

# TABLE OF CONTENTS

<b>ARTICLE I</b>	<b>GENERAL PROVISIONS</b>	
Section 1.	PURPOSE .....	I-1
Section 2.	TITLE .....	I-1
Section 3.	INTERPRETATION, PURPOSE AND CONFLICT .....	I-1
Section 4.	VALIDITY .....	I-2
Section 5.	EFFECTIVE DATE .....	I-2
Section 6.	DEFINITIONS.....	I-3
Section 7.	RESOURCES.....	I-20
ENDNOTES	.....	I-21
<b>ARTICLE II</b>	<b>EXEMPTIONS AND NONCONFORMING USES</b>	
Section 1.	USES EXEMPTED FROM PROVISIONS OF RESOLUTION .....	II-1
Section 2.	EXISTING LOTS OF RECORD .....	II-1
Section 3.	NONCONFORMING USES AND BUILDINGS .....	II-3
Section 4.	PENDING APPLICATION FOR BUILDING PERMITS .....	II-4
<b>ARTICLE III</b>	<b>ESTABLISHMENT OF ZONING DISTRICTS AND MAP</b>	
Section 1.	ZONING DISTRICTS .....	III-1
Section 2.	DISTRICT MAP .....	III-2
<b>ARTICLE IV</b>	<b>“B-2” INTEGRATED COMMUNITY BUSINESS CENTER DISTRICT</b>	
Section 1.	MINIMUM SITE AREA FOR AN INTEGRATED COMMUNITY BUSINESS CENTER DISTRICT .....	IV-1
Section 2.	“B-2” REVIEW PROCEDURE .....	IV-1
Section 3.	“B-2” STANDARDS FOR REVIEW .....	IV-2
Section 4.	“B-2” REQUIRED CONDITIONS .....	IV-2
<b>ARTICLE V</b>	<b>SR 25 AND SR 582 OVERLAY ZONE</b>	
Section 1.	PURPOSE AND INTENT .....	V-1
Section 2.	DISTRICT BOUNDARIES .....	V-1
Section 3.	REVIEW AND APPROVAL PROCEDURES .....	V-1
Section 4.	PERMITTED AND SPECIAL USES .....	V-2
Section 5.	EXCLUDED USES .....	V-2
Section 6.	ACCESSORY BUILDINGS AND USES .....	V-2
Section 7.	DEVELOPMENT STANDARDS .....	V-2
Section 8.	ACCESS TO INDIVIDUAL PARCELS .....	V-3
Section 9.	ACCESS PERMITS .....	V-3
Section 10.	ACCESS OPTIONS .....	V-3
Section 11.	TRAFFIC IMPACT STUDY .....	V-3
Section 12.	TRAFFIC ASSESSMENT STUDY .....	V-3
Section 13.	ARCHITECTURAL REVIEW REQUIREMENTS .....	V-4
Section 14.	LANDSCAPE REVIEW REQUIREMENTS .....	V-4
Section 15.	GENERAL REQUIREMENTS .....	V-4

