

**Town of Montreat
Planning and Zoning Commission
Meeting Agenda
June 16, 2020 – 10:30 a.m.
Walkup Building and Zoom Attendance**

I. Call to Order

- Welcome
- Moment of Silence/Invocation

II. Agenda Adoption

III. Minute Adoption

- A. May 26, 2020 Meeting Minutes

IV. Old Business

- A. Ordinance Review Sections

1. Development Provisions – Article VI

V. New Business

- A. Hillside Development and Stormwater Regulations {No's 11 and 13 in red book}

VI. Future Business

- A. Remaining Work

1. Remainder of Zoning Ordinance

VI. Public Comment

VII. Discussion: Next Meeting Dates

- A. June 23 & 30.

VIII. Adjournment

**Town of Montreat
Planning & Zoning Commission
Meeting Minutes
May 26, 2020 – 10:30 p.m.
Walkup Building & Zoom**

Board members present: Wade Burns
Dan Dean
Bill Scheu
Mason Blake (via Zoom)
Bill Roberts (via Zoom)
David Holcomb (arrived at 10:47 a.m.)
Allen Crawford (arrived at 11:10 a.m.)

Board members absent: Sally Stansill

Town staff present: Angie Murphy, Town Clerk
Adrienne Isenhower, Zoning Administrator
Stuart Bass (via Zoom)

No members of the public were present but two members were watching via Zoom. Mr. Scheu called the meeting to order at 10:30 a.m., and led the group in a moment of silence.

Agenda Approval

Bill Scheu stated that he wanted to meet with Mr. Bass and further clarify the Signage Regulations and then bring it back to the Commission at the next meeting. Mason Blake moved to adopt the agenda as presented. Dan Dean seconded and the motion carried 5/0.

Meeting Minutes Adoption

The May 12, 2020 minutes were adopted without alteration by Dan Dean with a second by Mason Blake. The motion carried 5/0.

Old Business

A. Ordinance Review Sections:

1. Definitions - A series of capitalization and punctuation corrections were made to the definitions with only a few minor changes to content. Mrs. Isenhower will prepare a drawing of an example of Natural Grade to show to the Commission at the next meeting. Mason Blake mentioned that in reviewing the definitions he noticed that there was not a type of residential use for the rental of a home for conferees. Wade Burns suggested

including it under Short Term Rentals. Mason Burns suggested that Mrs. Isenhower and Mr. Bass work on wordsmithing this topic.

2. Parking Regulations – Discussion/Review: Mr. Richard DuBose, via Zoom, stated that the current Parking Ordinance does not address the reality that there are two major entities who dominate the middle of Montreat. The parking requirements treat the campuses as if it's a building by building proposition. It was decided that Bill Scheu, Mason Blake, Richard DuBose, Stuart Bass and a representative from the College would get together in the next weeks to flesh out the parking situation a little bit more.

A small subsection under 900.2 was deleted. "Aisle" was changed to "Entranceway". The Commission requested that Mrs. Isenhower and Mr. Bass review Section 3 and 4 under "Surfacing" to better state it for the average person. Under "Curbing" the Commission changed the curbing height to 6 inches. It was decided to delete Section G "Landscaping" because it seemed like boiler plate verbiage and did not appear to apply to Montreat.

Public Comment

There was no Public Comment.

Adjournment

Dan Dean moved to adjourn the meeting. David Holcomb seconded and the meeting was adjourned at 11:54 a.m.

Bill Scheu, Chair

Angie Murphy, Town Clerk

TOWN OF MONTREAT

ZONING ORDINANCE

ARTICLE VI – DEVELOPMENT PROVISIONS

600 Use. No Building, Structure or land shall hereafter be used or occupied and no Building or Structure or part thereof shall be erected, moved or structurally altered except in conformity with the regulations of this Ordinance for the Zoning District in which it is located.

600.1 No part of a yard, off-street parking or loading space, or other open space required in connection with any Building for the purpose of complying with this Ordinance shall be used and included as part of a yard, open space, or off-street parking or loading space similarly required for any other Building.

600.2 Rights-of-way or access easements shall not be considered a part of a lot or open space, or front, side, or rear yard for the purpose of meeting yard requirements.

601 Lot Reduction Prohibited. No yard or lot existing at the time of the passage of this Ordinance shall be reduced in dimension or area below the minimum requirement set herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements set by this Ordinance.

