

## ARTICLE 3 - ESTABLISHMENT OF DISTRICTS

### 3.01 Types of Districts

For the purposes of this Ordinance, the area of Plymouth, Pennsylvania, is hereby divided into the following districts:

"C-1"	Conservation District
"A-1"	Agricultural District
"S-1"	Suburban Residence District
"R-1"	One-Family Residence District
"R-2"	Two-Family Residence District
"R-3"	Apartment Residence District
"B-1"	Neighborhood Business District
"B-2"	Community Business District
"B-3"	Highway Service District
"B-4"	General Business District
"M-1"	Mining District
"M-2"	Light Industrial District
"M-3"	Heavy Industrial District

### 3.02 Zoning Map

#### 3.021 Map

The boundaries of these zoning districts are hereby established on a map, which is designated "Zoning Map for Plymouth, Pennsylvania", which is hereby made a part of this Ordinance, together with all existing and future notations, reference, and amendments. The original of said "Zoning Map", properly attested, shall be and remain on file in the offices of the Plymouth Planning Commission, and a copy in the office of the Recorder of Deeds of Luzerne County.

3.022 The district boundary lines of the Zoning Map are intended to follow property lines or the centers of streets, alleys, railroads or water-courses. In the case of unsubdivided property, the district boundary lines shall be determined by scaling.

3.03 Flood Plain Areas

Flood plain areas of 100-year frequency, as delineated by the U.S. Army Corps of Engineers for the Federal Insurance Administration, have been identified on the Zoning Map. All development in these identified 100-year flood plain areas shall also be subject to: the flood plain requirements of the Borough Building Code Amendment, Ordinance Number 23-1977 and the Luzerne County Subdivision and Land Development Ordinance of 1976 adopted by the Borough as Ordinance Number 22-1977; compliance with State, County and Local regulations regarding allowable uses and procedures; and, subsequent amendment to these Ordinances and regulations.



## ARTICLE 4 - USES PERMITTED IN DISTRICTS

4.01	<u>"C-1" - Conservation Districts<sup>a/</sup></u>	4.02	<u>"A-1" - Agricultural Districts</u>
Uses Permitted Without Board Approval	Parks State Game Lands Private Recreational Facilities Agriculture Nurseries and Greenhouses Public Uses Semi-Public Uses (Not Contiguous) Ventilating Shafts Utilities (except yards or buildings) Accessory Uses to the above		Agriculture Greenhouses and Nurseries Single or Two-Family Homes Public Uses Semi-Public Uses (Not Contiguous) Ventilating Shafts Utilities (except yards or buildings) Home Occupations Accessory Uses to the above
Uses Requiring Board Approval	Single Family Homes (except farm houses) Commercial Recreational Facilities Cemeteries Strip Mines, Quarries, or Gravel Pits Utility Buildings and Yards Sanitary Land Fills Roadside Stands Radio or TV Sending or Boosting Stations Semi-Public Uses (Contiguous) Trailer Parks Raising Fur-bearing Animals (except pets) Home Occupations Accessory Uses to the above		Recreational Facilities (private and commercial) Cemeteries Strip Mines, Quarries, or Gravel Pits Raising Fur-bearing Animals (except pets) and commercial hog farms Animal Hospital or Clinic Airports Sanitary Land Fills Sewage Disposal Plants Radio or TV Sending or Boosting Stations Semi-Public Uses (Contiguous) Tourist Homes Accessory Uses to the above
4.03	<u>"S-1" - Suburban Residence Districts</u>	4.04	<u>"R-1" - Single Family Residence Districts</u>
Uses Permitted Without Board Approval	One-Family Detached Dwellings Agriculture (except kennels, hatcheries and commercial chicken farms) Public Uses Semi-Public Uses (except hospitals, sanatoria and nursing homes) Utilities (except buildings and yards) Accessory Uses to the Above		One-Family Detached Dwellings Public Uses Semi-Public Uses (Except hospitals, sanatoria and nursing homes) Utilities (except buildings and yards) Accessory Uses to the Above

<sup>a/</sup> All "C-1" Uses shall conform to construction and use requirements for Flood Plain Areas, where applicable.

