

## TABLE OF CONTENTS

### Contents

ARTICLE 1. TITLE, PURPOSE, AND LEGAL CLAUSES.....	1
Section 101	Title
Section 102	Purpose
Section 103	History
Section 104	Community Development
Section 105	Interpretation
Section 106	Application
Section 107	Repealer
Section 108	Validity & Severance
Section 109	Effective Date
ARTICLE II. ESTABLISHMENT OF ZONING DISTRICTS.....	4
Section 201	List of Districts
Section 202	Zoning Map [ <i>amended per Ord. 042408; §1, 042408 &amp; Ord. 071017; §1</i> ]
Section 203	Interpretation of District Boundaries
Section 204	Application of District Regulations
Section 205	Other Uses
ARTICLE III. DISTRICT REGULATIONS.....	7
Section 301	Forest Recreation (FR)
Section 302	Agricultural (AG)
Section 303	Agricultural Transition (AT) Zoning District [ <i>amended by Ord. 060903, §2, on 6/9/03</i> ]
Section 304	Residential – 1 (R-1)
Section 305	Residential –2 (R-2)
Section 306	Neighborhood Commercial (NC)
Section 307	Limited Industrial (LI)
Section 308	Floodplain (FP)
ARTICLE IV. NON-CONFORMING USES, BUILDINGS, AND STRUCTURES.....	76
Section 401	Discontinuance
Section 402	Continuance
Section 403	Expansion
Section 404	Substitution
Section 405	Discontinued Use of Open Land
Section 406	Non-Conforming Lots
Section 407	District Changes
Section 408	Registration
Section 409	Conformance With Other Provisions
Section 410	District Criteria For Non-Conforming Uses & Structures

ARTICLE V. SUPPLEMENTARY DISTRICT REGULATIONS ..... 81

Section 501	Accessory Buildings or Structures
Section 502	Erection Of More Than One Principal Building On A Lot
Section 503	Structure To Have Access
Section 504	Signs
Section 505	Off-Street Parking & Loading Requirements
Section 506	Storage Of Explosives
Section 507	Mobile Homes
Section 508	Mobile Home Parks
Section 509	Private & Public Park & Recreation Areas
Section 510	Extraction of Natural Resources
Section 511	Automobile Service Station
Section 512	Junk Yards
Section 513	Slope
Section 514	Detached Private Garages
Section 515	Dwelling Recreational Accessory Structures [ <i>amended per Ord. No. 061410A; §3, 6/14/10</i> ]
Section 516	Storage/Commercial
Section 517	Storage/Industrial
Section 518	Accessory Buildings & Structures Animal Structures
Section 519	Pollution Control
Section 520	Visual Obstructions
Section 521	Land Fills
<del>Section 522</del>	<del>Intensive Agricultural Production Facilities [<i>deleted per Ord. No. 061107, 6/11/07, §1</i>]</del>
Section 523	Disposal of Junk
Section 524	On-Lot Sewage Disposal
Section 525	Water Supply
Section 526	Child Day Care Centers
Section 527	Residential Non-Conforming Structures-Additions
Section 528	Farms
Section 529	Farm House Conversions
Section 530	Business Residence
Section 531	Special Requirements For Private Communications Structures
Section 532	Temporary Construction Structures
Section 533	Bed & Breakfast Inns By Special Exception
Section 534	Directional Signs & Standards
<del>Section 535</del>	<del>Intensive Ag Facility [<i>deleted per Ord. No. 061107, 6/11/07, §1</i>]</del>
Section 535	Nutrient Management Act [ <i>added per Ord. No. 061107; 6/11/07, §5</i> ]
Section 536	Industrial Performance Standards
Section 537	Flag Lot Setbacks
Section 538	Public Utility Structures
Section 539	Division of Farms
Section 540	Forestry
Section 541	ECHO Housing
Section 542	Compact Neighborhood Development [ <i>added per Ord. No. 042408, §5, 4/24/08</i> ]

Section 543	Accessory Solar Energy Systems
Section 544	Principal Solar Energy Systems
Section 545	Ground Mounted/Freestanding Solar Energy Systems
Section 546	Accessory manure digesters
Section 547	Principal Manure Digesters
Section 548	Geothermal Systems
Section 549	Outdoor Hydronic Heaters
Section 550	Accessory wind energy systems
Section 551	Principal Wind Energy Systems
	<i>[Sect. 543 - 551 added per Ord. 091211; 9/12/11]</i>

ARTICLE VI. SPECIAL EXCEPTION REGULATIONS ..... 128

Section 601	General Description
Section 602	Procedures & Plan Required
Section 603	General Standards
Section 604	Home Occupations
Section 605	Cemeteries
Section 606	Communication Antenna Sites
Section 607	Burden of Proof

ARTICLE VII. ENFORCEMENT PROCEDURE ..... 136

Section 701	Zoning Officer
Section 702	Duties & Responsibilities Of Zoning Officer
Section 703	Violation, Penalties & Enforcement
Section 704	Permits
Section 705	Certificate of Use & Occupancy

ARTICLE VIII. APPEALS ..... 141

Section 801	Creation of Zoning Hearing Board
Section 802	Organization of Zoning Hearing Board
Section 803	Functions of Zoning Hearing Board
Section 804	Notice
Section 805	Hearing Procedure
Section 806	Burden of Proof
Section 807	Recording of Decisions

ARTICLE IX. AMENDMENTS ..... 145

Section 901	Powers
Section 902	Definitions
Section 903	Amendment Procedure
Section 904	Hearings

ARTICLE X. DEFINITIONS ..... 146

Section 1001	Purpose
Section 1002	Terms

ARTICLE XI. MOBILE HOME AND MOBILE HOME PARKS..... 165

- Section 1101 Regulation of Mobile Homes
- Section 1102 Requirements for Mobile Home Parks
- Section 1103 Variances

ARTICLE XII – CONDITIONAL USE PROCEDURES, CRITERIA AND STANDARDS..... 171

- Section 1201 Filing of Conditional Use Applications

[Last updated: 12/06/17 SF]

**\*\*\* Reminder, a Copy of the Zoning Map (Color) and a Copy of the Flood Plain Map must be attached to the Ordinance**