602 Every Lot Must Have Access to a Street. No Building, Structure or Use of land shall be established on a lot within the Town limits which does not have legal and physical vehicular access to a dedicated and accepted public Street.

In the Extraterritorial Jurisdiction, no Building, Structure or Use of land for other than agricultural purposes shall be established on a lot which does not have legal and physical vehicular access to a dedicated and accepted public Street or to a platted roadway connected to a public Street.

For any lot that does not abut a public Street or, in the case of the Extraterritorial Jurisdiction for any lot that does not abut a public Street or platted roadway, no Building, Structure or Use of land shall be established on such lot unless it has a legal easement connecting such lot with a public Street, which easement must:

1. Have a minimum width of twelve feet (12’):
2. Be physically passable for vehicular traffic; and
3. Be an easement of record and appurtenant to the lot for which it provides access.

If the Street or platted roadway providing access to a proposed development does not meet the Town street standards for public streets, the developer shall make the necessary improvements to bring the street or road up to such Town standards.

603 Minimum Lot Area. The minimum lot area shall as specified in **Article V for each Zoning District**. In areas not served by a public or community sewer system, the minimum lot area shall be determined by the Buncombe County Health Department. This minimum lot area shall be that necessary for safe on-site waste disposal system, but in no case, shall the lot be smaller than the required area for the Zoning District in which it is located.

604 Height and Density. No Structure shall hereafter be erected or altered so as to exceed the density and height regulations of this Ordinance for the District in which it is located.

605 One Principal Building Per Lot. Every Building hereafter erected, moved or structurally altered shall be located on a lot and in no case shall there be more than one (1) Principal Building and its accessory Buildings on the lot.

606 Accessory Buildings and Uses.

606.1 General Requirements.

- 1) Accessory buildings shall not be used as a dwelling unit.
- 2) In residential zoning districts, no more **than two (2) accessory** buildings or uses shall be permitted per lot.
- 3) Accessory buildings larger than six hundred (600) square feet including entrance and/or outside covered areas and/or exceed ten (10) feet in height at eave line shall be permitted by **Special Conditional** Use permit only.
- 4) **Accessory buildings or uses** must meet the minimum setbacks required by the respective zoning district. Garages shall be located only in the side or rear yards, **unless as permitted in Section 606.2**, and must meet the minimum setbacks required by the respective zoning district except under the provisions found in **Section 612.2**.
- 5) Accessory buildings with any dimension greater than twelve feet (12') must meet the provisions of current NC State Residential Building Code.

606.2 Garages in Front Yard. ~~In addition to meeting the general requirements of Section 612.1,~~ a residential property owner may apply for a **Special conditional** Use Permit to build a garage within the front yard setback subject to meeting all the following conditions:

- 1) The Zoning **Administrator** determines this will reduce damage to the natural topography, trees and natural green space, or where the

topography will create a hardship that would result in significant damage to the topography, trees and plant life without such relief;

- 2) The materials used, meet or exceed the quality and appearance of the principal residence when the principal residence is new; *Not sure this is legal. JS*
- 3) The garage **must** be enclosed by an operable garage door to be maintained in good working order, **excluding carports**.
- 4) The garage doors shall be kept closed when the house is unoccupied for more than one day; and **excluding carports**.
- 5) The property owner agrees to maintain the garage and its appearance to reasonably remain in the condition it is in when completed and approved by the Building Inspector. The Zoning **Administrator** shall determine when this provision has been violated.

606.3 Portable Storage Container. In addition to meeting the general requirements found in Section 612.1, **portable** storage containers shall meet the following conditions:

- 1) Portable storage containers shall not be located or placed within any easements or street rights-of-way.
- 2) Portable storage containers are to be used for storage incidental to the principal use on the same lot. Storage trailers shall not be used for retail sales or any other principal use.
- 3) A portable storage container shall be allowed on a property for a continuous period of no more than one hundred and eighty (180) days per twelve-month period. Exceptions to this time limit may be made by the Zoning **Administrator** to compensate for an act of God.
- 4) In Residential Districts (R-1, R-2, R-3), portable storage containers shall not be more than eight (8) feet in width and not more than twenty-four (24) feet in length.
- 5) For an active construction project in the Institutional/Residential (IR) and Institutional (I) Districts, portable storage containers shall not be more than ten (10) feet in width and not more than forty (40) feet in length and shall be allowed on a property for a continuous period of no more than two hundred and ten (210) days per twelve-month period.