Uses Re-  
quiring  
Board  
Approval

Private Recreational Facilities  
Cemeteries  
Hospitals or Sanitaria (not  
contiguous)  
Branch Telephone Exchanges,  
and Wireless Transmitting  
or Booster Stations  
Home Occupations  
Professional Offices  
Accessory Uses to the Above

Private Recreational Facilities  
Home Occupations  
Professional Offices  
Hospitals or Sanitaria (not  
contiguous)  
Branch Telephone Exchanges  
Cemetery Extension  
Accessory Uses to the Above

4.05 "R-2" - Two Family Residence  
Districts

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4.06 "R-3" - Apartment Residence  
Districts

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Uses Per-  
mitted  
Without  
Board  
Approval

One-Family Detached Dwellings  
Two-Family Dwellings  
Public Uses  
Semi-Public Uses  
Utilities (except buildings  
and yards)  
Accessory Uses to the Above

One-Family Detached Dwellings  
Two-Family Dwellings  
Multiple Dwellings  
Rooming or Boarding Houses  
Public Uses  
Semi-Public Uses (except con-  
tiguous uses)  
Utilities (except yards and  
buildings)  
Dormitories, Fraternities or  
Sororities  
Home Occupations  
Professional Offices  
Accessory Uses to the Above

Uses Re-  
quiring  
Board  
Approval

Private Recreational Facilities  
Home Occupations  
Professional Offices  
Cemetery Extensions  
Roomers or Boarders (maximum of  
six)  
Branch Telephone Exchanges  
Accessory Uses to the Above

Private Recreational Facilities  
Tourist Homes  
Grouped Professional Offices  
Nursing or Convalescent Homes  
Private Clubs or Lodges  
Cemeteries  
Nursery Schools  
Mortuaries  
Planned Residential Groups  
Accessory Uses to the Above

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4.07 "B-1" - Neighborhood Business Districts

Uses Permitted Without Board Approval.

- Neighborhood Retail Stores
- Personal Services
- Service Station (with only minor repairs)
- Professional Offices including clinics
- Banks
- Mortuaries
- Soda Fountains
- Cafes or Restaurants (without entertainment)
- Taverns
- Public Uses
- Semi-Public Uses
- Utilities (except yards)
- Accessory Uses to the Above

4.08 "B-2" - Community Business Districts

- Retail Stores
- Personal Services
- Professional Offices (including clinics)
- Banks
- Commercial Offices
- Service Stations
- Soda Fountains
- Cafes or Restaurants (without entertainment)
- Taverns
- Mortuaries
- Parking Areas
- Clubs and Lodges
- Public Uses
- Semi-Public Uses
- Utilities (except yards)
- Accessory Uses to the Above

Uses Requiring Board Approval

- Clubs or Lodges
- Multiple Dwellings
- Theatres (indoors)
- Accessory Uses to the Above

- Entertainment Facilities
- Multiple Dwellings
- Drive-In Commercial Uses (not including theatres)
- Accessory Uses to the Above

4.09 "B-3" - Highway Business Districts

Uses Permitted Without Board Approval

- Service Stations
- Restaurants
- Motels and Tourist Courts
- Tourist Homes
- Entertainment Facilities
- Outdoor Advertisements
- Retail Business
- Personal Services
- Offices and Banks
- Professional Activities
- Garages for service and/or Vehicular Sales (not including body work)
- Drive-In Commercial Uses (not including theatres)
- Mortuaries
- Animal Hospitals, Clinics or Kennels

4.10 "B-4" - General Business Districts

- Wholesale Business
- Equipment Sales and Repair
- Lumber Yards
- Bulk Fuel Storage
- Outdoor Advertisements
- Uses Car or Trailer Lots
- Machine Shops
- Tire Retreading and Recapping
- Welding Shops
- Retail Business
- Personal Services
- Business Services
- Restuarants
- Garages for service and/or Vehicular Sales (excluding storing junked vehicles outdoors)
- Food Processing

4.09 "B-3" - Highway Business Districts (con't)

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Commercial Greenhouses and  
Plant Nurseries  
Feed and Grain, Sales and  
Storage  
Amusement Parks  
Cemeteries  
Golf Driving Ranges and  
Miniature Golf  
Commercial Race Track and  
Riding Stables  
Public and Semi-Public Uses  
Utilities  
Accessory Uses to the Above

4.10 "B-4" - General Business Districts (con't)

