

**405 Table of Use Regulations**

<b><u>AGRICULTURAL USES</u></b>		<b><u>PD</u></b>	<b><u>TR</u></b>	<b><u>SR</u></b>	<b><u>C</u></b>	<b><u>AR</u></b>	<b><u>R</u></b>	<b><u>SW</u></b>
(1) Agricultural		N	N	N	N	P	P	N
<b><u>RESIDENTIAL USES</u></b>		<b><u>PD</u></b>	<b><u>TR</u></b>	<b><u>SR</u></b>	<b><u>C</u></b>	<b><u>AR</u></b>	<b><u>R</u></b>	<b><u>SW</u></b>
(2) Single-Family Dwelling. In PD subject to review and approval by the Historic Review Board.		P	P	P	P	P	P	N
(2A) Single-Family Modular Dwelling. In PD subject to review and approval by the Historic Review Board.		SE	P	P	P	P	P	N
(3) Single Family Dwelling -"Double Wide" Dwelling		N	SE	SE	SE	SE	P	N
(4) Two-Family Detached Dwelling --("Duplex") Dwelling		N	SE	SE	N	SE	P	N
(5) Single-Family Attached Dwelling -("Townhouse") Dwelling		N	SE	SE	N	SE	P	N
(6) Mobile Home		N	N	N	N	N	P	N
(7) Conversion of Home to Two Dwelling Unit -Conversion of a single-family dwelling or other building into not more than two dwelling units, provided that the resulting dwelling complies with the lot area per dwelling unit and the yard, building and other requirements applicable to two-family detached dwellings, including parking, as provided by this Ordinance, and further provided that the conversion requires no structural alteration of the building's exterior, or fundamental modification of its appearance, unless the same shall be approved by the Zoning Administrator.		N	N	N	N	N	P	N



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<b><u>RESIDENTIAL USES (continued)</u></b>		<b><u>PD</u></b>	<b><u>TR</u></b>	<b><u>SR</u></b>	<b><u>C</u></b>	<b><u>AR</u></b>	<b><u>R</u></b>	<b><u>SW</u></b>
	(12) Group Homes	P	P	P	P	P	P	N
	(a) A group home meeting the requirements of this Section shall house a maximum of 8 unrelated persons, in addition to any staff-persons necessary to assist and supervise such persons.							
	(b) A minimum of 1 off-street parking space shall be provided for each employee on-site during peak periods. Plus 1 additional space for each resident having a registered vehicle.							
	(c) A copy of any relevant Federal, State or County license or certification shall be provided to the Zoning Administrator. The Zoning Administrator shall be notified in writing within 7 days by the operator if the use of such license or certification is suspended, expired or withdrawn, or if there is a significant change in the type of residents housed.							
	(d) The group home shall apply for and obtain a Zoning Permit. The permit application shall state the maximum number of residents, general type of treatment/care, level of staffing, any sponsoring agency and a phone number and address of a responsible supervisor of the use.							
	(e) Any medical or counseling services on-site within a residential district shall be limited to a maximum of 3 persons who do not live on-site.							
	(f) If a group home is within a residential district:							
	(i) it shall be maintained and/or constructed with a clearly residential appearance; and							
	(ii) no exterior signs shall identify the use.							
	(g) If a group home is within PD it shall be constructed and manufactured so as to be compatible with other dwellings in the area. This determination shall be made by the Mountain Lake Park Historic Review Board.							



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<b><u>INSTITUTION, RECREATIONAL AND EDUCATIONAL USES (continued)</u></b>		<b><u>PD</u></b>	<b><u>TR</u></b>	<b><u>SR</u></b>	<b><u>C</u></b>	<b><u>AR</u></b>	<b><u>R</u></b>	<b><u>SW</u></b>
(18)	Trade, professional, music or dancing school	N	N	N	SE	N	P	N
(19)	Library or museum	N	N	N	SE	N	P	N
(20)	Community center, adult education center, religious camp meetings or other similar facility operated by an educational, philanthropic or religious institution, provided no outdoor active recreation shall be located nearer to any lot line than the required yard depth.	N	N	N	SE	N	P	N
(21)	Recreation facility, provided that:	N	N	SE	SE	N	P	N
	(a) If the facility includes a swimming pool, the pool, including the apron, filtering and pumping equipment and any related buildings, shall be at least 50 feet from any lot line: and							
	(b) Outdoor recreation areas, including pools, shall be sufficiently screened and sound-insulated so as to protect the neighborhood from glare, noise and other disturbances.							
	(c) Any non-commercial greenhouse, tool shed, private garage, swimming pool or similar accessory structure and other structures shall be permitted in a recreation area that existed prior to the effective date of this ordinance.							
(22)	Private club or lodge	N	N	N	P	N	P	N
(23)	Golf course, provided all buildings and golf greens and tees shall be located not less than seventy-five feet from any lot line.	N	N	N	P	N	P	N



