

## TABLE OF CONTENTS

ARTICLE NUMBER	ARTICLE TITLE	PAGE
ARTICLE 1	SHORT TITLE, PURPOSE AND SCOPE	1-1
Section 1.1	Short Title	1-1
Section 1.2	Purpose	1-1
Section 1.3	Scope	1-1
ARTICLE 2	RULES OF TEXT INTERPRETATION; DEFINITIONS OF TERMS	2-1
Section 2.1	Rules of Text Interpretation	2-1
Section 2.2	Definitions of Terms	2-2
ARTICLE 3	CLASSIFICATION AND USE DISTRICTS	3-1
Section 3.1	Zoning Districts	3-1
Section 3.2	Zoning Map and Use District Boundaries	3-1
Section 3.3	Areas Not Included Within A District	3-2
Section 3.4	Permissive Zoning Concept	3-2
Section 3.5	Permitted Uses	3-2
Section 3.6	Special Land Uses	3-2
ARTICLE 4	GENERAL PROVISIONS	4-1
Section 4.1	Zoning Affects All Structures and Land and the Use Thereof	4-1
Section 4.2	Building Permits and Construction Codes	4-1
Section 4.3	Zoning Compliance Permits	4-1
Section 4.4	Dwelling Standards	4-1
Section 4.5	Used Dwelling	4-3
Section 4.6	Basement Dwelling	4-3
Section 4.7	Principal Use/Principal Building	4-3
Section 4.8	Required Lot, Yard, Area or Space	4-3
Section 4.9	Traffic Visibility and Clearance	4-4
Section 4.10	Walls and Fences	4-4
Section 4.11	Screening and Fencing	4-4
Section 4.12	Height Exceptions	4-4
Section 4.13	Temporary Land Uses and Permits	4-5

<b>ARTICLE NUMBER</b>	<b>ARTICLE TITLE</b>	<b>PAGE</b>
Section 4.14	Junk/Refuse	4-7
Section 4.15	Swimming Pools	4-7
Section 4.16	Control of Heat, Glare, Fumes, Dust, Noise, Vibration and Odors	4-7
Section 4.17	Lighting Limitations	4-7
Section 4.18	Garage Sale/Yard Sale Regulations	4-8
Section 4.19	Removal of Unused Building Foundations and Restoration of Lot Grade	4-8
Section 4.20	Earth Removal	4-8
Section 4.21	Fill Regulations	4-9
Section 4.22	Stock Farming and Other Livestock Uses	4-11
Section 4.23	Wind Energy Structures	4-11
Section 4.24	Accessory Solar Energy System	4-14
Section 4.25	Roadside Stand and Farm Market Regulations	4-15
<b>ARTICLE 5</b>	<b>WATERFRONT PRESERVATION AND ENVIRONMENTAL PROTECTION OVERLAY</b>	<b>5-1</b>
Section 5.1	Purpose and Scope	5-1
Section 5.2	Greenbelt Preservation	5-1
Section 5.3	Channelization	5-1
Section 5.4	Waterfront Setbacks	5-1
Section 5.5	Waterfront Lot Access and Use Regulations	5-2
Section 5.6	Boathouses and Dock Regulations	5-3
<b>ARTICLE 6</b>	<b>AG-1 EXCLUSIVE AGRICULTURE DISTRICT</b>	<b>6-1</b>
Section 6.1	Statement of Purpose and Description of District	6-1
Section 6.2	Permitted Uses	6-1
Section 6.3	Special Land Uses	6-3
Section 6.4	Density, Area, Height, Bulk and Placement Requirements	6-3
Section 6.5	Off-Street Parking Requirements	6-3
Section 6.6	Site Plan Review	6-3

