

TABLE OF CONTENTS

ARTICLE I - GENERAL PROVISIONS

		Page I-
101	Title and Short Title .....	1
102	Purpose .....	1
103	Applicability .....	2
104	Interpretation .....	2
105	Severability .....	2
106	Effective Date .....	2

ARTICLE II - COMMUNITY DEVELOPMENT OBJECTIVES AND GOALS

		Page II-
201	General Community Development Objectives .....	1
202	Comprehensive Plan Goals and Objectives .....	1

ARTICLE III - DEFINITIONS

		Page III-
301	Rules of Construction and Definitions .....	1
302	Terms, Phrases and Words Not Defined .....	1
303	Definitions .....	1

ARTICLE IV - DISTRICT REGULATIONS

		Page IV-
401	Designation of Districts .....	1
402	Official Zoning Map .....	1
403	District Boundaries .....	2
404	District Regulations .....	2
	Schedule of Uses .....	4
	Schedule of Development Standards .....	11
	Table of Uses Permitted by District .....	12

ARTICLE V - SUPPLEMENTARY REGULATIONS

		Page V-
500	Introduction .....	1
501	Deviations From Required Sizes .....	1
502	Unique Lots, Yards and Building Locations .....	2
503	Accessory Structures and Uses .....	3
504	Off-Street Parking and Loading .....	5

ARTICLE VI - RESIDENTIAL STANDARDS

		Page VI-
601	Conservation Design Overlay District (Developer’s Option) .....	1
602	Two Family Dwellings .....	9
603	Multi-Family Dwellings .....	9
604	Conversion to Dwellings .....	12
605	Group Homes .....	12
606	Assisted Care Mobile Home for Relative .....	13
607	Mobile Home Parks .....	14
608	Mobile/Manufactured Homes on Individual Lots .....	15

609 Reserved  
 610 Bed and Breakfast Establishments ..... 15  
 611 Hotels, Motels, and Lodging Facilities ..... 15

**ARTICLE VII - PERFORMANCE STANDARDS AND ENVIRONMENTAL PROTECTION**

Page VII-

700 Design of Commercial Establishments and Nonresidential Uses ..... 1  
 701 Performance Standards Applicable to All Nonresidential Uses in All Districts ..... 2  
 702 Placement and Screening of Waste Containers ..... 8  
 703 Environmental Impact Statement ..... 8  
 704 Special Conservation Standards ..... 12  
 705 Reserved  
 706 Property Line Buffer Areas ..... 14  
 707 Reserved  
 708 Traffic Impact Study (TIS) ..... 15

**ARTICLE VIII - STANDARDS FOR SPECIFIC USES**

Page VIII-

801 Adult Businesses ..... 1  
 802 Reserved  
 803 Agricultural Uses -- Crop Production and Livestock Operations ..... 4  
 804 Reserved  
 805 Amusement Parks ..... 4  
 806 Animals, Keeping of ..... 5  
 807 Reserved  
 808 Bulk Fuel Storage Facilities ..... 8  
 809 Commercial Communication Devices ..... 8  
 810 Concentrated Animal Feeding Operations ..... 12  
 811 to 812 Reserved  
 813 Detention Facilities ..... 12  
 814 to 819 Reserved  
 820 Junk Yards ..... 13  
 821 to 824 Reserved  
 825 Mineral Extraction ..... 15  
 826 to 840 Reserved  
 841 Self-Storage Facilities ..... 17  
 842 to 843 Reserved  
 844 Shooting Ranges and Archery ranges – Outdoor Commercial ..... 18  
 845 Shopping Centers, Malls, and Multiple-Occupant Commercial Establishments ..... 19  
 846 to 847 Reserved  
 848 Solid Waste ..... 20  
 849 Reserved  
 850 Storage Yards for Forest Products and Minerals ..... 22  
 851 Swimming Pool, Commercial ..... 22  
 852 Reserved  
 853 Treatment Centers/Clinics, Medical offices, and Health Facilities ..... 23  
 854 to 855 Reserved  
 856 Vehicle Related Uses ..... 24  
 857 Reserved  
 858 Wind Farms ..... 26

