

## **Table of Contents**

### **Chapter 1**

#### **Title and Purpose**

Section 1.01	Short Title	1-1
Section 1.02	Purpose	1-1
Section 1.03	The Effect of Zoning	1-1
Section 1.04	Legal Basis	1-2

### **Chapter 2**

#### **Definitions**

Section 2.01	Rules Applying to Text	2-1
Section 2.02	Definitions - A	2-2
Section 2.03	Definitions - B	2-4
Section 2.04	Definitions - C	2-5
Section 2.05	Definitions - D	2-6
Section 2.06	Definitions - E	2-7
Section 2.07	Definitions - F	2-7
Section 2.08	Definitions - G	2-8
Section 2.09	Definitions - H	2-9
Section 2.10	Definitions - I	2-9
Section 2.11	Definitions - J	2-9
Section 2.12	Definitions - K	2-10
Section 2.13	Definitions - L	2-10
Section 2.14	Definitions -M	2-12
Section 2.15	Definitions - N	2-12
Section 2.16	Definitions - O	2-13
Section 2.17	Definitions - P	2-13
Section 2.18	Definitions - Q	2-14
Section 2.19	Definitions - R	2-14
Section 2.20	Definitions - S	2-14
Section 2.21	Definitions - T	2-16
Section 2.22	Definitions - U	2-17
Section 2.23	Definitions - V	2-17
Section 2.24	Definitions - W	2-17
Section 2.25	Definitions - X	2-17
Section 2.26	Definitions - Y	2-17
Section 2.27	Definitions - Z	2-18

### **Chapter 3**

#### **General Provisions**

Section 3.01	Required Area, Space, and Use Conditions and Exceptions	3-1
Section 3.02	Height Exceptions	3-1
Section 3.03	Principal Use	3-2
Section 3.04	Street Access	3-2
Section 3.05	Basis of Determining Front Yard Requirements	3-2

Section 3.06	Minimum Lot Width for Irregular Shaped Lots	3-3
Section 3.07	Projections into Yards	3-3
Section 3.08	Accessory Buildings, Structures and Uses	3-3
Section 3.09	Regulations Applicable to All Single-Family Dwelling	3-4
Section 3.10	Temporary Uses or Buildings Requiring Zoning Administrator Authorization	3-5
Section 3.11	Fences	3-7
Section 3.12	Greenbelts and Landscaping	3-7
Section 3.13	Installation of Landscaping	3-7
Section 3.14	Clear vision	3-7
Section 3.15	Essential Services	3-8
Section 3.16	Illegal Dwellings	3-8
Section 3.17	Excavations, Holes, and/or Ponds	3-8
Section 3.18	Outdoor Storage in Residential Districts	3-9
Section 3.19	Exterior Lighting	3-9
Section 3.20	Home Occupations	3-9
Section 3.21	Seasonal Uses	3-10
Section 3.22	Non-Conforming Uses and Buildings	3-10
Section 3.23	Demolition Permits	3-13
Section 3.24	Private Streets	3-13
Section 3.25	Maximum Width to Depth Ratio	3-20
Section 3.26	Site Condominiums	3-21
Section 3.27	Riparian Access	3-21
Section 3.28	Storage and Repair of Vehicles	3-21

## **Chapter 4                      Zoning Districts and Boundaries**

Section 4.01	Zoning Districts	4-1
Section 4.02	The Zoning Map	4-1
Section 4.03	Districts	4-1
Section 4.04	Zoning of Vacated Areas	4-2
Section 4.05	Zoning of Filled Land	4-2
Section 4.06	Zoning District Changes	4-2

## **Chapter 5                      Agricultural-Rural Residential District - AR**

Section 5.01	Description and Purpose	5-1
Section 5.02	Permitted Uses	5-1
Section 5.03	Special Land Uses	5-1
Section 5.04	District Regulations	5-2

## **Chapter 6                      Low Density Residential District - LDR**

Section 6.01	Description and Purpose	6-1
Section 6.02	Permitted Uses	6-1
Section 6.03	Special Land Uses	6-1

