

<b><u>CHAPTER I - TITLE.....</u></b>	<b><u>6</u></b>
<b><u>CHAPTER II- PURPOSE, SCOPE AND LEGAL BASIS.....</u></b>	<b><u>7</u></b>
SECTION 2.01 PURPOSE .....	7
SECTION 2.02 SCOPE AND INTERPRETATION.....	7
SECTION 2.03 LEGAL BASIS .....	7
<b><u>CHAPTER III - DEFINITIONS .....</u></b>	<b><u>8</u></b>
<b><u>CHAPTER IV - Mapped Districts .....</u></b>	<b><u>15</u></b>
SECTION 4.01 ZONE DISTRICTS .....	15
SECTION 4.02 ZONING MAP .....	15
SECTION 4.03 AREAS NOT INCLUDED WITHIN A DISTRICT.....	15
<b><u>CHAPTER V – AG Agricultural District.....</u></b>	<b><u>16</u></b>
SECTION 5.01 DESCRIPTION AND PURPOSE.....	16
SECTION 5.02 USE REGULATIONS.....	16
SECTION 5.03 HEIGHT REGULATIONS.....	20
SECTION 5.04 AREA REGULATIONS.....	20
SECTION 5.05 MINIMUM FLOOR AREA.....	20
<b><u>CHAPTER VI - R-1 Rural Estate District .....</u></b>	<b><u>21</u></b>
SECTION 6.01 DESCRIPTION AND PURPOSES .....	21
SECTION 6.02 USE REGULATIONS.....	21
SECTION 6.03 HEIGHT REGULATIONS.....	21
SECTION 6.04 AREA REGULATIONS.....	21
SECTION 6.05 MINIMUM FLOOR AREA.....	22
<b><u>CHAPTER VII - R-2 Low Density Residential District.....</u></b>	<b><u>23</u></b>
SECTION 7.01 DESCRIPTION AND PURPOSE.....	23
SECTION 7.02 USE REGULATIONS.....	23
SECTION 7.03 HEIGHT REGULATIONS.....	24
SECTION 7.04 AREA REGULATIONS.....	24
SECTION 7.05 MINIMUM FLOOR AREA.....	24
<b><u>CHAPTER VIII - R-3 Medium Density Residential District .....</u></b>	<b><u>25</u></b>
SECTION 8.01 DESCRIPTION AND PURPOSE.....	25
SECTION 8.02 USE REGULATIONS.....	25
SECTION 8.03 HEIGHT REGULATIONS.....	25
SECTION 8.04 AREA REGULATIONS.....	25
SECTION 8.05 MINIMUM FLOOR AREA.....	26
<b><u>CHAPTER IX - C-1 Neighborhood Business District.....</u></b>	<b><u>27</u></b>
SECTION 9.01 DESCRIPTION AND PURPOSE.....	27
SECTION 9.02 USE REGULATIONS.....	27
SECTION 9.03 REQUIRED CONDITIONS.....	28

SECTION 9.04 HEIGHT REGULATIONS .....	28
SECTION 9.05 AREA REGULATIONS .....	28
<b><u>CHAPTER X - C-2 General Business District.....</u></b>	<b>30</b>
SECTION 10.01 DESCRIPTION AND PURPOSE .....	30
SECTION 10.02 USE REGULATIONS.....	30
SECTION 10.03 HEIGHT, AREA AND YARD REQUIREMENTS.....	31
<b><u>CHAPTER XI - I-1 Industrial District .....</u></b>	<b>32</b>
SECTION 11.01 DESCRIPTION AND PURPOSE .....	32
SECTION 11.02 USE REGULATIONS.....	32
SECTION 11.03 HEIGHT REGULATIONS .....	33
SECTION 11.04 AREA REGULATIONS .....	33
<b><u>CHAPTER XII - General Provisions .....</u></b>	<b>34</b>
SECTION 12.01 THE EFFECT OF ZONING .....	34
SECTION 12.02 RESTORATION OF UNSAFE BUILDING.....	34
SECTION 12.03 AREA, HEIGHT AND USE CONDITIONS AND EXCEPTIONS.....	34
SECTION 12.04 ESSENTIAL SERVICE.....	35
SECTION 12.05 REQUIRED YARD OR LOT .....	36
SECTION 12.06 CONTROL OF HEAT, GLARE, FUMES, DUST, NOISE, VIBRATION AND ODORS.....	36
SECTION 12.07 TEMPORARY USES OR STRUCTURES REQUIRING ZONING INSPECTOR AUTHORIZATION .....	36
SECTION 12.08 ACCESSORY USES.....	36
SECTION 12.09 ACCESSORY BUILDINGS .....	36
SECTION 12.10 PRINCIPAL BUILDING ON A LOT .....	37
SECTION 12.11 DOUBLE FRONTAGE LOTS .....	37
SECTION 12.12 SIGNS .....	37
SECTION 12.13 ADDITIONAL SETBACKS FOR STRUCTURES ADJACENT TO MAJOR STREETS.....	38
SECTION 12.14 MINIMUM PUBLIC STREET OR PRIVATE ROAD FRONTAGE .....	38
SECTION 12.15 GOVERNMENTAL IMPROVEMENTS .....	39
SECTION 12.16 HEALTH DEPARTMENT APPROVAL .....	39
SECTION 12.17. MOBILE HOMES AS TEMPORARY USES.....	39
SECTION 12.18 NATURAL RIVER OVERLAY DISTRICT .....	40
SECTION 12.19 MINIMUM STANDARDS FOR DWELLINGS .....	41
SECTION 12.20 PRIVATE ROADS .....	42
SECTION 12.21 REGULATION OF ADULT BUSINESSES, BATHHOUSES, MASSAGE ESTABLISHMENTS AND SIMILAR ENTERPRISES.....	42
<b><u>CHAPTER XIII - Special Uses.....</u></b>	<b>46</b>
SECTION 13.01 PURPOSE .....	46
SECTION 13.02 APPLICATION PROCEDURES .....	46
<b><u>CHAPTER XIII A - Site Plans .....</u></b>	<b>48</b>

