

TABLE OF CONTENTS

ORDINANCE OF ADOPTION..... i

AMENDMENTS ii

SECTION 1 PURPOSE AND SCOPE 1

SECTION 2 PRIVATE AGREEMENTS..... 1

SECTION 3 REPEAL OF CONFLICTING ORDINANCES 1

SECTION 4 ESTABLISHMENT OF ZONES..... 1

SECTION 5 EFFECTS OF ZONING 3

SECTION 6 SEVERABILITY..... 3

SECTION 7 ENFORCEMENT..... 7-1

SECTION 8 DEFINITIONS..... 8-1

SECTION 9 GENERAL, AGRICULTURAL RESIDENTIAL,
AND RURAL RESIDENTIAL ZONES..... 9-1

 9.1 Permitted and Conditional Uses..... 9-1

 9.2 Special Uses..... 9-4

 9.3 Property Development Standards 9-4

 9.4 Performance Standards 9-6

 9.5 Signs 9-7

 9.6 Accessory Structures..... 9-7

 9.7 Walls and Fences 9-9

SECTION 10 RESIDENTIAL ZONES..... 10-1

 10.1 Permitted and Conditional Uses..... 10-2

 10.2 Property Development Standards 10-5

 10.3 Performance Standards 10-7

 10.4 Signs 10-9

 10.5 Accessory Structures..... 10-9

 10.6 Walls and Fences 10-10

 10.7 Condominiums and Condominium Conversions 10-11

SECTION 11 COMMERCIAL ZONES 11-1

 11.1 Permitted and Conditional Uses..... 11-2

 11.2 Property Development Standards 11-4

 11.3 Performance Standards 11-5

 11.4 Signs 11-7

 11.5 Accessory Structures..... 11-7

 11.6 Walls and Fences 11-8

SECTION 12	INDUSTRIAL ZONES.....	12-1
12.1	Permitted and Conditional Uses.....	12-1
12.2	Property Development Standards	12-4
12.3	Performance Standards	12-5
12.4	Signs	12-7
12.5	Accessory Structures.....	12-7
12.6	Walls and Fences	12-7
SECTION 13	SPECIAL PURPOSE ZONES.....	13-1
13.1	MHP - Manufactured Home Park	13-2
13.2	PRD - Planned Residential Development	13-10
13.3	PC -- Planned Community	13-16
13.4	PS -- Public and Semi-Public.....	13-20
13.5	OS -- Open Space and Conservation	13-22
13.6	FPM - Floodplain Management Overlay	13-24
13.7	RC -- Resort Commercial	13-49
13.8	P --- Parking	13-51
13.9	MR -- Mineral Resource	13-53
13.10	DRO - Design Review Overlay	13-57
13.11	RMH - Residential and Manufactured Home	13-60
SECTION 14	SPECIAL USES AND CONDITIONS	14-1
14.1	Temporary Uses	14-1
14.2	Home Occupations.....	14-4
14.3	Cottage Industries	14-5
14.4	Bed and Breakfast Establishments.....	14-6
14.5	Wireless Telecommunication Facilities	14-7
14.6	Group Homes for the Handicapped	14-12
14.7	Metal Storage Container Boxes	14-13
SECTION 15	OFF-STREET PARKING	15-1
15.1	Basic Requirements	15-1
15.2	Parking Spaces Required	15-2
15.3	Site Development Standards.....	15-5
SECTION 16	SIGNS.....	16-1
16.1	Definitions	16-1
16.2	General Provisions	16-2
16.3	Exempt Signs	16-3
16.4	Special Purpose Signs.....	16-4
16.5	G, AR and RR Zones	16-6
16.6	Residential Zones.....	16-7
16.7	Commercial Zones	16-7
16.8	Industrial Zones	16-9
16.9	Special Purpose Zones	16-10
16.10-1	Cash Deposit.....	16-11
16.10-2	Nonconforming Signs	16-11

16.11	Sign Permit Requirements	16-11
SECTION 17	LIGHTING	17-1
17.1	Conflicting Regulations	17-1
17.2	Approved Materials and Methods of Construction or Installation/Operation	17-1
17.3	Definitions	17-1
17.4	Establishment of Astronomical Zones	17-5
17.5	Preferred Source and Zone I Use Preference	17-5
17.6	General Requirements, all Zones	17-5
17.7	Special Requirements, Outdoor Advertising Signs	17-8
17.8	Special Requirements, Special Uses	17-9
17.9	Airport Lighting and Holiday Decorations	17-10
17.10	Temporary Lighting Permits	17-10
17.11	Nonconforming Uses	17-10
17.12	Variances	17-11
17.13	Permits and Development Plan Review	17-11
SECTION 18	LANDSCAPING	18-1
18.1	Purpose and Scope	18-1
18.2	Conflicting Regulations	18-1
18.3	Definitions	18-1
18.4	General Provisions	18-2
18.5	Landscape Plan Requirements	18-3
18.6	Preservation of Existing Vegetation	18-5
18.7	Standard Plant Units	18-5
18.8	Parking Lot Landscaping	18-6
18.9	Buffer and Screen Landscaping	18-7
18.10	Site Landscaping	18-7
18.11	Installation and Maintenance	18-8
18.12	Modification to Landscaping Standards	18-8
SECTION 19	NONCONFORMING SITUATIONS.....	19-1
19.1	Definitions	19-1
19.2	Continuation of Nonconforming Situations.....	19-1
19.3	Completion of Nonconforming Projects	19-2
19.4	Nonconforming Lots.....	19-2
19.5	Nonconforming Signs	19-3
19.6	Nonconforming Mobile Homes and Mobile Home Parks	19-3
19.7	Extension or Enlargement of Nonconforming Situations	19-4
19.8	Repair, Maintenance, and Reconstruction	19-4
19.9	Change in Use of Property Where a Nonconforming Situation Exists.....	19-5
19.10	Nonconforming Uses Authorized by Conditional Use Permits	19-6
19.11	Abandonment and Discontinuance of Nonconforming Situations	19-6

SECTION 20	ADMINISTRATION.....	20-1
20.1	Determination As To Uses Not Listed.....	20-1
20.2	Citizen Participation	20-2
20.3	Conditional Uses.....	20-4
20.4	Amendments	20-8
20.5	Public Hearing Time and Notice.....	20-12
20.6	Appeals: Board Review	20-12
20.7	Variances	20-13
20.8	Adjustments	20-17
20.9	Animal Husbandry Activities of Projects	20-19
SECTION 21	GENERAL PLAN	21-1
21.1	Applicability of State Law.....	21-1
21.2	Amendments to General Plans or Specific Plans.....	21-1