

Table of Contents

<u>SECTION - I</u>	GENERAL PROVISIONS AND ENFORCEMENT	1-5
	1.1 Title	
	1.2 Purpose	
	1.3 Jurisdiction	
	1.4 Interpretation	
	1.5 Application	
	1.6 Saving Provision	
	1.7 Compliance	
	1.8 Severability	
	1.9 Repealer	
	1.10 Amendment	
	1.11 Enforcement, Violation, and Penalties	
	1.12 Administrative Officer	
<u>SECTION -II</u>	DEFINITIONS	6-46
	2.1 General	
	2.2 Specific	
<u>SECTION -III</u>	DISTRICTS	47-50
	3.1 Establishment	
	3.2 Official Zoning Map	
	3.3 Boundaries	
	3.4 Subdivisions, Cluster Developments, Planned Developments, Condominiums, and Zero Lot Line Developments	
<u>SECTION -IV</u>	AUTHORIZED USES	51-64
	4.1 Principal Uses	
	4.2 Accessory Uses	
	4.3 Nonconforming Uses and Structures	
	A. Intent	
	B. Incompatibility	
	C. Avoidance of Undue Hardship	
	D. Single Nonconforming Lots	
	E. Nonconforming Lots in Combination	
	F. Nonconforming Uses of Land	
	G. Nonconforming Structures	
	H. Structures and Land in Combination	
	I. Repairs and Maintenance	

Table of Contents

- 4.4 *Garage or Yard Sales*
- 4.5 *Other Outdoor Sales*
 - A. *General*
 - B. *Roadside Sales*
 - C. *Sidewalk Sales*
- 4.6 *Districts in Which Uses are Permitted*
- 4.7 *Home Occupation*
 - A. *Purpose*
 - B. *Home Occupations*
 - C. *Application*
 - D. *Type I*
 - E. *Type II*
 - F. *General Provisions*
 - G. *Permit Review*
 - H. *Enforcement*

Use Tables – TABLE A

<i>Residential Uses</i>	<i>64-i</i>
<i>Public Facilities</i>	<i>64-ii</i>
<i>Communication / Utilities</i>	<i>64-iii</i>
<i>Business Uses - Automobile</i>	<i>64-iv</i>
<i>Business Uses - Clothing</i>	<i>64-v</i>
<i>Business Uses - Electronics</i>	<i>64-vi</i>
<i>Business Uses - Food and Drink</i>	<i>64-vii</i>
<i>Business Uses - Office</i>	<i>64-vii</i>
<i>Business Uses - Personal Services</i>	<i>64-ix</i>
<i>Business Uses - Recreation</i>	<i>64-x</i>
<i>Business Uses - Retail Sales</i>	<i>64-xi</i>
<i>Business Uses - Miscellaneous</i>	<i>64-xii</i>
<i>Industrial Uses</i>	<i>64-xiii</i>

SECTION -V *DEVELOPMENT STANDARDS* *65-89*

- 5.1 *General*
- 5.2 *Lot / Yard Regulations*
 - A. *Conflicts*
 - B. *Setbacks / Min. Yard Requirements*
 - C. *Lot Width*
 - D. *Lot Coverage*
 - E. *Lot Area*
- 5.3 *Height Regulations*
- 5.4 *Loading*
 - A. *General*

Table of Contents

- B. *Location*
- C. *Size*
- D. *Access*
- E. *Surfacing*
- F. *Space Allowed*
- G. *Off Street Loading Berths*
- 5.5 *Parking*
 - A. *General*
 - B. *Parking Spaces*
 - C. *Parking Areas*
- 5.6 *Entrances / Driveways*
 - A. *Spacing*
 - B. *Width*
- 5.7 *Miscellaneous Restrictions*
 - A. *Through Lots*
 - B. *Access to Public Streets*
 - C. *Satellite and Digital Dish Systems*
 - D. *Fences*
 - E. *Awnings*
- 5.8 *Environmental Regulations*
 - A. *General*
 - B. *Surface Water*
 - C. *Drainage*
 - D. *Permanent Structures*
 - F. *Preservation of Natural or Historic Features*
 - F. *Landscaping*
 - G. *Cut/Fill Grade*
 - H. *Erosion Prevention*
 - I. *Alterations to Shoreline*
 - J. *Code Compliance/Hazardous Waste*
 - K. *Code Compliance/Environmental Quality*
 - L. *Waste Disposal*
 - M. *Fuel Storage*
 - N. *Debris/Refuse*
 - O. *Treatment of Fill*
 - P. *View Requirements*
 - Q. *Improvement Location Permit*
 - R. *Health and Safety*
- 5.9 *Industrial Performance Standards*
 - A. *General*
 - B. *Exceptions*
 - C. *Interpretation*

