

ARTICLE 1
PURPOSE AND AUTHORITY

1.1	Short Title	1
1.2	Enactment and Repeal	1
1.3	Purpose	2
1.4	Guiding Principles	2
1.5	Relationship to Land Use and Comprehensive Master Plans	2
1.6	Jurisdiction	2
1.7	Authority	3
1.8	Conflict or Inconsistency with Other Laws, Covenants, Deed Restrictions, or Agreements	3
1.9	Severability	4
1.10	Interpretation of Ordinance	4
1.11	Rules of Construction	4
1.12	Compliance	5
1.13	Establishment of Official Zoning Map (copy appears at end of Article 1)	5
1.14	Interpretation of District Boundaries	5
1.15	State of Emergency	6

ARTICLE 2

GENERAL STANDARDS & SPECIFICATIONS

2.1	General Requirements	1
2.2	Street Frontage Required	1
2.3	One Principal Building on a Lot; Exceptions	3
2.4	Lot Size	3
2.5	Lot Width	3
2.6	Yard Designation	3
2.7	Yard Dimensions for Corner Lots	4
2.8	Through Lots	5
2.9	Height Limitation	5
2.10	Structures and Uses Limited in Yards	6
2.11	Clear Sight Triangle at Street Intersection	8
2.12	Building Separation	9
2.13	Permitted Accessory Uses and Fixtures in All Districts	9
2.14	Standards for Construction; Developer Responsibility	12
2.15	Guarantee in Lieu of Construction of Improvements	12
2.16	Regulation of Nuisances	13
2.17	General Standards for Driveway Permitting	14
2.18	Special Requirements for Lots along Thoroughfares	15
2.19	Sidewalks for New Development and Expansion/Improvement of Existing Development	16
2.20	Manufactured Home Parks Prohibited & Standards for Continuation Permits	17
2.21	Provision of Potable Water Supply and Wastewater Disposal Infrastructure	19
2.22	Murals and Works of Art in Outdoor Public View	19
2.23	Short-term Rentals Limited	20

ARTICLE 3
DEFINITIONS, ABBREVIATIONS & SYMBOLS

Definitions	1
Abbreviations	45
Symbols	48

ARTICLE 4

PLANNING BOARD & BOARD OF ADJUSTMENT

4.1	Boards Established	1
4.2	Planning Board	1
4.3	Board of Adjustment	2
4.4	Meetings, Hearings, and Procedures of all Boards	5
4.5	Staff (to the Boards)	5

ARTICLE 5

AMENDMENTS TO DEVELOPMENT ORDINANCE AND ZONING MAP

5.1	General	1
5.2	Initiation of Amendments	1
5.3	Amendment Process (including text and map amendments a.k.a. “re-zoning”)	2
5.4	Conditional Zoning	9

ARTICLE 6

VARIANCES AND ADMINISTRATIVE APPEALS

6.1	Variances	1
6.2	Appeals of Administrative Decisions	4

ARTICLE 7
PERMITS AND PROCEDURES

7.1	Permits and Procedures for New and/or Expanded Use(s) and/or Development	1
7.2	Periodic Inspections	2
7.3	Permit Expiration	2
7.4	Certificates Issued by County	2
7.5	Zoning permits (Zoning Compliance Permit)	3
7.6	Special Events/Temporary Structures permits	4
7.7	Site Development Plan Approval	6
7.8	Special use approvals	9
7.9	Uses Listed with Additional Standards	15
7.10	Sign permits	16
7.11	Subdivision Plat Approval	18
7.12	Floodplain development and certification permit	24
7.13	Zoning Vested Rights Approval	24
7.14	Notices and Public Hearings	24
7.15	Development Agreements	25

