

TABLE OF CONTENTS

ARTICLE 1..... GENERAL PROVISIONS

 1.01 Title..... 1-1

 1.02 Effective Date 1-1

 1.03 Interpretation..... 1-1

 1.04 Validity 1-1

 1.05 Repealer 1-2

 1.06 Purpose..... 1-2

 1.07 Community Development Objectives..... 1-3

ARTICLE 2. DEFINITIONS

 2.01 General Word Usage..... 2-1

 2.02 Defined Words and Phrases 2-2

ARTICLE 3. DISTRICTS AND MAP ESTABLISHED

 3.01 Zoning Classifications 3-1

 3.02 Zoning Map..... 3-1

 3.03 Interpretation of District Boundaries 3-1

 3.04 Effect of Establishment of Districts..... 3-2

ARTICLE 4. AGRICULTURAL DISTRICT

 4.01 Purpose..... 4-1

 4.02 Permitted Uses 4-1

 4.03 Accessory Uses 4-2

 4.04 Conditional Uses..... 4-2

 4.05 Lot Area and Yard Regulations 4-3

 4.06 Existing Substandard Lots 4-4

 4.07 Farm Regulations..... 4-4

 4.08 Notice to Non-Agricultural Users..... 4-5

 4.09 Off-Street Parking..... 4-5

ARTICLE 5. WOODLAND CONSERVATION DISTRICT

 5.01 Purpose..... 5-1

 5.02 Permitted Uses 5-1

 5.03 Accessory Uses 5-2

 5.04 Conditional Uses..... 5-2

 5.05 Lot Area and Yard Regulations 5-2

 5.06 Off-Street Parking..... 5-3

 5.07 Signs..... 5-3

ARTICLE 6.	RESERVED	
ARTICLE 7.	VILLAGE CENTER DISTRICT	
7.01	Purpose.....	7-1
7.02	Permitted Uses	7-1
7.03	Accessory Uses	7-2
7.04	Conditional Uses.....	7-2
7.05	Area and Yard Regulations.....	7-4
7.06	Off-Street Parking.....	7-6
7.07	Signs.....	7-6
ARTICLE 8.	COMMERCIAL DISTRICT	
8.01	Purpose.....	8-1
8.02	Permitted Uses	8-1
8.03	Accessory Uses	8-3
8.04	Conditional Uses.....	8-3
8.05	Area, Yard, Height and Coverage Regulations.....	8-3
8.06	Off-Street Parking Regulations.....	8-5
8.07	Sign Regulations	8-5
8.08	Service Entrances.....	8-5
ARTICLE 9.	COMMERCIAL/MANUFACTURING DISTRICT	
9.01	Purpose.....	9-1
9.02	Permitted Uses	9-1
9.03	Accessory Uses	9-3
9.04	Conditional Uses.....	9-3
9.05	Area, Setback, Height and Coverage Regulations	9-5
9.06	Landscaping and Screening	9-6
9.07	Off-Street Parking Regulations.....	9-8
9.08	Sign Regulations	9-8
ARTICLE 10.	FP, FLOODPLAIN CONSERVATION DISTRICT	
10.01	Purpose.....	10-1
10.02	Applicability	10-2
10.03	Overlay Concept, Abrogation and Greater Restrictions	10-2
10.04	Description of Floodplain Areas.....	10-3
10.05	Interpretation of Flood Hazard Area Boundaries.....	10-4
10.06	Boundary Changes	10-5
10.07	Warning and Disclaimer of Liability	10-5
10.08	Compliance	10-5
10.09	Permitted Uses	10-5
10.10	Prohibited Uses	10-7

10.11	The Fifty Foot Rule.....	10-7
10.12	Nonconforming Uses or Structures.....	10-8
10.13	Variance Procedures	10-8
10.14	Standards for Granting Variances.....	10-8

ARTICLE 11. CONDITIONAL USES

11.01	Purpose.....	11-1
11.02	Applicability	11-1
11.03	Procedures.....	11-1
11.04	Compliance	11-4
11.05	General Use Standards.....	11-4
11.06	Additional Standards for Specified Conditional Uses	11-6

ARTICLE 12. NONCONFORMING USES, STRUCTURES AND LOTS

12.01	12-1
12.02	Continuation.....	12-1
12.03	Alterations.....	12-1
12.04	Extensions or Enlargements.....	12-1
12.05	Changes in Nonconforming Uses	12-2
12.06	Reconstruction/Restoration.....	12-2
12.07	Discontinuance.....	12-3
12.08	Nonconforming Signs	12-3
12.09	District Changes.....	12-3
12.10	Unsafe Structure.....	12-3
12.11	Agricultural Exemption	12-3

ARTICLE 13. SUPPLEMENTAL REGULATIONS

13.01	Yard and Lot Regulations	13-1
13.02	Performance Standards	13-3
13.03	Prohibited Uses In All Districts	13-6
13.04	Uses Not Provided For – Similarity Review.....	13-6
13.05	Accessory Building Regulations.....	13-7
13.06	Essential Services.....	13-7
13.07	Height Regulations.....	13-8
13.08	Private Outdoor Swimming Pools	13-8
13.09	Temporary Uses	13-8
13.10	Real Estate Sales Office.....	13-9
13.11	Fences and Walls (Residential Applications)	13-9
13.12	Buffer Yards and Screening.....	13-9
13.13	Accessory Solar Energy Systems (ASES)	13-11
13.14	Principal Solar Energy Systems (PSES).....	13-15
13.15	Off-Street Parking	13-19
13.16	Signs.....	13-26

13.17	Home Occupations.....	13-32
13.18	Accessory Apartment.....	13-32
13.19	Accessory Wind Energy Facilities.....	13-33
13.20	Principal Wind Energy Facilities (PWEF).....	13-36
13.21	Farm Related Business.....	13-43
13.22	Agritourism Enterprise.....	13-44
ARTICLE 14.	ADMINISTRATION, PERMITS AND FEES	
14.01	Duties of the Zoning Officer.....	14-1
14.02	Zoning Permit	14-2
14.03	Fees	14-3
ARTICLE 15.	VIOLATIONS, ENFORCEMENT AND PENALTIES	
15.01	Enforcement Notice	15-1
15.02	Causes of Action.....	15-2
15.03	Jurisdiction.....	15-2
15.04	Enforcement Remedies	15-2
ARTICLE 16.	ZONING HEARING BOARD, HEARINGS AND JURISDICTION	
16.01	Creation of Zoning Hearing Board and Appointments.....	16-1
16.02	Alternate Members.....	16-1
16.03	Removal of Members.....	16-1
16.04	Organization of Board.....	16-2
16.05	Expenditures for Services	16-2
16.06	Hearings	16-3
16.07	Jurisdiction.....	16-5
16.08	Applicability of Judicial Remedies.....	16-7
16.09	Zoning Hearing Board’s Functions, Variances.....	16-7
16.10	Zoning Hearing Board’s Functions; Special Exceptions	16-8
16.11	Parties Appellant Before the Board	16-8
ARTICLE 17.	AMENDMENT AND APPEALS	
17.01	Enactment of Zoning Ordinance Amendments.....	17-1
17.02	Procedure for Landowner Curative Amendments	17-2
17.03	Procedure for Municipal Curative Amendments	17-3
17.04	Publication, Advertisement and Availability of Ordinances	17-4
17.05	Appeals	17-5
ARTICLE 18.	ENACTMENT	
18.01	Enactment	18-1