

Table of Contents

Article 1 Background Provisions

Section 101	Short Title
Section 102	Purpose
Section 103	Scope
Section 104	Interpretation
Section 105	Conflict
Section 106	Validity
Section 107	Uses Not Provided For
Section 108	Establishment of Zones
Section 109	Zoning Map
Section 110	Zone Boundary Lines
Section 111	Community Development Objectives
Section 112	Definitions

Article 2 Zone Regulations

Section 201	Agricultural – Conservation Zone (AC)
Section 202	Residential Agriculture Zone (RA)
Section 203	Residential Suburban 1 Zone (RS-1)
Section 204	Residential Suburban 2 Zone (RS-2)
Section 205	Residential Suburban 3 Zone (RS-3)
Section 206	Mixed-Use 1 Zone (MU-1)
Section 207	Mixed-Use 2 Zone (MU-2)
Section 208	Commercial Zone (C)
Section 209	Industrial Zone (I)
Section 210	Floodplain Overlay District (FP)
Section 211	Conservation Subdivision Overlay District

Article 3 Specific Criteria

Section 301	Specific Standards
Section 302	Adult-Related Uses
Section 303	Airports/Heliports
Section 304	Amusement Arcades
Section 305	Animal Hospitals and Kennels
Section 306	Automobile Filling Stations (Including Minor Incidental Repair)
Section 307	Banks and Similar Institutions
Section 308	Bed and Breakfasts
Section 309	Boarding Houses
Section 310	Campgrounds
Section 311	Car Washes
Section 312	Cemeteries
Section 313	Churches and Related Uses
Section 314	Commercial Convenience Centers
Section 315	Communication Antennas on Existing Structures

Section 316 Communication Antennas, Towers and Equipment
Section 317 Contractor's Office
Section 318 Convention Centers
Section 319 Day-Care Facilities, Commercial
Section 320 Day-Care Facilities, Family
Section 321 Dry Cleaners and Laundries
Section 322 Essential Services
Section 323 Farmers Market and/or Flea Market
Section 324 Fuel Storage and Supply
Section 325 Golf Courses and Driving Ranges
Section 326 Health and Fitness Clubs
Section 327 Health-Care Campuses, Nursing Homes, and Hospitals
Section 328 Home Improvement and Building Supply Stores
Section 329 Home Occupations
Section 330 Home Occupations in Accessory Structures
Section 331 Hotels, Motels, and Similar Lodging Facilities
Section 332 Intensive Animal Operations
Section 333 Junkyards
Section 334 Kennels
Section 335 Laboratories for Scientific or Industrial Research and Development or Testing
Section 336 Laundromats
Section 337 Manufacturing, Storage and/or Wholesaling of Light Industrial Products
Section 338 Medical Residential Campuses
Section 339 Methadone Treatment Facilities
Section 340 Mini-Warehouses
Section 341 Mobile Home Parks
Section 342 Motor Vehicle Sales and Service Facilities
Section 343 Multiple-Family Dwelling or Multiple Townhouses (Single Family Attached Dwellings) on a Single Lot
Section 344 Nightclubs and Taverns
Section 345 Off-Track Betting Parlors
Section 346 Open Space Land Use and Design Standards
Section 347 Pet Grooming
Section 348 Personal Care Facility
Section 349 Photographic, Music, Art and Dance Studios
Section 350 Private Clubs
Section 351 Public Transportation Depots
Section 352 Quarries and Other Extractive-Related Uses
Section 353 Recycling Drop-off Facilities
Section 354 Recycling Processing Facilities
Section 355 Residential Real Estate Sales Trailer, Temporary
Section 356 Restaurants
Section 357 Restaurants, Drive-Through
Section 358 Restaurants, Fast-Food
Section 359 Retail Drive-Through Service
Section 360 Riding Stables

Section 361	Sawmills
Section 362	Schools, Private and Public
Section 363	Septage Compost Processing
Section 364	Shooting Ranges, Indoor
Section 365	Shooting Ranges, Outdoor
Section 366	Shopping Centers
Section 367	Slaughtering, Processing, Rendering, and Packaging of Food Products and Their By-Products which are Produced from the Remains of Animals
Section 368	Tent Sales, Temporary
Section 369	Townhouses (Single Family Attached Dwelling) On Separate Lots
Section 370	Traditional Neighborhood Design (TND)
Section 371	Truck Stops or Motor Freight Terminals
Section 372	Two-Family Conversions
Section 373	Vehicular Storage, Repossession and Short Term
Section 374	Vehicular Storage, Long Term
Section 375	Waste Handling Facilities, Principal
Section 376	Wind Energy Conversion Systems

Article 4 General Provisions

Section 401	General Provisions
Section 402	Access Drive Requirements
Section 403	Accessory Uses and Structures
Section 404	Architectural Design and Incentive Program (ADIP)
Section 405	Corner Lots
Section 406	Diesel Idling
Section 407	Driveway Requirements
Section 408	Dumpsters, Waste/Recycling/Reuse
Section 409	Erection of More Than One Principal Use On a Lot
Section 410	Height Limit Exceptions
Section 411	Landscaping Requirements
Section 412	Loading Facility Requirements
Section 413	Minimum Habitable Floor Area
Section 414	Parking Requirements
Section 415	Playhouse
Section 416	Rooftop HVAC Equipment
Section 417	Setback Modifications
Section 418	Sewage Disposal Systems (On-Lot)
Section 419	Sign Regulations
Section 420	Shared Driveways
Section 421	Slope Of The Ground Along Property Lines
Section 422	Temporary Occupancy Restrictions
Section 423	Unenclosed Storage
Section 424	Vehicular Access
Section 425	Waste Handling Requirement
Section 426	Well Drilling Requirements

Article 5 Nonconformities

- Section 501 Non-Conforming Uses
- Section 502 Continuation
- Section 503 Construction Approved Prior To Ordinance
- Section 504 Non-Complying Buildings
- Section 505 Non-Conforming Lots Of Record
- Section 506 Previously Expanded Nonconforming Uses and Structures
- Section 507 Special Requirements In Floodplain Overlay District

Article 6 Zoning Hearing Board

- Section 601 Creation and Appointment
- Section 602 Organization of Zoning Hearing Board
- Section 603 Expenditures for Services
- Section 604 Hearings
- Section 605 Zoning Hearing Board's Functions
- Section 606 Parties Appellant Before the Zoning Hearing Board
- Section 607 Time Limitations
- Section 608 Stay of Proceeding
- Section 609 Appeal

Article 7 Administration

- Section 701 Administration and Enforcement
- Section 702 Permits
- Section 703 Fees
- Section 704 Amendments
- Section 705 Conditional Uses
- Section 706 Repeals and Continuation of Prior Regulations