# **TABLE OF CONTENTS**

#### **ARTICLE 1 BACKGROUND PROVISIONS**

Section 101	Short Title
Section 102	Purpose
Section 103	Scope
Section 104	Interpretation
Section 105	Conflict
Section 106	Validity
Section 107	Uses Not Provided For
Section 108	Establishment Of Zones
Section 109	Zoning Map
Section 110	Zone Boundary Lines
Section 111	Community Development Objectives
Section 112	Definitions

#### **ARTICLE 2 ZONE REGULATIONS**

- Section 201 Agricultural Zone (A)
- Section 202 Rural Residential Zone (RR)
- Section 203 Village Residential Zone (VR)
- Section 204 Residential Zone (R-1)
- Section 205 Village Commercial Zone (VC)
- Section 206 Highway Commercial Zone (HC)
- Section 207 Restricted Commercial Zone (RC)
- Section 208 Industrial Zone (I)
- Section 209 Floodplain Zone (FP) Deleted 3/2016
- Section 210 Gateway North Zone (GN)
- Section 211 Railroad Heritage Zone (RH)
- Section 212 Residential Zone (R-2)

#### **ARTICLE 3 GENERAL PROVISIONS**

Section300General ProvisionsSection301Accessory Uses and Structures301.1.Fences and Walls301.2.Swimming Pools

301.3. Tennis Courts

	301.5. 301.6. 301.7. 301.8.	Satellite Dish Antennas Alternative Energy Sources Ornamental Ponds and Wading Pools Man-Made Lakes, Dams, Ponds, and Impoundments Garage/Yard Sales Accessory Repair of Personal Motor Vehicles
Section	302 302.1. 302.2. 302.3. 302.4.	Domestic Pets Unenclosed Storage Recreational Vehicles, Boats, Campers, Trailers and Trucks Outdoor Stockpiling Trash, Garbage, Refuse, or Junk Dumpsters and Other Trash Containers Domestic Composts
Section		Setback Modifications Front Setback of Buildings on Built-Up Streets
	303.2.	Accessory or Appurtenant Structures
Section	304	Height Limit Exceptions
Section	305	Corner Lots
Section	306	Minimum Habitable Floor Area
Section	307	Erection of More Than One Principal Use On A Lot
Section Section		Required Vehicular Access Driveway Requirements (Single-Family Dwelling)
Section	309.1. 310	General Requirements Access Drive Requirements (Non-Single-Family Dwelling)
Section	311	General Requirements Off-Street Parking Requirements Parking for Single-Family Dwellings
Section		Parking for All Other Uses Off-Street Loading Facilities
Section	313 313.1.	General Requirements Landscaping and Screening Requirements Yard Ground Cover Landscaping Requirements Screening
Section	313.4. 314 314.1. 314.2.	Selection of Plant Materials Outdoor Signs General Requirements Specific Requirements
	314.3.	Permits
Section	315	Roadway Classifications
Section	316	Required Front Yard Setbacks
Section	317	Zoning Requirements for Use of On-Lot Sewage Disposal Systems
Section	318	Permanent/Temporary Occupancy Requirements
Section	319	Operational and Performance Standards

- 319.1. General Requirements
- 319.2. Noise
- 319.3. Glare from On-Site Lighting Sources
- 319.4. Radiation
- 319.5. Odor
- 319.6. Air Pollution
- 319.7. Heat
- 319.8. Ventilation
- 319.9. Fire and Explosive Hazards
- 319.10. Access for Persons With Disabilities
- Section 320 Common Open Space Requirements
- Section 321 Traffic Impact Study
  - 321.1. Applicability
  - 321.2 Traffic Impact Study
  - 321.3. Improvements
- Section 322 Required Nutrient Management Plans
- Section 323 Steep Slope Requirements
  - 323.1. Procedure
  - 323.2. Designation of Steep Slope Areas
  - 323.3. Uses Permitted by Right
  - 323.4 Uses Permitted by Special Exception
  - 323.5 Administration
  - 323.6 Standards and Criteria for Review of Special Exceptions
- Section 324 Well Drilling Requirements
  - 324.1. Procedure
  - 324.2. General Requirements
- Section 325 Materials and Waste Handling Requirements
- Section 326 Water Feasibility Study
  - 326.1. Applicability
- Section 327 Reserved
- Section 328 Historic Resources Protection
  - 328.1 Purpose
  - 328.2 Applicability
  - 328.3 Demolition, Removal or Relocation of Historic Resources

