

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	8-1
Section 8.2	Changes On Zoning Map	8-2
Section 8.3	Replacement Of Official Zoning Map	8-2
Section 8.4	Rules For Interpretation Of Zone Boundaries	8-2
Section 8.5	Areas Not Included Within Zones	8-3
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 Control Devices	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	Railroad Rights-Of-Way Location	9-1

TABLE OF CONTENTS (continued)

ARTICLE/SECTION	NAME	PAGE
Section 9.6	Excavation, Movement Of Soil, Tree Removal, And Erosion And Sedimentation Control	9-2
Section 9.7	Unightly Or Unsanitary Storage	9-2
Section 9.8	Application Of Zoning Regulations	9-3
Section 9.9	Special Requirements Governing Home Occupations	9-4
Section 9.10	Nonconforming Lots, Nonconforming Uses, Nonconforming Structures, Repairs And Maintenance, And Nonconforming Signs	9-5
Section 9.11	Exceptions And Modifications	9-8
Section 9.12	Conditional Uses	9-11
Section 9.13	Building Regulations And Water And Sanitary Sewer Service	9-16
Section 9.14	Move And Set	9-17
Section 9.15	Reserved	9-18
Section 9.16	Reserved	9-18
Section 9.17	Screening Area	9-18
Section 9.18	Outdoor Swimming Pools	9-20
Section 9.19	Development Plan Requirements	9-22
Section 9.20	Development Plan Requirements – Stages I, II, And Record Plat	9-23
Section 9.21	Regulations Concerning Air Rights	9-27
Section 9.22	Regulations Concerning Design And Construction Of Improvements	9-28
Section 9.23	Regulations Pertaining To Parking Or Storing Of Trailers, Manufactured Homes, Campers, Inoperable Vehicles, And Other Such Type Equipment	9-28
Section 9.24	Hillside Development Controls	9-29
Section 9.25	Flood Protection Development Controls	9-32
Section 9.26	Phased Zoning Regulations	9-47
Section 9.27	Land Used Solely For Agricultural Purposes	9-48
Section 9.28	Hazardous Waste	9-48
Section 9.29	Regulation of Bed and Breakfast Establishments	9-48
Section 9.30	Regulations Concerning Utilities	9-49
Section 9.31	Trip Reduction Regulations	9-49

TABLE OF CONTENTS (continued)

ARTICLE/SECTION	NAME	PAGE
Section 9.32	Filing of Certificate of Land Use Restrictions	9-55
ARTICLE X	ZONE REGULATIONS	
Section 10.0	CO (Conservation) Zone	10-1
Section 10.1	R-RE (Residential Rural Estate and Agricultural) Zone	10-4
Section 10.2	R-1A (Residential One-A) Zone	10-6
Section 10.3	R-1B (Residential One-B) Zone	10-8
Section 10.4	R-1C (Residential One-C) Zone	10-10
Section 10.5	R-1D (Residential One-D) Zone	10-12
Section 10.6	R-2 (Residential Two) Zone	10-14
Section 10.7	R-3 (Residential Three) Zone	10-16
Section 10.8	RCD (Residential Cluster Development) Overlay Zone	10-18
Section 10.9	GC (General Commercial) Zone	10-24
Section 10.10	HC (Highway Commercial) Zone	10-26
Section 10.11	NSC (Neighborhood Shopping Center) Zone	10-29
Section 10.12	PO (Professional Office Building) Zone	10-32
Section 10.13	IP (Industrial Park) Zone	10-34
Section 10.14	I-2 (Industrial Two) Zone	10-38
Section 10.15	MLU (Mixed Land Use) Zone	10-42
Section 10.16	TC (Town Center) Zone	10-50
ARTICLE XI	OFF-STREET PARKING AND ACCESS CONTROL REGULATIONS	
Section 11.0	General Requirements	11-1
Section 11.1	Design And Layout Of Off-Street Parking Areas	11-6
Section 11.2	Specific Off-Street Parking Requirements	11-8
Section 11.3	Access Control Regulations	11-15
ARTICLE XII	OFF-STREET LOADING AND/OR UNLOADING REGULATIONS	
Section 12.0	General Requirements	12-1
Section 12.1	Design And Layout Of Off-Street Loading And/Or Unloading Areas	12-3

