

TABLE OF CONTENTS

SECTION ONE GENERAL		
1-01	Purpose	Section 1 – Page 1
1-02	Zone Districts	Section 1 – Page 1
1-03	Zoning Map	Section 1 – Page 1
1-04	Zone Boundaries	Section 1 – Page 2
1-05	Lot in Two or More Zoning Districts	Section 1 – Page 2
1-06	Conformity of Buildings and Land	Section 1 – Page 2
1-07	Lot of Record	Section 1 – Page 2
1-08	Reduction of Lot Area	Section 1 – Page 3
1-09	Principal Building	Section 1 – Page 3
1-10	Discretionary Public Hearings	Section 1 – Page 3

SECTION TWO -- DEFINITIONS

SECTION THREE RESIDENTIAL ZONE REQUIREMENTS		
3-01	Residential R-80 and R-40	Section 3 – Page 1
	Permitted Uses	Section 3 – Page 1
	Special Permit Uses	Section 3 – Page 1
	Special Exception Uses	Section 3 – Page 3
3-02	Residential R-20/25	Section 3 – Page 5
	Permitted Uses	Section 3 – Page 5
	Special Permit Uses	Section 3 – Page 5
	Special Exception Uses	Section 3 – Page 5
3-03	Residential R-12L	Section 3 – Page 6
	Permitted Uses	Section 3 – Page 6
3-04	Residential R-12	Section 3 – Page 6
	Permitted Uses	Section 3 – Page 6
	Special Permit Uses	Section 3 – Page 6
	Special Exception Uses	Section 3 – Page 8
3-05	Residential Office Zone (RO)	Section 3 – Page 9
	Permitted Uses	Section 3 – Page 9
	Special Permit Uses	Section 3 – Page 9
	Special Exception Uses	Section 3 – Page 10
3-06	Residential High Density (R-HD)	Section 3 – Page 10
	Zone Location	Section 3 – Page 10
	Permitted Uses	Section 3 – Page 11
	Special Permit Uses	Section 3 – Page 11
	Effective Date	Section 3 – Page 11
3-07	Open Space Preservation Subdivision	Section 3 – Page 11
	General	Section 3 – Page 12
	Purpose	Section 3 – Page 12
	Procedure	Section 3 – Page 12
	Standards and Conditions	Section 3 – Page 14
3-08	Housing Opportunity District (HOD)	Section 3 – Page 20
3-09	Age-restricted Cluster Housing Zone	Section 3 – Page 25
3-10	Village Residential Zone District (VR)	Section 3 – Page 36

SECTION FOUR BUSINESS ZONE REQUIREMENTS		
4-00	General	Section 4 – Page 1
4-01	Central Business Zone (CB)	Section 4 – Page 4
	Permitted Uses	Section 4 – Page 4
	Special Permit Uses	Section 4 – Page 5
	Special Exception	Section 4 – Page 7
4-02	Business Limited Zone (BL)	Section 4 – Page 8
	Permitted Uses	Section 4 – Page 8
	Special Permit Uses	Section 4 – Page 8
4-03	Business Zone (B)	Section 4 – Page 8
	Permitted Uses	Section 4 – Page 8
	Special Permit Uses	Section 4 – Page 9
	Special Exception	Section 4 – Page 10
4-04	Business Overlay Zone (BOZ)	Section 4 – Page 10
	Business Overlay Zone Requirements	Section 4 – Page 10
	Permitted Uses	Section 4 – Page 11
	Special Permit Uses	Section 4 – Page 11
4-05	West Street Business Zone (WSB)	Section 4 – Page 11
	Permitted Uses	Section 4 – Page 12
4-06	Mixed Use Transition Zone (MUT)	Section 4 – Page 20
	Allowable Uses	Section 4 – Page 21

