

<b>Article 1. Introduction/Legal Framework</b>	
Section 1.01 Title.....	1-1
Section 1.02 Authority.....	1-1
Section 1.03 Effective Date.....	1-1
Section 1.04 Applicability.....	1-1
Section 1.05 Purposes.....	1-1
Section 1.06 Rules of Construction/Interpretation.....	1-3
Section 1.07 Official Zoning Map.....	1-5
Section 1.08 Interpretation of Zone Boundaries.....	1-6
Section 1.09 Zoning Classification Upon Annexation.....	1-7
Section 1.10 Minimum Requirements.....	1-7
Section 1.11 Conflicting Provisions.....	1-7
Section 1.12 Nature of Provisions.....	1-8
Section 1.13 Transitional Provisions.....	1-8
Section 1.14 Severability.....	1-9
<b>Article 2. Residential Zones</b>	
Section 2.01 Purpose and Intended Character.....	2-1
Section 2.02 Allowed Uses.....	2-3
Section 2.03 Lot and Building Standards.....	2-5
Section 2.04 Residential Infill Development.....	2-8
Section 2.05 Cluster Development.....	2-12
<b>Article 3. Commercial And Industrial Zones</b>	
Section 3.01 Overview of Regulations.....	3-1
Section 3.02 Purpose and Character of Zones.....	3-1
Section 3.03 Allowed Uses.....	3-5
Section 3.04 Lot and Building Standards.....	3-9
Section 3.05 Character Standards.....	3-10
Section 3.06 Supplemental Standards for Industrial Zones.....	3-13
<b>Article 4. Special Purpose Zones</b>	
Section 4.01 General.....	4-1
Section 4.02 RP, Resource Protection Zone.....	4-1
Section 4.03 AG, Agricultural Zone.....	4-3
Section 4.04 PI, Public and Institutional Zone.....	4-6
Section 4.05 REC, Recreation and Open Space Zone.....	4-8
Section 4.06 LGD, Linden Gateway District Zone.....	4-10
<b>Article 5. Overlay Zones</b>	
Section 5.01 General.....	5-1
Section 5.02 Reserved .....	5-1
Section 5.03 HP-O, Historic Preservation Overlay.....	5-1
Section 5.04 AP-O, Area Protection Overlay.....	5-4

Section 5.05 P-O, Phased Overlay..... 5-8  
Section 5.06 MHP-O, Mobile Home Park Overlay..... 5-9  
Section 5.07 PUD, Planned Unit Development.....5-11  
Section 5.08 MUC-O, Mixed Use Corridor Overlay..... 5-14

**Article 6. Use Regulations**

Section 6.01 General..... 6-1  
Section 6.02 Accessory Uses and Structures..... 6-2  
Section 6.03 Animal Services, Sales and Grooming..... 6-5  
Section 6.04 Bed and Breakfast..... 6-5  
Section 6.05 Boat Docking Facilities..... 6-5  
Section 6.06 Body Art Service..... 6-5  
Section 6.07 Day Care..... 6-5  
Section 6.08 Entertainment, Indoor..... 6-6  
Section 6.09 Entertainment, Outdoor..... 6-6  
Section 6.10 Financial Service..... 6-6  
Section 6.11 Fortune Telling Service..... 6-6  
Section 6.12 Gasoline Stations..... 6-6  
Section 6.13 Group Living..... 6-7  
Section 6.14 Hospitals and Medical Facilities..... 6-8  
Section 6.15 Junk/Salvage Yard..... 6-8  
Section 6.16 Limited Manufacturing, Indoor..... 6-8  
Section 6.17 Lodges and Private Clubs..... 6-8  
Section 6.18 Mixed Use Buildings..... 6-8  
Section 6.19 Minor Vehicle Servicing or Repair..... 6-9  
Section 6.20 Neighborhood Retail Sales and Service..... 6-9  
Section 6.21 Offices..... 6-9  
Section 6.22 Qualified Manufacturing Housing Units..... 6-10  
Section 6.23 Residential Storage Warehouse..... 6-12  
Section 6.24 Retail Sales and Service..... 6-12  
Section 6.25 Safety Services..... 6-12  
Section 6.26 Sexually Oriented Businesses..... 6-13  
Section 6.27 Stables and Riding Academies..... 6-23  
Section 6.28 Taverns and Restaurants..... 6-23  
Section 6.29 Vehicle and Equipment Sales, Used..... 6-24  
Section 6.30 Waste-Related Service (Landfills)..... 6-24  
Section 6.31 Home For Adjustment..... 6-24  
Section 6.32 Multi-Unit (multi-family) Buildings..... 6-25  
Section 6.33 Community and Market Gardens..... 6-25  
Section 6.34 Mobile Food Vending Services ..... 6-26  
Section 6.35 Temporary Vender ..... 6-27  
Section 6.36 Package Liquor (Distilled Spirits) ..... 6-27

**Article 7. Parking And Loading**

Section 7.01	Purpose.....	7-1
Section 7.02	Applicability.....	7-1
Section 7.03	Off-Street Parking Exemptions.....	7-2
Section 7.04	Off-Street Parking Schedule.....	7-4
Section 7.05	Special Parking Studies.....	7-5
Section 7.06	Calculation Rules.....	7-6
Section 7.07	Location of Off-Street Parking Facilities.....	7-7
Section 7.08	Shared Parking.....	7-8
Section 7.09	Cooperative Parking.....	7-9
Section 7.10	Use of Required Parking Spaces.....	7-10
Section 7.11	Off-Street Parking Area Design.....	7-10
Section 7.12	Driveways and Vehicle Access.....	7-13
Section 7.13	Off-Street Loading.....	7-19

