

- indentions
- references to other sections
- links outside the ordinance

Table of Contents

<i>same</i>	CHAPTER 1: GENERAL PROVISIONS	1
	1.1 TITLE	1
	1.2 AUTHORITY	1
	1.3 ORDINANCE PURPOSE	1
	1.4 EFFECTIVE DATE	2
	1.5 APPLICABILITY	2
	1.6 RELATION TO THE COMPREHENSIVE PLAN	2
	1.7 RELATIONSHIP TO OTHER LAWS AND AGREEMENTS	2
	1.7.1 (A) <i>Conflict with Other Public Laws, Chapters, Regulations, or Permits</i>	2
	1.7.2 (B) <i>Conflict with Private Agreements</i>	3
	1.7.3 (C) <i>Conflict Between Standards in this Ordinance</i>	3
	1.8 TRANSITIONAL REGULATIONS	3
<i>1.9</i>	1.9.1 (A) <i>Purpose</i>	3
	1.9.2 (B) <i>Violations Continue</i>	3
	1.9.3 (C) <i>Uses, Structures, and Lots Rendered Nonconforming</i>	4
	1.9.4 (D) <i>Existing Legal Nonconformities</i>	4
	1.9.5 (E) <i>Processing of Applications Commenced or Approved Under Previous Ordinances</i>	4
<i>1.11</i>	1.9 SEVERABILITY	5
<i>3.0</i>	CHAPTER 2: APPLICATION REVIEWS AND PROCEDURES	7
<i>3.1</i>	2.1 PURPOSE	7
<i>3.2</i>	2.2 SUMMARY OF DECISION MAKING AND REVIEW BODIES	7
<i>3.2.1</i>	(A) <i>Summary Table of Decision-Making and Review Bodies</i>	7
<i>3.2.2</i>	(B) <i>City Council</i>	8
<i>3.3</i>	(C) <i>Planning Commission</i>	9
<i>3.4</i>	(D) <i>Board of Adjustment and Appeals</i>	10
<i>3.2.15</i>	(E) <i>Zoning Administrator</i>	11
<i>3.3</i>	2.3 COMMON REVIEW PROCEDURES & REQUIREMENTS	12
<i>3.3.1</i>	(A) <i>Applicability</i>	12
<i>3.3.2</i>	(B) <i>Authority to File Applications</i>	12
<i>3.3.3</i>	(C) <i>Application Submission Schedule</i>	13
<i>3.3.4</i>	(D) <i>Application Contents</i>	13
<i>3.3.5</i>	(E) <i>Application Acceptance</i>	14
<i>3.3.6</i>	(F) <i>Simultaneous Processing of Applications</i>	14
<i>3.3.7</i>	(G) <i>Pre-application Conferences</i>	15
<i>3.3.8</i>	(H) <i>Fees</i>	15
<i>3.3.9</i>	(I) <i>Public Notification</i>	16
<i>3.3.10</i>	(J) <i>Continuation of Public Hearings</i>	18
<i>3.3.11</i>	(K) <i>Withdrawal of an Application</i>	18

