

# Table of Contents

Article	Section - Page
1	AUTHORITY, PURPOSES AND INTENT, PLANNING COMMISSION, AND ZONING ADMINISTRATOR ..... 1-1
1-A	AUTHORITY AND ENACTMENT ..... 1-1
1-B	PURPOSES AND INTENT ..... 1-1
1-C	PLANNING COMMISSION ..... 1-2
1-D	ZONING ADMINISTRATOR ..... 1-2
2	DISTRICTS, ZONING MAP & DISTRICT BOUNDARIES ..... 2-1
2-A	ESTABLISHMENT OF DISTRICTS ..... 2-1
2-B	OFFICIAL ZONING MAP ..... 2-1
2-B-1	General ..... 2-1
2-B-2	Amendment of Zoning Map ..... 2-2
2-B-3	Unauthorized Changes ..... 2-2
2-C	RULES FOR LOCATION OF DISTRICT BOUNDARIES ..... 2-2
2-C-1	General ..... 2-2
2-C-2	Application for Interpretation by Board of Zoning Appeals ..... 2-3
3	DISTRICT REGULATIONS ..... 3-1
3-A	SCHEDULE OF DISTRICT REGULATIONS ..... 3-1
3-A-1	Agricultural-Open Space-Conservation District - AOC ..... 3-1
3-A-2	Forestal-Open Space-Conservation District - FOC ..... 3-7
3-A-3	Rural Residential District (RR) ..... 3-12
3-A-4	Open Space Residential District – OSR ..... 3-14
3-A-5	Detached Residential - 1 (DR-1) ..... 3-15
3-A-6	Detached Residential - 2 (DR-2) ..... 3-17
3-A-7	Detached Residential- 4 (DR-4) ..... 3-19
3-A-8	Business Commercial (BC) ..... 3-22
3-A-9	Business (B) ..... 3-25
3-A-10	Business Park (BP) ..... 3-28
3-A-11	Institutional (ITL) ..... 3-34
3-A-12	Neighborhood Commercial District (CN) ..... 3-37
3-A-13	Highway Commercial District (CH) ..... 3-39
3-B	APPLICATION OF DISTRICT REGULATIONS ..... 3-41
3-B-1	General ..... 3-41
3-B-2	Use, Occupancy and Construction ..... 3-41
3-B-3	Height, Bulk, Density, Lot Coverage, Yards and Open Spaces ..... 3-41
3-B-4	Required Yard, Open Space, Area, Parking or Loading Space for One Structure ..... 3-41
3-B-5	Reduction of Lots or Areas Below Minimum Prohibited ..... 3-41
3-B-6	Reduction of Yards Below Minimum ..... 3-41
3-B-7	Reduction of Required Off-Street Parking or Loading Space ..... 3-41
3-B-8	Exception to Minimum Area and Frontage Regulations ..... 3-42
3-C	SUPPLEMENTARY REGULATIONS ..... 3-43
3-C-1	General ..... 3-43
3-C-2	Uses in Various Districts ..... 3-43
3-C-3	Supplementary Regulations for Development in Annexation Area B ..... 3-63
3-C-4	Private Access Easements ..... 3-64

3-D	ALLOCATION OF SINGLE-FAMILY DETACHED DWELLING UNIT RIGHTS IN THE AGRICULTURAL-OPEN SPACE-CONSERVATION (AOC) AND THE FORESTAL-OPEN SPACE-CONSERVATION (FOC) DISTRICTS AND LOT SIZE IN THE AOC DISTRICT .....	3-66
3-D-1	General Purposes .....	3-66
3-D-2	Allocations .....	3-66
3-D-3	Voluntary Termination of Dwelling Unit Allocation .....	3-66
3-D-4	Exceptions to Allocation.....	3-66
3-D-5	Errors in 1980 Tax Map.....	3-67
3-D-6	Burden of Proof .....	3-67
3-D-7	Allocation Disclosure .....	3-67
3-D-8	Vacation or Merger of Lots or Parcels of Land in the AOC and FOC Districts.....	3-67
3-D-9	Boundary Line Adjustment of Lots or Parcels of Land in the AOC/FOC Districts .....	3-68
3-D-10	Parcels with Zero Dwelling Unit Rights .....	3-68
3-D-11	Rezoning of a Portion of a Tract.....	3-68
3-E	SCHEDULE OF OVERLAY DISTRICT REGULATIONS .....	3-69
3-E-1	Flood Plain District (FP).....	3-69
3-E-2	Spring Conservation Overlay District (SC) .....	3-75
3-E-3	Historic Districts (H) .....	3-77
3-E-4	Historic Access Corridor Overlay District - (HC) .....	3-83
3-E-5	Stream Protection Overlay District (SP).....	3-91
4	GENERAL REGULATIONS .....	4-1
4-A	APPLICATION .....	4-1
4-B	USES GENERALLY .....	4-1
4-B-1	Uses Not Provided For.....	4-1
4-B-2	Structure that is Temporary .....	4-1
4-B-3	Houses Displayed for Advertising Purposes.....	4-2
4-B-4	Temporary Structure .....	4-3
4-C	ACCESSORY STRUCTURES, RECREATIONAL EQUIPMENT VEHICLES .....	4-3
4-C-1	Residential Occupancy of Accessory Buildings.....	4-3
4-C-2	Parking, Storage, or Use of Major Recreational Equipment .....	4-3
4-C-3	Limitation on Parking or Storage of Inoperable Vehicles .....	4-3
4-D	GENERAL REQUIREMENTS CONCERNING ARRANGEMENT AND LOCATION OF STRUCTURES.....	4-4
4-E	ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE ON LOT .....	4-4
4-E-1	Commercial and Industrial Districts .....	4-4
4-E-2	Accessory Buildings .....	4-4
4-F	DRAINAGE .....	4-5
4-G	LOT REGULATIONS .....	4-5
4-G-1	Lot Access Requirements.....	4-5
4-G-2	Visibility Clearance at Intersections .....	4-5
4-G-3	Uses and Structures Permitted in Required Setback Areas.....	4-5
4-G-4	Regular Lots.....	4-6
4-G-5	Irregular Lots.....	4-7
4-G-6	Lot Coverage by Buildings .....	4-7
4-H	HEIGHT REGULATIONS .....	4-8
4-H-1	General Intent .....	4-8
4-H-2	Fire and Safety Requirements .....	4-8
4-H-3	Height Limitations.....	4-8
4-I	SIGN REGULATIONS .....	4-8
4-I-1	General .....	4-8

