

**City of Shelby UDO  
Summary Table of Contents**

**Article**

- I Purpose and Authority
- II Interpretations and Definitions
- III Administrative Mechanisms
- IV Permits and Procedures
- V Enforcement
- VI Nonconforming Situations
- VII Appeals, Variances, Interpretations
- VIII Amendments
- IX Zoning Districts and Zoning Provisions
- X Environmental and Special Purpose Regulations
- XI Development Standards for Individual Uses
- XII Signs
- XIII Off-Street Parking and Loading
- XIV Landscaping and Screening
- XV Subdivisions: Procedures and Standards

**Appendices**

- A Information Required With Applications
- B Required Information For Obtaining a Zoning, Sign, Special Use, and Conditional Use Permit
- C Procedural Flow Charts
- D Certificates

## Table of Contents

### ARTICLE I PURPOSE AND AUTHORITY

1-1	SHORT TITLE .....	1-1
1-2	REPEALS AND ENACTMENT .....	1-1
	1-2.1 Repeal of Inconsistency .....	1-1
	1-2.2 Enactment.....	1-1
	1-2.3 Effective Date.....	1-1
1-3	PURPOSE.....	1-1
	1-3.1 General Purpose .....	1-1
	1-3.2 Zoning Regulation Purpose .....	1-1
	1-3.3 Cluster and Zero Side Setback Regulation Purpose.....	1-2
	1-3.4 Planned Unit Development Purpose.....	1-2
	1-3.5 Manufactured Housing Regulation Purpose .....	1-2
	1-3.6 Subdivision Regulation Purpose.....	1-3
	1-3.7 Sign Regulation Purpose.....	1-3
	1-3.8 Off-Street Parking, Stacking, and Loading Regulation Purpose.....	1-4
	1-3.9 Landscaping Purpose .....	1-4
	1-3.10 Watershed Protection Purpose.....	1-5
	1-3.11 Flood Damage Prevention Purpose.....	1-5
	1-3.12 Airport Overlay Zoning Purpose .....	1-6
	1-3.13 Corridor Protection Purpose .....	1-6
1-4	JURISDICTION .....	1-6
1-5	AUTHORITY.....	1-7
1-6	ABROGATION .....	1-7
1-7	COMPLIANCE.....	1-7
	1-7.1 Compliance .....	1-7
	1-7.2 Voluntary Compliance .....	1-7
1-8	RELATIONSHIP TO THE LAND DEVELOPMENT PLAN .....	1-7
1-9	FEES.....	1-7
1-10	SEVERABILITY.....	1-8
	1-10.1 Invalidation.....	1-8
	1-10.2 Prejudicial Application .....	1-8
	1-10.3 Lawful Presumption.....	1-8

### ARTICLE II INTERPRETATIONS AND DEFINITIONS

2-1	INTERPRETATION OF ORDINANCE .....	2-1
	2-1.1 Minimum Requirements .....	2-1
	2-1.2 Greater Restrictions Govern.....	2-1
	2-1.3 Rounding of Numbers .....	2-1
	2-1.4 Figures and Tables .....	2-1
	2-1.5.1 Measuring Distance for Separation Requirements .....	2-1
2-2	RULES OF CONSTRUCTION.....	2-1
	2-2.1 Word Interpretation .....	2-1
	2-2.2 Rules of Construction.....	2-2
2-3	INTERPRETATION OF DISTRICT BOUNDARIES.....	2-2
	2-3.1 Boundary Interpretation.....	2-2
	2-3.2 Interpretation by Board of Adjustment .....	2-3