SECTION FIVE INDUSTRIAL ZONE REQUIREMENTS		
5-00	General	Section 5 – Page 1
5-01	Industrial Zone I-1	Section 5 – Page 6
	Permitted Uses	Section 5 – Page 6
	Special Permit Uses	Section 5 – Page 6
	Special Exception Uses	Section 5 – Page 11
5-02	Industrial Zone I-2	Section 5 – Page 12
	Permitted Uses	Section 5 – Page 12
	Special Permit Uses	Section 5 – Page 13
	Special Exception Uses	Section 5 – Page 17
5-03	Industrial Zone I-3	Section 5 – Page 18
	Criteria	Section 5 – Page 18
	Uses	Section 5 – Page 19

SECTION SIX -- FLOODPLAIN ZONING		
6-01	Statutory Authorization, Finding of Fact, Purpose and Objectives	Section 6 – Page 1
6-02	Definitions	Section 6 – Page 2
6-03	General Provisions	Section 6 – Page 7
6-04	Administration	Section 6 – Page 9
6-05	Provisions for Flood Hazard Reduction	Section 6 – Page 12
6-06	Standards for Subdivision Proposals	Section 6 – Page 16

6-07	Variances Procedures	Section 6 – Page 17
6-08	Penalties for Violations	Section 6 – Page 19
6-09	Severability	Section 6 – Page 19
6-10	Effective Date of Regulations	Section 6 – Page 19

SECTION SEVEN -- RIDGELINE ZONING	
--	--

SECTION 7A -- LOT AND BUILDING REQ.	
--	--

SECTION EIGHT -- SPECIAL PERMIT USE		
8-01	Authorization and Approval	Section 8 – Page 1
8-02	General Considerations	Section 8 – Page 1
8-03	Procedure	Section 8 – Page 4
8-04	Design Review Guidelines	Section 8 – Page 4

SECTION NINE -- SITE PLAN REVIEW		
9-01	Authorization and Approval of Plans	Section 9 – Page 1
9-02	Considerations for Approval	Section 9 – Page 1
9-03	Minimum Application and Plan Requirements	Section 9 – Page 2
9-04	Condition of Approval	Section 9 – Page 6
9-05	Safeguards	Section 9 – Page 6
9-06	Bonds	Section 9 – Page 6
9-07	Certificate of Site Plan Compliance	Section 9 – Page 6
9-08	Approval from Other Departments	Section 9 – Page 7
9-09	Site Plans in B Zones	Section 9 – Page 7
9-10	Site Plans in Business Overlay Zone (BOZ)	Section 9 – Page 7

SECTION TEN -- PLANNED UNIT DEVELOPMENT		
10-01	Description	Section 10 – Page 1
10-02	Procedure and Application	Section 10 – Page 2
10-03	Findings	Section 10 – Page 4
10-04	Enforcement	Section 10 – Page 4

SECTION ELEVEN -- SPECIAL REGULATIONS		
11-01	Living Area Requirements	Section 11 – Page 1
11-02	Exception to Height and Area Requirements	Section 11 – Page 1
11-03	Public Garages, Gasoline Filling Stations and the Sale and Repair of New and Used Motor Vehicles	Section 11 – Page 1
11-04	Sale of Alcoholic Beverages	Section 11 – Page 2
11-05	Projections	Section 11 – Page 3
11-06	Dumps, Junk Yards	Section 11 – Page 3
11-07	Farm Stands	Section 11 – Page 4
11-08	Mobilehomes and Mobilehome Camps or Parks	Section 11 – Page 4
11-09	Non-conforming Uses	Section 11 – Page 5
11-10	Expansion of Non-conforming Uses	Section 11 – Page 6

