

TABLE of CONTENTS

General

<u>Article</u>		<u>Page</u>
Article 1:	Title and Purpose	1-1
Article 2:	Interpretation, Severability, Vested Right, Repeal, and Effective Date	2-1
Article 3:	Administration, Enforcement, and Penalties	3-1
Article 4:	Site Plan Review	4-1
Article 5:	Special Land Uses	5-1
Article 6:	Zoning Board of Appeals (ZBA)	6-1
Article 7:	Amendments	7-1
Article 8:	Reserved for Future Use	8-1
Article 9:	Reserved for Future Use	9-1
Article 10:	Zoning Districts, District Regulations, and Zoning Map	10-1
Article 11:	Planned Unit Development (PUD) District	11-1
Article 12:	Reserved for Future Use	12-1
Article 13:	Reserved for Future Use	13-1
Article 14:	Standards for Specific Special Land Uses	14-1
Article 15:	Farmland and Natural Areas Conservation Tracts (FNACT)	15-1
Article 16:	Open Space Communities (OSC)	16-1
Article 17:	Reserved for Future Use	17-1
Article 18:	Reserved for Future Use	18-1
Article 19:	Nonconforming Lots, Uses and Structures	19-1
Article 20:	Reserved for Future Use	20-1
Article 21:	Reserved for Future Use	21-1
Article 22:	Signs	22-1
Article 23:	Off-Street Parking and Loading	23-1
Article 24:	Landscaping and Screening	24-1
Article 25:	Environmental Protection	25-1
Article 26:	Reserved for Future Use	26-1
Article 27:	Reserved for Future Use	27-1
Article 28:	Supplemental Provisions	28-1
Article 29:	Definitions	29-1

Outline

<u>Article and Section</u>		<u>Page</u>
	PREAMBLE	1-1
ARTICLE 1:	TITLE and PURPOSE	1-1
Section 1.01	Title	1-1
Section 1.02	Purpose	1-1
ARTICLE 2:	INTERPRETATION, SEVERABILITY, VESTED RIGHT, REPEAL, and EFFECTIVE DATE	2-1
Section 2.01	Interpretation	2-1
Section 2.02	Severance Clause	2-1
Section 2.03	Vested Right	2-1
Section 2.04	Repeal	2-1
Section 2.05	Effective Date	2-1
ARTICLE 3:	ADMINISTRATION, ENFORCEMENT, and PENALTIES	3-1
Section 3.01	Purpose	3-1
Section 3.02	Land Use Permit Required	3-1
Section 3.03	Responsibility for Administration	3-1
Section 3.04	General Land Use Permit Application and Review Procedures	3-2
Section 3.05	Building Permit / Certificate of Occupancy Required	3-3
Section 3.06	Performance Guarantees for Compliance	3-4
Section 3.07	Timely Action on Applications	3-5