2-3.3	Annexation .....	2-3
2-4	DEFINITIONS.....	2-3

**ARTICLE III  
ADMINISTRATIVE MECHANISMS**

3-1	PLANNING AND ZONING BOARD .....	3-1
3-1.1	Authority.....	3-1
3-1.2	Meetings of the Planning and Zoning Board.....	3-1
3-1.3	Quorum and Voting .....	3-1
3-1.4	Planning and Zoning Board Officers.....	3-2
3-1.5	Powers and Duties of Planning and Zoning Board .....	3-2
3-1.6	Advisory Committees .....	3-3
3-2	BOARD OF ADJUSTMENT.....	3-3
3-2.1	Authority.....	3-3
3-2.2	Appointment and Terms of Board of Adjustment.....	3-3
3-2.3	Jurisdiction and Decisions of the Board of Adjustment.....	3-4
3-2.4	Meetings of the Board of Adjustment.....	3-4
3-2.5	Quorum.....	3-4
3-2.6	Voting.....	3-5
3-2.7	Board of Adjustment Officers.....	3-6
3-2.8	Powers and Duties of Board of Adjustment .....	3-6
3-3	ZONING ADMINISTRATOR.....	3-7
3-3.1	Establishment .....	3-7
3-3.2	Duties of the Zoning Administrator .....	3-7
3-4	COMMUNITY DEVELOPMENT DIRECTOR.....	3-8
3-4.1	Establishment and Duties.....	3-8
3-5	CITY ENGINEER .....	3-8
3-5.1	Establishment and Duties.....	3-8
3-6	CITY COUNCIL.....	3-8
3-6.1	Duties of the City Council .....	3-8

**ARTICLE IV  
PERMITS AND PROCEDURES**

4-1	PERMIT REQUIRED .....	4-1
4-2	PERMIT EXEMPTIONS .....	4-1
4-2.1	Zoning Permit Exemptions .....	4-1
4-2.2	Sign Permit Exemptions.....	4-1
4-3	PERMIT APPLICATIONS AND PLANS.....	4-2
4-3.1	General Requirements .....	4-2
4-3.2	Site Plan and Plot Plan Procedures.....	4-3
4-4	PERMIT ISSUANCE.....	4-4
4-5	INSPECTIONS AND INVESTIGATIONS .....	4-5
4-5.1	Periodic Inspections .....	4-5
4-5.2	Investigations .....	4-5
4-5.3	Written Statements.....	4-5
4-6	ZONING AND SIGN PERMITS.....	4-5
4-7	CONDITIONAL USE PERMITS AND SPECIAL USE PERMITS.....	4-6
4-7.1	Conditional Use Permit Review Process .....	4-6
4-7.2	Special Use Permit Review Process .....	4-6
4-7.3	Recommendations on Conditional Use Permit Applications .....	4-6

4-7.4	Recommendations on Special Use Permit Applications .....	4-7
4-7.5	Public Hearing Requirements and Procedures .....	4-7
4-7.6	Board of Adjustment Action on Conditional Use Permit Applications .....	4-9
4-7.7	City Council Action on Special Use Permits .....	4-10
4-7.8	Additional Requirements on Conditional Use and Special Use Permits..	4-10
4-8	AUTHORIZING USE OR OCCUPANCY BEFORE COMPLETION OF DEVELOPMENT UNDER ZONING, CONDITIONAL USE OR SPECIAL USE PERMITS .....	4-11
4-9	COMPLETING DEVELOPMENTS IN PHASES .....	4-12
4-10	EXPIRATION OF PERMITS AND SITE PLANS .....	4-12
4-11	EFFECT OF PERMIT ON SUCCESSORS AND ASSIGNS .....	4-14
4-12	AMENDMENTS TO AND MODIFICATIONS OF PERMITS .....	4-15
4-13	RECONSIDERATION OF BOARD ACTION ON CONDITIONAL USE AND SPECIAL USE PERMITS .....	4-15
4-14	MAINTENANCE OF COMMON AREAS, IMPROVEMENTS, AND FACILITIES .....	4-16
4-15	ZONING VESTED RIGHTS .....	4-16
4-16	CERTIFICATE OF ZONING COMPLIANCE .....	4-19