11-11	Irregularly Shaped Lots	Section 11 – Page 7
11-12	Corner Lots	Section 11 – Page 7
11-13	Side Yards for Non-conforming Lots	Section 11 – Page 7
11-14	Rear Lots	Section 11 – Page 8
11-15	Crematories	Section 11 – Page 10
11-16	Earth Excavation, Filling and Grading	Section 11 – Page 10
11-17	Adult Oriented Businesses	Section 11 – Page 14
11-18	Wireless Telecommunication Facilities	Section 11 – Page 21
11-19	Establishment of a Bed and Breakfast Facility	Section 11 – Page 23
11-20	COLLECTION/DROPOFF RECEPTACLES	SECTION 11 – PAGE 25
11-21	Special Requirements for Places of Worship	Section 11 – Page 25
11-22	Provisions for Parent/Grandparent Apartment	Section 11 – Page 26
11-23	Medical Marijuana	Section 11 – Page 28
11-24	Recreational Cannabis/Marijuana	Section 11 – Page 30
11-25	Residential Solar Arrays	Section 11 – Page 30

SECTION TWELVE PARKING AND LOADING PROVISION		
12-01	Off-street parking	Section 12 – Page 1
12-02	Vehicle Parking Areas, Design & Construction	Section 12 – Page 3
12-03	Off-Street Loading Space	Section 12 – Page 4
12-04	Parking Space Dimensions	Section 12 – Page 4
12-05	Dimensions of Loading Space	Section 12 – Page 4
12-06	Location of Parking Facilities	Section 12 – Page 4
12-07	Common Spaces	Section 12 – Page 4
12-08	Access	Section 12 – Page 5
12-9	Mixed Uses	Section 12 – Page 5
12-10	Municipal Parking Facilities	Section 12 – Page 5
12-11	Design Standards	Section 12 – Page 6
12-12	Handicapped Parking Requirements	Section 12 – Page 6

SECTION THIRTEEN SIGNS		
13-00	Purpose	Section 13 – Page 1
13-01	Measurement of Sign Area	Section 13 – Page 1
13-02	Permitted Signs Not Requiring a Permit; All Zones	Section 13 – Page 1
13-03	Permitted Signs Requiring a Permit; All Zones	Section 13 – Page 3
13-04	Signs in RO Zones	Section 13 – Page 4
13-05	Signs in Business and Industrial Zones	Section 13 – Page 4
13-06	Signs Associated with Specially Permitted Uses	Section 13 – Page 6
13-07	Illumination	Section 13 – Page 6
13-08	Prohibited Signs	Section 13 – Page 7
13-09	Nonconforming Signs	Section 13 – Page 8
13-10	Repair of Signs	Section 13 – Page 8
13-11	Detached Sign Enhancement	Section 13 – Page 8
13-12	Exemptions	Section 13 – Page 9
13-13	Separability	Section 13 – Page 9

SECTION FOURTEEN ADMINISTRATION AND ENFORCEMENT		
14-01	Enforcement and Administration	Section 14 – Page 1
14-02	Application and Permits	Section 14 – Page 1
	Invalidation	Section 14 – Page 4
	Certificate of Occupancy	Section 14 – Page 4
14-03	Penalties	Section 14 – Page 4
14-03	Zone and Regulations Change Procedure	Section 14 – Page 4

SECTION FIFTEEN BOARD OF APPEALS		
15-01	Powers and Duties	Section 15 – Page 1
15-02	Rules	Section 15 – Page 1
15-03	Appeals	Section 15 – Page 1
15-04	Variances	Section 15 – Page 1
15-05	Special Exceptions	Section 15 – Page 2
15-06	Public Hearing	Section 15 – Page 2
15-07	Applications	Section 15 – Page 3
15-08	Fee	Section 15 – Page 3
15-09	Bonds	Section 15 – Page 3
15-10	Records	Section 15 – Page 3
15-11	Posting of Signs	Section 15 – Page 3

SECTION SIXTEEN LEGAL STATUS PROVISION		
16-01	Amendments	Section 16 – Page 1
16-02	Interpretations	Section 16 – Page 1
16-03	Validity	Section 16 – Page 1
16-04	Repealer	Section 16 – Page 1
16-05	Effective Date	Section 16 – Page 1

SECTION SEVENTEEN AQUIFER PROTECTION DISTRICTS		
17-01	Purpose	Section 17 – Page 1
17-02	General Provisions	Section 17 – Page 3