

Amend the Russell Township Zoning Resolution, Section 5.2 Residential Zones, adding new Section 5.2(A(6)) as follows:

5.2 Residential Zones

The following regulations shall apply to each Residential zone as indicated:

A. Use regulations applicable to all residential zones:

1. Permitted uses

- .. A single one-family dwelling per lot
- .. Agricultural uses, according to the provisions of Section 4.10
- .. Public uses, land and buildings provided that no building or facility shall be located less than one hundred (100) feet from any lot used for residential purposes and that all parking and service and storage areas be screened with fencing, hedges, or other appropriate means, from all adjacent property and streets.

2. Accessory uses

- .. Home occupations, provided such uses shall occupy not more than thirty (30) percent of the total floor area of the dwelling, and no persons not resident within the dwelling shall be employed in such use. In no case shall such occupations include the commercial manufacture, storage, display and sale of merchandise within the dwelling nor within any accessory building, nor anywhere on the property, nor in any way alter the exterior appearance of the building from that of a dwelling, except for a sign as provided in this Resolution.
- .. Private garages
- .. Private swimming pools, subject to the provisions of Section 4.8
- .. Other uses customarily incidental to permitted principal uses on the property or lot
- .. Farm produce stands may be operated for the sale of farm products produced and processed on the premises, provided that such stands shall be situated not less than twenty (20) feet from the front lot line and that parking areas be provided sufficient for the safe parking of at least three (3) automobiles or for one (1) automobile for every one hundred (100) square feet of area encompassed by the stand, whichever is greatest. All signs shall conform to regulations set forth in Section 4.11 of this Resolution.

3. Conditional uses

- .. Planned residential developments
 - .. Parochial or private schools, philanthropic, and charitable institutions and organizations
 - .. Churches
 - .. Private or commercial and recreational areas and facilities
 - .. Restricted research and administrative office campuses
 - .. Billboards on any land used for agricultural purposes
4. Maximum Heights of Buildings - The maximum height of any building, including appurtenant or accessory structures such as towers, turrets, poles or antennas shall not exceed three (3) stories or measure more than thirty-six (36) feet above grade, whichever is less.
 5. No commercial vehicle exceeding five thousand five hundred (5500) pounds, net vehicle weight, nor exceeding twenty (20) feet in length nor eight (8) feet in height shall be parked on residential property. No construction equipment over 6,000 pounds net weight, 20 feet in length nor 8 feet in height shall be parked on residential property unless actively engaged in performing work on the property. (Amended October 18, 1996 - Amendment No. 96-4)
 6. A driveway in residential zoning districts shall be setback a minimum of 10 feet from the nearest side and rear lot lines, measured in a perpendicular fashion from the lot line to the edge of the driveway.