TABLE OF CONTENTS (continued)

ARTICLE/SECTION	NAME	PAGE
ARTICLE XIII	FENCES, WALLS, AND OBSTRUCTION TO VIEW REGULATIONS	
Section 13.0	Vision Clearance At Corners And Railroad Crossings	13-1
Section 13.1	Classification Of Fences And Walls	13-1
Section 13.2	Conservation And Agricultural Zones	13-1
Section 13.3	Residential Zones	13-1
Section 13.4	Special Development Zones	13-4
Section 13.5	Commercial And Industrial Zones	13-4
Section 13.6	Measurement Of All Fence And/Or Wall Heights And/Or Locations	13-4
Section 13.7	Height Of Any Barbed Wire Or Sharp Pointed Fences	13-4
Section 13.8	Height Of Fences Atop Retaining Walls	13-5
Section 13.9	Electrified Fences	13-5
Section 13.10	Permit Required For Erection Of Fences	13-5
Section 13.11	Structural Elements Of Fences	13-5
Section 13.12	Dilapidated Fences	13-5
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	Special Signs	14-4
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 Sign Location, Type, and Size	14-8
ARTICLE XV	PERFORMANCE STANDARDS FOR INDUSTRIAL ZONES	
Section 15.0	Application Of Performance Standards	15-1
Section 15.1	Time Schedule For Compliance Of Performance Standards	15-1
Section 15.2	Performance Standards	15-1
ARTICLE XVI	ADMINISTRATION	
Section 16.0	Enforcing Officer	16-1
Section 16.1	Zoning Permits	16-1
Section 16.2	Building Permits	16-3

TABLE OF CONTENTS (continued)

ARTICLE/SECTION	NAME	PAGE
Section 16.3	Certificate Of Occupancy	16-5
Section 16.4	Certificate Of Occupancy For Existing Building	16-5
Section 16.5	Certificate Of Occupancy For Lawful Nonconforming Uses And Structures	16-6
Section 16.6	Denial Of Certificate Of Occupancy	16-6
Section 16.7	Certificate Of Occupancy Records	16-6
Section 16.8	Complaints Regarding Violations	16-6
Section 16.9	Penalties	16-6
Section 16.10	Intent Concerning Determinations Involved In Administration And Enforcement Of Performance Standards For Industrial Zones	16-7
Section 16.11	Duties Of Zoning Administrator Regarding Performance Standards For Industrial Zones	16-7
Section 16.12	Filing of Certificate of Land Use Restrictions	16-8
ARTICLE XVII	AMENDMENT PROCEDURE	
Section 17.0	Amendment Procedure	17-1
ARTICLE XVIII	BOARD OF ADJUSTMENT	
Section 18.0	Establishment Of Board Of Adjustment; Membership; Appointment; Terms; Vacancies; Oaths; Compensation; Removal; Officers	18-1
Section 18.1	Meetings Of Boards; Quorum; Minutes; By Laws; Finances; Subpoena Power; Administration Of Oaths	18-2
Section 18.2	Procedure For All Appeals To Board	18-3
Section 18.3	Appeals From Planning Commission, Board Of Adjustment, Or Legislative Body	18-3
Section 18.4	Stay Of Proceedings	18-4
Section 18.5	Powers Of Board Of Adjustment	18-4
Section 18.6	Variances; Change From One Nonconforming Use To Another; Conditions Governing Applications; Procedures	18-5
Section 18.7	Conditional Use Permits	18-8
Section 18.8	Decisions Of The Board Of Adjustment	18-9

TABLE OF CONTENTS (continued)

ARTICLE/SECTION	NAME	PAGE
ARTICLE XIX Section 19.0	SCHEDULE OF FEES Schedule Of Fees	19-1
APPENDIX A	SPECIFICATIONS FOR PAVING OF OFF-STREET PARKING AND LOADING AND/OR UNLOADING AREAS	A-1
APPENDIX B	SUMMARY OF AMENDMENTS	B-1