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Mortuaries  
Research and Testing Facilities  
Animal Hospitals  
Billiard or Pool Rooms  
Cleaning, Laundry, and Dying  
Plants  
Commercial Recreation  
Second Hand Stores and Pawn  
Shops  
Hotels  
Printing Lithographing or  
Publishing Plants  
Taverns  
Stone or Monument Works  
Public and Semi-Public Uses  
Utilities  
Accessory Uses to the Above

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Uses Re-  
quiring  
Board  
Approval

Wholesale Business  
Equipment Sales and Repair  
Truck Terminals  
Drive-In Theatres  
Trailer Parks  
Apartments  
Accessory Uses to the Above

4.11 "M-1" - Mining Districts

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Uses Per-  
mitted  
Without  
Board  
Approval

Strip Mining Coal Areas  
Areas of Deep Coal Mining  
Mining of Rock  
Mining of Sand and Gravel  
Processing of Materials Mined  
Storage of Materials Mined  
Tripples  
Railroad Yards  
Contractors Yards  
Accessory Uses to the Above

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Uses Re-  
quiring  
Board  
Approval

Sanitary Land Fills  
Junkyards  
Accessory Uses to the Above



#### 4.12 "M-2" - Light Industrial Districts

Uses Permitted Without Board Approval

##### 4.121 Uses Conforming to the Following Performance Standards

###### 4.1211 Smoke

The emission of gray smoke at a density greater than No.1. on the Ringelmann Chart published by the U.S. Bureau of Mines (Power's Micro-Ringelmann Chart, McGraw Hill Publishing Co., 1954, may be used) shall not be permitted except gray smoke of a shade not darker than No.2 may be emitted for not more than 4 minutes in any 30 minutes. These provisions, applicable to gray smoke, shall also apply to visible smoke of a different color but with equivalent apparent opacity.

###### 4.1212 Fly Ash, Soot and Dust

The emission of particles from any flue or smokestack shall not exceed 0.2 grains per cubic foot of flue gas at a stack temperature of 500 degrees Fahrenheit and 50 per cent excess air, and shall not cause any damage to the health of people, to animals, vegetation, or other forms of property, or cause any excessive soiling. All walks, driveways, and parking or outdoor storage area shall be paved or dust proofed.

#### 4.1213 Noise

At no point on the boundary of a Residence District, or property line other than a Residence District Boundary, shall the sound pressure level of any individual operation or plant (other than background noises produced by sources not under the control of this Ordinance, such as the operation of motor vehicles or other transportation facilities) exceed the decibel levels in the designated octave bands shown below for the districts indicated:

TABLE A  
Maximum Permissible Sound Pressure Levels

Maximum Sound Pressure Level in Decibels  
(0.0002 dynes per square centimeter)

<u>Octave Band In Cycles Per Second</u>	<u>Decibels Along Residence District Boundaries</u>	<u>Decibels Along Property Lines Other Than Residence District Boundaries</u>
0 - 75	72	79
76 -150	67	74
151 -300	59	66
301 -600	52	59
601 -1200	26	53
1201 -2400	40	47
2401 -4800	34	41
Above 4800	32	39



OBJECTIONABLE NOISES DUE TO INTERMITTENCE, FREQUENCY OR SHRILLNESS SHALL BE MUFFLED SO AS NOT TO BECOME A NUISANCE TO ADJACENT USES.

AT THE SPECIFIED POINTS OF MEASUREMENT THE SOUND PRESSURE LEVEL OF NOISE RADIATED CONTINUOUSLY FROM A FACILITY SHALL NOT EXCEED THE VALUES GIVEN IN TABLE A IN ANY OCTAVE BAND OF FREQUENCY. THE SOUND PRESSURE LEVEL, SHALL BE MEASURED WITH A SOUND LEVEL METER AND AN OCTAVE BAND ANALYZER THAT CONFORM TO SPECIFICATIONS PUBLISHED BY THE AMERICAN STANDARDS ASSOCIATION. (AMERICAN STANDARD SOUND LEVEL METERS FOR MEASUREMENT OF NOISE AND OTHER SOUND, 224.3-1944, AMERICAN STANDARDS ASSOCIATION, INC., NEW YORK, N.Y. AND AMERICAN STANDARD SPECIFICATION FOR AN OCTAVE BAND FILTER SET FOR THE ANALYSIS OF NOISE AND OTHER SOUNDS, 224.10-1953, AMERICAN STANDARDS ASSOCIATION, INC., NEW YORK, N.Y., SHALL BE USED).