# TABLE OF CONTENTS

Section 16.	MAINTENANCE AND REPLACEMENT REQUIREMENTS .....	V-4
Section 17.	SIGNAGE .....	V-5
Section 18.	UTILITIES .....	V-5
<b>ARTICLE VI</b>	<b>PUD – PLANNED UNIT DEVELOPMENT</b>	
Section 1.	BENEFITS OF PUDS .....	VI-1
Section 2.	TYPES OF PUDS .....	VI-1
Section 3.	SITE AREA REQUIREMENTS .....	VI-2
Section 4.	DEVELOPMENT STANDARDS .....	VI-2
Section 5.	DENSITY DETERMINATION FOR RESIDENTIAL PUDS .....	VI-7
Section 6.	RESTRICTED OPEN SPACE .....	VI-9
Section 7.	FINANCIAL ABILITY TO PROCEED .....	VI-11
Section 8.	PROCEDURE .....	VI-11
<b>ARTICLE VII</b>	<b>PERMITTED AND CONDITIONAL LAND USES</b>	
Section 1.	LAND USE MATRIX .....	VII-1
	1. Agricultural Land Uses .....	VII-2
	2. Residential Land Uses .....	VII-3
	3. Quasi-Public Land Uses .....	VII-4
	4. Commercial Land Uses .....	VII-5
	5. Industrial Land Uses .....	VII-8
	6. Accessory Land Uses .....	VII-11
Section 2.	FOOTNOTES TO LAND USE MATRIX .....	VII-12
<b>ARTICLE VIII</b>	<b>DEVELOPMENT STANDARDS</b>	
Section 1.	COMPLIANCE WITH REGULATIONS .....	VIII-1
Section 2.	DEVELOPMENT STANDARDS MATRIX .....	VIII-1
Section 3.	FOOTNOTES TO DEVELOPMENT STANDARDS MATRIX .....	VIII-4
ENDNOTES	.....	VIII-9
<b>ARTICLE IX</b>	<b>SUPPLEMENTAL REQUIREMENTS</b>	
Section 1.	AGRICULTURAL USE RESTRICTIONS .....	IX-1
Section 2.	BED AND BREAKFAST INNS .....	IX-3
Section 3.	CLUBS, FRATERNITIES, LODGES, AND MEETING PLACES FOR OTHER ORGANIZATIONS .....	IX-4
Section 4.	CORNER LOTS .....	IX-4
Section 5.	DAY CARE CENTERS, DAY CAMPS .....	IX-4
Section 6.	FARM MARKETS .....	IX-4
Section 7.	FENCES AND HEDGES .....	IX-4
Section 8.	GROUP HOMES .....	IX-7
Section 9.	HOME OCCUPATIONS .....	IX-7
Section 10.	JUNK YARDS, RECYCLING CENTERS, AND SALVAGE YARDS .....	IX-8
Section 11.	LANDSCAPING REQUIREMENTS .....	IX-9
Section 12.	MANUFACTURED HOME PARK .....	IX-9
Section 13.	OFF-STREET PARKING AND LOADING .....	IX-10
Section 14.	OUTDOOR STORAGE OF VEHICLES, MATERIALS, AND JUNK .....	IX-10

# TABLE OF CONTENTS

Section 15.	PERFORMANCE REQUIREMENTS .....	IX-12
Section 16.	PONDS .....	IX-17
Section 17.	PRIVATE SWIMMING POOLS .....	IX-18
Section 18.	PUBLIC, SEMIPUBLIC, OR PUBLIC SERVICE BUILDINGS, HOSPITALS, INSTITUTIONS OF RELIGIOUS, CHARITABLE OR PHILANTHROPIC NATURE AND SCHOOLS .....	IX-19
Section 19.	RECREATIONAL AREAS, FACILITIES, OR CENTERS .....	IX-19
Section 20.	REMOVAL OF DIRT, TOPSOIL, OR GRAVEL .....	IX-19
Section 21.	REST HOMES OR NURSING HOMES FOR CONVALESCENT PATIENTS .....	IX-20
Section 22.	SERVICE STATIONS .....	IX-20
Section 23.	SEXUALLY-ORIENTED BUSINESSES .....	IX-20
Section 24.	SINGLE FAMILY DWELLINGS AND PERMANENTLY SITED MANUFACTURED HOMES.....	IX-22
Section 25.	STORMWATER MANAGEMENT .....	IX-23
Section 26.	TELECOMMUNICATION STRUCTURES .....	IX-24
Section 27.	TEMPORARY BUILDINGS .....	IX-24
Section 28.	TRAILERS, MOBILE HOMES, MOTELS, MOTOR HOMES .....	IX-24
Section 29.	TRANSPORTATION FOR HIRE BUSINESS .....	IX-25
Section 30.	DECKS .....	IX-26
Section 31.	NON-TRADITIONAL ACCESSORY BUILDINGS .....	IX-26
Section 32.	ACCESSORY STRUCTURE.....	IX-26
ENDNOTES	.....	IX-27

**ARTICLE X      LANDSCAPING REQUIREMENTS**

Section 1.	PURPOSE AND APPLICABILITY .....	X-1
Section 2.	LANDSCAPING PLAN .....	X-2
Section 3.	VISION CLEARANCE .....	X-3
Section 4.	PLANT MATERIAL AND INSTALLATION SPECIFICATIONS .....	X-4
Section 5.	MAINTENANCE STANDARDS .....	X-5
Section 6.	BUFFERING BETWEEN INCOMPATIBLE USES .....	X-5
Section 7.	OFF-STREET PARKING AREA LANDSCAPING AND SCREENING .....	X-6
Section 8.	LANDSCAPE STRIP REQUIREMENT .....	X-7
Section 9.	SERVICE STRUCTURE SCREENING .....	X-7
ENDNOTES	.....	X-8