**ARTICLE V  
ENFORCEMENT**

5-1	VIOLETIONS .....	5-1
5-1.1	Development Without Permit .....	5-1
5-1.2	Development Inconsistent With Permit .....	5-1
5-1.3	Violation by Act or Omission .....	5-1
5-1.4	Use in Violation .....	5-1
5-1.5	Subdivide in Violation .....	5-1
5-1.6	Continue a Violation .....	5-2
5-2	ENFORCEMENT INTENT .....	5-2
5-3	ENFORCEMENT PROCEDURES .....	5-2
5-3.1	Notice of Violation .....	5-2
5-3.2	Appeal .....	5-2
5-3.3	Order of Corrective Action .....	5-3
5-3.4	Failure to Comply with an Order .....	5-3
5-4	PENALTIES AND REMEDIES .....	5-3
5-4.1	Injunction .....	5-3
5-4.2	Civil Penalties .....	5-3
5-4.3	Denial of Permit or Certificate .....	5-3
5-4.4	Conditional Permit .....	5-3
5-4.5	Revocation of Permits .....	5-3
5-4.6	Criminal Penalties .....	5-4
5-4.7	State and Common Law Remedies .....	5-4
5-5	CIVIL PENALTIES—ASSESSMENT AND PROCEDURES .....	5-4
5-5.1	Penalties .....	5-4
5-5.2	Notice .....	5-4
5-5.3	Responsible Parties .....	5-4
5-5.4	Continuing Violation .....	5-4
5-5.5	Demand for Payment .....	5-4
5-5.6	Nonpayment .....	5-5

5-6	PERMIT REVOCATION .....	5-5
5-6.1	General .....	5-5
5-6.2	Special Use or Conditional Use Permit Revocation .....	5-5
5-6.3	Zoning or Sign Permit Revocation .....	5-5
5-7	JUDICIAL REVIEW .....	5-5
5-7.1	Appeal to Superior Court.....	5-5
5-7.2	Timing of Appeal .....	5-5

**ARTICLE VI  
NONCONFORMING SITUATIONS**

6-1	GENERAL .....	6-1
6-2	NONCONFORMING LOTS .....	6-1
6-2.1	Single Lot of Record with Lot Area and/or Lot Width Nonconformity.....	6-1
6-2.2	Lots with Contiguous Frontage in One Ownership.....	6-1
6-2.3	Reduction of a Lot of Record.....	6-2
6-2.4	Lot of Record with Setback Nonconformity.....	6-2
6-3	NONCONFORMING USE OF LAND .....	6-2
6-3.1	Continuance of Nonconforming Use of Land .....	6-2
6-3.2	Conditions for Continuance .....	6-2
6-3.3	Extension, Enlargement or Replacement of a Nonconforming Use .....	6-3
6-4	NONCONFORMING STRUCTURES.....	6-4
6-4.1	Continuance of Nonconforming Structure.....	6-4
6-4.2	Conditions for Continuance .....	6-4
6-4.3	Preservation of Safe or Lawful Conditions.....	6-5
6-5	MISCELLANEOUS NONCONFORMING SITUATIONS .....	6-5
6-5.1	Nonconforming Situation Resulting From Governmental Acquisition .....	6-5
6-5.2	Nonconforming Parking Created By Change of Use.....	6-5
6-6	NONCONFORMING PROJECTS.....	6-5
6-7	NONCONFORMING SIGNS.....	6-5
6-7.1	Continuance of Nonconforming Signs .....	6-5
6-7.2	Violations of Nonconforming Sign Provisions .....	6-6

**ARTICLE VII  
APPEALS, VARIANCES, INTERPRETATIONS**

7-1	APPEALS .....	7-1
7-2	VARIANCES.....	7-1
7-2.1	General .....	7-1
7-2.2	Variances From Flood Hazard Overlay District Requirements.....	7-2
7-2.3	Variances From Watershed District Overlay Requirements.....	7-4
7-2.4	Variance From Airport Overlay Requirements ( <i>Reserved</i> ).....	7-4
7-3	INTERPRETATIONS.....	7-4
7-4	REQUESTS TO BE HEARD EXPEDITIOUSLY.....	7-5
7-5	BURDEN OF PROOF IN APPEALS AND VARIANCES .....	7-5
7-6	BOARD ACTION ON APPEALS AND VARIANCES .....	7-5
7-7	HEARING PROCEDURES REQUIRED ON APPEALS AND VARIANCES .....	7-6
7-8	NOTICE OF HEARING.....	7-6
7-9	EVIDENCE .....	7-6
7-10	MODIFICATION OF APPLICATION AT HEARING.....	7-7
7-11	RECORD .....	7-7
7-12	WRITTEN DECISION.....	7-7

