

## TABLE OF CONTENTS

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

## TABLE OF CONTENTS (continued)

ARTICLE/SECTION	NAME	PAGE
Section 9.6	Railroad Rights-Of-Way Location	9-2
Section 9.7	Excavation, Movement Of Soil, Tree Removal, And Erosion And Sedimentation Control	9-2
Section 9.8	Unightly Or Unsanitary Storage	9-3
Section 9.9	Junkyard Location	9-4
Section 9.10	Application Of Zoning Regulations	9-4
Section 9.11	Special Requirements Governing Home Occupations	9-5
Section 9.12	Nonconforming Lots, Nonconforming Uses, Nonconforming Structures, Repairs And Maintenance, And Nonconforming Signs	9-6
Section 9.13	Exceptions And Modifications	9-9
Section 9.14	Conditional Uses	9-11
Section 9.15	Building Regulations	9-12
Section 9.16	Move And Set	9-13
Section 9.17	Screening Area	9-14
Section 9.18	Outdoor Swimming Pools	9-15
Section 9.19	Development Plan Requirements	9-17
Section 9.20	Regulations Concerning Air Rights	9-19
Section 9.21	Regulations Pertaining To Parking Or Storing Of Trailers, Mobile Homes, Campers, Inoperable Vehicles, And Other Such Type Equipment	9-19
Section 9.22	Regulations Concerning Design And Construction Of Improvements	9-20
Section 9.23	Hillside Development Controls	9-21
Section 9.24	Phased Zoning Regulations	9-22
Section 9.25	Corridor Rehabilitation Overlay Zoning	9-23
Section 9.26	Dish Type Satellite Receiving Station Regulations	9-23
Section 9.27	Sidewalks	9-23
Section 9.28	Underground Utilities	9-23
Section 9.29	Cellular Towers and Other Utilities	9-24
Section 9.30	Required Notice For Approval Of Development Plans	9-31
<b>ARTICLE X</b>	<b>ZONE REGULATIONS</b>	
Section 10.0	C-O (Conservation) Zone	10-1
Section 10.1	R-RE (Residential Rural Estate and Agricultural) Zone	10-4
Section 10.2	R-1B (Residential One-B) Zone	10-6
Section 10.3	R-1C (Residential One-C) Zone	10-8

## TABLE OF CONTENTS (continued)

ARTICLE/SECTION	NAME	PAGE
Section 10.4	R-1D (Residential One-D) Zone	10-10
Section 10.5	R-1E (Residential One-E) Zone	10-12
Section 10.6	R-1EF (Residential One-EF) Zone	10-14
Section 10.7	R-1F (Residential One-F) Zone	10-16
Section 10.8	R-1G (Residential One-G) Zone	10-18
Section 10.9	R-1H (Residential One-H) Zone	10-20
Section 10.10	R-2 (Residential Two) Zone	10-22
Section 10.11	R-3 (Residential Three) Zone	10-24
Section 10.12	PUD (Planned Unit Development) Overlay Zone	10-26
Section 10.13	RCD (Residential Cluster Development) Overlay Zone	10-34
Section 10.14	SC (Shopping Center) Zone	10-42
Section 10.15	NSC (Neighborhood Shopping Center) Zone	10-45
Section 10.16	GC (General Commercial) Zone	10-48
Section 10.17	PO (Professional Office Building) Zone	10-52
Section 10.18	LSC (Limited Service Commercial) Zone	10-55
Section 10.19	MLU (Mixed Land Use) Zone	10-58
Section 10.20	I (Industrial) Zone	10-63
Section 10.21	CTO (Corridor Transition Overlay District) Zone	10-65
Section 10.22	ROD (Redevelopment Overlay District) Zone	10-67
 ARTICLE XI	 FENCES, WALLS, AND OBSTRUCTION TO VIEW REGULATIONS	
Section 11.0	Vision Clearance At Corners And Railroad Crossings	11-1
Section 11.1	Classification Of Fences And Walls	11-1
Section 11.2	Conservation Zones	11-1
Section 11.3	Residential Zones	11-1
Section 11.4	Commercial Zones	11-2
Section 11.5	Measurement Of All Fence And/Or Wall Heights And/Or Locations	11-3
Section 11.6	Height Of Any Barbed Wire Or Sharp Pointed Fences	11-3
Section 11.7	Height Of Fences Atop Retaining Walls	11-3
Section 11.8	Electrified Fences	11-3
Section 11.9	Permit Required For Erection Of Fences	11-3
Section 11.10	Structural Elements Of Fences	11-3
Section 11.11	Dilapidated Fences	11-3

