

# TABLE OF CONTENTS

## ARTICLE I GENERAL PROVISIONS

	<b>Page I-</b>
100 Title .....	1
101 Short Title .....	1
102 Purpose .....	1
103 Community Development Objectives .....	2
104 Interpretation .....	3
105 Severability .....	3
106 Effective Date .....	3

## ARTICLE II ZONING DISTRICTS AND ZONING MAP

	<b>Page II-</b>
201 Designation of Districts .....	1
202 Official Zoning Map .....	2
203 District Boundaries .....	2

## ARTICLE III DISTRICT REGULATIONS

	<b>Page III-</b>
301 District Regulations .....	1
Schedule of Uses and Development Standards .....	3

## ARTICLE IV SUPPLEMENTARY REGULATIONS

	<b>Page IV-</b>
400 Introduction .....	1
401 Deviations From Required Sizes .....	1
402 Lots, Yards Width and Depth, and Building Locations .....	1
403 Accessory Structures and Uses .....	3
404 Off-Street Parking and Loading .....	8
405 Signs .....	15

## ARTICLE V STANDARDS FOR SPECIFIC USES

	<b>Page V-</b>
501 Adult Businesses .....	1
502 Reserved	
503 Agricultural Uses -- Crop Production and Livestock Operations .....	4
504 Reserved	
505 Animals, Keeping of .....	4
506 Reserved	
507 Bed and Breakfast Establishments .....	7
508 Bulk Fuel Storage Facilities .....	8
509 Commercial Communication Devices .....	8

510 to 512 Reserved  
513 Detention Facilities ..... 12  
514 Reserved  
515 Forestry Enterprises ..... 13  
516 to 519 Reserved  
520 Junk Yards ..... 14  
521 to 525 Reserved  
526 Natural Resource Uses ..... 18  
527 to 529 Reserved  
530 Recreational Vehicle parks and Campgrounds ..... 18  
531 Recycling Facilities ..... 19  
532-535 Reserved  
536 Restaurants, Fast Food ..... 21  
537-540 Reserved  
541 Self-Storage Facilities ..... 21  
542 to 543 Reserved  
544 Shooting Ranges and Archery Ranges – Outdoor ..... 22  
545 to 547 Reserved  
548 Solid Waste ..... 23  
549 Reserved  
550 Storage Yards for Forest Products and Stone ..... 25  
551 Swimming Pool, Commercial ..... 25  
552 to 555 Reserved  
556 Theaters, Drive-In ..... 26  
557 Reserved  
558 Treatment Centers/Clinics, Medical Offices, and Health Facilities ..... 26  
559 Reserved  
560 Vehicle Related Uses ..... 27

**ARTICLE VI  
PERFORMANCE STANDARDS AND ENVIRONMENTAL PROTECTION**

**Page VI-**

600 Design of Commercial Establishments and Nonresidential Uses ..... 1  
601 Performance Standards Applicable to Non-Residential Uses ..... 2  
602 Placement and Screening of Waste Containers ..... 8  
603 Environmental Impact Statement ..... 8  
604 Special Conservation Standards ..... 12  
605 Reserved  
606 Property Line Buffer Areas ..... 13  
607 Major Impact Development ..... 14

**ARTICLE VII  
NONCONFORMITIES**

**Page VII-**

701 Purpose, Applicability, Registration, and Continuation and Change ..... 1  
702 Definitions ..... 1  
703 Nonconformities Under Development ..... 2  
704 Nonconformities by Variance ..... 2  
705 Normal Maintenance and Repair Activities ..... 2  
706 Changes of Nonconforming Uses ..... 3

707 Extension of Nonconforming Uses ..... 3  
708 Reconstruction ..... 4  
709 Abandonment and Reestablishment of Nonconformities ..... 5  
710 Alterations and Expansions of Nonconforming Structures ..... 5  
711 Use of Nonconforming Lots of Record ..... 5  
712 Review Factors ..... 6

**ARTICLE VIII  
RESIDENTIAL STANDARDS**

Page VIII-

801 Land Conservation Overlay District (DEVELOPER’S OPTION) ..... 1  
802 Two Family Dwellings ..... 16  
803 Multi-Family Dwellings ..... 16  
804 Conversion to Dwellings ..... 19  
805 Group Homes ..... 19  
806 Reserved  
807 Mobile Home Parks ..... 20  
808 Mobile/Manufactured Homes on Individual Lots ..... 23  
809 Minimum Single-Family Dwelling Size ..... 24  
810 Bed and Breakfast Establishments ..... 24  
811 Hotels, Motels, and Lodging Facilities ..... 24  
812 Open Land, Recreation Land, Development Improvements and Common  
Facilities -- Ownership and Maintenance ..... 24

**ARTICLE IX  
FLOODPLAIN REGULATIONS**

Page IX-

901 General Provisions ..... 1  
902 Administration ..... 1  
903 Identification of Floodplain Areas ..... 4  
904 Technical Provisions ..... 5  
905 Existing Structures in Identified Floodplain Areas ..... 9  
906 Variances ..... 10  
907 Definitions ..... 10

**ARTICLE X  
DEFINITIONS**

Page X-

1001 Rules of Construction and Definitions ..... 1  
1002 Terms, Phrases and Words Not Defined ..... 1  
1003 Definitions ..... 1

**ARTICLE XI  
ADMINISTRATION**

Page XI-

1100 Applicability ..... 1  
1101 General Procedure for Permits ..... 1  
1102 Permits and Certificates ..... 2  
1103 Fees ..... 5  
1104 Zoning Officer ..... 6

1105 Zoning Hearing Board ..... 7  
1106 Zoning Hearing Board -- Hearings and Decisions ..... 8  
1107 Variances ..... 11  
1108 Conditional Uses and Special Exceptions ..... 11  
1109 Time Limits on Permits and Variances ..... 15  
1110 Mediation ..... 16  
1112 Appeals to Court and Other Administrative Proceedings ..... 16  
1113 Public Utility Exemptions ..... 16  
1114 Limited Township Exemption ..... 16  
1115 Amendments ..... 17  
1116 Violations ..... 17  
1117 Penalties and Remedies ..... 18  
1118 Liability ..... 18  
Planning Commission Responsibilities ..... 19

ARTICLE XII  
LANDSCAPING STANDARDS

1200 Landscape Requirements ..... 1  
1201 Legislative Intent ..... 1  
1202 Preservation of Existing Vegetation ..... 2  
1203 Parking Lot Landscaping ..... 3  
1204 Street Trees ..... 3  
1205 Stormwater Basins and Associated Facilities ..... 4  
1206 Buffers and Screens ..... 5  
1207 Materials Specifications, Maintenance, and Guarantee ..... 11  
1208 List of Acceptable Plants ..... 12  
1209 Plan Requirements ..... 12