

6. Bed and Breakfasts/Boarding, Lodging or Rooming Houses:

- a. There shall be no use of show windows or displays or advertising visible outside the premises to attract customers or clients other than the home occupation announcement sign as permitted;
- b. There shall be no exterior storage of materials;
- c. No external alterations, additions, or changes to the structure shall be permitted to accommodate or facilitate the bed and breakfast other than those required to meet building or safety codes so that the bed and breakfast retains its predominantly residential character;
- d. No offensive noise, odor, vibration, smoke, dust, heat, humidity, glare, or other objectionable effects shall result from the bed and breakfast or rooming house;
- e. The bed and breakfast or rooming house shall be a principal building and owner-occupied.

7. Duplex Dwelling:

- a. Adequate common water supply and common sewage disposal facilities shall be provided in full accordance with the requirements of the Town of Northumberland, and the New York State Department of Health;
- b. Provision for short-term storage of household trash shall be made on-site. The container(s) used for this purpose shall close securely, be large enough to meet demand, and be screened from adjacent uses;
- c. All open portions of any developed lot shall have adequate grading and drainage, and shall be continuously maintained in a dust free and erosion-resistant condition by suitable landscaping with trees, shrubs, grass or other planted ground cover, or by paving with asphalt, concrete, crushed rock or with other material.
- d. The Zoning Administrator shall inspect all the dwelling units annually to ensure that they have been maintained in a habitable condition and that there are no violations of this Ordinance and any other applicable rules and regulations related to multiple family dwelling units. The fee for such inspection shall be paid prior to the inspection as set forth by the Town Board from time to time and posted in the Town Hall.

8. Hotels / Motels:

Accessory uses to a hotel or motel development shall be limited to the following:

- a. Conference, banquet or seminar rooms to accommodate a total of not more than 125 persons;
- b. Restaurant facilities;
- c. Swimming pool;
- d. Personal service/retail shops fully within the hotel or motel;
- e. The hotel or motel service and maintenance facilities.

9. Home Occupations:

- a. A home occupation shall only be conducted wholly within a dwelling which is a bonafide residence of the principal practitioner of the occupation or in an accessory building thereto which is normally associated with the residential use;
- b. Not more than one (1) such home occupation may occur on a single residential premises;
- c. The home occupation, whether located in the dwelling or in a customary accessory structure, shall be in accordance with the requirements of the New York State Uniform Fire Prevention and Building Code and occupy a maximum of five hundred (500) square feet;
- d. No offensive noise, dust, or odor shall be created in the conduct of said activity;
- e. Except for articles produced on the premises, no other items shall be sold on the premises. Nothing in this Section shall prevent the establishment of a mail order business;
- f. No alteration to the exterior of the principal residential building or customary accessory building used for the home occupation activity shall be made which changes the character thereof as a residential premises, except that a single sign, not exceeding four (4) square feet in area, shall be permitted. Any new construction undertaken to accommodate the home occupation activity shall also be wholly consistent with the character of a residential premises;

- g. In the conduct of said activity no more than one (1) person not a member of the resident family shall be employed;
- h. No outdoor display of goods or outdoor storage of equipment or materials used in the home occupation shall be permitted.
- i. There shall be permitted no sharing, letting or subletting of space for use by others in the conduct of their profession, trade, service or business.
- j. The use shall not impair the visual quality of the area;
- k. Sufficient off-street parking and landscaping shall be provided as required within Section XII (B) of this Ordinance.
- l. Parking facilities shall be landscaped and screened to the extent necessary to eliminate unsightliness and impacts on adjacent land uses.

10. Kennels:

- a. The facility shall be screened from neighboring streets and properties by natural vegetation and/or solid fencing. Supervision shall be required to provide conditions to control animal-related noise.
- b. Buildings or structures, including fenced runs and similar outdoor areas, shall be located not less than one hundred (100) feet from any lot line nor within three hundred (300) feet of the nearest neighboring residential structure.