**ARTICLE VIII  
AMENDMENTS**

8-1	AMENDMENTS IN GENERAL.....	8-1
8-2	INITIATION OF AMENDMENTS.....	8-1
8-3	PLANNING AND ZONING BOARD REVIEW AND RECOMMENDATION.....	8-2
8-4	CITY COUNCIL REVIEW AND ADOPTION .....	8-2
8-5	PUBLIC HEARING REQUIREMENTS.....	8-2
8-6	ULTIMATE ISSUE BEFORE CITY COUNCIL ON AMENDMENTS .....	8-3
8-7	CONDITIONAL USE DISTRICT REZONINGS .....	8-4
8-8	AMENDMENTS TO WATERSHED PROTECTION PROVISIONS .....	8-6
8-9	AMENDMENTS TO FLOOD HAZARD ZONING AND FLOOD HAZARD BOUNDARY MAP .....	8-6
8-10	PROTESTS TO ZONING DISTRICT CHANGES.....	8-7
8-11	WITHDRAWAL OF AMENDMENT PETITION .....	8-7
8-12	PETITION RESUBMITTAL.....	8-7
8-13	NOTIFICATION OF DECISION .....	8-8

**ARTICLE IX  
ZONING DISTRICTS AND ZONING PROVISIONS**

9-1	ZONING DISTRICTS.....	9-1
	9-1.1 Residential Districts.....	9-1
	9-1.2 Residential-Office District .....	9-2
	9-1.3 Business Districts.....	9-2
	9-1.4 Industrial Districts.....	9-3
	9-1.5 Conditional Use Districts .....	9-4
	9-1.6 Overlay Districts.....	9-4
9-2	ESTABLISHMENT OF OFFICIAL ZONING MAP .....	9-5
	9-2.1 Official Zoning Map .....	9-5
	9-2.2 Map Certification .....	9-5
	9-2.3 Map Changes.....	9-5
	9-2.4 Unauthorized Changes.....	9-5
	9-2.5 Map Location .....	9-6
	9-2.6 Map Damage and Replacement.....	9-6
	9-2.7 Replacement of Official Zoning Map.....	9-6
9-3	PERMITTED USES .....	9-6
	9-3.1 Permitted Use Table .....	9-6
	9-3.2 Permissible Uses Not Requiring Permits.....	9-19
	9-3.3 Change in Use .....	9-19
	9-3.4 Combination Uses.....	9-20
	9-3.5 Prohibited Uses.....	9-21
9-4	DENSITY AND DIMENSIONAL REQUIREMENTS.....	9-21
	9-4.1 Residential Districts.....	9-21
	9-4.2 Nonresidential Districts.....	9-25
9-5	ACCESSORY USES, BUILDINGS AND STRUCTURES.....	9-27
	9-5.1 Setback Requirements .....	9-27
	9-5.2 Location .....	9-27
	9-5.3 Height .....	9-27
	9-5.4 Accessory Use Area.....	9-27
	9-5.5 Parking of Recreational Vehicles in Residential Areas .....	9-27
	9-5.6 Exception for Water-dependent Accessory Structures.....	9-27

	9-5.7	Fences and Walls.....	9-28
9-6		<b>SUPPLEMENTARY DIMENSIONAL REQUIREMENTS .....</b>	<b>9-29</b>
	9-6.1	Structures Permitted Above Height Limits .....	9-29
	9-6.2	Prevailing Front Yard Setback.....	9-30
	9-6.3	Encroachments into Required Setbacks.....	9-30
	9-6.4	Easement Encroachments .....	9-30
	9-6.5	Setbacks from Thoroughfares .....	9-31
	9-6.6	Setbacks from Private Streets.....	9-31
	9-6.7	Setbacks on Flag Lots.....	9-31
	9-6.8	Setbacks where No Rights-of-Way Exist .....	9-31
9-7		<b>GENERAL LOT REQUIREMENTS .....</b>	<b>9-31</b>
	9-7.1	Principal Buildings Per Lot .....	9-31
	9-7.2	Street Access Requirements.....	9-32
	9-7.3	Group Development.....	9-33
	9-7.4	Water and Sewage Disposal Requirements .....	9-33
9-8		<b>LOT SIZE REDUCTION PROHIBITIONS .....</b>	<b>9-33</b>
	9-8.1	Single Lot.....	9-33
	9-8.2	Buildable Lot .....	9-33
	9-8.3	Exemption .....	9-34
9-9		<b>SPECIAL PURPOSE LOTS.....</b>	<b>9-34</b>
	9-9.1	Minimum Size .....	9-34
	9-9.2	Access Easement .....	9-34
	9-9.3	Platting.....	9-34
9-10		<b>PLANNED UNIT DEVELOPMENTS .....</b>	<b>9-34</b>
	9-10.1	Purpose and Intent.....	9-34
	9-10.2	Permitted Uses, Development Standards and Minimum Requirements ..	9-35
	9-10.3	Procedure for Approval of a Planned Unit Development .....	9-36
	9-10.4	Modification of PUD Master Plan.....	9-39
	9-10.5	Phasing of Development .....	9-40
	9-10.6	Dedication and Maintenance of Common Open Space .....	9-41
	9-10.7	Approvals Prior to Construction .....	9-42