<b>ARTICLE NUMBER</b>	<b>ARTICLE TITLE</b>	<b>PAGE</b>
<b>ARTICLE 7</b>	<b>AG-2 GENERAL AGRICULTURE DISTRICT</b>	<b>7-1</b>
Section 7.1	Statement of Purpose and Description of District	7-1
Section 7.2	Permitted Uses	7-1
Section 7.3	Special Land Uses	7-3
Section 7.4	Density, Area, Height, Bulk and Placement Requirements	7-4
Section 7.5	Off-Street Parking Requirements	7-4
Section 7.6	Site Plan Review	7-4
<b>ARTICLE 8</b>	<b>RR RURAL RESIDENTIAL DISTRICT</b>	<b>8-1</b>
Section 8.1	Statement of Purpose and Description of District	8-1
Section 8.2	Permitted Uses	8-1
Section 8.3	Special Land Uses	8-2
Section 8.4	Density, Area, Height, Bulk and Placement Requirements	8-2
Section 8.5	Off-Street Parking Requirements	8-2
Section 8.6	Site Plan Review	8-2
<b>ARTICLE 9</b>	<b>R-1 MEDIUM DENSITY RESIDENTIAL DISTRICT</b>	<b>9-1</b>
Section 9.1	Statement of Purpose and Description of District	9-1
Section 9.2	Permitted Uses	9-1
Section 9.3	Special Land Uses	9-1
Section 9.4	Density, Area, Height, Bulk and Placement Requirements	9-2
Section 9.5	Off-Street Parking Requirements	9-2
Section 9.6	Site Plan Review	9-2
<b>ARTICLE 10</b>	<b>R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT</b>	<b>10-1</b>
Section 10.1	Statement of Purpose and Description of District	10-1
Section 10.2	Permitted Uses	10-1

<b>ARTICLE NUMBER</b>	<b>ARTICLE TITLE</b>	<b>PAGE</b>
Section 10.3	Special Land Uses	10-1
Section 10.4	Density, Area, Height, Bulk and Placement Requirements	10-2
Section 10.5	Off-Street Parking Requirements	10-2
Section 10.6	Site Plan Review	10-2
<b>ARTICLE 11</b>	<b>R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT</b>	<b>11-1</b>
Section 11.1	Statement of Purpose and Description of District	11-1
Section 11.2	Permitted Uses	11-1
Section 11.3	Special Land Uses	11-2
Section 11.4	Density, Area, Height, Bulk and Placement Requirements	11-2
Section 11.5	Off-Street Parking Requirements	11-2
Section 11.6	Site Plan Review	11-2
<b>ARTICLE 12</b>	<b>R-4 MANUFACTURED HOUSING COMMUNITY RESIDENTIAL DISTRICT</b>	<b>12-1</b>
Section 12.1	Statement of Purpose and Description of District	12-1
Section 12.2	Permitted Uses	12-1
Section 12.3	Special Land Uses	12-1
Section 12.4	Density, Area, Height, Bulk and Placement Requirements	12-2
Section 12.5	Off-Street Parking Requirements	12-2
Section 12.6	Site Plan Review	12-2
<b>ARTICLE 13</b>	<b>C/R CAMPGROUND AND RECREATION DISTRICT</b>	<b>13-1</b>
Section 13.1	Statement of Purpose and Description of District	13-1
Section 13.2	Permitted Uses	13-1
Section 13.3	Special Land Uses	13-1
Section 13.4	Density, Area, Height, Bulk and Placement Requirements	13-1
Section 13.5	Off-Street Parking Requirements	13-1

<b>ARTICLE NUMBER</b>	<b>ARTICLE TITLE</b>	<b>PAGE</b>
Section 13.6	Site Plan Review	13-1
<b>ARTICLE 14</b>	<b>P/RU PUBLIC/RECREATIONAL USE DISTRICT</b>	<b>14-1</b>
Section 14.1	Statement of Purpose and Description of District	14-1
Section 14.2	Permitted Uses	14-1
Section 14.3	Special Land Uses	14-1
Section 14.4	Density, Area, Height, Bulk and Placement Requirements	14-1
Section 14.5	Off-Street Parking Requirements	14-1
Section 14.6	Site Plan Review	14-1
<b>ARTICLE 15</b>	<b>LC LOCAL COMMERCIAL DISTRICT</b>	<b>15-1</b>
Section 15.1	Statement of Purpose and Description of District	15-1
Section 15.2	Permitted Uses	15-1
Section 15.3	Special Land Uses	15-2
Section 15.4	Density, Area, Height, Bulk and Placement Requirements	15-2
Section 15.5	Off-Street Parking Requirements	15-2
Section 15.6	Site Plan Review	15-2
<b>ARTICLE 16</b>	<b>LI LOCAL INDUSTRIAL DISTRICT</b>	<b>16-1</b>
Section 16.1	Statement of Purpose and Description of District	16-1
Section 16.2	Permitted Uses	16-1
Section 16.3	Special Land Uses	16-1
Section 16.4	Density, Area, Height, Bulk and Placement Requirements	16-2
Section 16.5	Off-Street Parking Requirements	16-2
Section 16.6	Site Plan Review	16-2
<b>ARTICLE 17</b>	<b>US 131 CORRIDOR BUSINESS DISTRICT</b>	<b>17-1</b>
Section 17.1	Statement of Purpose and Description of District	17-1
Section 17.2	Permitted Uses	17-1

