

# Title 8: Zoning Ordinance

## TABLE OF CONTENTS

### **Article 1 Provisions of Common Applicability**

- Section 1.01 Title
- Section 1.02 Statutory Authority
- Section 1.03 Purpose
- Section 1.04 Findings for Adoption of this Ordinance
- Section 1.05 Effective Date of Ordinance
- Section 1.06 Prior or Conflicting Ordinances
- Section 1.07 Separability
- Section 1.08 Eminent Domain or Use
- Section 1.09 Interpretation of this Ordinance / Conflict with Other Ordinances
- Section 1.10 Jurisdiction
- Section 1.11 Subdivision of Land
- Section 1.12 Scope and Application
- Section 1.13 Private Provisions
- Section 1.14 Determination of Land Uses not listed in this Ordinance
- Section 1.15 Saving Provision for Pending Enforcement Actions
- Section 1.16 Transition Rules
- Section 1.17 Amendments to this Chapter
- Section 1.18 Compliance Required for Use and Development of Real Property
- Section 1.19 Exemptions for Transportation, Communication and Utility Lines
- Section 1.20 Clear Sight Area Requirements
- Section 1.21 Number of Buildings on a Lot
- Section 1.22 Access to Lots
- Section 1.23 Requirements for All Private Streets and Private Alleys
- Section 1.24 Additional Setback Provisions
- Section 1.25 Exemption for Anti-Terrorism Devices and Portable Towers
- Section 1.26 Environmental Performance Standards
- Section 1.27 Height Regulations for Roof Mounted or Roof Piercing Structures
- Section 1.28 Wetlands
- Section 1.29 Greenway Connection
- Section 1.30 Existing Buildings and Structures – Exemption from Development Standards

### **Article 2 Zoning Districts and Zone Maps**

- Section 2.01 Establishment of Districts
- Section 2.02 Order of Districts
- Section 2.03 Official Zone Map
- Section 2.04 Identification of the Official Zone Map
- Section 2.05 Official Zone Map Changes
- Section 2.06 Retention and Preservation of Record
- Section 2.07 Interpretation of the Official Zone Map
- Section 2.08 Zoning of Newly Annexed Land to the Town
- Section 2.10 Zoning Violations in All Zoning Districts.



# Title 8: Zoning Ordinance

## **Article 3 Nonconforming Lots, Uses, Buildings, Structures or Signs**

- Section 3.01 Intent
- Section 3.02 Certificate of Legally Established Nonconforming Use of Land
- Section 3.03 Incompatibility of Legally Established Nonconforming Uses
- Section 3.04 Avoidance of Undue Hardship
- Section 3.05 Legally Established Nonconforming Lots
- Section 3.06 Legally Established Nonconforming Buildings or Structures (Excluding Signs)
- Section 3.07 Legally Established Nonconforming Uses of Land
- Section 3.08 Discontinuation of Legally Established Nonconforming Uses of Land
- Section 3.09 Legally Established Nonconforming Uses within Legally Established Nonconforming Buildings or Structures
- Section 3.10 Repairs and Maintenance of Legally Established Nonconforming Buildings or Structures (Excluding Signs)
- Section 3.11 Legally Established Nonconforming Signs
- Section 3.12 Determination of Cost of Construction
- Section 3.13 Reconstruction, Remodeling or Enlargement of a Legally Established Nonconforming Single Family Dwelling or Two Family Dwelling
- Section 3.14 Additions Along a Legally Established Nonconforming Setback.