11. Day Care Centers and Facilities:

- a. All day care centers and facilities, as defined by this Ordinance, shall be required to obtain an operating permit from the New York State Department of Social Services pursuant to Section 418 of the New York State Social Services Law;
- b. An appropriately fenced outdoor play area providing adequate room for the size of the proposed day-care center shall be provided on site. If said outdoor play area is not directly adjacent to the indoor day-care center, a supervised crosswalk shall be provided between the two areas. A minimum distance shall be provided between any paved or impervious surface being a portion of said outdoor play area and all lot lines, said minimum distance being equal to the minimum distance otherwise required between off-street parking areas and lot lines. A minimum distance of ten (10) feet shall be provided between all portions of said outdoor play area and all off-street parking areas. A landscaped buffer area with a minimum width

of ten (10) feet shall be provided between all portions of said outdoor play area and all lot lines;

- c. No portion of said day-care center shall be located in a cellar;
- d. All areas used for day-care shall be provided with windows and adequate lighting and ventilation.

12. Golf Courses

- a. The centerline of a golf hole shall be a minimum of 150 feet from any road, right-of-way, boundary, clubhouse, or maintenance building and a minimum of 220 feet from any residential dwelling.
- b. If night activities are to be held at the golf facility, the parking lot shall be lighted. Said lighting shall be arranged and shielded as to reflect the light downward and prevent any light from shining directly on adjoining streets, residential zones and residential buildings.
- c. Any public address system shall be designed and operated in a manner which will not disturb adjacent landowners.
- d. Adequate space for off-street parking shall be provided in accordance with Section XI.B. of this Ordinance.
- e. A grounds maintenance program shall be submitted and approved, including, but not limited to:
 - (1) The names and intended application schedules of all chemicals, including but not limited to, pesticides, herbicides, insecticides, and fertilizers;
 - (2) A listing of all plant, shrub, and tree species on the site and any maintenance other than watering, that may be required to sustain health and vitality.

13. Airports:

- a. The proposed site and plans for development shall meet all of the applicable standards for the type of proposed air facility as promulgated by the Federal Aviation Administration, the New York State Department of Transportation, New York State Department of Environmental Conservation and any other appropriate review agencies;

- b. The owners of the air facility shall present evidence that they have fee title or air rights to the land in the clear zones extending one thousand (1000) feet from each end of the usable landing strip(s) or runway(s);
- c. Hangars and other buildings and structures shall be located at least one hundred (100) feet from any lot line; and
- d. Adequate space for automobile off-street parking shall be provided in accordance with Section XI.B. of this Ordinance.

14. Signs:

It is the intent of this section that signs shall consist of design, materials, size, height, placement and coloration appropriate to the character of the area. Signage will not unduly or adversely affect the qualities of scenic views nor contribute to the appearance of commercial strip development along the Town's major travel corridors.

a. General Provisions.

- (1) The maximum sign area requirements as set forth in this section shall apply to a single side of a sign. On a two-sided sign, only one (1) side shall be counted in computing the sign's area.
- (2) The provisions of this section relating to signs shall apply in all zoning districts.
- (3) Signs shall be considered to be accessory to the principal use of the premises and shall pertain only to activities or products available on the premises.
- (4) No sign shall be permitted which causes a traffic, health, or safety hazard or creates a nuisance due to its placement, display, or manner of construction. No sign shall be located so as to obstruct views of traffic.
- (5) Nonconforming signs, which existed prior to the adoption of this section, may not be relocated or altered except in conformance with this section. Any change in the content of a nonconforming sign, including names, words, logos, or similar information, shall constitute an alteration requiring conformance with this section.

b. Signs Not Requiring a Permit: The following types of signs shall be allowed in all districts and shall not be subject to permitting by the Town of Northumberland.

- (1) Banners, or pennants, relating to garage, lawn or other individual,