**ARTICLE X  
ENVIRONMENTAL AND SPECIAL PURPOSE REGULATIONS**

10-1		<b>WATERSHED PROTECTION OVERLAY DISTRICT REGULATIONS .....</b>	<b>10-1</b>
	10-1.1	General Requirements .....	10-1
	10-1.2	WCA Supplemental Standards.....	10-1
	10-1.3	WPA Supplemental Standards.....	10-2
	10-1.4	Best Management Practices .....	10-3
	10-1.5	Cluster Development.....	10-4
	10-1.6	Buffer Areas.....	10-4
	10-1.7	Existing Development .....	10-5
	10-1.8	Exceptions .....	10-5
	10-1.9	Variances.....	10-5
	10-1.10	10%/70% Development Option .....	10-6
	10-1.11	Phase II Stormwater.....	10-7
10-2		<b>FLOOD HAZARD DISTRICT OVERLAY REQUIREMENTS .....</b>	<b>10-43</b>
	10-2.1	Definitions .....	10-43
	10-2.2	Artificial Obstructions Within Floodways and Non-Encroachment Areas Prohibited.....	10-51
	10-2.3	Permissible Uses Within Floodways and Non-Encroachment Areas ....	10-52

10-2.4	Construction Within Areas of Special Flood Hazard Restricted .....	10-53
10-2.5	Special Provisions for Subdivisions.....	10-60
10-2.6	Water Supply and Sanitary Sewer Systems in Areas of Special Flood Hazard .....	10-61
10-2.7	Permit Requirements, Certifications, Duties and Responsibilities of the Zoning Administrator .....	10-62
10-2.8	Location of Boundaries of Areas of Special Flood Hazard.....	10-69
10-2.9	Amendments to the Official Flood Hazard Zoning and Flood Insurance Rate Map; Variance Procedures .....	10-69
10-2.10	Regulations Do Not Guarantee Flood Protection.....	10-70
10-2.11	Setbacks from Streams Outside Designated Areas of Special Flood Hazard .....	10-70
10-2.12	Effect of Rights and Liabilities Under the Existing Flood Damage Prevention Ordinance .....	10-70
10-2.13	Effect Upon Outstanding Floodplain Development Permits .....	10-70
10-3	STORMWATER MANAGEMENT .....	10-70
10-3.1	Natural Drainage System Utilized to Extent Feasible .....	10-71
10-3.2	Developments Must Drain Properly.....	10-71
10-3.3	Design Standards.....	10-72
10-3.4	Construction of Systems by Developers; Responsibility for Maintenance .....	10-72
10-3.5	Installation and Maintenance by Private Property Owners.....	10-72
10-4	SOIL EROSION AND SEDIMENTATION CONTROL .....	10-72
10-5	COORDINATION WITH THE US ARMY CORPS OF ENGINEERS REGARDING WETLANDS .....	10-73
10-6	AIRPORT OVERLAY DISTRICT REQUIREMENTS .....	10-73
10-7	MANUFACTURED HOUSING OVERLAY DISTRICT REQUIREMENTS.....	10-73
10-7.1	Minimum Development Area .....	10-74
10-7.2	General Standards for Manufactured Homes .....	10-74
10-8	CORRIDOR PROTECTION DISTRICT REQUIREMENTS.....	10-75
10-8.1	Access Points and Traffic Movement .....	10-75
10-8.2	Parking and Landscaping.....	10-76
10-8.3	Signs.....	10-76
10-9	ALTERNATIVE ENERGY .....	10-77
10-8.1	Solar Energy Systems.....	10-77
10-8.2	Wind.....	10-82
10-8.3	Micro-Hydro .....	10-82