## **Article 4 District Regulations**

- Section 4.01 R1 Single Family District
- Section 4.11 R2 Multi Family District
- Section 4.21 OB Office Buffer
- Section 4.31 TC Town Center District
- Section 4.41 C Commercial District
- Section 4.51 GI General Industrial District

## **Article 5 Accessory and Temporary Uses, Buildings and Structures**

- Section 5.01 Accessory Uses, Buildings and Structures
- Section 5.02 Temporary Uses, Buildings and Structures

## **Article 6 Additional Regulations for Specific Uses**

- Section 6.01 Regulations for Controlled Uses
- Section 6.02 Standards for Manufactured Home Dwellings
- Section 6.03 Regulations for Wireless Telecommunication Facilities
- Section 6.04 Regulations for Wind Energy Conversion Systems

## **Article 7 Reserved**

## **Article 8 Landscape Regulations**

- Section 8.01 Intent
- Section 8.02 General Provisions



# Title 8: Zoning Ordinance

- Section 8.03 Streetscape Landscaping
- Section 8.04 Perimeter Yard Landscaping
- Section 8.05 Building Foundation Landscaping
- Section 8.06 Interior Off-Street Parking Area Landscaping
- Section 8.07 Perimeter Off-Street Parking Area Screening
- Section 8.08 Minimum Plant Sizes
- Section 8.09 Installation and Maintenance of Landscaping

## **Article 9 Lighting Regulations**

- Section 9.01 Intent
- Section 9.02 General requirements
- Section 9.03 Special Regulations for Sport and Athletic Field Lights
- Section 9.04 Exempt Lights
- Section 9.05 Temporary Lights
- Section 9.06 Prohibited Lights

## **Article 10 Sign Regulations**

- Section 10.01 Intent
- Section 10.02 General Provisions
- Section 10.03 Types of Signs
- Section 10.04 Calculation of Sign Surface Area
- Section 10.05 Changeable Copy Signs
- Section 10.06 Exempt Signs
- Section 10.07 Prohibited signs
- Section 10.08 Temporary Signs
- Section 10.09 On-Premise Sign Regulations
- Section 10.10 Off-Premise Sign Regulations

## **Article 11 Off-Street Parking and Loading Regulations**

- Section 11.01 Intent
- Section 11.02 Applicability
- Section 11.03 Existing Off-Street Parking Areas
- Section 11.04 Location of Off-Street Parking Areas
- Section 11.05 Design and Construction of Off-Street Parking Areas
- Section 11.10 Off Street Loading Requirements

## **Article 12 Floodplain Regulations**

- Section 14.01 Statutory Authorization
- Section 14.02 Findings of Fact
- Section 14.03 Statement of Purpose
- Section 14.04 Objectives
- Section 14.05 Prohibition on New Construction in the Floodplain
- Section 14.06 Definitions



# Title 8: Zoning Ordinance

- Section 14.07 General Provisions
- Section 14.08 Administration
- Section 14.09 Provisions for Flood Hazard Reduction
- Section 14.10 Variance Procedures
- Section 14.11 Severability
- Section 14.12 Effective Date

## **Article 13 Reserved**

## **Article 14 Administration**

- Section 14.01 Town Council
- Section 14.02 Area Plan Commission
- Section 14.03 Board of Zoning Appeals
- Section 14.04 Staff Agencies

## **Article 15 Development Review Procedures**

- Section 15.01 Intent
- Section 15.02 Improvement Location Permits
- Section 15.03 Compliance with Other Laws, Ordinances, Rules, or Regulations
- Section 15.04 Application Form and Plan Requirements
- Section 15.05 Zoning Ordinance Amendment Procedures
- Section 15.06 Variance and Special Exception Procedures
- Section 15.07 Modification or Termination of Commitments
- Section 15.08 Combined Hearing Procedure

## **Article 16 Enforcement**

- Section 16.01 Authority
- Section 16.02 Alleged Violations
- Section 16.03 Responsibility for Violations
- Section 16.04 Inspection of Property; Right of Entry
- Section 16.05 Cease and Desist Order
- Section 16.06 Violations
- Section 16.07 Remedies or Penalties for Violation
- Section 16.08 Fines
- Section 16.09 Additional Remedies

## **Article 17 Definitions**

- Section 17.01 Interpretation of Terms or Words (move to beginning of ordinance?)
- Section 17.02 Definitions