**Article 8. Landscaping**

Section 8.01	Screening Area.....	8-1
Section 8.02	Vehicular Use Areas.....	8-3
Section 8.03	Trash Storage Area Screening.....	8-8
Section 8.04	Installation and Maintenance.....	8-9
Section 8.05	Administrative Adjustments.....	8-9

**Article 9. General Regulations**

Section 9.01	Sight Triangle.....	9-1
Section 9.02	Fences and Walls.....	9-2
Section 9.03	Excavation and Grading.....	9-5
Section 9.04	Outdoor Storage/Display.....	9-6
Section 9.05	Swimming Pools.....	9-7
Section 9.06	Water and Sanitary Sewer Service.....	9-9
Section 9.07	Public Improvements.....	9-9
Section 9.08	Measurements and Exceptions.....	9-10
Section 9.09	Hillside Protection Regulations.....	9-19

**Article 10. Signs**

Section 10.01	Short Title.....	10-1
Section 10.02	Purpose And Intent Served.....	10-1
Section 10.03	Temporary Signs.....	10-4
Section 10.04	Scope, Authority And Applicability.....	10-4
Section 10.05	Prohibited Sign Types.....	10-9
Section 10.06	Installation, Design And Construction Standards.....	10-10
Section 10.07	Signs Allowed In Conservation, Agricultural And Rural Districts.....	10-12
Section 10.08	Signs Allowed In Single-Family And Two-Family Residential Districts.....	10-15
Section 10.09	Signs Allowed In Multi-Family Residential Districts..	10-18
Section 10.10	Signs Allowed In Institutional Districts.....	10-21

Section 10.11 Signs Allowed In Office Districts..... 10-23  
Section 10.12 Signs Allowed In General Business And  
Commercial Districts..... 10-26  
Section 10.13 Signs Allowed In Downtown Districts..... 10-31  
Section 10.14 Signs Allowed In Historic Districts..... 10-37  
Section 10.15 Signs Allowed In Industrial Districts..... 10-39  
Section 10.16 Master Signage Plans..... 10-41  
Section 10.17 Permit Requirements And Procedures..... 10-45  
Section 10.18 Appeals..... 10-49  
Section 10.19 Definitions And Measurements..... 10-50  
Section 10.20 Policies And Rules Of Construction..... 10-53

**Article 11. Flood Damage Prevention**

Section 11.01 Statutory Authorization, Finding of Fact,  
Purpose and Objectives..... 11-1  
Section 11.02 Definitions..... 11-3  
Section 11.03 General Provisions ..... 11-19  
Section 11.04 Administration ..... 11-22  
Section 11.05 Provisions for Flood Hazard Reduction..... 11-27  
Section 11.06 Appeals and Variance Procedures ..... 11-35  
Section 11.07 Severability ..... 11-38

**Article 12. Review Procedures**

Section 12.01 Summary of Procedures..... 12-1  
Section 12.02 General..... 12-2  
Section 12.03 Zoning Ordinance Text Amendments..... 12-3  
Section 12.04 Zoning Map Amendments (Rezoning)s..... 12-5  
Section 12.05 Planned Unit Developments (PUD's)..... 12-12  
Section 12.06 Stage I Development Plan Review..... 12-20  
Section 12.07 Conditional Use Permits..... 12-22  
Section 12.08 Zoning Variances..... 12-27  
Section 12.09 Appeals..... 12-29  
Section 12.10 Zoning Permits..... 12-31  
Section 12.11 Building Permits..... 12-33  
Section 12.12 Certificates of Occupancy..... 12-37  
Section 12.13 Designation of Landmarks and Historic  
Preservation Overlay Zones..... 12-39  
Section 12.14 Certificates of Appropriateness (Historic)..... 12-45  
Section 12.15 Design Review..... 12-56  
Section 12.16 Appeals of Urban Design Review Board Decisions..... 12-60  
Section 12.17 Administrative Adjustments ..... 12-62

**Article 13. Review And Decision-Making Bodies**

Section 13.01 Enforcing Officer..... 13-1  
Section 13.02 Board of Adjustment..... 13-1

Section 13.03 Urban Design Review Board.....	13-4
<b>Article 14. Nonconformities</b>	
Section 14.01 General.....	14-1
Section 14.02 Nonconforming Lots of Record.....	14-2
Section 14.03 Variances Authorized.....	14-3
Section 14.04 Nonconforming Structures.....	14-3
Section 14.05 Nonconforming Uses.....	14-5
<b>Article 15. Penalties And Enforcement</b>	
Section 15.01 General.....	15-1
Section 15.02 Activities Constituting Violations.....	15-2
Section 15.03 Remedies and Enforcement Powers.....	15-2
<b>Article 16. Definitions</b>	
Section 16.01 Meanings.....	16-1
Section 16.02 Use Groups and Categories.....	16-1
Section 16.03 General Terminology.....	16-28
<b>Appendix A Specifications For Paving Of Off-Street Parking And Loading Or Unloading Areas.....</b>	<b>A-1</b>
<b>Appendix B Zone Conversions.....</b>	<b>B-1</b>