



TABLE OF CONTENTS

CHAPTER 1. PURPOSE

- 1.1 Title
- 1.2 Authority
- 1.3 Purpose
- 1.4 Jurisdiction
- 1.5 Severability
- 1.6 Reenactment and Repeal of Existing Ordinance(s)
- 1.7 Relationship with Other Local Ordinances
- 1.8 Technical Corrections
- 1.9 Effective Date

CHAPTER 2. INTERPRETATIONS; RULES of CONSTRUCTION; DEFINITIONS

- 2.1 Official Zoning Map
- 2.2 Interpretation of Zoning Map
- 2.3 Fractional Requirements
- 2.4 Text Controls Over Graphics
- 2.5 Conflicting Provisions
- 2.6 Interpretations of Terms and Words
- 2.7 Terms Defined in this Ordinance

CHAPTER 3. APPLICABILITY of ORDINANCE

- 3.1 Bona Fide Farms Exempt
- 3.2 Relationship With Other Adopted Plans
- 3.3 Reserved
- 3.4 Transitional Zoning / Vested Rights
- 3.5 Nonconforming Situations

CHAPTER 4. ADMINISTRATIVE AGENCIES / FUNCTIONS

- 4.1 Summary of Ordinance Administration and Review Roles
- 4.2 Board of Commissioners
- 4.3 UDO Administrator
- 4.4 Planning Board
- 4.5 Board of Adjustment
- 4.6 Technical Review Committee

CHAPTER 5. PERMIT and MODIFICATION PROCEDURES

- 5.1 General Submittal Requirements
- 5.2 Site Plan Review
- 5.3 Zoning Permit
- 5.4 Building Permit
- 5.5 Zoning Certificate of Compliance
- 5.6 Reserved
- 5.7 Sign Permit



- 5.8 Temporary Use Permit
- 5.9 Home Occupation
- 5.10 Vested Rights Certificate
- 5.11 Conditional Use Permit
- 5.12 Special Exception
- 5.13 Administrative Appeals / Interpretations
- 5.14 Variances
- 5.15 Minor Modifications to Development and Zoning District Standards & Approved Plats
- 5.16 Changes to the Official Zoning Map
- 5.17 Changes to the Ordinance Text

CHAPTER 6. ZONING DISTRICTS

- 6.1 Zoning Districts Established
- 6.2 General Zoning Districts
- 6.3 Overlay Zoning Districts
- 6.4 Parallel Conditional Use Zoning Districts
- 6.5 Conditional Zoning Districts

CHAPTER 7: USE and BUILDING LOT STANDARDS

- 7.1 Table of Uses / Uses Not Expressly Listed or Addressed
- 7.2 Table of Uses Category Description
- 7.3 Pre-existing Lots of Record
- 7.4 Conversion of Residential Uses to Non-Residential Uses
- 7.5 Bulk and Dimensional Standards
- 7.6 Overlay District Design Standards

CHAPTER 8: SUPPLEMENTAL USE REGULATIONS

- 8.1 Residential Type Uses
- 8.2 Office / Commercial Type Uses
- 8.3 Industrial Type Uses
- 8.4 Civic / Institutional Type Uses

CHAPTER 9: GENERAL PROVISIONS

- 9.1 Location of Required Yards on Irregular and Through Lots
- 9.2 Orientation of Manufactured Homes in Residential Zoning Districts
- 9.3 Boundary Structures
- 9.4 Fences or Wall Permitted
- 9.5 Lot to Abut a Dedicated Street; Minimum Lot Widths
- 9.6 One Principal Building or Use Per Lot
- 9.7 Sight Distance Triangles
- 9.8 Height Exceptions
- 9.9 Accessory Structures
- 9.10 Reserved
- 9.11 Reduction of Required Setbacks on Existing Lots



- 9.12 Use of Manufactured Homes
- 9.13 Outdoor Lighting
- 9.14 Special Grading Treatment Abutting Residential Districts
- 9.15 General Provisions for Communication Towers
- 9.16 Outdoor Storage and Display of Goods, Materials, Wastes and Equipment
- 9.17 Automobile Repair in Residential Zoning Districts or on Lots Used Primarily for Residential Purposes
- 9.18 Sidewalks / Green strips / Curb and Gutter
- 9.19 Density Credits
- 9.20 Hours of Operation
- 9.21 Uses with Outdoor Speakers
- 9.22 Odor
- 9.23 Noise
- 9.24 Access Management
- 9.25 Solid Waste Dumpster Requirements

