

TABLE OF CONTENTS

AN ORDINANCE ..... 1-1

ARTICLE 1 TITLE, AUTHORITY, PURPOSE, COMMUNITY  
DEVELOPMENT OBJECTIVES ..... 1-1

    Section 101. Short Title ..... 1-1

    Section 102. Authority ..... 1-1

    Section 103. Purpose..... 1-1

    Section 104. Community Development Objectives..... 1-2

    Section 105. Interpretation..... 1-2

    Section 106. Application..... 1-3

ARTICLE 2 DEFINITIONS ..... 2-1

    Section 201. Definition of Terms..... 2-1

    Section 202. Interpretation..... 2-1

    Section 203. List of Definitions ..... 2-1

ARTICLE 3 DISTRICT USE REGULATIONS ..... 3-1

    Section 3.1 (AR) Agricultural Residential District..... 3-1

    Section 3.2 (R) Residential District ..... 3-4

    Section 3.3 (C) Commercial District ..... 3-7

    Section 3.4 (I) Industrial District ..... 3-9

    Section 3.5 (C-I) Commercial/Industrial District ..... 3-11

    Section 3.6 (VO) Village Overlay Zone..... 3-13

ARTICLE 4 FLOODPLAIN MANAGEMENT ..... 4-1

    Section 401. .... 4-1

    Section 402. Establishment of Flood Plain Overlay Districts ..... 4-1

    Section 403. Special Exceptions in Flood Plain Districts..... 4-1

    Section 404. Variances Within the Flood Plain Districts ..... 4-3

ARTICLE 5 OFF-STREET PARKING..... 5-1

    Section 5.1 General Parking Regulations ..... 5-1

    Section 5.2 Facilities Required ..... 5-1

    Section 5.3 Location and Management Requirements ..... 5-4

    Section 5.4 Design Standards ..... 5-6

    Section 5.5 Off-Street Loading and Unloading ..... 5-7

ARTICLE 6 SIGNS ..... 6-1

    Section 6.1 Purpose..... 6-1

    Section 6.2 Prohibited Signs ..... 6-1

    Section 6.3 Incidental Signs..... 6-2

Section 6.4 Business Identification Signs.....	6-4
Section 6.5 Off-Premises Advertising Signs .....	6-5
Section 6.6 General Requirements for Signs .....	6-6
Section 6.7 Tall Sign Overlay Zone.....	6-8
ARTICLE 7 SUPPLEMENTARY REGULATIONS .....	7-1
Section 7.1 Purpose.....	7-1
Section 7.2 Accessory Building Regulations.....	7-1
Section 7.3 Agricultural and Related Use Regulations .....	7-2
Section 7.4 Height Regulations .....	7-2
Section 7.5 Home Occupations.....	7-3
Section 7.6 Private Outdoor Swimming Pools .....	7-4
Section 7.7 Yard and Lot Regulations .....	7-4
Section 7.8 Unenclosed Storage .....	7-6
Section 7.9 Homes Association .....	7-6
Section 7.10 Performance Standards .....	7-7
Section 7.11 Prohibited Uses .....	7-8
Section 7.12 Uses Not Provided For.....	7-8
Section 7.13 Temporary Uses .....	7-8
Section 7.14 Real Estate Sales Office.....	7-9
Section 7.15 Accessory Solar Energy Systems (ASES).....	7-9
Section 7.16 Principal Solar Energy Systems (PSES).....	7-11
Section 7.17 Guilford Peninsula Overlay Zone.....	7-17
Section 7.18 Transitional A/R Zoning Overlay District.....	7-17
ARTICLE 8 SPECIFIC STANDARDS FOR SPECIAL EXCEPTION AND CONDITIONAL USES .....	8-1
Section 8.0 Specific Standards for Special Exception and Conditional Uses.....	8-1
Section 8.1 Accessory Apartments .....	8-1
Section 8.2 Adult-Related Uses .....	8-2
Section 8.3 Bed and Breakfasts .....	8-3
Section 8.4 Campgrounds/Recreational Vehicle Parks .....	8-4
Section 8.5 Golf Courses .....	8-5
Section 8.6 Conversion of Existing Single-Family Detached Dwelling ...	8-6
Section 8.7 Conversion Apartment.....	8-7
Section 8.8 Day Care Facilities.....	8-7
Section 8.9 Outdoor Recreation Facilities and Membership Clubs.....	8-7
Section 8.10 Gun Clubs (Shooting Ranges).....	8-8
Section 8.11 Small Business Services and Craft Industries .....	8-9
Section 8.12 Private Schools .....	8-9
Section 8.13 Medical and Dental Clinics.....	8-10
Section 8.14 Sanitary Landfills.....	8-11
Section 8.15 Surface Mining and Quarry Related Manufacturing .....	8-11

Section 8.16 RESERVED .....	8-12
Section 8.17 RESERVED .....	8-12
Section 8.18 Shopping Centers or Retail/Wholesale Building Exceeding 20,000 Square Feet.....	8-12
Section 8.19 Mini-Warehouses (Self Service Storage Facilities).....	8-12
Section 8.20 Single-Family Detached Dwellings .....	8-13
Section 8.21 Land Application of Sewage and Septic Sludge Waste.....	8-14
Section 8.22 Equine and Community Therapy Centers.....	8-15
Section 8.23 Independent Living Unit Developments.....	8-16
ARTICLE 9 NONCONFORMING BUILDING AND USES .....	9-1
Section 9.1 .....	9-1
Section 9.2 Continuation.....	9-1
Section 9.3 Alterations .....	9-1
Section 9.4 Extensions or Enlargements.....	9-1
Section 9.5 Changes in Nonconforming Uses .....	9-2
Section 9.6 Reconstruction/Restoration.....	9-2
Section 9.7 Discontinuance.....	9-2
Section 9.8 Nonconforming Signs .....	9-3
Section 9.9 District Changes.....	9-3
Section 9.10 Unsafe Structure .....	9-3
Section 9.11 Agricultural Exemption .....	9-3
ARTICLE 10 ZONING HEARING BOARD .....	10-1
Section 10.1 Establishment and Membership.....	10-1
Section 10.2 Organization of Board .....	10-1
Section 10.3 Hearings .....	10-2
Section 10.4 Board's Functions .....	10-2
Section 10.5 Effects of Board's Decisions .....	10-3
Section 10.6 Appeal .....	10-3
ARTICLE 11 ADMINISTRATION .....	11-1
Section 11.1 Administration and Enforcement.....	11-1
Section 11.2 Permits .....	11-2
Section 11.3 Fees .....	11-4
Section 11.4 Amendments .....	11-4
Section 11.5 Conditional Uses.....	11-4
Section 11.6 Repeals and Inconsistencies.....	11-6
Section 11.7 Effective Date .....	11-6