

TABLE OF CONTENTS

PREAMBLE	1-1
ENACTING CLAUSE	1-1
ARTICLE 1	
Section 1.01 Short title	1-1
<u>ARTICLE 2 - DEFINITIONS</u>	
Section 2.01 Definitions	2-1
<u>ARTICLE 3 - DISTRICT REGULATIONS</u>	
SECTION 3.01 Districts	3-1
SECTION 3.02 Map	3-1
SECTION 3.03 Vacated streets, and other public spaces ...	3-2
SECTION 3.04 District regulations.....	3-2
SECTION 3.05 AG Agricultural	3-3
SECTION 3.06 R-1 Single Family Residential - Rural	3-6
SECTION 3.07 R-2 Single Family Residential - Low Density	3-9
SECTION 3.08 R-3 Single Family Residential - Medium Density ...	3-10
SECTION 3.09 R-4 Single Family Residential.....	3-12
SECTION 3.10 R-5 Single Family Residential.....	3-14
SECTION 3.11 R-6, Single Family Residential - Attached...	3-17
SECTION 3.12 R-M, Multiple Family Residential	3-19
SECTION 3.13 R-MH, Mobile Home Residential.....	3-22
SECTION 3.14 OS, Office Service.....	3-24
SECTION 3.15 C-1, Local Business.....	3-26
SECTION 3.16 C-2, General Business	3-29
SECTION 3.17 C-3, Highway Service	3-33
SECTION 3.18 M-1 Low Intensity Industrial	3-37
SECTION 3.19 M-2, Light Industrial	3-39
SECTION 3.20 M-3 General Industrial	3-41
SECTION 3.21 Planned Unit Development (PUD)	3-43
SECTION 3.22 Sections 22-25 reserved.....	3-48
SECTION 3.23 Table of zoning district regulations	3-49
SECTION 3.24 Footnotes	3-50
<u>ARTICLE 4 - GENERAL PROVISIONS</u>	
SECTION 4.01 Access to water bodies/Riparian Use	4-1
SECTION 4.02 Accessory buildings in residential and agricultural districts	4-1
SECTION 4.03 Building grades.....	4-3
SECTION 4.04 Commercial outdoor display sales or storage	4-3
SECTION 4.05 Construction begun prior to adoption of ordinance.	4-4
SECTION 4.06 Sale of vehicles on residential lots.....	4-4
SECTION 4.07 Corner clearance.....	4-4
SECTION 4.08 Curb cuts and driveways	4-5
SECTION 4.09 Entrance Ways.....	4-5
SECTION 4.10 Essential services.....	4-5
SECTION 4.11 Excavations or holes	4-5
SECTION 4.12 Exceptions.....	4-6
SECTION 4.13 Exterior lighting.....	4-7

SECTION 4.14 Fence, wall and hedge standards.....	4-9
SECTION 4.15 Filling operations	4-12
SECTION 4.15A Internet Sales	4-12
SECTION 4.16 Keeping of wild animals.....	4-13
SECTION 4.17 Lot depth/width ratio	4-13
SECTION 4.18 Lot limitations	4-13
SECTION 4.19 Occupancy, temporary; garages, accessory buildings, basement apartments prohibited.....	4-14
SECTION 4.20 Performance standards	4-14
SECTION 4.21 Ponds.....	4-16
SECTION 4.22 Porches, decks, patios and terraces.....	4-17
SECTION 4.23 Private roads	4-18
SECTION 4.24 Property staking	4-22
SECTION 4.25 Satellite dish antennas	4-23
SECTION 4.26 Scope.....	4-23
SECTION 4.27 Screening of trash storage areas.....	4-23
SECTION 4.28 Sight Line	4-24
SECTION 4.29 Signs	4-24
SECTION 4.30 Soil erosion and sedimentation control.....	4-25
SECTION 4.31 Street or road frontage, required.....	4-25
SECTION 4.32 Structure completion	4-25
SECTION 4.33 Sump pumps	4-25

ARTICLE 5 - NON-CONFORMING

SECTION 5.01 Purpose.....	5-1
SECTION 5.02 Non-conforming lots of record.....	5-1
SECTION 5.03 Non-conforming structures..	5-1
SECTION 5.04 Non-conforming uses of land	5-3
SECTION 5.05 Non-conforming uses of structures	5-4
SECTION 5.06 Repairs and maintenance....	5-4
SECTION 5.07 Change of tenancy or ownership	5-5

ARTICLE 6 - OFF-STREET PARKING AND LOADING REQUIREMENTS

SECTION 6.01 Parking requirements	6-1
SECTION 6.02 Table of off-street parking requirements	6-4
SECTION 6.03 Off-street loading requirements	6-16
SECTION 6.04 Off-street parking construction and operation	6-17

ARTICLE 7 - ADMINISTRATION AND ENFORCEMENT

SECTION 7.01 Responsibilities	7-1
SECTION 7.02 Zoning permits.....	7-2
SECTION 7.03 Certificates of occupancy.....	7-3
SECTION 7.04 Fees	7-3
SECTION 7.05 Sanctions for violations.....	7-3
SECTION 7.06 Notification of Zoning Decisions.....	7-4

ARTICLE 8 - SITE PLAN REVIEW

SECTION 8.01 Intent	8-1
SECTION 8.02 When site plans are required.....	8-1
SECTION 8.03 Required information	8-1
SECTION 8.04 Who reviews site plans.....	8-6

SECTION 8.05 Site plan review process.....	8-6
SECTION 8.06 Standards for site plan approval	8-9
SECTION 8.07 Acceleration/deceleration/passing lanes.....	8-10
SECTION 8.08 Conditions	8-11
SECTION 8.09 Performance guarantees	8-11
SECTION 8.10 Changes to approved site plans	8-13
SECTION 8.11 Time limits	8-13

ARTICLE 9 - SPECIAL USE PERMIT REVIEW

SECTION 9.01 Intent	9-1
SECTION 9.02 When a special use permit is required	9-1
SECTION 9.03 Required information	9-1
SECTION 9.04 Who approves special use permits	9-1
SECTION 9.05 Special use permit review process	9-1
SECTION 9.06 Conditions	9-3
SECTION 9.07 Performance guarantees	9-3
SECTION 9.08 Changes to approved special use permit	9-5
SECTION 9.09 Expiration of special use permit	9-5
SECTION 9.10 Basis of determination	9-5
SECTION 9.11 Administratively approved special use permits.....	9-6
SECTION 9.12 Suspension, revocation or modification of the special use permit	9-7
SECTION 9.13 Cancellation by surrender of a special use permit.. ..	9-8

ARTICLE 10 - LANDSCAPE STANDARDS

SECTION 10.01 Intent	10-1
SECTION 10.02 Application	10-1
SECTION 10.03 Minimum buffer zones	10-2
SECTION 10.04 Required parking lot trees and parking lot islands	10-5
SECTION 10.05 Green belts required along the public right of way	10-7
SECTION 10.06 Existing tree preservation incentives	10-8
SECTION 10.07 Ten (10) percent site landscape requirement	10-9
SECTION 10.08 Residential Development Entry Landscaping	10-10
SECTION 10.09 Minimum standards for installation and maintenance	10-11
SECTION 10.10 Compliance for pre-existing sites	10-12
SECTION 10.11 Enforcement	10-12
SECTION 10.12 Plant material specifications	10-12
SECTION 10.13 Size and Spacing Requirements	10-13

ARTICLE 11 - DESIGN STANDARDS

SECTION 11.01 Purpose	11-1
SECTION 11.01A Accessory buildings on a separate lot	11-1
SECTION 11.01B Animal Shelter.....	11-3
SECTION 11.02 Architectural standards	11-4
SECTION 11.03 Adult foster care large group homes (13- 20 persons) and adult foster care small group homes (7- 12 persons)	11-7
SECTION 11.04 Adult foster care family homes and adult foster care small group homes persons)	11-7
SECTION 11.05 Adult uses	11-8
SECTION 11.06 Agricultural roadside stands	11-8
SECTION 11.07 Airports, private landing strips	11-8
SECTION 11.08 Animal production, intensive feedlot operations	11-10

SECTION 11.09 Automobile repair facilities	11-11
SECTION 11.09A Vehicle modification establishments.....	11-11
SECTION 11.10 Automobile service stations	11-12
SECTION 11.11 Automobile wash establishments	11-12
SECTION 11.12 Automobile wrecking yards and junk yards	11-14
SECTION 11.13 Bed and breakfast establishments	11-14
SECTION 11.14 Billboard signs	11-15
SECTION 11.15 Boarding houses	11-15
SECTION 11.16 Campgrounds, permanent	11-15
SECTION 11.17 Campgrounds, transient	11-17
SECTION 11.18 Cemeteries	11-19
SECTION 11.19 Clubs	11-19
SECTION 11.20 Communications towers and antennae	11-19
SECTION 11.21 Crematory... ..	11-28
SECTION 11.22 Day care, adult (1 - 6 persons)	11-28
SECTION 11.23 Day care, adult (7 - 12 persons)	11-28
SECTION 11.24 Day care, adult (13 or more persons)	11-28
SECTION 11.25 Day care centers, commercial	11-29
SECTION 11.26 Day care homes, family (1-6 persons)	11-29
SECTION 11.27 Day care homes, group (7-12 persons)	11-29
SECTION 11.28 Drive-in and drive-thru establishments (excluding restaurant)	11-30
SECTION 11.28A Entrance feature	11-30
SECTION 11.29 Equestrian residential development	11-31
SECTION 11.30 Farmers markets, permanent	11-31
SECTION 11.31 Farmers markets, temporary	11-32
SECTION 11.32 Foster family group homes	11-32
SECTION 11.33 Foster family homes	11-32
SECTION 11.34 Fuel distribution facilities	11-32
SECTION 11.35 Funeral homes or mortuaries	11-33
SECTION 11.36 Greenhouses, retail	11-33
SECTION 11.37 Halls	11-33
SECTION 11.38 Home occupations	11-33
SECTION 11.39 Horses, keeping of	11-34
SECTION 11.40 Kennels, commercial (7 or more dogs)	11-34
SECTION 11.41 Kennels, private (3-6 dogs)	11-34
SECTION 11.41A Landscape Contractor	11-35
SECTION 11.42 Long term care facilities	11-35
SECTION 11.43 Manufacturing establishments, heavy	11-35
SECTION 11.44 Manufacturing establishments, light	11-36
SECTION 11.45 Manufacturing establishments, low Intensity	11-36
SECTION 11.46 Manufacturing, storage and/or distribution facilities (dangerous chemicals)	11-37
SECTION 11.47 Medical care establishments, large	11-37
SECTION 11.48 Medical care facilities, neighborhood	11-38
SECTION 11.49 Museums	11-38
SECTION 11.49A Open Space Developments	11-38
SECTION 11.49B Outdoor speakers	11-42
SECTION 11.49C Public access launch sites	11-42
SECTION 11.50 Radio and television stations	11-42
SECTION 11.51 Recreation: Commercial outdoor recreation establishments (excluding golf related uses)	11-42

SECTION 11.52 Recreation: golf courses, country clubs, par three golf courses ..	11-43
SECTION 11.53 Recreation: golf driving ranges, miniature golf courses ...	11-43
SECTION 11.54 Recreation: indoor commercial recreation	11-48
SECTION 11.55 Recreation: private or public recreation clubs	11-48
SECTION 11.56 Religious institutions	11-45
SECTION 11.57 Rental and sales of automobiles, recreational vehicles and mobile homes, outdoor	11-45
SECTION 11.58 Residential, apartments (in the upper floors of commercial buildings)	11-46
SECTION 11.59 Residential, mobile home parks	11-46
SECTION 11.60 Residential, mobile home subdivisions	11-46
SECTION 11.61 Residential, townhouses, patio or row houses	11-46
SECTION 11.62 Restaurant, open front	11-48
SECTION 11.63 Restaurants with outdoor seating	11-48
SECTION 11.63A Restaurants with live entertainment and/or outdoor seating (not adult entertainment or dancing)	11-48
SECTION 11.64 Retail establishments, convenience	11-49
SECTION 11.65 Retail establishments, large	11-49
SECTION 11.66 Retail establishments, neighborhood	11-50
SECTION 11.67 Retirement communities, mixed use	11-50
SECTION 11.67A Sales & storage, low intensity	11-50
SECTION 11.68 Service or repair establishments	11-51
SECTION 11.69 Soil, sand, clay and gravel or similar removal operation, quarry excavation	11-51
SECTION 11.70 Stables and/or riding academies	11-52
SECTION 11.71 Storage facilities	11-52
SECTION 11.72 Temporary buildings	11-52
SECTION 11.73 Temporary outdoor uses	11-53
SECTION 11.74 Theaters, indoor	11-54
SECTION 11.75 Theaters, outdoor	11-54
SECTION 11.76 Veterinary clinics	11-55
SECTION 11.77 Veterinary hospitals	11-55
SECTION 11.78 Wind energy systems and anemometer tower, site.....	11-56
SECTION 11.79 Wind energy system, utility grid; wind energy system over sixty-six (66) feet high, on site and anemometer towers over sixty-six (66) feet high	11-58

ARTICLE 12 CONDOMINIUMS

SECTION 12.01 Intent	12-1
SECTION 12.02 Review requirements	12-1
SECTION 12.03 Zoning ordinance standards	12-1
SECTION 12.04 Condominium design requirements	12-3
SECTION 12.05 Survey requirements	12-3
SECTION 12.06 Recorded master deed	12-4

ARTICLE 13 ZONING BOARD OF APPEALS

SECTION 13.01 Creation of Zoning Board of Appeals	13-1
SECTION 13.02 Meetings	13-2
SECTION 13.03 Powers of the Zoning Board of Appeals	13-2
SECTION 13.04 Variances	13-2
SECTION 13.05 Interpretation	13-3
SECTION 13.06 Appeals and special approvals	13-4
SECTION 13.07 Procedures	13-4

SECTION 13.08 Time limits 13-5
SECTION 13.09 Conditions 13-5
SECTION 13.10 Performance guarantees 13-6

ARTICLE 14 AMENDMENTS

SECTION 14.01 Initiating amendments 14-1
SECTION 14.02 Procedures 14-1
SECTION 14.03 Conditional Rezoning 14-4

ARTICLE 15 VALIDITY, REPEAL OF PRIOR ORDINANCE, VESTED RIGHT, ENACTMENT AND EFFECTIVE DATE

SECTION 15.01 Validity 15-1
SECTION 15.02 Repeal of prior ordinance 15-1
SECTION 15.03 Vested right 15-1
SECTION 15.04 Enactment and effective date 15-1