

ARTICLE 1 GENERAL PROVISIONS

SECTION 1.01 Authority 1
SECTION 1.02 Purpose 1
SECTION 1.03 Interpretation and Conflict 1
SECTION 1.04 Validity 2
SECTION 1.05 Application 2
SECTION 1.06 Compliance with Regulations Required 2

ARTICLE 2 DEFINITIONS

SECTION 2.01 Word Usage 1
SECTION 2.02 DEFINITION of Terms or Words 1

ARTICLE 3 ESTABLISHMENT OF DISTRICTS AND DISTRICT MAP

SECTION 3.01 "A- 1" Agricultural District 1
SECTION 3.02 "R-1" Suburban Residential District 1
SECTION 3.03 "R-2" Residential District 1
SECTION 3.04 "R-3" Residential District 1
SECTION 3.05 "R-4" Residential District 1
SECTION 3.06 "R-5" Special Residential District 1
SECTION 3.07 "C-1" Neighborhood Commercial District 2
SECTION 3.08 "C-2" Community Retail Commercial District 2
SECTION 3.09 "C-3" Office Research Commercial District 2
SECTION 3.10 "C-4" Integrated Commercial District 2
SECTION 3.11 "I-1" Light Industrial District 2
SECTION 3.12 "R-PUD" Planned Residential District 3
SECTION 3.13 "B-PUD" Planned Business District 3
SECTION 3.14 District Map 3
SECTION 3.15 District Boundaries 4

ARTICLE 4 PERMITTED AND CONDITIONAL USES

SECTION 4.01 Use Designations in the Land Use Matrix 1
SECTION 4.02 Land Use Matrix 2

ARTICLE 5 DEVELOPMENT STANDARDS

SECTION 5.01 General Lot Standards 1
SECTION 5.02 General Building Standards 1
SECTION 5.03 General Performance Standards 4
SECTION 5.04 General Development Standards By District 6
SECTION 5.05 Accessory Structures and Uses 7

ARTICLE 6 PLANNED UNIT DEVELOPMENTS

SECTION 6.01 "R-PUD" Residential Planned Unit Developments 1
SECTION 6.02 "B-PUD" Business Planned Unit Developments 6

ARTICLE 7 SUPPLEMENTARY LAND USE REGULATIONS

SECTION 7.01 Agricultural Uses 1
SECTION 7.02 Dish Antennas 3
SECTION 7.03 Extraction Industries 3
SECTION 7.04 Farm Markets 3
SECTION 7.05 Farm Recreation Enterprise 4
SECTION 7.06 Fencing 4
SECTION 7.07 Group Home Regulations 5
SECTION 7.08 Home PROPERTY BUSINESS ²⁰ 6

SECTION 7.09	Kennels	7
SECTION 7.10	Open Storage and Display of Material and Equipment	7
SECTION 7.11	Ponds And Borrow Pits.....	8
SECTION 7.12	Service Station Canopies	11
SECTION 7.13	Sewage Sludge Dumping and/or Spreading	11
SECTION 7.14	Sexually Oriented Businesses	11
SECTION 7.15	Swimming Pools For Private Use	15
SECTION 7.16	Swimming Pools for Community Associations or Private Clubs	15
SECTION 7.17	Temporary Buildings and Uses.....	16
SECTION 7.18	Wind Turbine	16
SECTION 7.19	Outdoor Furnaces	18
SECTION 7.20	Transportation-For-Hire-Business.....	19
SECTION 7.21	Solar Panel Regulations	20

ARTICLE 8 LANDSCAPING REQUIREMENTS

SECTION 8.01	General Landscaping Requirements.....	1
SECTION 8.02	Landscaped Buffer Strips Required between Non-residential Uses and “A-1” or “R” Districts	2
SECTION 8.03	Landscape Strip Along Roadways Required.....	3
SECTION 8.04	Parking Lot Screening and Landscaping	4
SECTION 8.05	Foundation Plantings.....	5
SECTION 8.06	Screening of Service Courts, Storage Areas and Loading Docks	5
SECTION 8.07	Screening of Trash Container Receptacles.....	6
SECTION 8.08	Screening of Exterior Mechanical Equipment	6

ARTICLE 9 OFF-STREET PARKING AND LOADING

SECTION 9.01	Purpose.....	1
SECTION 9.02	General Design Standards	1
SECTION 9.03	Off-Street Parking Requirements	2
SECTION 9.04	Outside Storage of Vehicles and Trailers.....	5
SECTION 9.05	Off-Street Loading Requirements	6

ARTICLE 10 SIGN REGULATIONS

SECTION 10.01	General	1
SECTION 10.02	Exempt signs.....	1
SECTION 10.03	Prohibited Signs	1
SECTION 10.04	General Requirements for All Signs and Districts	2
SECTION 10.05	Signs Permitted In Any District Without A Permit	3
SECTION 10.06	When a Permit is Required.....	3
SECTION 10.07	Signs Permitted In Specified Districts Requiring A Permit.....	4
SECTION 10.08	Temporary Signs Requiring A Permit.....	6
SECTION 10.09	Sign Setback Requirements	6
SECTION 10.10	Violations.....	7

ARTICLE 11 NONCONFORMING LOTS, STRUCTURES AND USES

SECTION 11.01	Intent of Resolution Concerning Nonconformities	1
SECTION 11.02	Termination of Nonconforming Use	1
SECTION 11.03	Completion of a Nonconforming Use	2
SECTION 11.04	Reconstruction of a Nonconforming Use	3
SECTION 11.05	Restoration of a Nonconforming Use	3
SECTION 11.06	Alteration	4

SECTION 11.07	Expansion or Extension of a Nonconforming Use	4
SECTION 11.08	Relocation of a Nonconforming Use	4
SECTION 11.09	Substitution of Nonconforming Uses.....	5
SECTION 11.10	Repair of a Nonconforming Use.....	6
ARTICLE 12 ADMINISTRATION, APPEALS, AND VARIANCES		
SECTION 12.01	Zoning Inspector.....	1
SECTION 12.02	Township Zoning Commission.....	1
SECTION 12.03	Board of Zoning Appeals	1
SECTION 12.04	Conditional Use Review.....	2
SECTION 12.05	Appeals	4
SECTION 12.06	Variances	4
SECTION 12.07	Procedure for Public Hearings	5
ARTICLE 13 APPLICATION AND REVIEW PROCEDURES		
SECTION 13.01	Zoning Permit Required.....	1
SECTION 13.02	Application and Issuance of Zoning Permits	2
SECTION 13.03	Fees	4
SECTION 13.04	Site Plan Review	4
SECTION 13.05	Violations and Penalties	7
ARTICLE 14 PUD DEVELOPMENT PLAN REVIEW		
SECTION 14.01	Application.....	1
SECTION 14.02	Development Plan Requirements	1
SECTION 14.03	Standards for Review	4
SECTION 14.04	Review Procedure	4
SECTION 14.05	Enforcement.....	5
SECTION 14.06	Development Plan Amendments (Minor)	5
SECTION 14.07	Development Plan Amendments (Major)	6
ARTICLE 15 AMENDMENTS		
SECTION 15.01	Authority	1
SECTION 15.02	Procedures.....	1
SECTION 15.03	Effective Date and Referendum.....	4