Table Of Contents

TABLE OF CONTENTS

| ARTICLE/SECTION | <u>NAME</u> | <u>PAGE</u> |
|--|--|--|
| ARTICLE I | A ZONING ORDINANCE | 1-1 |
| ARTICLE II Section 2.0 Section 2.1 | AUTHORITY AND PURPOSE Authority Purpose | 2-1 2-1 |
| ARTICLE III Section 3.0 | SHORT TITLE Short Title | 3-1 |
| ARTICLE IV Section 4.0 Section 4.1 | INTERPRETATION Greater Restriction Permit Or License In Violation | 4-1 4-1 |
| ARTICLE V Section 5.0 | CONFLICT Conflict | 5-1 |
| ARTICLE VI Section 6.0 | SEVERABILITY CLAUSE Severability Clause | 6-1 |
| ARTICLE VII Section 7.0 | DEFINITIONS Words And Phrases | 7-1 |
| ARTICLE VIII Section 8.0 Section 8.1 Section 8.2 Section 8.3 Section 8.4 Section 8.5 | ESTABLISHMENT OF ZONES Zones Official Zoning Map Or Maps Changes On Zoning Map Or Maps Replacement Of Official Zoning Map Or Maps Rules For Interpretation Of Zone Boundaries Areas Not Included Within Zones | 8-1 8-1 8-1 8-2 8-2 8-2 |
| ARTICLE IX Section 9.0 Section 9.1 Section 9.2 Section 9.3 Section 9.4 Section 9.5 Section 9.6 | GENERAL REGULATIONS Purpose Reduction In Building Site Area Interference With Traffic Signals Vision Clearance At Corners, Curb Cuts, And Railroad Crossings Frontage On Corner Lots And Double Frontage Lots Utilities Location Railroad Rights-Of-Way Location | 9-1 9-1 9-1 9-1 9-1 9-2 |
| Section 9.7 | Excavation, Movement Of Soil | 9-2 |

Table Of Contents ii

| ARTICLE/SECTION | <u>NAME</u> | <u>PAGE</u> |
|-----------------|--|-------------|
| Section 9.8 | Unsightly Or Unsanitary Storage | 9-3 |
| Section 9.9 | Junkyard Location | 9-3 |
| Section 9.10 | Application Of Zoning Regulations | 9-3 |
| Section 9.11 | Nonconforming Lots, Nonconforming Uses, | |
| | Nonconforming Structures, Repairs And | |
| | Maintenance, And Nonconforming Signs | 9-5 |
| Section 9.12 | Exceptions And Modifications | 9-8 |
| Section 9.13 | Conditional Uses | 9-11 |
| Section 9.14 | Building Regulations | 9-13 |
| Section 9.15 | Move And Set | 9-13 |
| Section 9.16 | Landscape Regulations | 9-15 |
| Section 9.17 | Outdoor Swimming Pools | 9-32 |
| Section 9.18 | Site Plan Requirements | 9-33 |
| Section 9.19 | Regulations Concerning Air Rights | 9-36 |
| Section 9.20 | Regulations Concerning Design And | |
| | Construction Of Improvements | 9-36 |
| Section 9.21 | Regulations Pertaining To Parking Or Storing | |
| | Of Inoperable Vehicles, Trailers, Mobile | |
| | Homes, Campers, And Other Such Type | 0.00 |
| 0 4: 0.00 | Equipment | 9-36 |
| Section 9.22 | Regulations Of Sexually Oriented Businesses | 9-36 |
| Section 9.23 | Special Requirements Governing | 0.50 |
| Coation 0.24 | Home Occupations | 9-53 |
| Section 9.24 | Outdoor Display | 9-54 |
| ARTICLE X | ZONES | |
| Section 10.0 | CO (Conservation) Zone | 10-1 |
| Section 10.1 | R-1C (Residential One-C) Zone | 10-4 |
| Section 10.2 | R-1D (Residential One-D) Zone | 10-6 |
| Section 10.3 | R-1E (Residential One-E) Zone | 10-8 |
| Section 10.4 | R-1EE (Residential One-EE) Zone | 10-10 |
| Section 10.5 | R-1FF (Residential One-FF) Zone | 10-13 |
| Section 10.6 | R-2 (Residential Two) Zone | 10-15 |
| Section 10.7 | R-3 (Residential Three) Zone | 10-17 |
| Section 10.8 | NC (Neighborhood Commercial) Zone | 10-19 |
| Section 10.9 | HC (Highway Commercial) Zone | 10-22 |
| Section 10.10 | PO (Professional Office) Zone | 10-25 |
| Section 10.11 | INST (Institutional) Zone | 10-27 |
| ARTICLE XI | PLANNED UNIT DEVELOPMENT REGULATIONS | |
| Section 11.0 | General Regulations | 11-1 |