4-I-2	Signs Prohibited .....	4-8
4-I-3	Signs Permitted.....	4-9
4-I-4	Removal Of Signs.....	4-11
4-I-5	Nonconforming Signs and Removal .....	4-12
4-I-6	Traffic Hazards.....	4-12
4-I-7	Sign Permits .....	4-12
4-I-8	Appeals.....	4-12
4-I-9	Definitions.....	4-13
4-J	OFF-STREET PARKING.....	4-14
4-J-1	General Specifications.....	4-14
4-J-2	Construction and Design Standards .....	4-14
4-J-3	Prohibited in Required Yards Adjacent to Streets.....	4-14
4-J-4	Buffer Required Where Adjoining Property Residential .....	4-14
4-J-5	Limitations on Use .....	4-15
4-J-6	To be Located on Same Lot as Principal Use: Exceptions.....	4-15
4-J-7	Joint Parking Facilities.....	4-15
4-J-8	Other Areas Not Used to Meet Requirements.....	4-16
4-J-9	Computation of Requirements .....	4-16
4-J-10	Off-Street Parking Standards .....	4-16
4-J-11	Off-Street Loading Space.....	4-19
4-J-12	Minimum Parking and Loading Space Requirements for Uses not Specified .....	4-20
4-J-13	Required Off-Street Parking and Loading Spaces to be Maintained.....	4-20
4-K	NONCONFORMING LOTS, USES AND STRUCTURES.....	4-21
4-K-1	Intent .....	4-21
4-K-2	Existing Construction.....	4-21
4-K-3	Nonconforming Lots of Record .....	4-21
4-K-4	Nonconforming Uses of Land.....	4-22
4-K-5	Nonconforming Structures .....	4-22
4-K-6	Uses Eligible for Special Use Permits Not Nonconforming Uses .....	4-23
4-K-7	Changes in District Boundaries.....	4-23
5	SPECIAL USE PERMITS .....	5-1
5-A	GENERAL.....	5-1
5-B	PROCEDURE.....	5-1
5-B-1	Application:.....	5-1
5-B-2	Recommendation by Planning Commission .....	5-1
5-B-3	Action by Board of Supervisors.....	5-2
5-B-4	Criteria for Action on Special Use Permit .....	5-2
5-B-5	Special Use Deemed Approved .....	5-3
5-C	REVOCAION.....	5-5
5-D	REQUIRED AMENDMENT .....	5-5
6	SITE DEVELOPMENT PLANS .....	6-1
6-A	INTENT.....	6-1
6-B	WHEN REQUIRED .....	6-1
6-C	WAIVER OF REQUIREMENTS .....	6-1
6-D	ADMINISTRATION.....	6-1
6-E	PROCEDURES .....	6-2
6-F	SPECIFICATIONS .....	6-5
6-G	CONTENTS .....	6-6
6-H	IMPROVEMENTS AND MINIMUM STANDARDS .....	6-9

6-I	CONSTRUCTION AND BONDING .....	6-24
6-J	REVISIONS .....	6-24
6-K	TERMINATION AND EXTENSION .....	6-24
6-L	BUILDING PERMITS .....	6-25
7	APPEALS, VARIANCES, INTERPRETATIONS, AND MODIFICATIONS .....	7-1
7-A	APPEALS, VARIANCES, INTERPRETATIONS, AND MODIFICATIONS .....	7-1
7-B	MODIFICATIONS .....	7-5
8	AMENDMENTS .....	8-1
8-A	GENERAL .....	8-1
8-B	METHOD OF INITIATING AMENDMENTS .....	8-1
8-C	AMENDMENTS WITH PROFFERED CONDITIONS .....	8-3
8-D	ACTION BY PLANNING COMMISSION .....	8-5
8-E	ACTION BY BOARD OF SUPERVISORS .....	8-6
8-F	PROCEDURES BEFORE PLANNING COMMISSIONERS AND BOARD OF SUPERVISORS .....	8-7
8-F	WITHDRAWAL OF PETITIONS .....	8-8
8-G	LIMITATION ON FILING NEW PETITION AFTER DENIAL .....	8-8
9	DEFINITIONS .....	9-1
9-A	GENERAL USAGE .....	9-1
9-B	DEFINITIONS .....	9-2
9-C	DEFINITION DISPUTES .....	9-22
10	ADMINISTRATION PROVISIONS .....	10-1
10-A	CONFLICT WITH STATUTES, LOCAL ORDINANCES, OR REGULATIONS .....	10-1
10-B	ISSUANCE OF PERMITS AND LICENSES .....	10-1
10-C	VIOLATIONS AND PENALTIES .....	10-1
10-D	REMEDIES NOT EXCLUSIVE .....	10-2
10-E	PUBLIC HEARINGS .....	10-2
10-F	FEES .....	10-3
10-G	SEVERABILITY .....	10-3
10-H	REPEAL OF CONFLICTING ORDINANCES .....	10-3
10-I	EFFECTIVE DATE .....	10-3