

TABLE OF CONTENTS

		Page
ARTICLE I	PURPOSE, TITLE, EFFECTIVE DATE, INTERPRETATION AND APPLICABILITY, VALIDITY AND REFERENCED PUBLICATIONS	1
	Section 1.01 Purpose	1
	Section 1.02 Title	1
	Section 1.03 Effective Date	1
	Section 1.04 Interpretation and Applicability	1
	Section 1.05 Validity	1
	Section 1.06 Referenced Publications	2
ARTICLE II	GENERAL PROVISIONS	3
	Section 2.01 Agriculture	3
	Section 2.02 Corner Lots	3
	Section 2.03 Architectural Projections	3
	Section 2.04 Performance Requirements for Uses in all Districts	3
	Section 2.05 Temporary Buildings	7
	Section 2.06 Junk Automobiles	7
	Section 2.07 Height Regulations	7
	Section 2.08 Accessory Uses	7
	Section 2.09 Debris & Building Material	8
	Section 2.10 Lot or Subdivision	9
	Section 2.11 Common Access Drives	9
	Section 2.12 Landfills	9
	Section 2.13 Medical and Recreational Marijuana	9
ARTICLE III	SIGNS	
	Section 3.01 General Provisions	10
	Section 3.02 Signs Permitted in Any District	11
	Section 3.03 Business and Industrial District Signs	12
ARTICLE IV	ROADSIDE STANDS FOR SALE OF FARM PRODUCTS	14
	Section 4.01 Roadside Stands for Sale of Farm Products (Farm Market)	14
ARTICLE V	HOME OCCUPATIONS	15
	Section 5.01 Home Occupations	15
ARTICLE VI	DISTRICTS ESTABLISHED	16
	Section 6.01 Zoning Districts	16
	Section 6.02 District Zoning Map	16
	Section 6.03 District Boundaries	16
ARTICLE VII	USE REGULATIONS	17
	Section 7.01 S-1 Special District	17
	Section 7.02 R-1 Suburban Residential District	18
	Section 7.03 R-2 Residential District	19
	Section 7.04 B-1 Local Business District	20
	Section 7.05 M-1 Light Industrial District	21
	Section 7.06 M-2 Industrial District	22
ARTICLE VIII	YARD AND AREA REGULATIONS FOR RESIDENTIAL USE	23
	Section 8.01 Yard Requirements	23
	Section 8.02 Residential Floor Area Requirements	24

ARTICLE IX		YARD REQUIREMENTS FOR BUSINESS AND INDUSTRIAL USES	25
	Section 9.01	Yard Requirements	25
	Section 9.02	Side and Rear Yard Requirements for Non-Residential Uses Abutting “R” Districts	25
ARTICLE X		OFF-STREET PARKING AND LOADING REQUIREMENTS	27
	Section 10.01	Off-Street Parking Requirements	27
	Section 10.02	Off-Street Loading Requirements	28
ARTICLE XI		FENCES & WALLS	29
	Section 11.01	Fences & Walls	29
ARTICLE XII		ADMINISTRATION AND ENFORCEMENT	30
	Section 12.01	Zoning Inspector	30
	Section 12.02	Agricultural Exemption Affidavit	30
	Section 12.03	Zoning Certificates	30
	Section 12.04	Violations, Penalties and Remedies	31
ARTICLE XIII		NONCONFORMING USES	33
	Section 13.01	Intent	33
	Section 13.02	NonConforming Lots	33
	Section 13.03	NonConforming Structures	33
	Section 13.04	NonConforming Uses	33
	Section 13.05	Trailer Parks, Mobile Homes	34
ARTICLE XIV		CONDITIONAL USES	35
	Section 14.01	Permit Required	35
	Section 14.02	Application	35
	Section 14.03	Referral to the Board of Zoning Appeals	35
	Section 14.04	General Standards	36
	Section 14.05	Action by Board of Zoning Appeals	36
	Section 14.06	Expiration	36
	Section 14.07	Wireless Telecommunications Facilities	36
		Intent	36
	Section 14.08	Gas and Oil Wells	41
	Section 14.09	Sand, Gravel and Earth Removal	41
	Section 14.10	Small Wind Energy Systems	44
	Section 14.11	Pipeline Standards	46
	Section 14.12	Solar Farm	47
ARTICLE XV		SITE PLANS	49
	Section 15.01	Purpose & Intent	49
	Section 15.02	Site Plans Required	49
	Section 15.03	Preparation	49
	Section 15.04	Information Required	49
	Section 15.05	Design Standards	49
	Section 15.06	Submittal	50
	Section 15.07	Review and Fees	50
ARTICLE XVI		BOARD OF ZONING APPEALS	51
	Section 16.01	Membership	51
	Section 16.02	Organization	51

	Section 16.03	Powers	51
	Section 16.04	Standards for Variances	52
	Section 16.05	Procedures for Administrative Appeals and Variances	53
	Section 16.06	Board Action	54
ARTICLE XVII		ZONING COMMISSION	56
	Section 17.01	Membership	56
	Section 17.02	Power and Duties	56
ARTICLE XVIII		PROCEDURES FOR AMENDMENTS TO THE ZONING RESOLUTION	57
	Section 18.01	General	57
	Section 18.02	Procedure for Amendment of the Zoning Resolution Text or Map	57
	Section 18.03	Applications Fees	59
ARTICLE XIX		DEFINITIONS	60
	Section 19.01	Definitions	60