Table Of Contents iii

| ARTICLE/SECTION | <u>NAME</u> | <u>PAGE</u> |
|--|---|---------------|
| ARTICLE XII Section 12.0 | HILLSIDE DEVELOPMENT CONTROLS General Requirements | 12-1 |
| ARTICLE XIII Section 13.0 Section 13.1 | OFF-STREET PARKING REGULATIONS General Requirements Specific Off-Street Parking Requirements | 13-1 13-16 |
| ARTICLE XIV | OFF-STREET LOADING AND/OR | |
| Section 14.0 Section 14.1 | UNLOADING REGULATIONS General Requirements Off-Street Loading And/Or Unloading – Use And Bulk Regulations | 14-1 14-1 |
| | And bank regulations | 14-1 |
| ARTICLE XV | SIGN REGULATIONS | |
| Section 15.1 | Short Title | 15-1 |
| Section 15.2 | Purpose And Interests Served | 15-1 |
| Section 15.3 | Temporary Signs | 15-3 |
| Section 15.4 | Scope, Authority And Applicability | 15-4 |
| Section 15.5 | Prohibited Sign Types | 15-7 |
| Section 15.6 | Installation, Design And Construction | 15-8 |
| Section 15.7 | Standards Signs Allowed In Conservation Agricultural | 15-6 |
| Section 15.7 | Signs Allowed In Conservation, Agricultural And Rural Districts | 15-11 |
| Section 15.8 | Signs Allowed In Single-Family And | 13-11 |
| Section 13.5 | Two-Family Residential Districts | 15-13 |
| Section 15.9 | Signs Allowed In Multi-Family Residential | 10 10 |
| 0000011 10.0 | Districts | 15-16 |
| Section 15.10 | Signs Allowed In Office Districts | 15-19 |
| Section 15.11 | Signs Allowed In General Business And | .0 .0 |
| | Commercial Districts | 15-21 |
| Section 15.12 | Master Signage Plans | 15-25 |
| Section 15.13 | Permit Requirements And Procedures | 15-29 |
| Section 15.14 | Appeals | 15-32 |
| Section 15.15 | Definitions And Measurements | 15-33 |
| Section 15.16 | Policies And Rules Of Construction | 15-37 |
| Section 15.17 | Signs Allowed In Institutional Districts | 15-41 |

Table Of Contents iv

| ARTICLE/SECTION | <u>NAME</u> | <u>PAGE</u> |
|-----------------|--|-------------|
| ARTICLE XVI | FENCES, WALLS, AND OBSTRUCTION | |
| Continu 40 0 | TO VIEW REGULATIONS | |
| Section 16.0 | Vision Clearance At Corners And Railroad | 16-1 |
| Section 16.1 | Crossings Classification Of Fences And Walls | 16-1 |
| Section 16.1 | Conservation Zone | 16-1 |
| Section 16.3 | Residential Zones | 16-1 |
| Section 16.4 | Commercial And Institutional Zones | 16-2 |
| Section 16.5 | Measurement Of All Fence And/Or Wall | 10-2 |
| Section 10.5 | Heights And/Or Locations | 16-2 |
| Section 16.6 | Barbed Wire Or Sharp Pointed Fences | 16-3 |
| Section 16.7 | Height Of Fences Atop Retaining Walls | 16-3 |
| Section 16.8 | Structural Elements Of Fences | 16-3 |
| Coolion 10.0 | Cirdotara Elomonto Cri onoco | 100 |
| ARTICLE XVII | ADMINISTRATION | |
| Section 17.0 | Enforcing Officer | 17-1 |
| Section 17.1 | Zoning Permits | 17-1 |
| Section 17.2 | Building Permits | 17-4 |
| Section 17.3 | Certificate Of Occupancy | 17-6 |
| Section 17.4 | Certificate Of Occupancy For Existing Building | 17-6 |
| Section 17.5 | Certificate Of Occupancy For Lawful | |
| | Nonconforming Uses And Structures | 17-6 |
| Section 17.6 | Denial Of Certificate Of Occupancy | 17-6 |
| Section 17.7 | Certificate Of Occupancy Records | 17-6 |
| Section 17.8 | Complaints Regarding Violations | 17-7 |
| Section 17.9 | Penalties | 17-7 |
| ARTICLE XVIII | AMENDMENT PROCEDURE | |
| Section 18.0 | Declaration Of Public Policy | 18-1 |
| Section 18.1 | Limitations On All Proposed Amendments | 18-1 |
| Section 18.2 | Public Hearing Required, Notice Given | 18-2 |
| Section 18.3 | Application For Amendments | 18-3 |
| Section 18.4 | Examination Of Applications | 18-3 |
| Section 18.5 | Disposition Of Applications | 18-3 |
| ARTICLE XIX | BOARD OF ADJUSTMENT | |
| Section 19.0 | Establishment Of Board Of Adjustment: | |
| Section 19.0 | Membership; Appointment; Terms; Vacancies; | |
| | Oaths; Compensation; Removal; Officers | 19-1 |

Table Of Contents v

| ARTICLE/SECTION | <u>NAME</u> | <u>PAGE</u> |
|-----------------|---|-------------|
| Section 19.1 | Meetings Of Boards; Quorum; Minutes; By Laws; Finances; Subpoena Power; | |
| | Administration Of Oaths | 19-2 |
| Section 19.2 | Procedure For All Appeals To Board | 19-2 |
| Section 19.3 | Appeals From Planning Commission Or Board | |
| | Of Adjustment | 19-3 |
| Section 19.4 | Stay Of Proceedings | 19-3 |
| Section 19.5 | Powers Of Board Of Adjustment | 19-4 |
| Section 19.6 | Dimensional Variances; Change From One Nonconforming Use To Another; Conditions | |
| | Governing Applications; Procedures | 19-4 |
| Section 19.7 | Decisions Of The Board Of Adjustment | 19-8 |
| ARTICLE XX | FEES, CHARGES, AND EXPENSES | |
| Section 20.0 | Schedule Of Fees, Charges, And Expenses | 20-1 |
| APPENDIX A | ZONES AS REGULATED BY OTHER | |
| | LEGISLATIVE BODIES | A-1 |
| APPENDIX B | SUMMARY OF AMENDMENTS | B-1 |