Section 6.04	District Regulations	6-2
<b>Chapter 7</b>	<b>Medium Density Residential District - MDR</b>	
Section 7.01	Description and Purpose	7-1
Section 7.02	Permitted Uses	7-1
Section 7.03	Special Land Uses	7-1
Section 7.04	District Regulations	7-1
<b>Chapter 8</b>	<b>Manufactured Housing Community - MHC</b>	
Section 8.01	Description and Purpose	8-1
Section 8.02	Permitted Uses	8-1
Section 8.03	Special Land Uses	8-1
Section 8.04	Manufactured Housing Community Design Requirements	8-1
Section 8.05	Manufactured Homes within Manufactured Housing Communities; Operation of Communities	8-9
Section 8.06	Review and Approval of Preliminary Manufactured Housing Community Plans	8-11
<b>Chapter 9</b>	<b>Neighborhood Commercial Service District - NCS</b>	
Section 9.01	Description and Purpose	9-1
Section 9.02	Permitted Uses	9-1
Section 9.03	Special Land Uses	9-2
Section 9.04	Site Development Requirements	9-2
<b>Chapter 10</b>	<b>Light Industrial District - LI</b>	
Section 10.01	Description and Purpose	10-1
Section 10.02	Permitted Uses	10-1
Section 10.03	Special Land Uses	10-2
Section 10.04	Site Development Requirements	10-3
<b>Chapter 11</b>	<b>Site Plan Review</b>	
Section 11.01	Purpose	11-1
Section 11.02	Site Plans Reviewed	11-1
Section 11.03	Site Plan Review Requirements	11-1
Section 11.04	Application and Review	11-3
Section 11.05	Plat Requirements	11-4
Section 11.06	Administrative Fees	11-4
Section 11.07	Changes in the Approved Site Plan	11-5
Section 11.08	Review Standards	11-5
Section 11.09	Conditions of Approval	11-7
Section 11.10	Appeal	11-7

## **Chapter 12                      Parking and Sign Requirements**

Section 12.01	Scope	12-1
Section 12.02	Location of Parking	12-1
Section 12.03	Parking Lot Requirements	12-1
Section 12.04	Parking Lot Plans	12-3
Section 12.05	Parking Restrictions	12-3
Section 12.06	Off-Street Parking Requirements	12-3
Section 12.07	Off-Street Loading Requirements	12-6
Section 12.08	Signs - Description and Purpose	12-6
Section 12.09	Signs - Definitions	12-7
Section 12.10	Signs Prohibited	12-8
Section 12.11	Signs Exempted	12-8
Section 12.12	Measurement of Signs	12-8
Section 12.13	Sign Application and Permits	12-9
Section 12.14	Sign Regulations Applicable to all Districts	12-10
Section 12.15	Nonconforming Signs	12-11
Section 12.16	Signs in Residential Districts	12-11
Section 12.17	Signs in commercial and Industrial Districts	12-11
Section 12.18	Signs for Other Land Uses	12-12

## **Chapter 13                      Special Land Uses**

Section 13.01	Scope	13-1
Section 13.02	Application and Review Procedures	13-1
Section 13.03	General Standards	13-2
Section 13.04	Special Land Use Specific Requirements	13-3
A.	Adult Uses	13-3
B.	Bed and Breakfast Establishments	13-4
C.	Bulk Oil and Gasoline Distribution	13-4
D.	Commercial Storage Distribution	13-4
E.	Funeral Homes and Mortuary Establishments	13-5
F.	Group and Commercial Day Care Homes/Facilities	13-5
G.	Hotels and Motels	13-5
H.	Junk Yards	13-6
I.	Kennels	13-7
J.	Migrant Housing	13-7
K.	Multiple Family Dwellings	13-8
L.	Open Air Dwellings	13-9
M.	Public or Private Campgrounds	13-9
N.	Removal and Processing of topsoil, stone, rock, sand, gravel, lime, or other soil or mineral resources	13-10
O.	Restaurants with Drive-through Facilities	13-14
P.	Retail Building Supplies	13-14
Q.	Roadside Stands with two-hundred (200) square feet or	

more of Sales Area	13-14
R. Theaters, or similar places of public assembly, as determined by the Zoning Administrator	13-15
S. Towers in excess of fifty (50) feet in height for Commercial Wireless Telecommunication Services	13-15
T. Truck and Freight Terminals	13-17
U. Utility and Public Service Buildings, without Storage Yards, but not including essential Public Services such as poles, wires and underground utility systems	13-17
V. Vehicle Service Stations, excluding Body Shops	13-17
W. Vehicle Wash establishments	13-18
X. Veterinary Hospitals and Animal Clinics	13-18
Y. Intensive Livestock Operations	13-18
Z. Wind Energy Conversion Systems (WECS)	13-19

**Chapter 14****Zoning Board of Appeals**

Section 14.01	Authorization	14-1
Section 14.02	Membership- Terms of Office	14-1
Section 14.03	Duties and Powers	14-1
Section 14.04	Meetings	14-2
Section 14.05	Applications and Hearings	14-2
Section 14.06	Decisions	14-3
Section 14.07	Appeals	14-3
Section 14.08	Review Standards for Variances	14-4

**Chapter 15****Administration and Enforcement**

Section 15.01	Interpretation	15-1
Section 15.02	Remedies and Enforcement	15-1
Section 15.03	Public Nuisance	15-2
Section 15.04	Performance Guarantees	15-2
Section 15.05	Fees	15-2
Section 15.06	Stop Work Orders	15-3
Section 15.07	Property Surveys	15-4
Section 15.08	Rights and Remedies	15-4
Section 15.09	Severability	15-4
Section 15.10	General Responsibility	15-4
Section 15.11	Enactment	15-4