**ARTICLE XI  
DEVELOPMENT STANDARDS FOR INDIVIDUAL USES**

11-1	DEVELOPMENT STANDARDS FOR INDIVIDUAL USES.....	11-1
11-1.1	Application of Development Standards.....	11-1
11-1.2	Standards for All Uses.....	11-1
11-1.3	Accessory Dwelling Units (on Single-Family Lots).....	11-1
11-1.4	Airport or Air Transportation Facility .....	11-3
11-1.5	Ammunition, Small Arms Manufacture .....	11-3
11-1.6	Animal Slaughter or Rendering .....	11-4
11-1.7	<i>(Reserved for future use)</i> .....	11-4
11-1.8	Athletic Fields.....	11-4
11-1.9	Auditorium, Coliseum or Stadium .....	11-5
11-1.10	Automotive Repair Services, Automobile Towing Services.....	11-5



11-1.11	Bar, Night Club, and Tavern.....	11-6
11-1.12	Batting Cages .....	11-6
11-1.13	Bed and Breakfast.....	11-7
11-1.14	Boarding and Rooming House .....	11-8
11-1.15	Caretaker Dwelling.....	11-8
11-1.16	Carnivals and Fairs .....	11-9
11-1.17	Cemetery, Columbaria or Mausoleum .....	11-10
11-1.18	Church or Other Place of Worship.....	11-10
11-1.19	Civic, Social, and Fraternal Associations.....	11-11
11-1.20	College, University, Technical Institute.....	11-11
11-1.21	Communication Tower Under 60 Feet in Height.....	11-12
11-1.22	Concerts, Stage Shows.....	11-12
11-1.23	Convenience Store.....	11-13
11-1.24	Correctional Institution.....	11-13
11-1.25	Country Club with Golf Course .....	11-13
11-1.26	Day Care Center, Child or Adult; 6 or More Clients .....	11-14
11-1.27	Demolition Debris Landfill.....	11-14
11-1.27.1	Drugstore .....	11-15
11-1.28	Elementary or Secondary School.....	11-16
11-1.29	Existing Detached Garage Apartment .....	11-16
11-1.30	Explosives Manufacture .....	11-17
11-1.31	Fire Station/Emergency Medical Service .....	11-18
11-1.32	Go-Cart Raceway.....	11-18
11-1.33	Golf Course.....	11-19
11-1.34	Golf Course, Miniature .....	11-19
11-1.35	Golf Driving Range.....	11-19
11-1.36	Group Care Facility .....	11-20
11-1.37	Halfway House .....	11-21
11-1.38	Hazardous and Radioactive Waste (transportation, storage, and disposal).....	11-21
11-1.39	Heliport .....	11-22
11-1.40	Home Occupations.....	11-22
11-1.41	Homeless Shelter.....	11-23
11-1.41.1	Intensive Livestock Operation .....	11-24
11-1.42	Landing Strip, Flying Field.....	11-25
11-1.43	Library.....	11-25
11-1.44	Manufactured Home Park .....	11-26
11-1.45	Manufactured Home, Class A, Class B or Class C on Individual Lots...	11-30
11-1.45.1	Microbrewery and Brewpub .....	11-30
11-1.46	Mining, Quarrying, Sand Pits, and Mineral Extraction.....	11-31
11-1.47	Multi-family Conversion of Single-Family Detached Dwelling .....	11-35
11-1.48	Multi-family Dwelling (including condominium) .....	11-36
11-1.49	Nursing and Convalescent Home.....	11-39
11-1.50	Orphanage.....	11-39
11-1.51	Planned Unit Development.....	11-40
11-1.52	Private Campground/RV Park .....	11-40
11-1.53	Private Club or Recreation Facility, Other.....	11-43
11-1.54	Public Park or Recreational Facility, Other. ....	11-44
11-1.54.1	Public Safety Communications Tower .....	11-45
11-1.55	Race Track Operation .....	11-49
11-1.56	Radio, Television, or Communication Tower Over 60 Feet in Height; Not Located on an Existing Structures .....	11-50