606.4 Reasonable Accommodation. In addition to meeting the general requirements of Section 612.1, a property owner may **erect or install** accessibility features within the required yard setback, subject to meeting all the following conditions:

- 1) The proposed accessibility improvements shall provide “reasonable accommodations” to avoid discrimination against individuals with disabilities. The intrusion upon the setback will not exceed that which is practically required as determined by the Zoning Administrator.
- 2) Expansion of, or addition to, decks and other appurtenant structures beyond what is deemed necessary by the Zoning Administrator to provide reasonable accommodation for accessibility shall not be permitted.
- 3) Accessibility improvements designed and sited to occupy a portion of street right-of-way fronting the property served are also subject to review for Administrative Approval by the Zoning Administrator and Town Administrator prior to application for the associated construction permits
- 4) Per the Zoning Administrator’s discretion, the applicant, may be asked to must provide the minimum documentation in accordance with U.S. Department of Justice guidelines under the Fair Housing Act, which verifies the associated disability or medical condition(s) justify the need to modify provisions of the zoning ordinance.

Possible replacement language for the above highlighted section;

SUPPLEMENTARY DIMENSIONAL REQUIREMENTS

----,-- Encroachments into Required Setbacks

A. Encroachments Permitted in Required Setbacks: The following are permitted in required setbacks provided there is no interference with any sight area:

- 1) Landscaping features, including but not limited to, ornamental pools, planting boxes, sculpture, arbors, trellises, and birdbaths;
- 2) At grade patios, play equipment or outdoor furniture, ornamental entry columns and gates, flag poles, lamp posts, address posts, HVAC equipment, mailboxes, outdoor fire places, public utility wires and poles, pumps or wells, and fences or retaining walls;
- 3) Necessary accessibility structures including handicapped ramps.

B. Structures Permitted in Required Setbacks: The following structures may encroach into any required setback:

- 1) Cornices, steps, overhanging eaves and gutters, window sills, bay windows or similar architectural features, chimneys, and fire escapes may project into any

required setbacks, but in no case shall be closer than three feet to any property line; and;

- 2) Porches and decks may encroach into the required front/road and rear setbacks as follows:

		Maximum Encroachmen	Maximum Area
Covered or Uncovered	Front Yard/Road	3 Feet	35 Sq. Ft.
Uncovered Only	Rear	---% of Setback	

---.-- Easement Encroachments

- (A) Utility Easements: In addition to the lines, boxes, structures, and substation buildings for which utility easements are intended, fences without foundations may be located within utility easements.
- (B) Drainage Maintenance and Utility Easements: Water-related improvements, such as boat docks, may be placed or constructed within drainage maintenance and utility easements with the approval of the utility provider having jurisdiction over the easement.

605 Corner Lots. Any Structure on any corner lot shall comply with the minimum setback (front yard) requirements of the street which it faces, and shall comply with fifty percent (50%) of the minimum front yard setback requirements on any other street which the corner lot abuts. The yard opposite the designated front yard shall meet the minimum rear yard requirements and the remaining yard shall meet the minimum side yard requirements. ~~Where a Structure faces a corner formed by two (2) streets having different setback requirements, the Structure shall comply with the more restrictive requirements.~~ In case of doubt as to which street a Structure faces, or if a Structure is built so as not to face any street, the Zoning Administrator shall determine which setback, side yard and rear yard requirements apply.

606 Double Frontage Lots. On lots having frontage on two streets, but not located on a corner, the minimum front yard shall be provided on each street in accordance with the provisions of this Ordinance. On lots having frontage on more than two streets, the minimum front yard shall be provided in accordance with the regulations set forth in this Ordinance on at least two of the street frontages. The minimum front yard on the other frontage or frontages may be reduced along the other streets in accordance with the side yard requirements of the Zoning District.

607 Special Front Yard Requirements in Developed Areas. The setback requirements of this Ordinance shall not apply to any lot where the average front setback on already built

upon lots located wholly or in part within the same block and Zoning District and fronting on the same street as such lot, is less than the minimum required setback. In such cases, the setback on such a lot may be less than the required setback but not less than the average of the existing setbacks on the developed lots. However, in no case shall front setbacks be less than fifteen feet (15').

