

Zoning Code Changes Reference Document

Article I: General Provisions

Sec. 114-1. Title.

1. Same number

Sec. 114-2. Authority.

1. Moved to Section 114-8

Sec. 114-3. Legislative intent.

1. Same number

Sec. 114-4. Purpose.

1. Moved to Section 114-2

Sec. 114-5. Appearance of ordinance text.

1. Removed

Sec. 114-6. Separability and non-liability.

1. Moved to Section 114-12

Sec. 114-7. Abrogation.

1. Moved to Section 114-10

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Sec. 114-8. Jurisdiction.

1. Moved to Section 114-4

Sec. 114-9. Re-enactment and repeal.

1. Moved to Section 114-13

Sec. 114-10. Effective date.

1. Moved to Section 114-9

Sec. 114-11. Appendices and checklists.

1. Removed

Sec. 114-12. Rules of interpretation.

1. Moved to Section 114-11

Sec. 114-13. Word usage.

1. Removed

Sec. 114-14. Statutory references.

1. Same

Sec. 114-15. Abbreviations.

1. Needs to be reviewed and updated after all edits are complete or Suggest to remove

Sec. 114-16. Definitions.

1. Needs to be reviewed and updated after all edits are complete

Secs. 114-17—114-37. Reserved.

Article II: Standard Zoning Districts

This section was re-written see the draft Zoning districts.

Sec. 114-38. Purpose

Each zoning district has its own purpose.

Sec. 114-39. Standard Zoning Districts categories and standard zoning districts

1. Under 114-38

Sec. 114-40. Map of standard zoning districts

1. Under 114-38

Sec. 114-41. Interpretation of zoning district boundaries

1. Under 114-38

Sec. 114-42. Relationship to overlay zoning districts

Sec. 114-43. Reserved

Sec. 114-44. Agricultural District

1. Needs to be revised to match the other zoning district format.

Sec. 114-45. Residential Districts

Sec. 114-46. Non-Residential Districts

Sec. 114-47. Industrial Districts

Sec. 114-48. Planned Development

1. Moved to Article Section 114-121

Article III: Overlay Zoning Districts

Sec. 114-81. Purpose.

Sec. 114-82. Overlay zoning categories and districts.

Sec. 114-83. Map of overlay zoning districts.

Sec. 114-84. Interpretation of overlay zoning district boundaries.

Sec. 114-85. Natural resource protection overlay zoning categories.

Sec. 114-86. Community character overlay zoning.

1. Suggest removing

Sec. 114-87. Airport overlay zoning.

Secs. 114-88—114-113. Reserved.

Article IV: Land Use Development Standards

Sec. 114-114 General Information

Sec. 114-115 Regulations applicable to all land uses

Sec. 114-116 Nonconforming Uses

1. Updated to Nonconforming Uses, Structures, and lots

Sec. 114-117 Substandard Lot Regulations

2. Updated to Nonconforming Uses, Structures, and lots

Sec. 114-118 Nonconforming Structures and buildings

1. Moved to 114-117

Sec. 114-119 Density and Intensity Standards

1. This is now incorporated in the zoning districts, and other places

Sec. 114-120 Bulk Regulations

1. This is now incorporated in the zoning districts, and other places

Sec. 114-121 Residential Land Uses

Sec. 114-122 Agricultural I Land Uses

Sec. 114-123 Institutional Land Uses

Sec. 114-124 Commercial Land Uses

Sec. 114-125 Storage or Disposal land Use

Sec. 114-126 Transportation land Use

Sec. 114-127 Industrial land Use

Sec. 114-128 Accessory Land Use

1. Moved to 114-116 (b) (1) and (2)

Sec. 114-129 Temporary Land Use

1. Moved to 114-116 (b) (6)

Sec. 114-129 Group Developments

Addressed in Design review.

Article V: Performance Standards

Sec. 114-159 Access Standards

1. Moved to Article V Section 114-159 Traffic, Parking and Access

Sec. 114-160 Visibility Standards

1. Moved to Article V Section 114-159 Traffic, Parking and Access

Sec. 114-161 Off-street parking and traffic circulation standards

1. Moved to Article V Section 114-159 Traffic, Parking and Access

Sec. 114-162 Off-street loading Standards

1. moved to Article V Section 114-159 Traffic, Parking and Access

Sec. 114-163 Exterior Storage Standards

1. Moved to Article V Section 114-159 Traffic, Parking and Access Section (e) (f) (b)

Sec. 114-164 Exterior Lighting Standards

1. Moved to 114-119 Design Review and 114-120 Multi-family design review

Sec. 114-165 Vibration Standards

1. Moved to 114-160

Sec. 114-166 Noise Standards

1. Moved to 114-160

Sec. 114-167 Air Pollution Standards

1. Removed

Sec. 114-168 Odor Standards

1. Removed

- a. No land use shall cause any odor that is offensive to a person of reasonable sensibilities detectable at any lot line of any lot in a residential district for periods exceeding a total of 15 minutes of any day

Sec. 114-169 Electromagnetic Radiation Standards

1. Removed

Sec. 114-170 Glare and Heat Standards

1. Moved to 114-160

Sec. 114-171. Fire and explosion standards.

