CHAPTER 27

**ZONING**

**Part 1**

**Title, Authority and Purpose**

§101. Short Title......................................................27-1-1

§102. Authority........................................................27-1-1

§103. General Purposes.................................................27-1-1

§104. Community Development Objectives.................................27-1-2

§105. Disclaimer of Municipal Liability................................27-1-3

§106. Effective Date...................................................27-1-3

## Part 2

**Designation of Zoning Districts**

§201. Designation of Districts.........................................27-2-1

§202. District Purpose Statements......................................27-2-1

§203. Zoning Map.......................................................27-2-3

§204. Interpretation of Zoning District Boundaries.....................27-2-3

§205. Floodplain District Boundary Changes.............................27-2-4

## Part 3

**District Regulations**

§301. Application of District Regulations..............................27-3-1

§302. Use Regulations and Dimensional Requirements.....................27-3-1

§303. Village District – Uses & Structures; Minimum Lot Requirements; Minimum Yard Density Height Requirements.......................................27-3-2

§304. Rural Residential District – Uses & Structures; Minimum Lot Requirements...........................................................27-3-5

§305. Commercial District – Uses & Structures; Minimum Lot & Yard Requirements...........................................................27-3-7

§306. Commercial Manufacturing District – Uses & Structures; Minimum Lot & Yard Requirements......................................................27-3-9

§307. Agricultural District – Uses & Structures; Minimum Lot Requirements..........................................................27-3-11

§308. Woodland District – Uses & Structures; Lot, Density & Height Requirements..........................................................27-3-13