4.1214 Odor

No emission of unpleasant gases or other odorous matter shall be permitted in such quantities as to be offensive outside the lot lines of the tract. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail. There is hereby established as a guide in determining such quantities of offensive odors Table 3 (Odor Thresholds) in Chapter 5 "Air Pollution Abatement Manual", copyright

1951 by Manufacturing Chemists Association, Inc., Washington D.C. Where said publication gives a range of figures, a simple average of these shall be used.

4.1215 Toxic Gases

The emission of gases or fumes injurious to persons or property beyond the lot lines occupied by the use is prohibited. (Table 1, Industrial Hygiene Standards, Maximum Allowable Concentration, Chapter 5 of the Air Pollution Abatement Manual furnishes a list of toxic pollutants).

4.1216 Glare and Heat

Glare and heat from arc welding, acetylene torch cutting or similar processes shall be performed so as not to produce glare which is visible, or objectionable heat, beyond the property line of the lot which the operation is located. Direct glare from incandescent exposed lights shall not be visible from adjoining streets or properties.

4.1217 Sewage

No discharge is permitted at any point in any private sewage disposal system or stream or into the ground, of any materials in such a



way or of such nature or temperature as could contaminate any water supply, or otherwise cause the emission of dangerous objectionable elements except in accordance with the standards as approved by water pollution control boards or appropriate agencies of the departments of health. Furthermore, no accumulation of solid wastes conducive to the breeding of rodents or insects shall be permitted.

4.1218 Vibration

Any use creating intense earth-shaking vibration shall be set back at least five hundred (500) feet from the lot lines on all sides, except for lot lines along or inside the Heavy Industrial District where such setback shall not be required, but in no case shall any such vibration be perceptible along the boundary line of any zoning district other than the Heavy Industrial District.

4.1219 Fire and Safety

All buildings containing uses involving burning materials of any kind shall be of fire proof construction.

Incombustible to moderate burning materials permitted freely.

Free or active burning to intense burning materials must be:

- (a) enclosed within incombustible walls
- (b) 40-foot setback or automatic sprinkler
- (c) flammable vapors at ordinary temperatures, prohibited.

This subsection shall not apply to the use of fuels if such use is limited to storage, and movement of fuel is within appropriate containers or pipes.

4.122 Uses Prohibited

- 4.1221 Residential subdivisions and development and the construction of dwellings on existing lots zoned as industrial, except for dwellings for watchman, caretaker or farm.
- 4.1222 Schools, hospitals, clinics, or other institutions for human care, except where incidental to a permitted principal use.
- 4.1223 Any building for retail business or service, except where incidental to a principal permitted use.

4.123 Uses Permitted With Board Approval

- 4.1231 Solid Waste Disposal Areas, subject to the requirements of Section 6.19.



#### 4.13 "M-3" - Heavy Industrial Districts

Uses Permitted Without Board Approval

##### 4.131 Uses Conforming to the Following Performance Standards

###### 4.1311 Smoke

The emission of gray smoke at a density greater than No.2 on the Ringelmann Chart published by the U.S. Bureau of Mines (Power's Micro-Ringelmann Chart, McGraw Hill Publishing Co., 1954, may be used) shall not be permitted, except gray smoke of a shade not darker than No.3 may be emitted for not more than 4 minutes in any 30 minutes. These provisions, applicable to gray smoke, shall also apply to visible smoke of a different color but with equivalent apparent opacity.

###### 4.1312 Fly Ash, Soot and Dust

The emission of particles from any flue or smokestack shall not exceed 0.3 grains per cubic foot of flue gas at a stack temperature of 500 degrees Fahrenheit and 50 per cent excess air, and shall not cause any damage to the health of people, to animals, vegetation, or other forms of property, or cause any excessive soiling. All walks, driveways, and parking or outdoor storage areas shall be paved or dust proofed.

#### 4.1313 Noise

At no point on the boundary of a Residence District, or property line other than a Residence District Boundary, shall the sound pressure level of any individual operation or plant (other than background noises produced by sources not under the control of this Ordinance, such as the operation of motor vehicles or other transportation facilities) exceed the decibel levels in the designated octave bands shown for the districts indicated.

