

# INDEX

## **ARTICLE I - PREAMBLE**

Section 1.1 -Purpose	1
Section 1.2 - Continuance of Non-Conforming Uses and Buildings	1
Section 1.3 - Essential Service Clause	1

## **ARTICLE II - DISTRICTS**

Section 2.1 - Establishment of Districts	2
"A" Residential District	2
"B" Residential District	3
Commercial District	3
Industrial District	4
Highway Interchange District	4
Agricultural District	4
Section 2.2 - "A" Residential Districts	5
Section 2.2 A - Permitted Uses	5
Section 2.2 B - Permitted Accessory Uses	5
Section 2.2 C - Minimum Lot Size	5
Section 2.2 D - Minimum Street Frontage	5
Section 2.2 E - Minimum Yard Depth for Principle Structures	5
Section 2.2 F - Floor Area Requirement	6
Section 2.2 G - Mobile Homes	6
Section 2.2 H - Other Uses	6
Section 2.3 - "B" Residential Districts	7
Section 2.3 A - Permitted Uses	7
Section 2.3 B - Permitted Accessory Uses	7
Section 2.3 C - Minimum Lot Size	7
Section 2.3 D - Minimum Street Frontage	7
Section 2.3 E - Minimum Yard Depth for Principal Structures	8
Section 2.3 F - Floor Area Requirements	8
Section 2.4 - Agricultural Districts	9
Section 2.4 A - Permitted Uses	9
Section 2.4 B - Uses by Special Permit	9
Section 2.4 C - Minimum Lot Size	9
Section 2.4 D - Minimum Frontage	9
Section 2.4 E - Minimum Yard Depth for Principal Structures	9
Section 2.4 F - Minimum Floor Area Requirements	9
Section 2.5 - Commercial Districts	10
Section 2.5 A - Permitted Uses	10
Section 2.5 B - Permitted Accessory Uses	11
Section 2.5 C - Minimum Lot Size	11
Section 2.5 D - Minimum Street Frontage	11
Section 2.5 E - Minimum Yard Depth	11
Section 2.5 F - Residential Uses in Commercial District	11
Section 2.5 G - Adult Businesses	11
Section 2.6 - Industrial Districts	13
Section 2.6 A - Permitted Uses	13

Section 2.6 B - Special Uses	13
Section 2.6 C - District Regulations	13
Section 2.6 D - Zoning District Boundary Setbacks	14
Section 2.6 E- Parking	14
Section 2.7 - Highway Interchange Districts	15
Section 2.7 A - Intent	15
Section 2.7 B - Permitted Uses	15
Section 2.7 C - Uses by Special Permit	15
Section 2.7 D - District Regulations	15

### **ARTICLE III - SUPPLEMENTARY PROVISIONS**

Section 3.1 - Building Standards and Facilities	17
Section 3.2 - Non-conforming Use	19
Section 3.3 - Alterations of a Non-conforming Use Building	19
Section 3.4 - Building Damage of a Non-conforming Use Building	19
Section 3.5 - Discontinuance of Non-conforming Use	19
Section 3.6 - Completion of Non-conforming Buildings	19
Section 3.7 - Substitution of Expansion of Non-conforming Uses	19
Section 3.8 - Water Supply and Sewage Disposal Facilities	20
Section 3.9 - Shoreland Regulations	21
Section 3.10 - Restriction of Record	22
Section 3.11 - Automobile or Travel Trailers	22
Section 3.12 - Vehicular Parking Space, Access Thereto and Lighting Thereof	23
Section 3.13 - Uses by Special Permit	26
Section 3.14 - Planned Unit Development (PUD)	27
Section 3.14 A - Intent	27
Section 3.14 B - Modification Powers	27
Section 3.14 C - Application Procedure	27
Section 3.14 D - Review Procedure	28
Section 3.15 - Temporary Dwelling Structures	29
Section 3.16 - Regulations Governing the Location of Junk Yard	29
Section 3.17 - Advertising Sign	30
Section 3.17 A - Uses and Conditions	30
Section 3.17 B - Exemptions	30
Section 3.17 C - Sign Permits	31
Section 3.18 - Site Use Design Standards	36
Section 3.19 - Outdoor Lighting Regulations	39
Section 3.20 - Communication Towers	40

### **ARTICLE IV - ADMINISTRATION AND ENFORCEMENT**

Section 4.1 - Zoning Administrator	43
Section 4.2 - Permits	43
Section 4.3 - Site Plan Review	43
Section 4.3 A - Class "A" Site Plan Requirements	43
Section 4.3 B - Class "B" Site Plan Requirements	43
Section 4.3 C - Review Procedure	44
Section 4.4 - Penalty for Violation	44

### **ARTICLE V - BOARD OF APPEALS**

Section 5.1 - Organization	45
Section 5.2 - Meeting: Powers and Duties of Chairperson: Records	45

Section 5.3 - Duties	45
Section 5.4 - Hearing and Notices	45

**ARTICLE VI - DEFINITIONS INTRODUCTION** 46

**ARTICLE VII - LEGAL STATUS**

Section 7.1 - Validity	56
Section 7.2 - Effective Date	56