

# Table of Contents

|   |            |
|---|------------|
| <b>Table of Contents</b> .....                                      | <b>1-1</b> |
| <b>Chapter 1: General and Legal Provisions</b> .....                | <b>1-1</b> |
| Section 1.1 Purpose .....   | 1-2        |
| Section 1.2 Authority.....  | 1-2        |
| Section 1.3 Applicability.....                                      | 1-3        |
| Section 1.4 Official Maps .....                                     | 1-6        |
| Section 1.5 Map Interpretation and Rules Governing Boundaries ..... | 1-7        |
| Section 1.6 Relationship to the 2030 Horizon Plan .....             | 1-8        |
| Section 1.7 Fees.....   | 1-8        |
| Section 1.8 Severability .....                                      | 1-8        |
| Section 1.9 Effective Date .....                                    | 1-8        |
| Section 1.10 List of Amendments.....                                | 1-8        |
| <b>Chapter 2: Zoning Districts</b> .....                            | <b>2-1</b> |
| Section 2.1 Purpose .....   | 2-2        |
| Section 2.2 General Provisions; Exceptions and Modifications .....  | 2-2        |
| Section 2.3 Zoning Districts.....                                   | 2-6        |
| Section 2.4 A-C Agricultural Conservation District .....            | 2-8        |
| Section 2.5 R-A Residential Agricultural District .....             | 2-10       |
| Section 2.6 RU-R Rural Residential District .....                   | 2-12       |
| Section 2.7 R-R Resort Residential District .....                   | 2-14       |
| Section 2.8 R-20 Single-Family Residential District.....            | 2-16       |
| Section 2.9 R-12 Single-Family Residential District.....            | 2-18       |
| Section 2.10 R-8 Single-Family Residential District.....            | 2-20       |
| Section 2.11 R-O Residential Office District .....                  | 2-22       |
| Section 2.12 O-I Office-Institutional District.....                 | 2-24       |
| Section 2.13 N-B Neighborhood Business District .....               | 2-26       |
| Section 2.14 H-B Highway Business District.....                     | 2-28       |
| Section 2.15 G-B General Business District.....                     | 2-30       |
| Section 2.16 M-1 Light Manufacturing District.....                  | 2-32       |
| Section 2.17 M-2 Heavy Manufacturing District.....                  | 2-34       |
| Section 2.18 Conditional Zoning Districts.....                      | 2-36       |
| Section 2.19 Overlay Districts.....                                 | 2-36       |
| Section 2.20 Permitted Uses.....                                    | 2-37       |
| Section 2.21 Table of Permitted and Special Uses .....              | 2-39       |
| <b>Chapter 3: Performance Requirements</b> .....                    | <b>3-1</b> |
| Section 3.1 Purpose .....   | 3-4        |
| <b>Chapter 4: Overlay Districts</b> .....                           | <b>4-1</b> |
| Section 4.1 Purpose .....   | 4-2        |
| Section 4.2 Urban Service Area .....                                | 4-2        |
| Section 4.3 ETJ Extension.....                                      | 4-2        |