TABLE A

<u>Octave Band Cycles Per Second</u>	<u>Maximum Permitted Sound Level in Decibels Along Residence District Boundaries</u>	<u>Maximum Permitted Sound Level in Decibels Along Property Line Other Than Residential District Boundary</u>
0 to 75	75	80
75 to 150	70	75
150 to 300	65	70
300 to 600	59	64
600 to 1200	53	58
1200 to 2400	48	53
2400 to 4800	44	49
Above 4800	41	46

OBJECTIONABLE NOISES DUE TO INTERMITTENCE, BEAT, FREQUENCY OR SHRILLNESS SHALL BE MUFFLED SO AS NOT TO BECOME A NUISANCE TO ADJACENT USES.



AT THE SPECIFIED POINTS OF MEASUREMENT THE SOUND PRESSURE LEVEL OF NOISE RADIATED CONTINUOUSLY FROM A FACILITY SHALL NOT EXCEED THE VALUES GIVEN IN TABLE "A" IN ANY OCTAVE BAND OF FREQUENCY. THE SOUND PRESSURE LEVEL SHALL BE MEASURED WITH A SOUND LEVEL METER AND AN OCTAVE BAND ANALYZER THAT CONFORM TO SPECIFICATIONS PUBLISHED BY THE AMERICAN STANDARDS ASSOCIATION. (AMERICAN STANDARD SOUND LEVEL METERS FOR MEASUREMENT OF NOISE AND OTHER SOUND, 224.3-1944, AMERICAN STANDARDS ASSOCIATION, INC., NEW YORK, N.Y., AND AMERICAN STANDARD SPECIFICATION FOR AN OCTAVE-BAND FILTER SET FOR THE ANALYSIS OF NOISE AND OTHER SOUNDS, 224.10-1953, AMERICAN STANDARDS ASSOCIATION, INC., NEW YORK, N.Y., SHALL BE USED).

#### 4.1314 Odor

No emission of unplesant gases or other odorous matter shall be permitted in such quantities as to be offensive outside the lot lines of the tract. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system, so that control will be maintained if the primary safeguard system should fail. There is hereby established as a guide in determining such quantities of offensive odors Table 3 (Odor Thresholds) in Chapter 5 "Air Pollution Abatement Manual", copy right 1951 by Manufacturing Chemists Association, Inc., Washington, D.C. Where said publication gives a range of figures, the highest figures shall be used.

Tanneries, stockyards, glue factories, oil refineries, soap factories, rubber manufacture, fertilizer manufacture, and similar industries must present detailed plans for elimination of obnoxious odors before a permit will be granted.

4.1315 Toxic Gases

The emission of gases or fumes injurious to persons or property beyond the lot occupied by the use is prohibited. (Table 1, Industrial Hygiene Standards, Maximum Allowable Concentration, Chapter 5 of the Air Pollution Abatement Manual furnishes a list of toxic pollutants).

4.1316 Glare and Heat

Glare and heat from arc welding, acetylene torch cutting or similar processes shall be performed so as not to produce glare which is visible, or objectionable heat, beyond the property line of the lot on which the operation is located. Direct glare from incandescent exposed lights shall not be visible from adjoining streets or properties.

4.1317 Sewage

No discharge is permitted at any point in any private sewage disposal system or stream or into the ground, of any materials in such



a way or of such nature or temperature as could contaminate any water supply, or otherwise cause the emission of dangerous objectionable elements, except in accordance with the standards as approved by water pollution control boards or appropriate agencies of the departments of health. Furthermore, no accumulation of solid waste conducive to the breeding of rodents or insects shall be permitted.

4.1318 Vibration

Any use creating intense earth-shaking vibrations shall be set back at least five hundred (500) feet from the boundary of a Residence, Commercial or Light Industrial District, but in no case shall any vibration be perceptible along the boundary of any District other than along or in a Heavy Industrial District.

4.1319 Fire and Safety

All buildings containing uses involving burning materials of any kind shall be of fireproof construction.

- (a) Incumbustible to moderate burning materials permitted freely
- (b) Free or active burning to intense burning materials

- (1) Enclosed within incombustible walls
- (2) Protected by automatic sprinkler
- (c) Flammable vapors at ordinary temperatures permitted except within 600 feet of any other zoning district.