#### **ARTICLE 4 SPECIFIC CRITERIA**

Section 400	Specific Standards For Special Exception and Conditional Uses
Section 401	Adult-Related Facilities
Section 402	Amusement Arcades

Section 403	Automobile Filling Stations (Including Minor Incidental Repair)
Section 404	Automobile Parts Stores, Where Installation of Parts Is Allowed, Automobile Service and Repair Facilities, Including, But Not Limited To, Auto Mechanics, Drive-Thru Lubrication Services and Tire, Auto, Paint, Brake, Muffler, Transmission, Windshield,
	Auto Body, Car Radio, and Upholstery Shops
Section 405	Reserved
Section 406	Billboards
Section 407	Boarding Houses
Section 408	Campgrounds
Section 409	Car Washes
Section 410	Churches and Related Uses
Section 411	Cluster Developments
Section 412	Commercial Airports/Heliports
Section 413	Commercial Day-Care Facilities
Section 414	Commercial Recreation Facilities
Section 415	Commercial Schools
Section 416	Communication Antennas, Towers and Equipment
Section 417	Drive-Thru and/or Fast-Food Restaurants
Section 418	Driving Horse Boarding
Section 419	Dry Cleaners, Laundries and Laundromats
Section 420	Family Day-Care Facilities
Section 421	Farm-Related Businesses
Section 422	Farmers and/or Flea Markets
Section 423	Funeral Homes
Section 424	Golf Courses
Section 425	Health and Fitness Clubs
Section 426	Heavy Equipment Sales, Service and/or Repair Facilities
Section 427	Heavy Industrial Uses
Section 428	Home Improvement and Building Supply Stores
Section 429	Home Occupations
Section 430	Hospitals
Section 431	Intensive Commercial Livestock Operations
Section 432	Junkyards
Section 433	Kennels
Section 434	Mini-Warehouses
Section 435	Mobile Home Parks

Section	436	Nightclubs
Section	437	Nursing, Rest or Retirement Homes
Section	438	Off-Track Betting Parlors
Section	439	Outdoor Theaters
Section	440	Principal Waste Handling Facilities
Section	441	Private Clubs
Section	442	Private Schools
Section	443	Private Take-Off/Landing Area
Section	444	Public Uses
Section	445	Public Utility Structures
Section	446	Quarries and Other Extractive-Related Uses
Section	447	Recycling Facilities for Paper, Plastic, Glass and Metal Products
Section	448	Retail Sale and/or Rental of Goods
Section		Sawmills
Section	450	Spent Mushroom Compost Processing and/or
		Commercial Mushroom Operations
Section	451	Shooting Ranges
Section	452	Shopping Centers
Section	453	Single-Family Detached Nonfarm Dwellings
Section	454	Truck or Motor Freight Terminals
Section	455	Two-Family Conversions
Section	456	Village Clusters Deleted 11/2011
Section	457	Village Overlay Developments Deleted 11/2011
Section	458	Warehousing and Wholesale Trade Establishments
Section	459	Short Term Rentals

### **ARTICLE 5 NONCONFORMITIES**

Section 500	Continuation
Section 501	Abandonment
Section 502	Extension of a Nonconforming Use of Land
Section 503	Expansion or Alteration
Section 504	Substitution or Replacement
Section 505	Restoration
Section 506	Previously Expanded Nonconforming Uses and Structures
Section 507	Nonconforming Lots of Record

# ARTICLE 6 ZONING HEARING BOARD

Section 600	Establishment and Membership
Section 601	Organization of Board
Section 602	Expenditures for Services
Section 603	Hearings
Section 604	Board's Functions
Section 605	Parties Appellant Before the Board
Section 606	Time Limitations
Section 607	Stay of Proceeding
Section 608	Appeal

# ARTICLE 7 ADMINISTRATION

Section 700	Administration and Enforcement
Section 701	Permits
Section 702	Fees
Section 703	Amendments
Section 704	Conditional Uses
Section 705	Repealer
Section 706	Severability
Section 707	Effective Date