

2. That, for reasons fully set forth in the findings, the granting of the variance is necessary for the reasonable use of the land or buildings.
3. That the granting of the variance will be in harmony with the general purpose and intent of these regulations, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Board, in determining its finding, shall take into account the number of persons residing or working in such building or upon such land and traffic conditions in the vicinity. Any variance not immediately put in use becomes null and void one year after being granted.

Notwithstanding the foregoing, the Zoning Board of Appeals shall not grant variances of use in any zone.

28.0 Energy Conservation

- 28.1 1. Yard and setback requirements: solar collectors not attached to a building may be located in any yard, with a 25 ft. setback requirement from any lot or street line. Solar collectors shall not exceed 8 ft. in height.
2. Addition of solar collectors to existing industrial or commercial buildings shall not require site plan reviews under Section 25.

Section 29 - HOME OCCUPATIONS

- A. Purpose. The purpose of this section is to allow for home occupations which are compatible with the neighborhoods in which they are located.
- B. Application. Application for a Home Occupation shall be made to the Planning and Zoning Commission on a form provided by the Zoning Enforcement Officer and shall be accompanied by a filing fee of twenty-five dollars (\$25.00).
- C. Public Hearing Date and Notice:
 1. Home occupations shall be permitted only by a special permit to be issued by the Planning and Zoning Commission following a public hearing.
 2. Notices of the hearing shall be mailed by the applicant by certified mail to all abutting

property owners, including those with coextensive frontage on the other side of a public way, on a form to be provided by the Zoning Enforcement Officer.

D. Time Limit.

1. Permits for home occupations are to be issued for a period not to exceed two years.
2. Requests for an extension in two year increments shall be submitted to the Zoning Enforcement Officer in the manner outlined in Section 29. Notices of the requested time extension shall be mailed in accordance with the procedures described in 29.C.2.

E. Voiding of Permit. The Planning and Zoning Commission may void any Home Occupation permit for non-compliance with the conditions set forth in approving the permit following a hearing.

F. Conditions. The following conditions must be met prior to granting a Home Occupation permit by the Planning and Zoning Commission:

1. There shall be no exterior evidence of the conduct of a home occupation.
2. A home occupation shall be conducted only within the enclosed living area of the dwelling unit or the garage.
3. Electrical or mechanical equipment which creates noise, glare or vibration not normally associated with residential uses shall be prohibited.
4. No more than one person, not resident on the premises shall be employed on the premises.
5. To the extent that there is any sale of any item related to a home occupation by the permittee as seller, no delivery of that item to the buyer shall occur on or adjacent to the premises. This provision is not intended to prohibit mail order businesses.
6. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
7. There shall be no signs except as permitted in Section 18.2.8 of the Zoning Regulations.

8. The permittee shall not park or cause to be parked any commercial vehicle on or adjacent to the site.
9. A home occupation shall not create greater vehicle or pedestrian traffic than normal for the district in which it is located.
10. No outdoor storage or display of materials, goods, supplies or equipment related to the operation of a home occupation shall be visible from the street or adjoining properties.

Section 30 Two Family Dwellings

Two family dwelling units in the RR, RU-1 and RU-2 zones. The purpose of this regulation is to insure that a balance of density between single and two-family residences is maintained in these zones allowing two-family dwelling units.

- 30.1 Area: Each lot proposed for two-family dwelling units, where such residences are permitted, shall contain twice the minimum lot size required in the zone within which the prospective lot is located, in accord with Section 5.1, Schedule of Lot and Building Requirements.
- 30.2 Frontage AND WIDTH: Each lot proposed for two-family dwelling units, where such residences are permitted, shall contain TWICE THE WIDTH AND TWICE the minimum frontage on a road as required in the respective zone in which the lot size is located, in accord with Section 5.1, Schedule of Lot and Building Requirements.