Certifications for Subdivisions: All Subdivisions

Additional Certifications for Major Subdivisions

ARTICLE 8

DISTRICTS

8.1	Purpose	1
8.2	Districts Created	1
8.3	Description of Districts	2
8.4	District Development Standards and Uses	7
8.4-1	Agricultural (AG) District	7
8.4-2	Single-family Residential (SFR) Districts	9
8.4-3	Residential Main Street Transitional (RMST) District	11
8.4-4	Main Street (MS) District	12
8.4-5	Civic (CIV) District	14
8.4-6	Mixed Use (MU-1 and MU-2) Districts	16
8.4-7	US Highway 52 Commercial (C-52) District	18
8.4-8	Vehicle Service and Repair (VSR) District	20
8.4-9	Industrial (IND) District	22
8.5	Overlay Districts	23
8.5-1	Traditional Neighborhood Development Overlay (TNDO) District	24
8.5-2	Scenic Corridor Overlay (SCO) District	28
8.5-3	Heavy Industry Overlay (HIO) District	32
8.5-4	Mini Farm Overlay (MFO)	37
8.5-5	Manufactured Home Overlay (MHO) District	39
Table of Uses (Table 8.1)	Section 1 – General Uses	Table 8.1, pages 1-6
	Section 2 – Manufacturing & Industry	Table 8.1, page 7
	Section 3 – Wholesale Trade	Table 8.1, page 8

ARTICLE 9
BUILDING AND LOT TYPE STANDARDS

9.1	Purpose	1
9.2	Detached House Lot and Building Type	1
9.3	Attached House Lot Type and Building Type Standards	5
9.4	Multi-Family Lot Type and Building Type Standards	8
9.5	Civic Building Lot and Building Type	13
9.6	Shop-front Commercial Lot and Building Type	18
9.7	Urban Workplace Lot and Building Type	22
9.8	Highway Lot Type and Building Type Standards	30

ARTICLE 10

USES WITH ADDITIONAL STANDARDS AND SPECIAL USES

10.1	Uses with Additional Development Standards	1
10.2	Special Uses	32

ARTICLE 11
LANDSCAPE REQUIREMENTS

11.1	Purpose	1
11.2	Administration	1
11.3	Applicability	2
11.4	Exemptions	3
11.5	Landscape Plan Procedure	3
11.6	Landscape Requirements	5
11.7	Reforestation of Slopes Steeper than 3:1	11
11.8	Tree Conservation and Protection	12
11.9	Tree Credits	15
11.10	Activities Requiring a Tree Disturbance Permit	18
11.11	Rare and Specimen Trees	20
11.12	Land Being Developed Outside the Tree Conservation Area (TCA)	20
11.13	Public Trees and Trees Interfering with Public Space – Maintenance and Protection	22
11.14	Hazard Trees	23
11.15	Species Selection and Planting Techniques	24
11.16	Maintenance of Regulated Planting Spaces	26
11.17	Regulation of Tree Care Professionals	27
11.18	Enforcement	28

ARTICLE 12

OFF-STREET PARKING, STACKING, AND LOADING AREAS

12.1	Off-Street Parking, Stacking, and Loading Space Required	1
12.2	Paving and Maintenance	1
12.3	Standards for Parking in Residential Districts	1
12.4	Access	3
12.5	Use for No Other Purpose	3
12.6	Requirements for Change in Use	4
12.7	Accessible Spaces	4
12.8	Bicycle Parking	4
12.9	Overflow Parking	4
12.10	Parking of Over Size Vehicles in Residential Districts	4
12.11	Off-Street Parking Lots and Access Areas for Non-residential Development	5
12.12	Off-Street Parking Requirements and Bicycle Alternative as an Incentive	8
12.13	Off-Street Parking Exceptions	12
12.14	Loading Spaces	14

ARTICLE 13

STREETS

13.1	General	1
13.2	Street and Associated Infrastructure Standards	1
13.3	Intersections	3
13.4	Blocks	4
13.5	Street Plan	4
13.6	Street and Associated Infrastructure Design	4