**ARTICLE IX - NONCONFORMITIES**

Page IX-

901 Purpose; Applicability; Registration; and Sale, Continuation and Change . . . . . 1

902 Definitions . . . . . 1

903 Nonconformities Under Development . . . . . 2

904 Nonconformities by Variance . . . . . 2

905 Normal Maintenance and Repair Activities . . . . . 2

906 Changes of Nonconforming Uses . . . . . 2

907 Extension of Nonconforming Uses . . . . . 3

908 Reconstruction . . . . . 4

909 Abandonment and Reestablishment of Nonconformities . . . . . 4

910 Alterations and Expansions of Nonconforming Structures . . . . . 4

911 Use of Nonconforming Lots of Record . . . . . 5

912 Review Factors . . . . . 5

**ARTICLE X  
OWNERSHIP AND MAINTENANCE OF  
CONSERVATION OPEN SPACE, OPEN LAND, RECREATION LAND, AND COMMON  
FACILITIES**

Page X-

1001 Purpose . . . . . 1

1002 Plan and Legal Documents . . . . . 1

1003 Use Restriction . . . . . 1

1004 Development Plan Designations . . . . . 1

1005 Methods for Use Dedication and Common Area Ownership and Maintenance . . . . . 1

1006 Failure to Preserve Dedication of Use and Operation and Maintenance of Common Area . . . . . 3

**ARTICLE XI - SIGNS**

Page XI-

1101 Administration . . . . . 1

1102 Definitions and Interpretation . . . . . 1

1103 Procedures . . . . . 10

1104 General Requirements . . . . . 11

1105 Temporary Signs . . . . . 16

1106 Residential Uses . . . . . 19

1107 Commercial, Manufacturing, Public Use And Semi-public Use Signs . . . . . 19

1108 Reserved

1109 Off-premises Advertising Signs and Billboards . . . . . 22

1110 Nonconforming Signs . . . . . 23

1111 Removal of Certain Signs . . . . . 23

**ARTICLE XII - ADMINISTRATION**

Page XII-

1200 Applicability . . . . . 1

1201 General Procedure for Permits . . . . . 1

1202 Permits and Certificates . . . . . 2

1203 Fees . . . . . 5

1204 Zoning Officer . . . . . 5

1205 Zoning Hearing Board . . . . . 6

1206 Zoning Hearing Board -- Hearings and Decisions . . . . . 8

1207 Variances . . . . . 8

1208 Conditional Uses and Special Exceptions ..... 9

1209 Time Limits on Permits and Variances ..... 12

1210 Mediation ..... 12

1211 Time Limits for Appeals ..... 13

1212 Appeals to Court and Other Administrative Proceedings ..... 13

1213 Public Utility Exemptions ..... 13

1214 Limited Township Exemption ..... 13

1215 Amendments ..... 13

1216 Violations ..... 13

1217 Penalties and Remedies ..... 14

1218 Liability ..... 15

**ARTICLE XIII - AIRPORT OVERLAY DISTRICT**

Page XIII-

1300 Introduction and Intent ..... 1

1301 Authority ..... 1

1302 Findings and Declaration of Policy ..... 1

1303 General Definitions ..... 2

1304 Airport Surface Zones ..... 5

1305 Airport Surface Zone Height Limitations ..... 6

1306 Airport Zoning Requirements ..... 7

1307 Permits ..... 8

1308 Variances ..... 9

1309 Obstruction Marking and Lighting ..... 10

1310 Enforcement and Notice ..... 10

1311 Relation to Other Zoning Regulations ..... 11

1312 Standards Applicable to New Airports and Changes to Existing Airports ..... 11

**ARTICLE XIV  
FLOODPLAIN MANAGEMENT**

Page XIV-

1400 Applicable Regulations ..... 1

1401 General Provisions ..... 1

1402 Administration ..... 2

1403 Identification of Floodplain Areas ..... 4

1404 Technical Provisions ..... 4

1405 Activities Prohibited in Identified Floodplain Areas ..... 11

1406 Existing Structures in Identified Floodplain Areas ..... 11

1407 Variances ..... 11

1408 Definitions ..... 12

**ARTICLE XV - ADOPTION**

Page IV-

Adoption ..... 1

**INDEX**