11-1.57	Retreat/Conference Center .....	11-58
11-1.58	Riding Academy .....	11-58
11-1.59	Rural Family Occupation .....	11-59
11-1.60	Salvage Yards, Auto Parts; Scrap Processing.....	11-60
11-1.61	Satellite Dish Antenna .....	11-62
11-1.62	Service Station, Gasoline Sales .....	11-62
11-1.63	Sewage Treatment Plant.....	11-63
11-1.64	Sexually-Oriented Business .....	11-64
11-1.65	Shooting Range, Indoor .....	11-64
11-1.66	Shooting Range, Outdoor.....	11-65
11-1.67	Shopping Center .....	11-65
11-1.67.1	Solar Energy Systems: Ground-mounted ≤ ½ Acre (Level 2) .....	11-66
11-1.67.2	Solar Energy Systems: Ground-mounted ≤ 10 Acres (Level 2).....	11-66
11-1.67.3	Solar Energy Systems: Ground-mounted > 10 Acres (Level 3) .....	11-66
11-1.68	Solid Waste Disposal (Non-hazardous) Including Sanitary Landfills .....	11-66
11-1.69	Swim and Tennis Club .....	11-67
11-1.70	Swimming Pool .....	11-68
11-1.70.1	Tattoo Studio:.....	11-68
11-1.71	Telecommunication Facilities on Existing Antenna Support Structures.....	11-69
11-1.72	Temporary Emergency, Construction, and Repair Residence .....	11-70
11-1.73	Temporary Shelter .....	11-71
11-1.74	Theater (Outdoor) .....	11-71
11-1.75	Townhouse Dwelling .....	11-72
11-1.76	Turkey Shoots.....	11-72
11-1.77	Utility Related Appurtenances, Substations.....	11-74
11-1.78	Veterinary Clinic.....	11-75
11-1.78.1	Video Game Arcade .....	11-75
11-1.79	Water Treatment Plant .....	11-76
11-1.80	Wineries and Associated Vineyards .....	11-76
11-1.81	Machine Welding Shop .....	11-77

**ARTICLE XII: SIGNS**

12-1	SIGNS.....	12-1
12-1.1	Definitions .....	12-1
12-1.2	Sign Standards .....	12-7
12-1.3	Exempt Signs.....	12-8
12-1.4	Prohibited Signs.....	12-10
12-1.5	Sign Placement, Size, Height, Setback, Separation, Clearances and Construction By Sign Type.....	12-11
12-1.6	Nonconforming Signs.....	12-20
12-1.7	Noncommercial Messages .....	12-20
12-1.8	Decorative Lights .....	12-20

**ARTICLE XIII: OFF-STREET PARKING AND LOADING**

13-1	OFF-STREET PARKING, STACKING, AND LOADING AREAS.....	13-1
13-1.1	General Requirements .....	13-1
13-1.2	Parking Requirements for Change in Use .....	13-2
13-1.3	Number of Parking and Stacking Spaces Required.....	13-2
13-1.4	Design Standards for Parking, Stacking and Loading Areas .....	13-3
13-1.5	Location .....	13-10
13-1.6	Combined Parking.....	13-12

13-1.7	Loading Areas.....	13-12
13-1.8	Parking Area Landscaping .....	13-14
13-1.9	Excessive Illumination In Parking Lots and Loading Areas.....	13-14

**ARTICLE XIV: LANDSCAPING AND SCREENING**

14-1	LANDSCAPING AND SCREENING .....	14-1
14-2	EXEMPTIONS.....	14-1
14-3	LANDSCAPING PLAN APPROVAL .....	14-2
14-4	GENERAL REQUIREMENTS AND CONDITIONS .....	14-2
	14-4.1 Certificate of Occupancy .....	14-2
	14-4.2 Alternate Methods of Compliance .....	14-3
14-5	SPECIFIC LANDSCAPING REQUIREMENTS .....	14-4
	14-5.1 Street Yards.....	14-4
	14-5.2 Vehicular Parking Areas.....	14-6
	14-5.3 Trash Container and Dumpster Screens/Buffers .....	14-7
14-6	MAINTENANCE .....	14-7
14-7	USE OF EXISTING SCREENING .....	14-8
14-8	OBSTRUCTIONS PROHIBITED .....	14-8
14-9	GUARANTEE IN LIEU OF IMMEDIATE INSTALLATION OF LANDSCAPING AND SCREENING MATERIALS .....	14-8
14-10	SCREENING OF ADJOINING INCOMPATIBLE LAND USES.....	14-9
	14-10.1 Minimum Buffer Yard Width.....	14-9
	14-10.2 Required Landscaping Materials .....	14-10
	14-10.3 Specifications for Screening.....	14-10
	14-10.4 Relief to Screening Requirements.....	14-12
	14-10.5 Existing Screened Areas .....	14-12
	14-10.6 Screen Construction and Installation Maintenance.....	14-12