617 **Moved to Purpose.....**

618 ~~Land Covenants. Unless restrictions established by covenants with the land are prohibited by or are contrary to the provisions of this Ordinance, nothing herein contained shall be construed to render such covenants inoperative.~~

619 **Moved to Purpose.....**

620 ~~Parking and Storage of Unregistered Vehicles. Unregistered automotive vehicles shall not be parked or stored on any residentially zoned property other than in enclosed Buildings.~~

608 Nuisances and Hazards at Building Sites. The holder of any Building Permit issued by the Town Building Inspector shall be responsible for maintaining the corresponding construction site free of rubbish, hazards, and unsightly conditions from the beginning of construction until occupancy. The Zoning **Administrator** (or his or her designee) or the Building Inspector shall determine if a hazardous or unsightly condition exists and notify the holder of the Building Permit of a potential violation of this ordinance. The Town shall begin enforcement action if the situation is not corrected to the satisfaction of the Zoning **Administrator** within seven (7) days of notification. (For General Nuisances refer to the Montreat Code of General Ordinances, Chapter I, Article I.)

609 Manufactured Homes.

609.1 Purpose. To establish review guidelines for manufactured homes in order to insure that such homes will meet certain specifications and will provide pleasant living conditions while protecting adjacent property.

609.2 Location. Any manufactured home established as a residence within the Town of Montreat after the adoption of this Ordinance may be located on a lot in the R-1 Residential Zoning District. Manufactured homes used as residences on individual lots shall be considered principal uses for the purposes of this Ordinance and shall be subject to the criteria set forth in Section 623.4-5 below.

609.3 Exemptions. Manufactured homes on lots may be exempt from the criteria in **Section 623.4-5** providing that a valid Temporary Manufactured Home Placement permit is obtained from the Zoning **Administrator**. Each permit, when granted, shall be for one (1) calendar month, after which said permit can be renewed provided the below criteria are met.

609.31 When fire, flood, or other natural catastrophe makes an existing single family dwelling uninhabitable, the Zoning **Administrator** shall allow a manufactured home to be used on the same lot as a temporary residence for a period not to exceed six (6) months.

609.32 During the active construction period of any one-family dwelling, the Zoning **Administrator** shall allow a manufactured home on the same lot by the owner of the lot for a period not to exceed twelve (12) months or the active construction period, whichever is less.

609.33 During the active construction period of a construction project, the Zoning **Administrator** shall permit a manufactured home on the same lot for a period not to exceed twenty four (24) months or the active construction period, whichever is less.

609.34 During the active promotion of any residential subdivision the Zoning **Administrator** shall permit a manufactured home within the development to be used solely for the purpose of a temporary sales office for a period of up to twelve (12) months. The manufactured home may not serve as a residence.

609.4 Classes of Manufactured Homes. For the purposes of this Ordinance, manufactured homes shall be classed as follows: A manufactured home must meet all of the restrictions outlined under a particular class before it may be classified either A, B, or C.

609.41 Class A. This class of manufactured home shall be allowed as a use by right in the R-1 Zoning District. In order for a manufactured home to be placed within this class, it must adhere to the following standards:

- 1) The unit must comply with National Manufactured Home Construction and Safety Standards adopted by the U. S. Department of Housing and Urban Development;
- 2) The unit must comply with the appearance criteria set forth in Section 623.5; and
- 3) The unit must not exceed a length to width ratio of 3:1.

609.42 Class B. This class of manufactured home shall be allowed as a **Special** conditional use in the R-1 Zoning District. In order for a manufactured home to be placed within this class, it must adhere to the following standards:

- 1) The unit must comply with National Manufactured Home Construction and Safety Standards adopted by the U. S. Department of Housing and Urban Development;
- 2) The unit must comply with the appearance criteria set forth in **Section 623.5;** and
- 3) The unit must not exceed a length to width ratio of 4:1.

609.43 Class C. This class shall not be allowed in the Town of Montreat, except for use by a temporary business as outlined in Section 623.34 above, and shall include all manufactured homes which cannot be classified as either Class A or Class B manufactured home.