**ARTICLE XI      OFF-STREET PARKING AND LOADING REQUIREMENTS**

Section 1.	OFF-STREET PARKING SPACE REQUIREMENT .....	XI-1
Section 2.	SPECIAL PARKING PROVISIONS .....	XI-7
Section 3.	DEVELOPMENT AND MAINTENANCE OF PARKING AREAS .....	XI-7
Section 4.	OFF-STREET LOADING REQUIREMENTS .....	XI-8

**ARTICLE XII      SIGNAGE REGULATIONS**

Section 1.	PURPOSE OF SIGNAGE REGULATIONS .....	XII-1
Section 2.	SIGN DEFINITIONS .....	XII-1
Section 3.	GENERAL SIGN STANDARDS .....	XII-3
Section 4.	SIGN STANDARDS BY TYPE .....	XII-5

# TABLE OF CONTENTS

Section 5.	PERMANENT SIGN STANDARDS .....	XII-13
Section 6.	PROHIBITED SIGNS .....	XII-17
Section 7.	SIGN PERMITS .....	XII-17
Section 8.	NON-CONFORMING SIGNS .....	XII-20
Section 9.	MAINTENANCE OF SIGNS .....	XII-20
Section 10.	ABANDONED SIGNS .....	XII-21
ENDNOTES	.....	XII-22
<b>ARTICLE XIII</b>	<b>ALTERNATIVE ENERGY REGULATIONS</b>	
Section 1.	PURPOSE .....	XIII-1
Section 2.	DEFINITIONS .....	XIII-2
Section 3.	PERMITS .....	XIII-2
Section 4.	WIND TUBINE REGULATIONS .....	XIII-3
Section 5.	SOLAR PANEL REGULATIONS.....	XIII-4
<b>ARTICLE XIV</b>	<b>ENFORCEMENT</b>	
Section 1.	ZONING INSPECTOR .....	XIV-1
Section 2.	RECORD KEEPING .....	XIV-1
Section 3.	ZONING CERTIFICATE .....	XIV-1
Section 4.	CONDITIONS UNDER WHICH CERTIFICATES ARE REQUIRED .....	XIV-2
Section 5.	APPLICATION AND ISSUANCE OF ZONING CERTIFICATES .....	XIV-2
Section 6.	DEVELOPMENT IN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA (SFHA) .....	XIV-7
Section 7.	CONDITIONAL OR TEMPORARY PERMITS .....	XIV-8
Section 8.	EFFECTIVE PERIOD .....	XIV-8
Section 9.	FEE FOR ZONING CERTIFICATES .....	XIV-8
Section 10.	ZONING CERTIFICATE FOR NONCONFORMING USES .....	XIV-8
Section 11.	VIOLATION AND PENALTIES .....	XIV-8
Section 12.	VIOLATIONS- REMEDIES .....	XIV-9
ENDNOTES	.....	XIV-10
<b>ARTICLE XV</b>	<b>ZONING COMMISSION</b>	
Section 1.	DUTIES OF ZONING COMMISSION .....	XV-1
Section 2.	ORGANIZATION AND PROCEDURES .....	XV-1
<b>ARTICLE XVI</b>	<b>BOARD OF ZONING APPEALS</b>	
Section 1.	POWERS AND DUTIES .....	XVI-1
Section 2.	FEEES .....	XVI-3
Section 3.	ORGANIZATION AND PROCEDURES .....	XVI-3
Section 4.	PUBLIC HEARING PROCEDURE .....	XVI-4
<b>ARTICLE XVII</b>	<b>DISTRICT CHANGES AND RESOLUTION AMENDMENTS</b>	
Section 1.	GENERAL .....	XVII-1
Section 2.	PROCEDURE FOR CHANGES TO A ZONING DISTRICT .....	XVII-1
Section 3.	APPLICATION FEES .....	XVII-6