## Part 4

**Supplementary Use Regulations**

§401. Purpose and Applicability........................................27-4-1

§402. Uses Not Provided For............................................27-4-1

§403. Dwelling Units...................................................27-4-1

§404. Mobile Homes on Individual Lots..................................27-4-2

§405. RESERVED.........................................................27-4-2

§406. Single Family Attached Dwelling Structures.......................27-4-2

§407. Multi-Family Dwelling Structures.................................27-4-3

§408. Multi-Family Housing Developments................................27-4-4

§409. Mobile Home Parks................................................27-4-6

§410. Residential Cluster Developments.................................27-4-9

§411. Boarding or Rooming Homes.......................................27-4-13

§412. Group Homes or Institutional Residences.........................27-4-13

§413. Personal Care or Nursing Homes..................................27-4-14

§414. Day Care Centers or Group Day Care Homes........................27-4-15

§415. Bed and Breakfast Establishments................................27-4-15

§416. Retail Establishments...........................................27-4-16

§417. Automotive Service Stations and/or Repair Shops.................27-4-16

§418. Personal Storage Warehouses.....................................27-4-17

§419. Public Entertainment Facilities.................................27-4-17

§420. Adult Entertainment Establishments..............................27-4-17

§421. Manufacturing or Industrial Uses................................27-4-18

§422. Contractor’s Shops and Yards....................................27-4-20

§423. Junk Yard or Auto Salvage Operations............................27-4-20

§424. Mineral Extraction Operations...................................27-4-21

§425. Municipal or Residual Waste Landfills...........................27-4-22

§426. Agricultural Uses...............................................27-4-23

§427. Roadside Stands.................................................27-4-27

§428. Kennels.........................................................27-4-27

§429. Seasonal Facilities.............................................27-4-28

§430. Campgrounds or Recreational Vehicle Parks.......................27-4-28

§431. Parks, Playgrounds or Recreation Areas..........................27-4-31

§432. Utility Supply Facilities.......................................27-4-32

§433. Wireless Telecommunications.....................................27-4-33

§434. Swimming Pools..................................................27-4-40

§435. Home Occupations................................................27-4-40

§436. Accessory Residential Uses......................................27-4-42

§437. Accessory Warehousing and Storage Facilities....................27-4-42

§438. Accessory Storage Trailers......................................27-4-42

§439. Outside Display or Sale of Merchandise or Products..............27-4-43

§440. Ground Mount Solar..............................................27-4-44

§441. Temporary Uses and Structures...................................27-4-49

§442. Temporary Uses in Floodplain Areas..............................27-4-51

§443. Docks, Piers, and Other Water-Related Uses......................27-4-51

§444. Cemeteries......................................................27-4-51

§445. Non-Commercial Slaughtering and/or Butchering...................27-4-51

§446. Medical Marijuana Grower/Processor and Dispensary Standards.....27-4-53

§447. Solar Energy....................................................27-4-54

§448. Small Cell Wireless Facility....................................27-4-60

## Part 5

**Supplementary Lot Regulations**

§501. Purpose..........................................................27-5-1

§502. General Lot Requirements.........................................27-5-1

§503. Yard Requirements................................................27-5-1

§504. Height Regulations...............................................27-5-3

§505. Miscellaneous Provisions.........................................27-5-3

§506. Buffer Yards.....................................................27-5-5

§507. Screen Planting..................................................27-5-6

## Part 6

**Supplementary Floodplain Management Regulations**

§601. General Purpose..................................................27-6-1

§602. Basis for Floodplain Districts...................................27-6-1

§603. Flood Damage Control Provisions..................................27-6-2

§604. Water Management Uses............................................27-6-8

§605. Existing Structures in Floodplain Areas..........................27-6-8

§606. Special Provisions for Accessory Structures......................27-6-9

§607. Development Which May Endanger Human Life.......................27-6-10

§608. Activities Requiring Special Permits............................27-6-11

§609. Administration..................................................27-6-15

§610. Variances in Floodplain Districts...............................27-6-17

§611. Special Exceptions in Floodplain Districts......................27-6-18

## Part 7

**Sign Regulations**

§701. Types of Signs...................................................27-7-1

§702. General Sign Regulations.........................................27-7-2

§703. Signs in the V (Village) District................................27-7-6

§704. Signs in the RR (Rural Residential) District.....................27-7-7

§705. Signs in the C (Commercial) and C & M (Commercial & Manufacturing) Districts..............................................................27-7-8

§706. Signs in the A (Agricultural) and W (Woodland) Districts.............................................................27-7-10

§707. Signs in the FF (Flood Fringe) and FP (General Floodplain) Districts (Overlying Districts).................................................27-7-11

§708. Signs in the FW (Floodway) District (Overlying District).............................................................27-7-11

## Part 8

**Off-Street Parking, Loading and Access Drives**

§801. Off-Street Parking Requirements..................................27-8-1

§802. Off-Street Loading Requirements..................................27-8-5

§803. Driveways and Access Drives......................................27-8-6

**Part 9**

**Nonconformities**

§901. Nonconforming Uses and Structures................................27-9-1

§902. Nonconforming Lots...............................................27-9-3

## Part 10

**Responsibilities of the Zoning Hearing Board**

§1001. Organization and Procedure.....................................27-10-1

§1002. Powers and Duties..............................................27-10-1

§1003. Hearing Procedures.............................................27-10-4

## Part 11

**Responsibilities of the Township Supervisors**

§1101. Amendments to Zoning Ordinance or Map..........................27-11-1

§1102. Conditional Uses...............................................27-11-1

## Part 12

**Administration and Enforcement**

§1201. Duties of the Zoning Officer...................................27-12-1

§1202. General Procedure for Zoning Permit Application................27-12-2

§1203. Zoning Permits.................................................27-12-2

§1204. Certificates of Occupancy......................................27-12-6

§1205. Dangerous Structures...........................................27-12-6

§1206. Violations and Enforcement.....................................27-12-6

§1207. Fees...........................................................27-12-7

## Part 13

**Definitions**

§1301. Interpretations................................................27-13-1

§1302. Definitions....................................................27-13-1

## Part 14

**Miscellaneous Provisions and Enactment**

§1401. Interpretations, Purpose and Conflict..........................27-14-1

§1402. Repealer.......................................................27-14-1

§1403. Severability and Validity......................................27-14-1