609.5 Appearance Criteria. Class A and Class B manufactured homes must meet the following criteria. Before issuing a Certificate of Occupancy for a Class A or a Class B manufactured home, the Zoning **Administrator** must certify the home meets the following appearance criteria.

609.51 Chassis Removal. The home shall have wheels, axles, transporting lights and towing apparatus removed.

609.52 Foundation. A continuous primarily masonry foundation, unpierced except for required ventilation and access shall be installed under all elements of the Structure. Footings for walls shall be below the frost line. The ground surface below the foundation shall be protected with a poly vapor barrier. Installation shall include a positive surface water drainage away from the home.

609.53 Roofing. The home shall have a pitched roof and the roofing material must be compatible with residential construction within the area in which it is located.

609.54 Exterior Finish. The exterior materials shall be of a color, material, and scale comparable with those existing in residential construction within the area which it is located and in no case shall the degree of reflectivity of exterior finishes exceed that of gloss white paint. Siding, trim, and features should be compatible with

those existing in residential construction within the area in which it is located.

- 611 Regulations for Cut and Fill Slopes. Cut and fill slopes shall not exceed a 1:1 cut and 1.5:1 (horizontal distance: vertical distance). However, if stable exposed rock is the intended result, the cut and/or fill slope may be increased with approval of the Code Administrator and supporting recommendation from a North Carolina-registered professional engineer
- 612 Regional Flood Fringe Area Regulations. Area lying within the area delineated on the Zoning Map as regional flood fringe area of any stream shall be subject to the following regulations:
- 612.1 No Building or Structure shall be erected, and no existing Building or Structure shall be extended or moved unless the first floor of said Building or Structure is placed one foot (1') or more above the elevation of the regional flood. No basement floor or other floor shall be constructed below or at a lower elevation than one foot (1') above the elevation of the regional flood;
- 612.2 Foundations of all Structures shall be designed to withstand flood conditions at the site;
- 612.3 Land may be filled within these flood fringe areas provided such fill extends twenty feet (20') beyond the limits of any Structures erected thereon; and
- 612.4 The underground storage of any fuel or flammable liquids is prohibited in the flood fringe area.
- 613 Drainage. A twenty-four inch diameter culvert or other means of drainage to control storm water runoff is required for each driveway or roadway connected to any public or private road in the Town of Montreat. Consultation is required with the Public Works Director regarding the type, material, placement, and method of installation of each such drainage facility. Written plans for drainage will be submitted to the Zoning Administrator for zoning compliance approval.
- 613.1 Sedimentation Control. All land disturbing activity is to be planned and conducted so as to prevent off-site sedimentation and storm water runoff damage. *Language from the original '85 ordinance. These sections are now covered by the Hillside, Stormwater, and Flood Ordinances. Should be removed.*
- 614 Agricultural Uses. Agricultural enterprises are allowed in certain Districts in the Town (see Section 700). Such uses are allowed with the understanding by the Town that the land will be managed in such a way as to generate no off-site adverse effects such as sedimentation or other water pollution. As a general rule, grazing a horse on less than two acres is likely to produce such adverse effects. The Town Zoning Administrator is

authorized to investigate reports of adverse off-site impacts of any land use and to report such activities to appropriate regulatory agencies.

615 Parking and Storage of Travel Trailers, Campers and Recreational Vehicles.

615.1 Parking on Private Property. No travel trailer, camper or recreational vehicle shall be used as a residence in the Town.

- 1) Exceptions to the requirements of this section shall be made for any visitor of a resident of the Town when the visitor parks the travel trailer, camper, or recreational vehicle on property of the Town resident, with the permission of the resident and for a period not to exceed seven (7) days per year. No more than one such travel trailer, camper, or recreational vehicle occupied by visitors shall be allowed to park on any lot in the Town.
- 2) The provisions of this section shall not be interpreted to prevent the storage or occasional use of a vacant travel trailer, camper, or recreational vehicle at a residence in the Town by the owner of that residence. Occasional use shall mean not more than seven days in succession nor more than four times in a twelve month period.
- 3) No travel trailer, camper, or recreational vehicle shall be offered for rent or lease on a short or long term basis in the Town.

615.2 Parking on Public Property Prohibited. No person shall park a travel trailer, camper, or recreational vehicle for the purpose of overnight habitation on any public property in the Town including but not limited to public streets, street rights-of-way, walkways, sidewalks, parking lots, and any other public area.