|   |  |             |
|---|--|-------------|
| Section 4.4   | Municipal Growth Overlay (MGO) .....                           | 4-4         |
| Section 4.5   | Watershed Development Overlay .....                            | 4-6         |
| Section 4.6   | Airport Overlay Regulations .....                              | 4-14        |
| Section 4.7   | Floodplain Overlay Regulations .....                           | 4-18        |
| <b>Chapter 5: Landscaping and Screening</b> .....                   |  | <b>5-1</b>  |
| Section 5.1   | Purpose .....  | 5-2         |
| Section 5.2   | Buffering and Screening .....                                  | 5-3         |
| Section 5.3   | Parking Lot Landscaping .....                                  | 5-6         |
| Section 5.4   | Landscape Roadway Yard .....                                   | 5-7         |
| <b>Chapter 6: Signs</b> .....                                       |  | <b>6-1</b>  |
| Section 6.1   | Purpose .....  | 6-2         |
| Section 6.2   | General Provisions .....                                       | 6-2         |
| Section 6.3   | Sign Maintenance and Removal .....                             | 6-2         |
| Section 6.4   | Determination of Sign Copy Area .....                          | 6-3         |
| Section 6.5   | Minimum Sign Standards .....                                   | 6-5         |
| Section 6.6   | Signs Permitted in all Zoning Districts.....                   | 6-5         |
| Section 6.7   | Signs Permitted in Zoning Districts with a Zoning Permit ..... | 6-6         |
| Section 6.8   | Billboards.....  | 6-7         |
| Section 6.9   | Signs Permitted By Special Permit .....                        | 6-13        |
| Section 6.10  | Signs Expressly Prohibited.....                                | 6-13        |
| <b>Chapter 7: Parking</b> .....                                     |  | <b>7-1</b>  |
| Section 7.1   | Purpose .....  | 7-2         |
| Section 7.2   | Off-Street Parking Requirements .....                          | 7-2         |
| Section 7.3   | Parking Lot Design and Location Requirements .....             | 7-5         |
| <b>Chapter 8: Development Plan and Permit Process</b> .....         |  | <b>8-1</b>  |
| Section 8.1   | Purpose .....  | 8-2         |
| Section 8.2   | General Plan, Plat, and Permitting Process .....               | 8-2         |
| <b>Article I. Non-Residential and Multi-Family Site Plans</b> ..... |  | <b>8-3</b>  |
| Section 8.3   | General .....  | 8-3         |
| <b>Article II. Subdivisions</b> .....                               |  | <b>8-6</b>  |
| Section 8.4   | Purpose .....  | 8-6         |
| Section 8.5   | Subdivision Defined .....                                      | 8-6         |
| Section 8.6   | Subdivision Review Process .....                               | 8-8         |
| Section 8.7   | Minor & Special Subdivision Plats .....                        | 8-9         |
| Section 8.8   | Major Subdivision Plats .....                                  | 8-11        |
| <b>Article III. High Density Water Supply Watershed Plans</b> ..... |  | <b>8-17</b> |
| Section 8.10  | Applicability.....   | 8-17        |
| <b>Article IV. Erosion Control Plans and Permits</b> .....          |  | <b>8-24</b> |
| Section 8.11  | Purpose .....  | 8-24        |
| Section 8.12  | Erosion Control Permit Approval Process .....                  | 8-25        |

|  |   |              |
|--|---|--------------|
| Section 8.13   | Grading Permit Process .....  | 8-26         |
| <b>Article V. Permit Requirements .....</b>                          |   | <b>8-28</b>  |
| Section 8.14   | General .....   | 8-28         |
| Section 8.15   | Residential Zoning Permits .....                                      | 8-28         |
| Section 8.16   | Non-Residential Permits .....   | 8-30         |
| Section 8.17   | Zoning Permit with Vested Rights .....                                | 8-32         |
| <b>Chapter 9: Development Plan and Permit Requirements.....</b>      |   | <b>9-1</b>   |
| Section 9.1  | Purpose .....   | 9-2          |
| <b>Article I. Non-Residential and Board Approved Site Plans.....</b> |   | <b>9-2</b>   |
| Section 9.2  | General .....   | 9-2          |
| <b>Article II. Subdivisions .....</b>                                |   | <b>9-6</b>   |
| Section 9.3  | Subdivision Plan Requirements .....                                   | 9-6          |
| Section 9.4  | Submittal Requirements for Preliminary Plats, & Final Plats .....     | 9-6          |
| Section 9.5  | Plat Labeling Requirements for Concept, Preliminary & Final Plats ... | 9-7          |
| <b>Article III. Erosion and Sedimentation Control.....</b>           |   | <b>9-11</b>  |
| Section 9.6  | Erosion and Sedimentation Control Plan Requirements .....             | 9-11         |
| Section 9.7  | Basic Control Objectives .....  | 9-16         |
| <b>Chapter 10: Infrastructure and Design .....</b>                   |   | <b>10-1</b>  |
| Section 10.1   | Purpose .....   | 10-2         |
| <b>Article I. General Subdivision Design Standards .....</b>         |   | <b>10-2</b>  |
| Section 10.2   | General Provisions .....  | 10-2         |
| <b>Article II. Road Design Standards .....</b>                       |   | <b>10-8</b>  |
| Section 10.3   | Purpose .....   | 10-8         |
| Section 10.4   | Concurrence with Adopted Transportation Plans .....                   | 10-8         |
| Section 10.5   | Concurrence with Other Plans .....                                    | 10-9         |
| Section 10.6   | Access Management .....   | 10-9         |
| Section 10.7   | Traffic Impact Analysis .....   | 10-12        |
| Section 10.8   | Subdivision Road Design.....  | 10-15        |
| Section 10.9   | Public Road Standards .....   | 10-19        |
| <b>Article III. Utilities Standards .....</b>                        |   | <b>10-22</b> |
| Section 10.10  | Water Systems .....   | 10-22        |
| Section 10.11  | Sanitary Sewer Systems .....  | 10-23        |
| Section 10.12  | Storm Water Drainage Facilities .....                                 | 10-24        |
| Section 10.13  | Watershed Storm Water Control Structures (High Density Option)        | 10-25        |
| Section 10.14  | Oversized Utilities.....  | 10-28        |
| Section 10.15  | Emergency Management .....  | 10-28        |
| Section 10.16  | Monuments.....  | 10-30        |
| <b>Article IV. Easements.....</b>                                    |   | <b>10-31</b> |
| Section 10.17  | Easements.....  | 10-31        |