<b>ARTICLE NUMBER</b>	<b>ARTICLE TITLE</b>	<b>PAGE</b>
Section 17.3	Special Land Use	17-3
Section 17.4	Density, Area, Height, Bulk and Placement Requirements	17-3
Section 17.5	Off-Street Parking Requirements	17-3
Section 17.6	Site Plan Review	17-3
Section 17.7	Access Management Requirements	17-3
<b>ARTICLE 18</b>	Private Roads	18-1
<b>ARTICLE 19</b>	Reserved for Potential Use	19-1
<b>ARTICLE 20</b>	<b>SCHEDULE OF LOT, YARD, AND AREA REQUIREMENTS</b>	20-1
	*Footnotes to Article 20	20-5
<b>ARTICLE 21</b>	<b>OPEN SPACE PRESERVATION/ CLUSTERING DEVELOPMENTS</b>	21-1
Section 21.1	Open Space Preservation/Clustering Development Option	21-1
Section 21.2	Land Qualified for This Development Option	21-1
Section 21.3	Review Procedures	21-1
<b>ARTICLE 22</b>	<b>ACCESSORY BUILDINGS/STRUCTURES AND ACCESSORY USES</b>	22-1
Section 22.1	General Requirements for Accessory Buildings/Structures and Accessory Uses	22-1
Section 22.2	Keeping of Chickens and Ducks	22-4
<b>ARTICLE 23</b>	<b>SPECIAL LAND USES</b>	23-1
Section 23.1	Explanation of Special Land Uses	23-1
Section 23.2	Special Land Use Procedure	23-1
Section 23.3	Standard for Special Land Use Approval	23-4
Section 23.4	Conditions Imposed Upon Approved Special Land Uses	23-4
Section 23.5	Compliance With Approval	23-6
Section 23.6	Revocation of Special Land Use Approval	23-6
Section 23.7	Specific Standard Required of Particular Special Land Uses	23-7

<b>ARTICLE NUMBER</b>	<b>ARTICLE TITLE</b>	<b>PAGE</b>
<b>ARTICLE 24</b>	<b>SITE PLAN REVIEW</b>	<b>24-1</b>
Section 24.1	Purpose	24-1
Section 24.2	Uses Subject to Site Plan Review	24-1
Section 24.3	Preliminary Site Plan Review	24-1
Section 24.4	Final Site Plan Application Content	24-2
Section 24.5	Final Site Plan Submittal and Review Schedule Procedures	24-4
Section 24.6	Final Site Plan Review and Approval/Approval Conditions	24-4
Section 24.7	Modifications	24-6
Section 24.8	Conformity to Approved Site Plan/Amendments of Approved Site Plan	24-6
Section 24.9	Fees	24-6
Section 24.10	Revocation	24-6
Section 24.11	Term of Approval	24-7
Section 24.12	Administrative Site Plan Review	24-7
<b>ARTICLE 25</b>	<b>SIGN REGULATIONS</b>	<b>25-1</b>
Section 25.1	Purpose and Intent	25-1
Section 25.2	Definitions	25-1
Section 25.3	Signs Allowed/Prohibited	25-3
Section 25.4	Signs in the AG Agricultural Districts	25-3
Section 25.5	Signs in the RR Rural Residential District	25-3
Section 25.6	Signs in the R-1 Medium Density Residential District, and the R-2 Medium Density Residential District	25-4
Section 25.7	Signs in the R-3 Medium Density Residential District	25-4
Section 25.8	Signs in the R-4 Manufactured Housing Community Residential District	25-5
Section 25.9	Signs in the C/R Campground and Recreation District	25-5
Section 25.10	Signs in the P/RU Public Recreational Use District	25-5