Table of Contents

D. Application

SECTION -VI *PLANNED DEVELOPMENTS* 90-99

- 6.1 *Intent*
- 6.2 *Classification*
- 6.3 *Organization of Proposals*
- 6.4 *Filing Procedure*
- 6.5 *Preliminary Development Plan*
- 6.6 *Preliminary Plan Hearing*
- 6.7 *Approval of Final Detailed Plan*
- 6.8 *Covenants and Maintenance*
- 6.9 *Recording*
- 6.10 *Permit*
- 6.11 *Construction*
- 6.12 *Extension, Abandonment, and Expiration*
- 6.13 *Rules of Procedure*
- 6.14 *Limitations of Rezoning*

SECTION -VII *SIGN REGULATION* 100-117

- 7.1 *General*
- 7.2 *Definitions*
- 7.3 *Permits and Fees*
 - A. *Required*
 - B. *Application*
 - C. *Fees*
 - D. *Effect of Issuance*
 - E. *Nullification*
 - F. *Exceptions*
 - G. *Variances*
- 7.4 *Inspection, Removal, and Safety*
 - A. *Inspection*
 - B. *Removal* 70
 - C. *Maintenance* 71
 - D. *Abandoned Signs* 71
 - E. *Street Improvement Projects*
 - F. *Assurance of Discontinuance*
- 7.5 *Nonconforming Uses and Signs*
- 7.6 *Prohibited Signs*
- 7.7 *Exemptions*

Table of Contents

- 7.8 *Temporary Signs*
- 7.9 *Illumination*
- 7.10 *Sign Standards*
- 7.11 *Residential District Standards*
 - A. *Residential*
 - B. *Medium and High Density Residential*
 - C. *Location*
- 7.12 *Business / Commercial District Standards*
 - A. *General*
 - B. *Free-Standing Single Use Buildings*
 - C. *Shopping Centers*
 - D. *Commerce and Industrial Parks*
- 7.13 *Industrial District Standards*
 - A. *Ground Signs*
 - B. *Wall Signs*
 - C. *Entrance Signs*

SECTION -VIII *BOARD OF ZONING APPEALS* 118-120

- 8.1 *Membership*
- 8.2 *Terms of Office*
- 8.3 *Jurisdiction*
- 8.4 *Rules and Procedures*
- 8.5 *Duties and Powers*
- 8.6 *Conflict of Interest*
- 8.7 *Hearings*
- 8.8 *Appeals*

SECTION -IX *ADVISORY PLAN COMMISSION* 121-122

- 9.1 *Membership*
- 9.2 *Terms of Office*
- 9.3 *Jurisdiction*
- 9.4 *Rules and Procedures*
- 9.5 *Duties and Powers*
- 9.6 *Conflict of Interest*
- 9.7 *Meetings and Minutes*
- 9.8 *Miscellaneous*

SECTION- X *ADMINISTRATIVE PROCEDURES* 123-131

- 10.1 *Improvement Location Permit*
 - A. *Permits Required*

Table of Contents

- B. Application*
- C. Expiration*
- D. Construction According to Plans*
- E. Schedule of Permits*
- F. Schedule of Petition*

- 10.2 Certificate of Occupancy*
- 10.3 Special Exceptions*
- 10.4 Variances*
- 10.5 Schedule of Fees*
- 10.6 Enforcement and Penalties*
- 10.7 Effect on Annexation and Vacation*
- 10.8 Exclusion*