

(50') from any lot line, it shall be screened along the lot line adjacent to such facility in accordance with the provisions of Section 13-300.11 of this Subtitle.

(12) Private above ground swimming pools and accessory uses for single or two (2) family residential lots shall be located not less than the maximum setback required for the respective district from any lot line, and shall be screened from all lot lines in accordance with the provisions of Section 13-300.11 of this Subtitle.

#### Section 13-300.8. Minimum Dwelling Unit Size.

Any structure used for residential purposes shall have a usable floor area (including all floor area used for human occupancy within the exterior walls of the structure, but excluding open porches, garages, carports, breezeways, cellars, or uninhabitable or unfinished attic space) measuring not less than six hundred (600) square feet.

#### Section 13-300.9. Accessory Structures and Uses.

(a) Except as provided in Section 13-300.4 of this Subtitle, accessories, structures or uses shall be limited to, and located on, the same lot with the structure or use to which it is accessory.

(b) Accessory structures attached to a principal structure (including attachment by means of a breezeway or roof passage) shall comply with the requirements of this Subtitle concerning principal structures; all other accessory structures shall conform to the requirements for accessory structures in the district therein located.

(c) In RA, Agricultural Residential, R1 and R2 Residential Districts, an accessory structure on the same lot with a residential use shall not be used for residential purposes, except for guests, or domestic employees employed on the premises by the owner or tenants of the principal structure; and no kitchen or kitchen facility shall be permitted in such accessory structures.

#### SECTION 13-300.10. CONVERSION OF COMMERCIAL USES.

CONVERSIONS SHALL BE PERMITTED IN COMMERCIAL DISTRICTS ONLY IF THE PROPOSED USE IS A PERMITTED USE IN THE DISTRICT WHEREIN LOCATED, AND MEETS ALL OF THE REQUIREMENTS FOR THE PARTICULAR DISTRICT.

#### Section 13-300.11. Screening and Buffer Areas.

When required, a plan for screening or buffer strips shall meet the following requirements:

(1) Such screening or buffer strips shall measure not less than ten feet (10') in width along any lot line abutting a lot line in a residential district.

(2) Not less than four feet (4') of such strip shall be densely planted with shrubs or trees measuring not less than four feet (4') high at the time of planting, and which are of a type which may be expected to form a year-round dense screen not less than six feet (6')