Table of Contents

3.3.12	(L)	Required Action Deadline	18
.13	(M)	Environmental Review	19
.14	(N)	Reconsideration of Land Use Approval Applications	19
3.4		2.4 SPECIFIC REVIEW PROCEDURES & REQUIREMENTS.....	20
3.4.1	(A)	Comprehensive Plan Amendments	20
.2	(B)	Zoning Ordinance Text and Zoning Map Amendments.....	23
.3	(C)	Variances	25
.4	(D)	Conditional Use Permits.....	29
.5	(E)	Interim Use Permits	34
.6	(F)	Appeal of Administrative Decisions.....	39
.7	(G)	Building Permits.....	41
.8	(H)	Certificates of Occupancy	43
.9	(I)	Grading Permits.....	44
.10	(J)	Driveway Permits.....	46
.11	(K)	Sign Permits.....	50
3.4	.12	(L) Temporary Use Permits	53
4.0		CHAPTER 3: ZONING DISTRICTS	57
4.1		3.1 GENERAL PROVISIONS.....	57
4.1.1	(A)	Adoption of Zoning Map.....	57
2	(B)	Types of Zoning Districts.....	57
3	(C)	District Boundaries.....	57
4	(D)	Zoning Classifications for Newly Annexed Property.....	57
4.2		3.2 DISTRICTS ESTABLISHED	58
4.2.1	(A)	Establishment of Base Districts.....	58
2	(B)	Establishment of Overlay Districts	58
3	(C)	Classification of Districts.....	58
4.3		3.3 COMMON DISTRICT REQUIREMENTS.....	59
4.3.1	(A)	Building within Public Easements Prohibited.....	59
2	(B)	Outlots.....	59
3	(C)	Principal Buildings	59
4	(D)	Common Yard and Height Requirements.....	59
4.4		3.4 R-1 SINGLE FAMILY RESIDENTIAL DISTRICT.....	66
4.4.1	(A)	General Purpose	66
2	(B)	R-1: Single Family Residential District Minimum Lot Standards	66
3	(C)	R-1: Single Family Residential District Development Standards.....	67
4.5		3.5 PUBLIC FACILITIES DISTRICT.....	68
4.5.1	(A)	General Purpose	68
2	(B)	P-1: Public Facilities District Minimum Lot Standards.....	68
3	(C)	P-1: Public Facilities District Development Standards.....	68

4.6	3.6 BUSINESS BASE ZONING DISTRICTS.....	73
4.7	3.7 OVERLAY ZONING DISTRICTS.....	73
4.7.1	(A) General Purpose.....	73
.2	(B) Relationship to Base Zoning Districts.....	73
.3	(C) Flood Plain Overlay District.....	74
.4	(D) Wetland District.....	95
.5	(E) Telecommunications District.....	100
.6	(F) Shoreland District.....	107
4.1.7	(G) Planned Unit Development District.....	126
4.8	3.8 APPROVED PLANNED UNIT DEVELOPMENTS.....	128
	(A) Lafayette Ridge.....	128
6.0	CHAPTER 4: FINISHING STANDARDS	135
6.1	4.1 LANDSCAPING.....	135
6.2	4.2 TREE PROTECTION	135
6.3	4.3 FENCES & WALLS.....	135
6.3.1	(A) Purpose and Intent.....	135
.2	(B) Applicability.....	135
.3	(C) General Requirements for Fences and Walls.....	136
.4	(D) Specific Requirements for Fences and Walls.....	137
.5	(E) Prohibited Fences.....	137
6.3.6	(F) Appearance.....	137
6.4	4.4 EXTERIOR LIGHTING	139
	(A) In General.....	139
6.5	4.5 SIGNS.....	139
6.5.1	(A) Findings, Purpose, and Effect.....	139
.2	(B) Sign Standards by Use.....	141
.3	(C) Signs Which Require a Permit.....	141
.4	(D) Allowed Additional Temporary Signs.....	142
.5	(E) Prohibited Signs.....	143
.6	(F) General Provisions.....	144
.7	(G) Nonconforming Signs and Uses.....	147
.8	(H) Enforcement, Penalties, and Responsibility for Compliance.....	147
6.5.9	(I) Substitution.....	147
6.6	4.6 UNDERGROUND UTILITIES	148
6.7	4.7 PARKING.....	148
6.7.1	(A) Required Number of On-Site Parking Spaces.....	148
.2	(B) Parking Lot Performance Standards.....	149
6.8	4.8 SIGNIFICANT HISTORIC SITES.....	150

