

## TABLE OF CONTENTS

		<u>Page</u>
<b>Article I</b>	<b>Authority and Enactment Clause</b>	<b>1</b>
<b>Article II</b>	<b>Title, Jurisdiction and Purposes</b>	<b>2</b>
Section 2.1	Title	2
Section 2.2	Jurisdiction	2
Section 2.3	Purposes	2
<b>Article III</b>	<b>Establishment of Districts</b>	<b>4</b>
Section 3.1	Division Into Use Districts	4
Section 3.2	Zoning Map	4
Section 3.3	Interpretation of District Boundaries	4
Section 3.4	Use Categories	5
Section 3.5	District Purposes	5
<b>Article IV</b>	<b>Use Provisions for Zoning Districts</b>	<b>7</b>
Section 4.1	General	7
Section 4.2	Outside Storage	7
Section 4.3	Table of Permitted Uses	8
<b>Article V</b>	<b>Use Provisions for Special Zoning Districts</b>	<b>23</b>
Section 5.1	MHP Manufactured Home Park District	23
	5.1.1 Definitions	23
	5.1.2 Permitted Uses	24
	5.1.3 General	24
	5.1.4 Site Standards	25
	5.1.5 Manufactured Home Park Site Plan Approval	27
Section 5.2	Planned Unit Development (PUD) District	28
	5.2.1 Definitions	28
	5.2.2 Permitted Uses	28
	5.2.3 General Regulations and Guidelines	29
	5.2.4 Development Plan	29
	5.2.5 Procedure and Approval	30
	5.2.6 Development Plan Planning Objectives	32
	5.2.7 Sketch Development Plan Submission Requirements	33
	5.2.8 Development Plan Submission Requirements	34
	5.2.9 Final Development Plan Submission Requirements	36
	5.2.10 Deviations or Changes in the Plan	36
	5.2.11 Failure To Start Construction	37
	5.2.12 PUD Application Fee	37
	5.2.13 Required Copies of Plans	38
<b>Article VI</b>	<b>Area and Dimensional Requirements</b>	<b>39</b>
<b>Article VII</b>	<b>General Regulations</b>	<b>40</b>
Section 7.1	Use of Land and Structures	40
Section 7.2	Height and Dimensional Regulations	40
Section 7.3	One Principal Building On Lot	40
Section 7.4	Lot of Record	41

	<u>page</u>	
Section 7.5	Corner Lots	41
Section 7.6	Intersection and Railroad Crossing Visibility	42
Section 7.7	Through Lots	42
Section 7.8	Street Frontage	42
Section 7.9	Abandoned Right-of-Way	42
<b>Article VIII</b>	<b>Supplemental Regulations and Modifications</b>	<b>43</b>
Section 8.1	Accessory Uses or Structures	43
Section 8.2	Home Occupations	43
	8.2.1 Approval of Home Occupation	43
	8.2.2 General Restrictions	43
Section 8.3	Temporary Construction Standards	44
Section 8.4	Height Modifications	44
<b>Article IX</b>	<b>Off-Street Parking and Loading</b>	<b>45</b>
Section 9.1	Location of Parking Spaces	45
Section 9.2	Combined Parking Spaces	45
Section 9.3	Design Standards	45
Section 9.4	Minimum Off-Street Parking Spaces for Individual Uses	46
Section 9.5	Off-Street Loading and Unloading Space	49
Section 9.6	Parking and Storage of Certain Vehicles	49
<b>Article X</b>	<b>Sign Regulations</b>	<b>50</b>
Section 10.1	Sign Definitions	50
Section 10.2	Exempt Signs	52
Section 10.3	Sign Permit Required	52
Section 10.4	Regulations Which Pertain To All Signs	53
Section 10.5	Zoning District Sign Regulations	54
	10.5.1 Signs Permitted in A-R, R-1 and R-2 Districts	54
	10.5.2 Signs Permitted in the R-3 District	54
	10.5.3 Signs Permitted in B-1, B-2 and B-3 Districts	55
	10.5.4 Signs Permitted in B-4 and M-1 Districts	56
	10.5.5 Signs Permitted in the M-2 District	57
Section 10.6	Nonconforming Signs	57
Section 10.7	Off-Premise or General Advertising Signs	58
	10.7.1 Conditional Use Approval	58
	10.7.2 Site Plan Review	59
	10.7.3 Site Plan Enforceable	59
	10.7.4 Regulations Applicable to All Off-Premise Signs	60
	10.7.5 Planning Objectives and Criteria for Approval	61
	10.7.6 Off-Premise Sign Construction Permit and Fee	61
	10.7.7 Limitations on Off-Premise Sign Conditional Use Request	62
<b>Article XI</b>	<b>Nonconforming Structures and Uses</b>	<b>63</b>
Section 11.1	Nonconforming Use of Land	63
Section 11.2	Nonconforming Structures	63
<b>Article XII</b>	<b>Administration, Review Procedures and Enforcement</b>	<b>65</b>
Section 12.1	Enforcing Officer	65
Section 12.2	Building Permit Required	65

Section 12.3	General Procedure	<u>page</u> 65
Section 12.4	Review of Building Permit Applications	65
Section 12.5	Certificate of Occupancy	66
Section 12.6	Enforcement	66
Section 12.7	Penalties	67
Section 12.8	Remedies	67
<b>Article XIII</b>	<b>The Board of Adjustment</b>	<b>68</b>
Section 13.1	Appointment, Duties and Responsibilities	68
Section 13.2	Proceedings of the Board of Adjustment	68
Section 13.3	Powers and Duties of the Board of Adjustment	68
Section 13.4	Decisions of the Board of Adjustment	70
Section 13.5	Appeals to the Board of Adjustment	70
Section 13.6	Appeals To Circuit Court	71
<b>Article XIV</b>	<b>Amendments</b>	<b>72</b>
Section 14.1	Procedure	72
Section 14.2	Planning and Zoning Commission Review	73
Section 14.3	Public Hearings and Notices	73
Section 14.4	Conditional Rezoning	73
Section 14.5	Limitations on Rezoning Amendments	74
<b>Article XV</b>	<b>Definitions</b>	<b>76</b>
Section 15.1	Interpretation of Certain Terms and Words	76
Section 15.2	List of Definitions	76
<b>Article XVI</b>	<b>Legal Status Provisions</b>	<b>83</b>
Section 16.1	Interpretation	83
Section 16.2	Validity	83
Section 16.3	Conflicting Zoning Ordinances	83
Section 16.4	Effect Upon Outstanding Building Permits	83
<b>Article XVII</b>	<b>Effective Date</b>	<b>84</b>