SECTION 13A.01 SITE PLAN REVIEW .....	48
SECTION 13A.02 SITE PLAN CONTEXT.....	48
SECTION 13A.03 STANDARDS .....	49
SECTION 13A.04 BUILDING PERMIT.....	49
SECTION 13A.05 CONDITIONS .....	49
SECTION 13A.06 IMPROVEMENTS; FINANCIAL GUARANTEES .....	49
SECTION 13A.07 REQUIRED IMPROVEMENTS PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMIT .....	50
SECTION 13A.08 ZONING ADMINISTRATOR SITE PLAN APPROVAL.....	50
SECTION 13A.09 REVIEW PROCEDURE AND AUTHORIZATION .....	50
<b><u>CHAPTER XIII B - Open Space Zoning Ordinance Provision.....</u></b>	<b>52</b>
SECTION 13B.01 OPEN SPACE PRESERVATION .....	52
SECTION 13B.02 .....	52
SECTION 13B.03 .....	52
<b><u>CHAPTER XIV - Parking and Loading Spaces.....</u></b>	<b>53</b>
SECTION 14.01 GENERAL.....	53
SECTION 14.02 JOINT USE OF FACILITIES.....	55
SECTION 14.03 LOCATION OF FACILITIES.....	55
SECTION 14.04 SIZE OF PARKING SPACE .....	55
SECTION 14.05 REQUIREMENTS FOR PARKING AREAS.....	55
SECTION 14.06 OFF-STREET LOADING SPACES .....	55
<b><u>CHAPTER XV- Nonconforming Uses, Buildings or Structures.....</u></b>	<b>57</b>
SECTION 15.01 CONTINUANCE OF NONCONFORMING USES, BUILDINGS OR STRUCTURES.....	57
SECTION 15.02 EXPANSION .....	57
SECTION 15.03 RESTORATION AND REPAIR .....	57
SECTION 15.04 CHANGE OR DISCONTINUANCE.....	58
SECTION 15.05 BUILDING OR STRUCTURE UNDER CONSTRUCTION ON EFFECTIVE DATE OF ORDINANCE .....	58
<b><u>CHAPTER XVI - Administration and Enforcement .....</u></b>	<b>59</b>
SECTION 16.01 ZONING ADMINISTRATION.....	59
SECTION 16.02 ZONING INSPECTOR .....	59
SECTION 16.03 PERMITS .....	59
SECTION 16.04 INSPECTION OF BUILDINGS AND STRUCTURES.....	60
SECTION 16.05 CERTIFICATION OF COMPLIANCE .....	61
<b><u>CHAPTER XVII - Board of Appeals.....</u></b>	<b>62</b>
SECTION 17.01 CREATION.....	62
SECTION 17.02 POWERS AND DUTIES OF THE BOARD OF APPEALS.....	62
SECTION 17.03 COMPENSATION .....	62
SECTION 17.04 REMOVAL .....	63
SECTION 17.05 MEETINGS;RECORDS.....	63

SECTION 17.06 PROCEDURE.....	63
SECTION 17.07 STAY OF PROCEEDINGS.....	64
SECTION 17.08 CONDITIONS OF APPROVAL .....	64
SECTION 17.09 TIME LIMIT: VARIANCES.....	64
SECTION 17.10 VARIANCES PERMITTED.....	64
SECTION 17.11 VARIANCE PERMITTED.....	65
SECTION 17.12 SPECIAL CONDITIONS .....	65
<b><u>CHAPTER XVIII - Ordinance Amendment.....</u></b>	<b>66</b>
SECTION 18.01 INITIATION OF AMENDMENTS.....	66
SECTION 18.02 AMENDMENT PETITION PROCEDURE .....	66
SECTION 18.03 AMENDMENT PROCEDURE.....	66
<b><u>CHAPTER XIX - Penalties.....</u></b>	<b>67</b>
SECTION 19.01 PENALTIES.....	67
SECTION 19.02 PROCEDURE.....	67
<b><u>CHAPTER XX - Miscellaneous Provisions.....</u></b>	<b>68</b>
SECTION 20.01 ADMINISTRATIVE LIABILITY .....	68
SECTION 20.02 SEVERABILITY.....	68
SECTION 20.03 REPEAL.....	68
SECTION 20.04 EFFECTIVE DATE .....	68