**ARTICLE X: SUBDIVISIONS: PROCEDURES AND STANDARDS**

15-1	REGULATION OF SUBDIVISIONS IN GENERAL.....	15-1
	15-1.1 Exclusion Determination.....	15-1
	15-1.2 Approval Required .....	15-1
	15-1.3 Coordination With Other Procedures.....	15-1
	15-1.4 Sketch Plans and Preliminary Plats Approved Prior to the Effective Date of this Ordinance.....	15-1
15-2	MINOR SUBDIVISION PROCEDURES.....	15-2
	15-2.1 Applicability .....	15-2
	15-2.2 Minor Subdivision Review and Approval Procedures .....	15-2
15-3	MAJOR SUBDIVISION PROCEDURES .....	15-4
	15-3.1 Applicability .....	15-4
	15-3.2 Submission of the Sketch Plan for a Major Subdivision to the Community Development Director .....	15-4
	15-3.3 Preliminary Plat Review and Approval Procedures.....	15-5
	15-3.4 Final Plat Review and Approval Procedures.....	15-7
15-4	RECORDATION OF FINAL PLATS.....	15-9
	15-4.1 Plat Approval Contingent Upon Recordation .....	15-9
	15-4.2 Dedication and Acceptance.....	15-9
	15-4.3 Permits and Certificates of Occupancy.....	15-10
15-5	OWNERS' ASSOCIATIONS.....	15-10
	15-5.1 Establishment of Owners' Association.....	15-10

15-5.2	Submission of Owners' Association Declaration .....	15-11
15-6	SURETIES OR IMPROVEMENT GUARANTEES .....	15-12
15-6.1	Agreement and Security .....	15-12
15-7	SUBDIVISION STANDARDS .....	15-14
15-7.1	General .....	15-14
15-7.2	Lot Dimensions and Standards .....	15-15
15-7.3	Streets .....	15-17
15-7.4	Street and Utility Construction .....	15-24
15-7.5	Blocks .....	15-32
15-7.6	Buffer Areas .....	15-32
15-7.7	Sites for Public Uses .....	15-32
15-7.8	Placement of Monuments.....	15-32
15-7.9	Flood Standards Pertaining to Subdivisions .....	15-33
15-7.10	Townhouse Developments .....	15-33
15-7.11	Planned Unit Developments .....	15-33
15-7.12	Campground Subdivisions .....	15-33
15-7.13	Coordination with State and Federal Requirements .....	15-33
15-8	WAIVERS.....	15-33
15-8.1	Approval Authority.....	15-33
15-8.2	Grounds for Waivers .....	15-33
15-8.3	Conditions.....	15-34
15-8.4	Waivers Affecting Subdivisions In Watershed Protection Overlay Districts .....	15-34
15-9	MODIFICATIONS.....	15-34

**TABLES**

Table 9-3-1	Permitted Use Table .....	9-7
Table 9-4-1	Table of Density and Dimensional Requirements, Residential Districts and Residential-Office District .....	9-22
Table 9-4-2	Cluster Development.....	9-24
Table 9-4-3	Table of Density and Dimensional Requirements, Nonresidential Districts .....	9-26
Table 12-1-1	Table of Permitted Signs by Type of Sign.....	12-21
Table 12-1-2	Summary Table of Sign Standards by Type of Sign .....	12-22
Table 13-1-1	Off-Street Parking and Stacking Requirements .....	13-4

**APPENDICES**

Appendix A	Information Required With Applications.....	A-1
Appendix B	Required Information For Obtaining a Zoning, Sign, Special Use, and Conditional Use Permit.....	B-1
Appendix C	Procedural Flow Charts.....	C-1
Appendix D	Certificates .....	D-1