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
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 Ordinance
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  Exemptions 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 2.09  Zoning Violations in All Zoning Districts.
Article 3  Nonconforming Provisions
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 Off-Street Parking Islands
Section 8.07 Off-Street Parking 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 Location of Off-Street Parking Areas
Section 11.04 Design and Construction of Off-Street Parking Areas
Section 11.05—11.09 Reserved
Section 11.10 Off Street Loading Requirements

Article 12 Floodplain Regulations
Section 12.01 Statutory Authorization
Section 12.02 Findings of Fact
Section 12.03 Statement of Purpose
Section 12.04 Objectives
Section 12.05 Prohibition on New Construction in the Floodplain
Section 12.06 Definitions
Title 8: Zoning Ordinance

Section 12.07 General Provisions
Section 12.08 Administration
Section 12.09 Provisions for Flood Hazard Reduction
Section 12.10 Variance Procedures
Section 12.11 Severability
Section 12.12 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
Section 17.02 Definitions