

Table of Contents

Table of Contents.....	1-1
Chapter 1: General and Legal Provisions	1-1
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
Chapter 2: Zoning Districts	2-1
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
Chapter 3: Performance Requirements	3-1
Section 3.1 Purpose	3-4
Chapter 4: Overlay Districts	4-1
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
Chapter 5: Landscaping and Screening		5-1
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
Chapter 6: Signs		6-1
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
Chapter 7: Parking		7-1
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
Chapter 8: Development Plan and Permit Process		8-1
Section 8.1	Purpose	8-2
Section 8.2	General Plan, Plat, and Permitting Process	8-2
Article I. Non-Residential and Multi-Family Site Plans		8-3
Section 8.3	General	8-3
Article II. Subdivisions		8-6
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
Article III. High Density Water Supply Watershed Plans		8-17
Section 8.10	Applicability.....	8-17
Article IV. Erosion Control Plans and Permits		8-24
Article V. Permit Requirements		8-25

Section 8.11	General	8-25
Section 8.12	Residential Zoning Permits	8-25
Section 8.13	Non-Residential Permits	8-27
Section 8.14	Zoning Permit with Vested Rights	8-29
Chapter 9: Development Plan and Permit Requirements.....		9-1
Section 9.1	Purpose	9-2
Article I. Non-Residential and Board Approved Site Plans.....		9-2
Section 9.2	General	9-2
Article II. Subdivisions		9-6
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
Article III. Erosion and Sedimentation Control.....		9-11
Chapter 10: Infrastructure and Design		10-1
Section 10.1	Purpose	10-2
Article I. General Subdivision Design Standards		10-2
Section 10.2	General Provisions	10-2
Article II. Road Design Standards		10-8
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
Article III. Utilities Standards		10-22
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
Article IV. Easements.....		10-31
Section 10.17	Easements.....	10-31
Article V. Erosion Control.....		10-33
Chapter 11: Map and Text Amendments		11-1
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
Chapter 12: Board of Adjustment	12-1	
Section 12.1	Purpose	12-2
Section 12.2	Powers and Duties of the Board of Adjustment	12-8
Chapter 13: Planning Board	13-1	
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
Chapter 14: Administration and Enforcement	14-1	
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	14-9
Section 14.8	Appeals	14-9
Section 14.9	Miscellaneous Provisions	14-9
Chapter 15: Non-Conformities	15-1	
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
Chapter 16: Definitions	16-1	
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
Appendix A Yard Determination Diagrams	A-1	
Appendix B Certificates & Statements for Preliminary Plats	B-1	
Appendix C Certificates & Statements for Final Plats	C-1	

Appendix D Certificates for Exemption Plats.....	D-1
Appendix E Point Precipitation Frequency Estimates	E-1
Appendix F Water Supply Watershed Map.....	F-1
Appendix G Flood Damage Prevention Ordinance	G-1
Appendix H Soil Erosion and Sedimentation Control Ordinance	H-1