Section 3.08	Application Fees	3-5	
Section 3.09	Site Inspections	3-5	
Section 3.10	Violations, Penalties, and Fines	3-7	
Section 3.11	Public Hearing Notices	3-9	
PLAN REVIEW	4-1	4-1	3-9ARTICLE 4: SITE
Section 4.01	Purpose	4-1	
Section 4.02	Site Plan Approval Required	4-1	
Section 4.03	Review Procedures	4-1	
Section 4.04	Site Plan Approval Standards	4-4	
Section 4.05	Conformity to Approved Site Plans	4-5	
Section 4.06	Changes to Approved Site Plans	4-5	
Section 4.07	Appeals	4-5	
Section 4.08	Pre-Existing Site Plans and Plot Plans Under Review	4-5	
ARTICLE 5:	SPECIAL LAND USES	5-1	
Section 5.01	Purpose	5-1	
Section 5.02	Review Procedures	5-1	
Section 5.03	Appeals	5-2	
Section 5.04	Reapplication	5-2	
Section 5.05	Changes	5-2	
Section 5.06	Approval Standards	5-3	
ARTICLE 6:	ZONING BOARD of APPEALS (ZBA)	6-1	
Section 6.01	Purpose	6-1	
Section 6.02	Creation and Membership	6-1	
Section 6.03	Organization	6-1	
Section 6.04	Jurisdiction	6-2	
Section 6.05	Appeals for Administrative Reviews	6-2	
Section 6.06	Interpretations	6-2	
Section 6.07	Variances	6-3	
Section 6.08	Procedures	6-3	
Section 6.09	Review by Circuit Court	6-4	
ARTICLE 7:	AMENDMENTS	7-1	
Section 7.01	Purpose	7-1	
Section 7.02	Initiation of Amendments	7-1	
Section 7.03	Procedures	7-1	
Section 7.04	Resubmittal	7-2	
Section 7.05	Comprehensive Review of Zoning Ordinance	7-3	
ARTICLE 8:	RESERVED for FUTURE USE	8-1	
ARTICLE 9:	RESERVED for FUTURE USE	9-1	
ARTICLE 10:	ZONING DISTRICTS, REGULATIONS and MAP	10-1	
Section 10.01	Establishment of Districts	10-1	
Section 10.02	Purposes of Zoning Districts	10-1	
Section 10.03	Zoning District Map	10-1	
Section 10.04	Interpretation of District Boundaries	10-2	
Section 10.05	Permitted Uses in Zoning Districts	10-2	
Section 10.06	Site Development Requirements of Zoning Districts	10-3	
Section 10.07	Special District Provisions	10-3	
ARTICLE 11:	PLANNED UNIT DEVELOPMENT (PUD) DISTRICT	11-1	
Section 11.01	Purpose	11-1	
Section 11.02	PUD is a Separate District	11-1	
Section 11.03	Minimum Eligibility Criteria	11-1	
Section 11.04	Use Standards	11-1	
Section 11.05	Design Standards	11-2	
Section 11.06	Procedures for Review and Approval	11-2	
Section 11.07	Phasing	11-3	
ARTICLE 12:	RESERVED for FUTURE USE	12-1	
ARTICLE 13:	RESERVED for FUTURE USE	13-1	

ARTICLE 14:	STANDARDS and REGULATIONS for SPECIFIC SPECIAL LAND USES	14-1
Section 14.01	Purpose and Applicability	14-1
Section 14.02	Adult Entertainment Businesses	14-1
Section 14.03	Automotive Proving Grounds	14-2
Section 14.04	Bed And Breakfast	14-2
Section 14.05	Campgrounds	14-3
Section 14.06	Commercial Stables	14-3
Section 14.07	Communication Towers	14-3
Section 14.08	Day Care Centers	14-6
Section 14.09	Day Care Facility, Group Home	14-6
Section 14.10	Extraction Operations	14-6
Section 14.11	Foster Care Facility, Group Home	14-8
Section 14.12	Golf Courses, Country Clubs, and Driving Ranges	14-9
Section 14.13	Home Occupation, Class 2	14-10
Section 14.14	Human Care Facilities	14-11
Section 14.15	Junkyards	14-11
Section 14.16	Kennels	14-11
Section 14.17	Mini Storage Facilities	14-12
Section 14.18	Private Landing Strips	14-12
Section 14.19	Shooting Ranges	14-12
Section 14.20	Vehicle/Car Wash Establishment	14-13
Section 14.21	Vehicle Repair Shops and Service Stations	14-13
ARTICLE 15:	FARMLAND and NATURAL AREAS CONSERVATION TRACTS (FNACTS)	15-1
Section 15.01	Purpose	15-1
Section 15.02	Applicability	15-1
Section 15.03	Review and Approval Process	15-1
Section 15.04	Approval Standards	15-1
Section 15.05	Design Standards	15-2
ARTICLE 16:	OPEN SPACE COMMUNITIES (OSC)	16-1
Section 16.01	Purpose	16-1
Section 16.02	Applicability	16-1
Section 16.03	Review and Approval Process	16-1
Section 16.04	Approval Standards	16-2
Section 16.05	Design Standards	16-2
ARTICLE 17:	RESERVED for FUTURE USE	17-1
ARTICLE 18:	RESERVED for FUTURE USE	18-1
ARTICLE 19:	NONCONFORMING LOTS, USES and STRUCTURES	19-1
Section 19.01	Purpose	19-1
Section 19.02	Nonconforming Lots	19-1
Section 19.03	Nonconforming Uses	19-1
Section 19.04	Nonconforming Structures	19-2
Section 19.05	Repairs and Maintenance	19-2
Section 19.06	District Changes	19-2
Section 19.07	Illegal Nonconformities	19-2
ARTICLE 20:	RESERVED for FUTURE USE	20-1
ARTICLE 21:	RESERVED for FUTURE USE	21-1
ARTICLE 22:	SIGNS	22-1
Section 22.01	Purpose	22-1
Section 22.02	Definitions	22-1
Section 22.03	General Standards and Regulations	22-2
Section 22.04	Temporary Signs	22-4
Section 22.05	Off-Premises Advertising Signs	22-5
Section 22.06	Nonconforming Signs	22-5
Section 22.07	Signs Requiring Permits	22-5