This subsection shall not apply to use of fuels if such use is limited to storage, and movement of fuel is within appropriate containers or pipes.

4.132 Permitted Uses Needing Approval of the Board of Adjustment

4.1321 Uses which cannot conform to the performance standards of Heavy Industrial Districts. The Board shall require the applicant to make all reasonable efforts to minimize the objectionable or harmful effects involved, and may require distance provisions, locations downwind of developed areas, larger lot sizes or any other provisions deemed necessary in keeping with the public interest.

4.1322 Junkyards

4.1323 Solid waste disposal areas subject to the requirements of Section 6.19.

4.133 Prohibited Uses

4.1331 Residential subdivisions and developments and the construction of dwellings on existing lots zoned as industrial, except for dwellings for watchman, caretaker or farm.



- 4.1332 Schools, hospitals, clinics or other institutions for human care, except where incidental to a permitted use.
- 4.1333 Any building for retail business or service, except where incidental to a principal permitted use.

# ARTICLE 5 - YARD, AREA AND HEIGHT REGULATIONS

Type Of Regulation		Conservation	Agricultural	Residence Districts										Business Districts				Industrial Districts		
	Dist.	"C-1"	"A-1"	"S-1"	"R-1"	"R-2"	"R-3"	"B-1"	"B-2"	"B-3"	"B-4"	"M-1"	"M-2"	"M-3"						
Minimum Yards In Feet		50	50	40	30	25	25	20	15	30	15	40	25	20						
Front Yard		50	50	40	35	30	30	25	30	40	30	50	30	25						
Rear Yard		50	50	40	35	30	30	25	30	40	30	50	30	25						
Side Yards																				
One Side Yard		30	25	15	12	8	5	None <sup>1</sup>	None <sup>1</sup>	15	None <sup>1</sup>	25	15	20						
Combined Side Yards		60	50	30	25	16	13	None <sup>1</sup>	None <sup>1</sup>	40	None <sup>1</sup>	50	30	40						
Minimum Lot Dimensions																				
Area In Square Feet (except where acreages are indicated)	2 ac.	1 ac.	(20,000 <sup>2</sup> (11,250 <sup>3</sup> (7,200 <sup>4</sup>	(20,000 <sup>2</sup> (11,250 <sup>3</sup> (7,200 <sup>4</sup>	(20,000 <sup>2</sup> (11,250 <sup>3</sup> (6,000 <sup>4</sup> (3,500 <sup>4</sup> /D. U.	(6,000 <sup>4</sup> (2,000 D. U.	( (None (	(None (None (	None	None <sup>5</sup>	None	None	None	None						
Width In Feet	200	150	100 <sup>2</sup> 75 <sup>3</sup>	100 <sup>2</sup> 75 <sup>3</sup> 60 <sup>4</sup>	100 <sup>2</sup> 75 <sup>3</sup> 60 <sup>4</sup>	100 <sup>2</sup> 75 <sup>3</sup> 60 <sup>4</sup>	100 <sup>2</sup> 75 <sup>3</sup> 60 <sup>4</sup>	None	None	None <sup>6</sup>	None	None	None	None						
Minimum Interior Housing Area Sq. Ft. (#8)	525 <sup>7</sup>	525 <sup>7</sup>	800	700	600	525														
Maximum Building Height Stories	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	Distance from center line of street	2	3	3	3	---	3	---						
Feet	35	35	35	35	35	35		30	40	40	40	---	40	---						
Maximum % Of Lot Coverage	20	None	30	40	45	50		25	35	30	40	10	30	40						
1 Except when abutting a Residence District (See Article 7.223).																				
2 Neither public water nor sewer.																				
3 Either public water but individual sewage disposal system on each lot, or on-lot water systems but a public sewer system on each lot. (In "S-1" District 11,250 is minimum lot size even if they have both public water and sewers.)																				
4 Sewage collected from lot, and disposed of in another area. Six thousand sq. ft. for a single family, as minimum in "R-2" districts.																				
5 Except for motels, tourist courts, and trailer camps, where minimum is one acre.																				
6 Except for motels, tourist courts and trailer camps, where minimum is 150 feet.																				
7 Except in recreational areas for occupancy on a temporary basis.																				
8 Not including any basement area.																				

NOTE: In all cases in the Table, the phrase "no

NOTE: In all cases in the Table, the phrase "none means "none required"