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(26)	Public building owned or operated by the Town of Mountain Lake Park. In PD subject to review and approval by the Historic Review Board	SE	SE	SE	P	SE	P	N
(27)	Fire station	N	N	N	P	N	P	N
(28)	Rescue Squad	N	N	N	P	N	P	N
(28A)	Senior Center	N	P	SE	P	SE	SE	N
<b><u>RETAIL, COMMERCIAL, AND INDUSTRIAL SERVICE USES</u></b>		<b><u>PD</u></b>	<b><u>TR</u></b>	<b><u>SR</u></b>	<b><u>C</u></b>	<b><u>AR</u></b>	<b><u>R</u></b>	<b><u>SW</u></b>
(29)	Office or clinic for medical or dental examination or treatment of a person as out-patients, including laboratories accessory thereto.	N	N	N	P	N	P	N
(30)	Physical therapy, tanning salons, beauty shops, and nail salons.	N	N	N	P	N	P	N
(30A)	Tattoo parlors and licensed massage studios.	N	N	N	N	N	P	N
(31)	Business, professional or governmental office	N	N	N	P	N	P	N
(32)	Retail shop and store	N	N	N	P	N	P	N
(32A)	Shops and stores specializing in electronic cigarettes and vaping products.	N	N	N	N	N	P	N
(32B)	Medical marijuana (growing/processing/dispensing)	N	N	N	N	N	P	N

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(33)	Service business	N	N	N	P	N	P	N
(34)	Bank, savings and loan association	N	N	N	P	N	P	N
(35)	Eating place for food and beverages shall be located on and have direct access to an arterial road as designated in the Mountain Lake Park Comprehensive Development Plan	N	N	N	P	N	P	N
(36)	Newspaper printing establishment	N	N	N	P	N	P	N
(37)	Motel, hotel	N	N	N	P	N	P	N
(38)	Entertainment and recreation facilities operated as a gainful business within a building	N	N	N	P	N	P	N
(39)	Veterinary office or animal hospital, provided that:	N	N	N	P	N	P	N
	(a) A lot area of not less than two acres shall be required; and							
	(b) No building or structure used for boarding or exercising animals shall be within 200 feet of any lot line; and							
	(c) The use shall be sufficiently screened so as to protect the neighborhood from excessive noise and other disturbance.							
(40)	Funeral home or mortuary	N	N	N	P	N	P	N





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(46) Repair garage, including paint spraying and body and fender work or car washing facilities, provided that all repair and paint work is performed within an enclosed building.		N	N	N	P	N	P	N
(47) Car washing facilities.		N	N	N	P	N	P	N
(48) Adult Uses.		N	N	N	N	N	R	N
(49) Racing or recreational facility for any type of motorized vehicle or watercraft.		N	N	N	N	N	N	N
(50) Animal racing facility.		N	N	N	N	N	N	N
(51) Rifle, shotgun, pistol, archery, or paint gun, shooting facilities.		N	N	N	N	N	P	N
(52) Wholesale business and storage, provided that storage of all new or used items, including dismantled vehicles, parts, equipment and what is generally referred to as "junk", shall be maintained in a structure with roof or screened from view from the street and adjoining property.		N	N	N	P	N	P	N
(53) Contractor offices and shops such as building, cement, electrical, heating, masonry, painting and roofing.		N	N	N	P	N	P	N
(54) Junkyards.		N	N	N	N	N	N	N







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<b><u>ACCESSORY USES</u></b>	<b><u>PD</u></b>	<b><u>TR</u></b>	<b><u>SR</u></b>	<b><u>C</u></b>	<b><u>AR</u></b>	<b><u>R</u></b>	<b><u>SW</u></b>
(62) Home professional office, provided that:	SE	SE	SE	SE	SE	P	N
(a) There shall be no use of show windows or display or advertising visible outside the premises other than announcement signs as permitted;							
(b) There shall be no exterior storage or materials unless completely screened from view from the street and adjoining property; and							
(c) The use shall be carried on only by members of the immediate family residing on the premises plus not more than one additional employee, and.							
(d) The floor area devoted to a home professional office shall not be more than 25% of the ground floor area of the principal residential structure; however, the use can be on any floor.							
(e) In PD home professional offices are subject to the review and approval of the Historic Review Board.							
(f) This use is limited to traditional, professional office use only. No retail or service businesses are permitted.							
(63) Non-commercial greenhouse, tool shed, private garage, swimming pool, or similar accessory structure and other structures customarily incidental to a permitted use and not conducted as an independent principal use.	SE	P	P	P	P	P	N
(63A) Accessory building located on a lot which does not contain a principal building, but is compatible with the surrounding area and such accessory building will not exceed 15 feet wide, 30 feet long, and 12 feet high.	SE	SE	SE	SE	SE	SE	N

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(64) Trailer and boat storage as accessory uses, provided that:		SE	P	P	P	P	P	N
(a) The trailer or boat shall not be occupied or used for dwelling purposes; and								
(b) In a residential district, the use shall not be located in the required front or side yard.								
(c) No trailer or boat may be stored on a lot(s) which does not contain an occupied residence.								
(d) In PD trailer and boat storage are subject to the review and approval of the Historic Review Board.								
(65) Fences, walls, landscaping materials subject to the traffic visibility requirements and provisions of Section 504. In PD fences are subject to the review and approval of the Historic Review Board.		SE	SE	SE	P	P	P	N
(66) Off-street parking subject to the provisions and requirements of Article 6		P	P	P	P	P	P	N
(67) Signs subject to the provisions and requirements of Article 7. In PD subject to review and approval by the Historic Review Board		SE	SE	SE	P	P	P	N
(68) Windmills, wind turbines, and other such devices		N	N	N	N	N	P	N
(69) Outdoor furnaces		N	SE	SE	SE	SE	P	N