<b>ARTICLE NUMBER</b>	<b>ARTICLE TITLE</b>	<b>PAGE</b>
Section 25.11	Signs in the LC Local Commercial District	25-6
Section 25.12	Signs in the LI Local Industrial District	25-7
Section 25.13	Signs in the US 131 Corridor District	25-7
Section 25.14	Signs Allowed in All Zoning Districts	25-9
Section 25.15	General Provisions and Requirements	25-11
<b>ARTICLE 26</b>	<b>PARKING AND LOADING SPACES</b>	<b>26-1</b>
Section 26.1	General Off-Street Parking Requirements	26-1
Section 26.2	Parking Space Size and Access	26-1
Section 26.3	Building Additions/Other Changes	26-1
Section 26.4	Multiple and Joint Use	26-1
Section 26.5	Prohibited Design	26-1
Section 26.6	Parking Spaces for Uses Not Specified	26-1
Section 26.7	Fractional Spaces	26-2
Section 26.8	Requirements for Parking in Agricultural and Residential Districts	26-2
Section 26.9	Requirements for Parking in Public/Recreational Use District	26-2
Section 26.10	Requirements for Parking in Commercial and Industrial Districts	26-2
Section 26.11	Table of Off-Street Parking Requirements	26-4
Section 26.12	Parking Variation	26-8
<b>ARTICLE 27</b>	<b>NONCONFORMING USES, BUILDINGS/STRUCTURES AND LOTS</b>	<b>7-1</b>
Section 27.1	Scope of Regulations	27-1
Section 27.2	Continuance of Nonconforming Uses and Buildings/Structures	27-1
Section 27.3	Expansion of Nonconforming Use or Building/Structure	27-1
Section 27.4	Repair, Maintenance and Restoration of Nonconforming Use or Building/Structure	27-1
Section 27.5	Change of Nonconforming Use	27-2
Section 27.6	Discontinuation and Reestablishment of Nonconforming Uses and	27-2



<b>ARTICLE NUMBER</b>	<b>ARTICLE TITLE</b>	<b>PAGE</b>
	Buildings/Structures	
Section 27.7	Nonconformity Due to Rezoning or Text Amendment	27-2
Section 27.8	Building Upon Nonconforming Lots	27-2
<b>ARTICLE 28</b>	<b>ZONING BOARD OF APPEALS</b>	<b>28-1</b>
Section 28.1	Creation	28-1
Section 28.2	Members	28-1
Section 28.3	Terms	28-1
Section 28.4	Jurisdiction and Powers	28-1
Section 28.5	Officers	28-2
Section 28.6	Meetings/Rules of Procedure	28-2
Section 28.7	Appeals	28-2
Section 28.8	Applications	28-3
Section 28.9	Variance Standards and Conditions	28-4
Section 28.10	Land Use Variance	28-5
Section 28.11	Public Hearings	28-5
Section 28.12	Decisions	28-6
Section 28.13	Time Limit	28-6
Section 28.14	Vote Necessary for Decision	28-6
Section 28.15	Minutes and Records	28-6
Section 28.16	Limitation of Board Action	28-6
<b>ARTICLE 29</b>	<b>ADMINISTRATION AND ENFORCEMENT OF ZONING ORDINANCE</b>	<b>29-1</b>
Section 29.1	Zoning Administration and Enforcement	29-1
Section 29.2	Zoning Administrator	29-1
Section 29.3	Zoning Administrator Duties	29-1
Section 29.4	Violation and Sanctions	29-2
Section 29.5	Nuisance Per Se	29-3
Section 29.6	Authority to Commence Legal Action	29-3
Section 29.7	Application Fees	29-3

<b>ARTICLE NUMBER</b>	<b>ARTICLE TITLE</b>	<b>PAGE</b>
<b>ARTICLE 30</b>	<b>TEXT AMENDMENT/REZONING PROCEDURES</b>	<b>30-1</b>
Section 30.1	Initiation of Amendments	30-1
Section 30.2	Amendment Application Procedure	30-1
Section 30.3	Amendment Procedure	30-2
<b>ARTICLE 31</b>	<b>MISCELLANEOUS PROVISIONS</b>	<b>31-1</b>
Section 31.1	Severability	31-1
Section 31.2	Repeal	31-1
Section 31.3	Effective Date	31-1
Section 31.4	Administrative Liability	31-1
<b>NOMENCLATURE DIAGRAMS</b>		
<b>PLANNING COMMISSION BYLAWS</b>		