries, steeples, chimneys, clock towers, cooling towers, elevators, bulkheads, grain elevators, stacks, water towers, ornamental towers or similar elements that do not add habitable floor area to a building, wireless towers for amateur radios, skylights, flag poles, mechanical equipment such as ventilation equipment required to ventilate the building, stairs, open guard rails, roof-mounted solar panels, air pollution abatement equipment, or any similar appurtenances to buildings, but these structures shall be subject to such restrictions and regulations as may be imposed by the provisions of this code and other resolutions and regulations of the County.
2. Rooftop mechanical equipment shall be screened from public view by an enclosure such as a wall, fence or plantings, assuming a viewing point at the center line of the adjacent street which is five (5) feet higher than the building floor grade.
3. Height shall be reduced in any zone within the Airport Influence Area if it conflicts with height allowances in Federal Air Regulations, Part 77.
4. Churches, public or semipublic buildings, hospitals, and schools may exceed the height restrictions of the district in which they are constructed if the depth of the side yards on both sides exceeds the required side yard setback by one (1) foot in width for each additional five (5) feet of height over the height restrictions of the district.
5. The maximum building height of primary structures may be increased in all zoning districts, excluding hillside lands, by twenty percent (20%) as follows: