

TABLE OF CONTENTS

PREAMBLE	1-1
ENACTING CLAUSE	1-1
 ARTICLE 1	
Section 1.01 Short title.....	1-1
 ARTICLE 2 - DEFINITIONS	
Section 2.01 Definitions	2-1
 ARTICLE 3 - DISTRICT REGULATIONS	
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.....	3-2
SECTION 3.06 R-1 Single Family Residential - Rural.....	3-6
SECTION 3.07 R-2 Single Family Residential - Low Density	3-8
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	3-16
SECTION 3.12 R-M, Multiple Family Residential	3-18
SECTION 3.13 R-MH, Mobile Home Residential.....	3-20
SECTION 3.14 OS, Office Service	3-22
SECTION 3.15 C-1, Local Business	3-24
SECTION 3.16 C-2, General Business.....	3-26
SECTION 3.17 C-3, Highway Service	3-29
SECTION 3.18 M-1 Low Intensity Industrial	3-32
SECTION 3.19 M-2, Light Industrial	3-34
SECTION 3.20 M-3 General Industrial	3-36
SECTION 3.21 Planned Unit Development (PUD)	3-38
SECTION 3.22 Sections 22-25 reserved	3-43
SECTION 3.23 Table of zoning district regulations	3-44
SECTION 3.24 Footnotes	3-45
 ARTICLE 4 - GENERAL PROVISIONS	
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	4-8
SECTION 4.15 Filling operations.....	4-10
SECTION 4.16 Keeping of wild animals	4-10
SECTION 4.17 Lot depth/width ratio.....	4-11
SECTION 4.18 Lot limitations	4-11
SECTION 4.19 Occupancy, temporary; garages, accessory buildings, basement apartments prohibited	4-11
SECTION 4.20 Performance standards.....	4-11
SECTION 4.21 Ponds	4-13
SECTION 4.22 Porches, decks, patios and terraces.....	4-14
SECTION 4.23 Private roads	4-15
SECTION 4.24 Property staking	4-18
SECTION 4.25 Satellite dish antennas.....	4-19
SECTION 4.26 Scope	4-19
SECTION 4.27 Screening of trash storage areas.....	4-19
SECTION 4.28 Sight Line	4-19
SECTION 4.29 Signs	4-20
SECTION 4.30 Soil erosion and sedimentation control	4-20
SECTION 4.31 Street or road frontage, required.....	4-20
SECTION 4.32 Structure completion	4-20
SECTION 4.33 Sump pumps	4-21

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	6-14
SECTION 6.04 Off-street parking construction and operation.....	6-15

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	8-10
SECTION 8.09 Performance guarantees	8-11
SECTION 8.10 Changes to approved site plans	8-12
SECTION 8.11 Time limits	8-12

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

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	10-6
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	10-11
SECTION 10.11 Enforcement	10-11
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 Animal shelter	11-1
SECTION 11.02 Architectural standards	11-1
SECTION 11.03 Adult foster care large group homes (13- 20 persons) and adult foster care small group homes (7- 12 persons)	11-4
SECTION 11.04 Adult foster care family homes and adult foster care small group homes (1-6 persons)	11-4
SECTION 11.05 Adult uses	11-4
SECTION 11.06 Agricultural roadside stands	11-5
SECTION 11.07 Airports, private landing strips	11-5
SECTION 11.08 Animal production, intensive feedlot operations	11-6
SECTION 11.09 Automobile repair facilities	11-7
SECTION 11.10 Automobile service stations	11-7
SECTION 11.11 Automobile wash establishments	11-8
SECTION 11.12 Automobile wrecking yards and junk yards	11-8

SECTION 11.13 Bed and breakfast establishments	11-9
SECTION 11.14 Billboard signs	11-9
SECTION 11.15 Boarding houses	11-10
SECTION 11.16 Campgrounds, permanent.....	11-10
SECTION 11.17 Campgrounds, transient.....	11-12
SECTION 11.18 Cemeteries.....	11-14
SECTION 11.19 Clubs	11-14
SECTION 11.20 Communications towers and antennae	11-14
SECTION 11.21 Crematory.....	11-20
SECTION 11.22 Day care, adult (1 - 6 persons)	11-21
SECTION 11.23 Day care, adult (7 - 12 persons)	11-21
SECTION 11.24 Day care, adult (13 or more persons)	11-21
SECTION 11.25 Day care centers, commercial	11-21
SECTION 11.26 Day care homes, family (1-6 persons).....	11-21
SECTION 11.27 Day care homes, group (7-12 persons).....	11-22
SECTION 11.28 Drive-in and drive-thru establishments (excluding restaurant)	11-22
SECTION 11.28A Entrance feature.....	11-22
SECTION 11.29 Equestrian residential development.....	11-23
SECTION 11.30 Farmers markets, permanent	11-24
SECTION 11.31 Farmers markets, temporary.....	11-24
SECTION 11.32 Foster family group homes.....	11-24
SECTION 11.33 Foster family homes	11-24
SECTION 11.34 Fuel distribution facilities.....	11-25
SECTION 11.35 Funeral homes or mortuaries.....	11-25
SECTION 11.36 Greenhouses, retail	11-25
SECTION 11.37 Halls	11-25
SECTION 11.38 Home occupations.....	11-26

SECTION 11.39 Horses, keeping of.....	11-26
SECTION 11.40 Kennels, commercial (7 or more dogs)	11-26
SECTION 11.41 Kennels, private (3-6 dogs)	11-26
SECTION 11.41A Landscape Contractor.....	11-27
SECTION 11.42 Long term care facilities.....	11-27
SECTION 11.43 Manufacturing establishments, heavy	11-27
SECTION 11.44 Manufacturing establishments, light	11-28
SECTION 11.45 Manufacturing establishments, low Intensity.....	11-28
SECTION 11.46 Manufacturing, storage and/or distribution facilities (dangerous chemicals)	11-29
SECTION 11.47 Medical care establishments, large.....	11-29
SECTION 11.48 Medical care facilities, neighborhood	11-29
SECTION 11.49 Museums	11-30
SECTION 11.49A Open Space Developments.....	11-30
SECTION 11.50 Radio and television stations.....	11-33
SECTION 11.51 Recreation: Commercial outdoor recreation establishments (excluding golf related uses).....	1 1-33
SECTION 11.52 Recreation: golf courses, country clubs, par three golf courses	11-34
SECTION 11.53 Recreation: golf driving ranges, miniature golf courses	11-34
SECTION 11.54 Recreation: indoor commercial recreation	11-35
SECTION 11.55 Recreation: private or public recreation clubs.....	11-35
SECTION 11.56 Religious institutions.....	11-35
SECTION 11.57 Rental and sales of automobiles, recreational vehicles and mobile homes, outdoor	11 -36
SECTION 11.58 Residential, apartments (in the upper floors of commercial buildings)	11-36
SECTION 11.59 Residential, mobile home parks	11-37

SECTION 11.60 Residential, mobile home subdivisions	
.....	11-37
SECTION 11.61 Residential, townhouses, patio or row houses	11-37
SECTION 11.62 Restaurant, open front	11-37
SECTION 11.63 Restaurants with live entertainment and/or outdoor seating (not adult entertainment or dancing)	11-38
SECTION 11.64 Retail establishments, convenience	11-38
SECTION 11.65 Retail establishments, large	11-38
SECTION 11.66 Retail establishments, neighborhood	11-39
SECTION 11.67 Retirement communities, mixed use	11-39
SECTION 11.67A Sales & storage, low intensity	11-40
SECTION 11.68 Service or repair establishments	11-40
SECTION 11.69 Soil, sand, clay and gravel or similar removal operation, quarry excavation	11-40
SECTION 11.70 Stables and/or riding academies	11-41
SECTION 11.71 Storage facilities	11-41
SECTION 11.72 Temporary buildings	11-42
SECTION 11.73 Temporary outdoor uses	11-43
SECTION 11.74 Theaters, indoor	11-43
SECTION 11.75 Theaters, outdoor	11-44
SECTION 11.76 Veterinary clinics	11-44
SECTION 11.77 Veterinary hospitals	11-45
ARTICLE 12	
CONDOMINIUMS	12-1
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
.....13-1	
SECTION 13.02 Meetings.....	13-2
SECTION 13.03 Powers of the Zoning Board of Appeals	13-2
.....13-2	
SECTION 13.04 Variances.....	13-2
SECTION 13.05 Interpretation	13-3
.....13-3	
SECTION 13.06 Appeals and special approvals	13-3
.....13-3	
SECTION 13.07 Procedures	13-4
.....13-4	
SECTION 13.08 Time limits	13-5
.....13-5	
SECTION 13.09 Conditions	13-5
.....13-5	
SECTION 13.10 Performance guarantees	13-6
.....13-6	
ARTICLE 14	
AMENDMENTS.....	14-1
SECTION 14.01 Initiating amendments	14-1
.....14-1	
SECTION 14.02 Procedures	14-1
.....14-1	
SECTION 14.03 Conditional Rezoning.....	14-4
ARTICLE 15 VALIDITY, REPEAL OF PRIOR ORDINANCE, VESTED RIGHT, ENACTMENT AND EFFECTIVE DATE	
.....15-1	
SECTION 15.01 Validity.....	15-1
SECTION 15.02 Repeal of prior ordinance.....	15-1
.....15-1	
SECTION 15.03 Vested right	15-1
.....15-1	
SECTION 15.04 Enactment and effective date	15-1
.....15-1	