|   |              |
|---|--------------|
| <b>Article V. Erosion Control.....</b>                                  | <b>10-33</b> |
| Section 10.18 Mandatory Requirements for Land-Disturbing Activity ..... | 10-33        |
| <b>Chapter 11: Map and Text Amendments .....</b>                        | <b>11-1</b>  |
| Section 11.1 Purpose .....  | 11-2         |
| Section 11.2 Amendment Initiation .....                                 | 11-2         |
| Section 11.3 Submittal.....   | 11-3         |
| Section 11.4 Planning Board Action.....                                 | 11-4         |
| Section 11.5 Board of Commissioners Action .....                        | 11-4         |
| Section 11.6 Conditional Zoning Districts.....                          | 11-5         |
| Section 11.7 Maximum Number of Applications .....                       | 11-9         |
| <b>Chapter 12: Board of Adjustment.....</b>                             | <b>12-1</b>  |
| Section 12.1 Purpose .....  | 12-2         |
| Section 12.2 Powers and Duties of the Board of Adjustment .....         | 12-8         |
| <b>Chapter 13: Planning Board.....</b>                                  | <b>13-1</b>  |
| Section 13.1 Purpose .....  | 13-2         |
| Section 13.2 Powers and Duties of the Planning Board.....               | 13-2         |
| Section 13.3 Appointment and Terms of Office .....                      | 13-2         |
| Section 13.4 Meetings .....   | 13-3         |
| <b>Chapter 14: Administration and Enforcement.....</b>                  | <b>14-1</b>  |
| Section 14.1 Purpose .....  | 14-2         |
| Section 14.2 Administration .....                                       | 14-2         |
| Section 14.3 Violations of this Ordinance .....                         | 14-3         |
| Section 14.4 Penalties.....   | 14-4         |
| Section 14.5 Enforcement Procedure .....                                | 14-6         |
| Section 14.6 Civil Penalties and Citation Process.....                  | 14-8         |
| Section 14.7 Other Enforcement Mechanisms .....                         | 14-10        |
| Section 14.8 Appeals.....   | 14-10        |
| Section 14.9 Miscellaneous Provisions.....                              | 14-10        |
| <b>Chapter 15: Non-Conformities.....</b>                                | <b>15-1</b>  |
| Section 15.1 Purpose .....  | 15-2         |
| Section 15.2 Non-Conforming Vacant Lots.....                            | 15-2         |
| Section 15.3 Non-Conforming Buildings or Structures.....                | 15-3         |
| Section 15.4 Non-Conforming Uses .....                                  | 15-5         |
| Section 15.5 Reconstruction of Damaged Structures.....                  | 15-6         |
| Section 15.6 Change in Kind of Non-Conforming Use.....                  | 15-6         |
| Section 15.7 Other Non-Conforming Standards.....                        | 15-7         |
| <b>Chapter 16: Definitions .....</b>                                    | <b>16-1</b>  |
| Section 16.1 Purpose .....  | 16-2         |
| Section 16.2 Word Interpretation.....                                   | 16-2         |
| Section 16.3 Acronyms.....  | 16-2         |
| Section 16.4 Definitions.....   | 16-4         |

|   |            |
|---|------------|
| <b>Appendix A Yard Determination Diagrams.....</b>                          | <b>A-1</b> |
| <b>Appendix B Certificates &amp; Statements for Preliminary Plats .....</b> | <b>B-1</b> |
| <b>Appendix C Certificates &amp; Statements for Final Plats.....</b>        | <b>C-1</b> |
| <b>Appendix D Certificates for Exemption Plats.....</b>                     | <b>D-1</b> |
| <b>Appendix E Point Precipitation Frequency Estimates .....</b>             | <b>E-1</b> |
| <b>Appendix F Water Supply Watershed Map.....</b>                           | <b>F-1</b> |
| <b>Appendix G Flood Damage Prevention Ordinance .....</b>                   | <b>G-1</b> |