Table of Contents

5.0	CHAPTER 5: USE STANDARDS	151
5.1	5.1 USE TABLES.....	151
5.1.1	(A) Explanation of Use Table Structure.....	151
5.2	5.2 GENERAL REGULATIONS FOR ALL USES.....	152
5.2.1	(A) Nuisances Prohibited for All Uses.....	152
5.2.2	(B) Structure Location.....	154
5.3	5.3 PRINCIPAL USES	154
5.3.1	(A) Principal Uses by Zoning District.....	154
5.3.2	(B) Regulations for Residential Uses.....	155
5.3.3	(C) Regulations for Civic & Institutional Uses.....	156
5.4	5.3 ACCESSORY USE STANDARDS	157
5.4.1	(A) General Standards and Limitations for Accessory Uses.....	157
5.4.2	(B) Table of Permitted Accessory Uses.....	159
5.4.3	(C) Procedures for Accessory Uses.....	160
5.4.4	(D) Additional Specific Standards for Certain Accessory Uses.....	160
5.5	5.4 TEMPORARY USES.....	174
5.5.1	(A) Purpose.....	174
5.5.2	(B) Permit Required.....	174
5.5.3	(C) General Standards for Temporary Uses.....	175
5.5.4	(D) Table of Allowed Temporary Uses and Structures.....	176
5.5.5	(E) Specific Standards for Temporary Uses.....	177
1.8	CHAPTER 6: NONCONFORMITIES	181
1.81	6.1 PURPOSE.....	181
1.82	6.2 AUTHORITY TO CONTINUE.....	181
1.83	6.3 DISCONTINUANCE.....	183
1.84	6.4 CHANGE IN USE.....	184
1.85	6.5 BUILDING PERMITS AND ORDINANCE AMENDMENTS.....	184
1.86	6.6 EXISTING NONCONFORMING LOTS.....	184
1.86(A)	(A) Required Merger of Common Ownership Lots.....	184
	(B) Vacant or Redeveloped Lots.....	185
1.10	CHAPTER 7: ENFORCEMENT	187
1.10-1	7.1 PURPOSE.....	187
1.10-2	7.2 COMPLIANCE REQUIRED.....	187
2(A)(A)	In General.....	187
2(B)	Approvals Required.....	187

1.10.3	7.3 VIOLATIONS.....	187
	(A) <i>Failure to Comply with This Ordinance or Term or Any Condition of Approval Constitutes a Violation</i>	187
	(B) <i>Development Shall Adhere to Approved Plans</i>	188
1.10.4	7.4 RESPONSIBLE PERSONS	188
1.10.5	7.5 ENFORCEMENT GENERALLY.....	189
1.10.5(A)	(A) <i>Responsibility for Enforcement</i>	189
(B)	(B) <i>General Inspection</i>	189
(C)	(C) <i>Complaints Regarding Violations</i>	190
(D)	(D) <i>Investigation of Complaints</i>	190
(E)	(E) <i>Notice of Violations</i>	190
(F)	(F) <i>Application of Penalties</i>	191
1.10.5 (G)	(G) <i>Emergency Enforcement without Notice</i>	191
2.0	CHAPTER 8: RULES & DEFINITIONS	193
2.1	8.1 GENERAL RULES FOR INTERPRETATION	193
2.1.1	(A) <i>Meanings and Intent</i>	193
2	(B) <i>Headings, Illustrations, and Text</i>	193
3	(C) <i>Lists and Examples</i>	193
4	(D) <i>Computation of Time</i>	193
5	(E) <i>References to Other Regulations/Publications</i>	194
6	(F) <i>Delegation of Authority</i>	194
7	(G) <i>Technical and Non-Technical Terms</i>	194
8	(H) <i>Public Officials and Agencies</i>	194
9	(I) <i>Mandatory and Discretionary Terms</i>	194
10	(J) <i>Conjunctions</i>	194
11	(K) <i>Tenses, Plurals, and Gender</i>	195
12	(L) <i>Terms Not Defined</i>	195
2.2	8.2 RULES OF MEASUREMENT	195
2.2.1	(A) <i>Measurements, Generally</i>	195
2.2.2	(B) <i>Lots and Yards</i>	196
2.3	8.3 GLOSSARY OF ABBREVIATIONS.....	205
	(A) <i>Abbreviations</i>	205
2.4	8.4 DEFINITIONS.....	207
	(A) <i>Definitions</i>	207