1. Under architectural standards

Sec. 114-172. Toxic or noxious material standards.

1. Should be addressed in wellhead protection/ municipal well recharge

Sec. 114-173. Waste material standards.

1. Moved to 114-160

Sec. 114-174. Exterior construction material standards.

1. Under architectural standards

Sec. 114-175. Roof and eave standards.

1. Under architectural standards

Sec. 114-176. Hazardous materials standards.

1. Should be addressed in wellhead protection/municipal well recharge

Sec. 114-177. Fencing standards.

1. Moved to Article IV Section 114-116 (b) (3)

Sec. 114-178. Signal receiving antennas (satellite dishes) standards.

1. Moved to Article V Section 114-160 (a) (2)

Sec. 114-179. Wind energy conversion systems (WECS) standards.

1. Not included in zoning code at this time. Suggest removing.

Sec. 114-180. Swimming pool standards.

1. This would be covered under the new proposed Accessory Use and Structures section

Sec. 114-181. Outdoor storage and screening.

1. Moved to Article IV | Section 114-119 Design Review (e)

Sec. 114-182. Landscaping and greenspace.

2. Moved to Article IV | Section 114-119 Design Review (f)

Sec. 114-183. Natural resources protection.

3. Moved to Article IV | Section 114-119 Design Review (h)

Sec. 114-184. Sidewalk and bike paths.

4. Moved to Article IV | Section 114-119 Design Review (i)

Sec. 114-185. Vacation and maintenance of buildings.

1. Moved to Article IV | Section 114-119 Design Review (j)

Sec. 114-186. Administration and enforcement of performance standards.

1. This should be incorporated into Article VIII

Secs. 114-187—114-220. Reserved.

Article VI: Reserved

1. This Article can be used for the items in orange from Article V or used for Planned Unit Development District. However, it is suggested that if the PUD/PD has its own article, then the article should be after Article II Standard Zoning Districts, thus ordering the Articles entirely. Additionally, the Standard Zoning Districts could be renamed to Zoning Districts and the overlay Districts can be included in Article III, Zoning Districts (renamed). Then, the Planned Unit Development/PD can be Article III.

Article VII: Sign Regulations

Entire section updated.

Sec. 114-253. Permit required.

Sec. 114-254. General regulations.

Sec. 114-255. Definitions and requirements.

Sec. 114-256. Excluded items.

Sec. 114-257. Permit exempt signs.

Sec. 114-258. General signage regulations.

Sec. 114-259. Zoning district regulations.

Sec. 114-260. Nonconforming signs.

Sec. 114-261. Dangerous and abandoned signs; violations.

Secs. 114-262—114-283. Reserved.

Article VIII: Procedures and Administration

Sec. 114-284. Purpose.

Not necessary if Divisions and articles are removed.

Sec. 114-285. Amendments to the text of these zoning regulations.

1. Moved to 114-15

Sec. 114-286. Amendments to the official zoning maps.

1. Moved to 114-15

Sec. 114-287. Zoning permits for permitted uses.

1. Covered in Design Review and Building permits are required and under 114-7

Sec. 114-288. Zoning permits for conditional uses.

1. 114-122

Sec. 114-289. Zoning permits for temporary uses.

1. This section is not necessary

Sec. 114-290. Sign permits.

1. 114-165

Sec. 114-291. Site plan approvals.

1. Moved to Design Review

Sec. 114-292. Zoning certificates of occupancy.

1. Covered in the Building Code

Sec. 114-293. Variances.

Under board of appeals

- 1.

Sec. 114-294. Interpretations.

1. Moved to 114-11

Sec. 114-295. Appeals of zoning decisions.

1. Covered under board of appeals.

Sec. 114-296. Planned development district procedures

Moved to 114-121

Sec. 114-297. Zoning administrator.

1. Moved to Zoning Administrator 114-5

Sec. 114-298. Plan commission.

1. Covered in Chapter 2 Administration

Sec. 114-299. Reserved.

Sec. 114-300. Zoning board of appeals.

1. Covered under board of appeals.

Sec. 114-301. Fees.

Covered in the Fee chapter

Sec. 114-302. Violations and penalties.

1. Moved to 114-10