CHAPTER 10: OFF-STREET PARKING and LOADING

- 10.1 General Provisions
- 10.2 Off-street Parking Lot Design Standards
- 10.3 Off-street Parking Lot Space and Aisle Dimensions
- 10.4 Off-street Parking Surface Requirements
- 10.5 Off-street Parking Space Requirements
- 10.6 Off-street Staging Space Requirements
- 10.7 Satellite Parking
- 10.8 Shared Parking
- 10.9 Parking Deck Standards
- 10.10 Off-street Loading Requirements
- 10.11 Parking of Passenger and Commercial Vehicles
- 10.12 Parking and Storage of Boats and Recreational Vehicles
- 10.13 Driveway Widths
- 10.14 Valet Parking

CHAPTER 11: SCREENING and LANDSCAPING

- 11.1 General Provisions
- 11.2 Planting Yards
- 11.3 Buffer Yards
- 11.4 Street Yard Trees
- 11.5 Off-Street Parking Lot Landscaping
- 11.6 Open Air Storage Buffering
- 11.7 Open Space Requirements

CHAPTER 12: SIGNS

- 12.1 General Provisions
- 12.2 Signs Not Requiring a Permit
- 12.3 Prohibited Signs
- 12.4 Permitted Signs: Location, Size and Number



- 12.5 Design and Construction Standards
- 12.6 Sign Lighting Standards
- 12.7 Signs in the Public Right-of-Way
- 12.8 Nonconforming Signs
- 12.9 Sign Maintenance

CHAPTER 13: SUBDIVISIONS

- 13.1 Jurisdiction
- 13.2 Activities that Constitute a Subdivision
- 13.3 List of Subdivisions Required
- 13.4 Accuracy of Surveys and Maps
- 13.5 Approval of Plats Required
- 13.6 Appeals
- 13.7 Variations to This Chapter
- 13.8 Approval Procedures for a Minor Subdivision
- 13.9 Review Procedure for Major Subdivisions
- 13.10 Guarantees
- 13.11 Submittal Requirements for Preliminary and Final Plat
- 13.12 Reservation of School Sites
- 13.13 Subdivision Names, Road Names and Addresses
- 13.14 Conformity to Thoroughfare Plan
- 13.15 Roads
- 13.16 Road Construction Specifications
- 13.17 Sidewalks / Green strips / Crosswalks
- 13.18 Street Trees
- 13.19 Water Supply and Sanitary Sewer Collection
- 13.20 Storm Sewers and Surface Water Drainage
- 13.21 Layout of Blocks
- 13.22 Cul-de-Sacs
- 13.23 Multiple Accesses
- 13.24 Lot Layout
- 13.25 Compliance with Zoning Regulations
- 13.26 Dedication of Open Space
- 13.27 Public Utilities and Services
- 13.28 Monuments Required
- 13.29 Standards for Subdivision Proposals to Minimize Possible Flood Damage
- 13.30 Pipe Sizing for Ditches / Creeks / Streams

CHAPTER 14: MANUFACTURED HOME PARKS

- 14.1 Authority
- 14.2 Jurisdiction
- 14.3 Purpose
- 14.4 Compliance with this Ordinance
- 14.5 Existing Manufactured Home Parks
- 14.6 Standards
- 14.7 Enforcement and Penalties
- 14.8 Definitions



CHAPTER 15: WATERSHED WATER SUPPLY REGULATIONS

- 15.1 Enabling Act
- 15.2 Authority and General Regulations
- 15.3 Definitions
- 15.4 Subdivision Regulations
- 15.5 Watershed Area / Development Regulations
- 15.6 Public Health
- 15.7 Watershed Administration and Amendments
- 15.8 Watershed Review Board
- 15.9 High Density Option
- 15.10 Watershed Management Plan

CHAPTER 16: FLOODPLAIN REGULATIONS

- 16.1 Statutory Authorization, Findings of Fact, Purpose and Objections
- 16.2 Definitions
- 16.3 General Provisions
- 16.4 Administration
- 16.5 Provisions for Flood Hazard Reduction
- 16.6 Legal Status Provisions

CHAPTER 17: RESERVED

CHAPTER 18: VIOLATIONS and REMEDIES

- 18.1 Violations
- 18.2 Continuing Violations
- 18.3 Enforcement Powers
- 18.4 Remedies
- 18.5 Notice of Violation Procedures
- 18.6 Penalties for Violations
- 18.7 Other Powers
- 18.8 Remedies Cumulative

INDEX

- APPENDIX A: STREET / ROAD NAMING AND NUMBERING ORDINANCE**
- APPENDIX B: APPROVED TREE AND SHRUB SPECIES**