ARTICLE 14

FLEXIBLE DEVELOPMENT STANDARDS

14.1	Purpose	1
14.2	Approval of Flexible Development Standards	1
14.3	Flexible Development Standards Permitted	1
14.4	Variances	2

ARTICLE 15

SPECIAL EVENTS AND TEMPORARY STRUCTURES

15.1	General standards and limitations	1
15.2	Requirements for Special Event and Temporary Structure Permits	1
15.3	Special Events and Temporary Structures Allowed.	2

ARTICLE 16
SUBDIVISIONS

16.1	Subdivision Regulations	1
16.2	Subdivision Standards.	9

ARTICLE 17
SIGN REGULATIONS

17.1	Title	1
17.2	Purpose	1
17.3	Definitions	1
17.4	Applicability	1
17.5	Prohibited Signs	2
17.6	Exempt Signs	3
17.7	Requirements for Permanent Signs Requiring an Approval of a Zoning Permit	6
17.8	Temporary Signs Requiring a Permit	13
17.9	Signs Located in Local Historic Districts	15
17.10	Master Sign Plan	15
17.11	Suggested Design Guidelines	17
17.12	Permitting	20
17.13	Nonconforming Signs	20
17.14	Discontinued and Abandoned Signs	20
17.15	Maintenance	20

ARTICLE 18
FLOOD DAMAGE PREVENTION

18.1. Statutory Authorization, Findings of Fact, Purpose and Objectives.	1
18.2. Definitions	2
18.3. General Provisions	12
18.4. Administration	13
18.5. Provisions for Flood Hazard Reduction	25
18.6. Legal Status Provisions	35

ARTICLE 19
STORMWATER

19.1	Title	1
19.2	Purpose	1
19.3	RESERVED FOR FUTURE USE	1
19.4	Definitions Supplemental to this Article	1
19.5	Exclusions	4
19.6	Review and Decision-Making Entities	5
19.7	Review and Appeals Procedures	5
19.8	Penalties for Violation	7
19.9	Permit Application and Plans	8
19.10	Maintenance Manual	9
19.11	As-built Plans and Specifications	10
19.12	Stormwater Management Objectives	10
19.13	Stormwater Management Design Standards	12
19.14	Stormwater Design Manual	13
19.15	Construction of Stormwater Management Structures	13
19.16	Performance Security for Installation	14
19.17	Completion	14
19.18	Assurance that Improvements will be Maintained	14
19.19	Illicit Discharges and Connections	16

ARTICLE 20

SOIL EROSION AND SEDIMENTATION CONTROL

20.1	General Requirements	1
20.2	Basic Control Objectives	1
20.3	Mandatory Standards for Land Disturbing Activity	2
20.4	Responsibility for Maintenance	2
20.5	Existing Uncovered Areas	2

ARTICLE 21
OPEN SPACE

21.1	Purpose	1
21.2	Open Space & Parks	1
21.3	Fee-in-Lieu	8
21.4	Guarantee in lieu of construction of improvements	8
21.5	Failure to perform	9

ARTICLE 22
NONCONFORMITIES

22.1	Purpose	1
22.2	Application and Exceptions	1
22.3	Dimensional Nonconformities	1
22.4	Nonconforming Uses	2
22.5	Nonconformities Associated with Manufactured Homes	2
22.6	Maintenance and Repair	3

ARTICLE 23

ADMINISTRATION AND ENFORCEMENT

23.1	Applicability and Establishment of Planning, Zoning & Subdivision Administrator	1
23.2	Administrator as Enforcement Officer	1
23.3	Violations	2
23.4	Enforcement Intent	3
23.5	Enforcement Procedure	3
23.6	Remedies	4
23.7	Civil Penalties – Assessment and Procedures	5
23.8	Other Powers and Actions	7
23.9	Remedies Cumulative and Continuous	7
23.10	Summary Removal of Signs/Sign Structure; Remove Orders for Signs/Sign Structure	7