**TABLE OF CONTENTS (continued)**

ARTICLE/SECTION	NAME	PAGE
ARTICLE XII	OFF-STREET PARKING REGULATIONS	
Section 12.0	General Requirements	12-1
Section 12.1	Specific Off-Street Parking Requirements	12-12
ARTICLE XIII	OFF-STREET LOADING AND/OR UNLOADING REGULATIONS	
Section 13.0	General Requirements	13-1
Section 13.1	Off-Street Loading And/Or Unloading – Use And Bulk Regulations	13-1
ARTICLE XIV	SIGN REGULATIONS	
Section 14.0	Scope Of Regulations	14-1
Section 14.1	General Rules, Regulations, And Limitations	14-1
Section 14.2	Exemptions	14-5
Section 14.3	Sign Permit Required For Erection Of Signs	14-7
Section 14.4	Application For Sign Permit	14-7
Section 14.5	Sign Permit Fees	14-8
Section 14.6	Permitted Use And Location Of Signs	14-8
Section 14.7	Classification Of Signs	14-9
ARTICLE XV	ADMINISTRATION	
Section 15.0	Enforcing Officer	15-1
Section 15.1	Zoning Permits	15-1
Section 15.2	Building Permits	15-3
Section 15.3	Certificate Of Occupancy	15-5
Section 15.4	Certificate Of Occupancy For Existing Building	15-5
Section 15.5	Certificate Of Occupancy For Lawful Nonconforming Uses And Structures	15-5
Section 15.6	Denial Of Certificate Of Occupancy	15-5
Section 15.7	Certificate Of Occupancy Records	15-6
Section 15.8	Complaints Regarding Violations	15-6
Section 15.9	Penalties	15-6
ARTICLE XVI	AMENDMENT PROCEDURE	
Section 16.0	Amendment Procedure	16-1
ARTICLE XVII	BOARD OF ADJUSTMENT	
Section 17.0	Establishment Of Board Of Adjustment; Membership; Appointment; Terms; Vacancies; Oaths; Compensation; Removal; Officers	17-1

## TABLE OF CONTENTS (continued)

ARTICLE/SECTION	NAME	PAGE
Section 17.1	Meetings Of Boards; Quorum; Minutes; By Laws; Finances; Subpoena Power; Administration Of Oaths	17-2
Section 17.2	Procedure For All Appeals To Board	17-2
Section 17.3	Appeals From Planning Commission, Board Of Adjustment, Or Legislative Body	17-3
Section 17.4	Stay Of Proceedings	17-3
Section 17.5	Powers Of Board Of Adjustment	17-3
Section 17.6	Dimensional Variances; Change From One Nonconforming Use To Another; Conditions Governing Applications; Procedures	17-4
Section 17.7	Conditional Use Permits	17-7
Section 17.8	Decisions Of The Board Of Adjustment	17-7
ARTICLE XVIII	FEES, CHARGES, AND EXPENSES	
Section 18.0	Schedule Of Fees, Charges, And Expenses	18-1
APPENDIX A	FORMS AND PROCEDURES	A-1
APPENDIX B	ZONE REGULATIONS SUMMARY	B-1
APPENDIX C	SUMMARY OF AMENDMENTS	C-1