616 Approval for Construction in Rights-of-Way. Town rights-of-way are reserved for public purposes such as streets, street shoulders, utility lines, alleys, future street improvements, bikeways, walkways, driveway connections, drainage, and plantings for beautification. Any and all construction in public rights-of-way is prohibited without the prior written permission of the ~~Zoning Official and the~~ Town Administrator. At the discretion of the Zoning Official and the Town Administrator, private construction projects that produce a public benefit may be allowed in public rights-of-way (for example: a retaining wall that keeps a drainage ditch clear.) No private improvements on public rights-of-way shall be allowed which will interfere with existing or future public benefits of public rights-of-way.

617 Driveway Connections. To the greatest extent practicable, and unless otherwise approved by the Town, driveway connections to public streets shall be made within the adjacent frontage area described by lines extending perpendicular from the street side to the nearest property corners. If existing conditions or other factors, including but not limited to excessively steep gradient or stormwater control considerations pose

inordinate difficulty for, or preclude, a driveway connection to the public street solely within the frontage area described above, application shall be made to the Board of Adjustment seeking a variance from the provisions stated herein. The variance requirement shall be waived if an easement is granted by the neighboring landowners(s) permitting driveway access through the grantor's lot.

620 Fences.

620.1 No fence shall be located, constructed or maintained in such a way as to obstruct the view of motorists or pedestrians using any street, private driveway, parking aisles or the approach to any street intersection so as to constitute a traffic hazard.

620.2 Electrically charged fences and other sharp metal or glass fences are prohibited. ~~Barbed wire fences are prohibited except as listed in 632.3.~~

620.3 Barbed wire fences are allowed only for special security or safety needs (such as high towers, electrical high-voltage site, hazardous equipment, etc.) The barbed wire will be higher than six (6) feet, constructed of no more than three (3) strands and will project over the projected property on the interior side. **Otherwise, barbed wire fences are prohibited.** ~~Barbed wire will not be used as part of a residential fence.~~

~~620.4 Non compliant fences shall be removed or brought into compliance within six (6) months of the effective date of this ordinance.~~

621 Standards for Individual Uses

PLACE HOLDER

623 Regulations for Special Use Permits

A. The development standards listed herein are additional to other requirements in this Ordinance. These development standards are use- specific and apply to those uses requiring approval of a Special Use (designated with a 'S' in the Table of Permitted Uses, Section 5.2). Such uses shall be subject to these standards as well as any additional standards or conditions required by the Special Use Permit.

----- Accessory Dwelling Units

Purpose

The purpose of an accessory dwelling unit is to:

- (a) Provide flexible housing options for residents and their families;
- (b) Integrate affordable housing into the community with minimal negative impact;
- (c) Provide elderly citizens with the opportunity to retain their homes and age in place.

Standards

1. An accessory dwelling unit shall be located only on a residential lot containing one single-family detached structure. The residential lot may contain other accessory structures as provided in this ordinance.
2. Only one accessory dwelling unit shall be permitted per lot.
3. Accessory structures shall not exceed the height of the principal structure.
4. The accessory dwelling shall meet the appropriate setbacks.
5. The accessory dwelling shall be clearly subordinate to the main structure.
6. The accessory dwelling unit must contain complete kitchen facilities including a stove or cook top and a full bath including lavatory, water closet, and tub or shower (or combination).
7. At least one parking space shall be provided in addition to those required for the principal dwelling.
8. Manufactured housing, campers, travel trailers and recreational vehicles are not permitted for use as an accessory dwelling.
9. An ADU shall be occupied by no more than four (4) persons.

----. Home Occupation

- 1) ~~No person other than members of the family residing on the premises shall be engaged in such occupation;~~ **One non-resident employee may work in the home occupation.**
- 2) The use of the Dwelling Unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than fifty percent (50%) of the floor area of the Dwelling Unit shall be used in the conduct of the home occupation;

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- 3) There shall be no change in the outside appearance of the Building or premises, or other visible evidence of the conduct of such home occupation other than one (1) non-illuminated sign, not exceeding a four (4) square foot area. ~~non-illuminated, and mounted flat against the wall of the Principal Building;~~
 - 4) No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.

DRAFT