ARTICLE 23:	OFF-STREET PARKING and LOADING	23-1
Section 23.01	Purpose	23-1
Section 23.02	General Requirements	23-1
Section 23.03	Site Development Requirements for Off-Street Parking	23-2
Section 23.04	Parking Space Requirements	23-3
Section 23.05	Loading and Unloading Space Requirements	23-5
ARTICLE 24:	LANDSCAPING and SCREENING	24-1
Section 24.01	Purpose	24-1
Section 24.02	Application	24-1
Section 24.03	Landscape Plan Required	24-1
Section 24.04	Buffer Areas	24-1
Section 24.05	Parking Lot Landscaping and Screening	24-2
Section 24.06	Minimum Standards of Landscape Elements	24-2
Section 24.07	Installation, Maintenance and Completion	24-2
Section 24.08	Fencing and Walls Construction	24-2
Section 24.09	Waivers and Modifications	24-2
ARTICLE 25	ENVIRONMENTAL PROTECTION	25-1
Section 25.01	Purpose	25-1
Section 25.02	Natural Resources	25-1
Section 25.03	Potable Water and Sewage Disposal	25-2
Section 25.04	Lighting	25-2
Section 25.05	Vibration	25-2
Section 25.06	Glare and Heat	25-3
Section 25.07	Noise	25-3
ARTICLE 26	RESERVED for FUTURE USE	26-1
ARTICLE 27	RESERVED for FUTURE USE	27-1
ARTICLE 28	SUPPLEMENTAL PROVISIONS	28-1
Section 28.01	Purpose	28-1
Section 28.02	Conditional Approvals	28-1
Section 28.03	One Single Family Dwelling to a Lot	28-1
Section 28.04	Moving Buildings	28-1
Section 28.05	Essential Services	28-1
Section 28.06	Earth Sheltered Homes	28-1
Section 28.07	Permitted Setback Encroachments for Principal Buildings	28-2
Section 28.08	Frontage, Access and Roads	28-2
Section 28.09	Configuration of Lots	28-2
Section 28.10	Single Family Dwelling Standards	28-3
Section 28.11	Accessory Uses, Buildings, and Structures	28-4
Section 28.12	Temporary Dwellings	28-5
Section 28.13	Mobile Homes and Recreational Vehicles	28-5
Section 28.14	Setbacks for Terraces, Patios, Decks, and Porches	28-6
Section 28.15	Temporary Non-Residential Buildings and Uses	28-6
Section 28.16	Clear Vision Zones	28-7
Section 28.17	Height Requirement Exceptions	28-7
Section 28.18	Garage Sales	28-7
Section 28.19	Fences and Walls	28-8
Section 28.20	Outdoor Residential Swimming Pools	28-8
Section 28.21	Flood Damage Prevention	28-8
Section 28.22	Outdoor Display, Sales, and Storage	28-9
Section 28.23	Keeping of Animals	28-9
Section 28.24	Condominium Subdivisions	28-10
Section 28.25	Home Occupations	28-11
Section 28.26	Private Wind Turbine Generators (PWTG)	28-12
ARTICLE 29:	DEFINITIONS	29-1
Section 29.01	Construction of Language	29-1
Section 29.02	Definitions	29-2