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Development Standards

6.1 Introduction

All structures, land uses, land use changes, structural alterations, structural relocations, structural additions, and structural enlargements that are constructed, created, established, or otherwise occur after the effective date of this Ordinance (except as may otherwise be provided within this Ordinance) shall be subject to all Development Standards and regulations for the applicable zoning district.

6.2 Expansion or Modification of Existing Uses and Structures

No structure, parking area, or other site feature regulated by this Ordinance shall be enlarged, altered, or expanded unless the minimum improvements required by this Article are provided to the property to the extent of its alteration or expansion.

In the case of a substantial expansion, the entire site must meet the requirements of this Article. An alteration or expansion to an existing property is substantial when the area or square footage of the expanded or altered land (including property used for building space, parking, or storage) or structure, respectively, exceeds 25% of the area or square footage of the existing land or structure, exclusive of the alteration or expansion.

6.3 Development Standards that Apply

Under the sections of this Article that follow are Development Standards arranged by category. The four digit codes listed below are referred to in the "Additional Development Standards that Apply" section on the Two-Page Layout for each Zoning District.

As an example, on pages 41-43, the four digit code "LY-01" can be found under the Additional Development Standards that Apply section for the Agriculture (AG) District. Therefore, the Development Standards following the section in this Article labeled "LY-01" (on page 6-3) would apply to the Agriculture (AG) District.

Height Standards (HT)

6.5 Height Standards (HT)

HT-01: This Height Standards section applies to the following districts:



- A. The maximum height permitted shall be as noted in the Two-Page Layout for each Zoning District found in Article 3.
- B. No structure may be erected or changed so as to make its height greater than specified in the applicable zoning district, except as noted below. Exceptions to the height standards include:
 - a. The following structures may exceed the permitted height regulations by twofold (x2), but shall not exceed a total height from grade level of 75 feet:
 1. Church steeples,
 2. Water towers, and
 3. Utility transmission towers.
 - b. The following structures may exceed the permitted height standards by up to 15 feet, but shall be completely shielded from view by design features of the building:
 1. Necessary mechanical appurtenances, and
 2. Elevator bulkheads.
 - c. The height of telecommunication towers and antenna shall meet the requirements of Section 6.18, Telecommunication Facilities Standards of this Article.

Accessory Use/Structure Standards (AS) (continued)

- a. recreational raising of non-farm animals, and
 - b. outdoor storage of agricultural products and materials used in agricultural production.
- B. If a dwelling is present on the property, the following accessory uses are also permitted, subject to all applicable requirements of this Ordinance:
- b. child day-care home,
 - c. home occupation (type I) (subject to the Home Occupation Standards of this Article), and
 - d. swimming pool.
- C. The following accessory structures are permitted, subject to all applicable requirements of this Ordinance:
- a. additional agricultural structures,
 - b. antennas and satellite dishes (subject to the Satellite Dish Standards of this Article),
 - c. bath houses, hot tubs and saunas,
 - d. attached and detached decks and patios,
 - e. detached garages and carports,
 - f. gazebos,
 - g. recreational greenhouses,
 - h. mini barns, sheds and other storage buildings,
 - i. privacy fences (subject to the Fence and Wall Standards of this Article),
 - j. sport courts, and
 - k. swimming pools.
- D. In CR and AG an accessory building may be permitted as a Special Use on a lot prior to construction of the primary structure for a period of up to two years for the purpose only to allow a homeowner/builder a place to store materials for that home. A covenant is required by the BZA that the home will be started within two years and that there will be no business activity from the accessory structure.
- E. Semi-trailers, Personal-On-Demand Storage (PODS), truck box beds, busses and other similar items shall not be considered accessory structures in these zoning districts.
- AS-03: This Accessory Use/Structure Standards section applies to the following districts:



- A. The following accessory uses are permitted, subject to all applicable requirements of this Ordinance:
- a. child day-care home,
 - b. home occupation (type I) (subject to the Home Occupation Standards of this Article), and
 - c. swimming pool.

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Accessory Use/Structure Standards (AS)

(continued)

- c. The accessory uses and structures shall be subordinate to the residential character of the development;
 - d. The accessory uses and structures shall be located, designed and intended to serve only the needs of the development;
 - e. The accessory uses and structures shall present no visible evidence of their business nature to areas outside the development; and
 - f. Parking for accessory uses and structures shall be consistent with the Parking Standards of this Article.
- B. The following accessory uses for each dwelling unit are permitted, subject to all applicable requirements of this Ordinance:
- a. child day-care home, and
 - b. home occupation (type I) (subject to the Home Occupation Standards of this Article).
- C. Each dwelling unit in a manufactured home park is entitled to accessory structures. The total area of all accessory structures shall not exceed an amount equal to 60% percent of the living area of the dwelling on the site. Permitted accessory structures are as follows:
- a. antenna and satellite dishes (subject to the Satellite Dish Standards of this Ordinance),
 - b. bath houses, hot tubs and saunas,
 - c. attached and detached decks and patios,
 - d. detached garages and carports,
 - e. gazebos,
 - f. mini barns and sheds,
 - g. privacy fences, and
 - h. sport courts.

AS-05: This Accessory Use/Structure Standards section applies to the following districts:



- A. Restrooms, groceries, refreshment stands, restaurants, laundries, dry cleaners, sporting goods sales and other uses and structures customarily incidental to the permitted park and recreation uses are permitted, provided that the following criteria are met:
- a. The maximum cumulative area occupied by accessory uses and structures, including any associated parking shall not exceed 10 percent of the park and recreation site;
 - b. The accessory uses and structures shall be subordinate to the recreational character of the development;
 - c. The accessory uses and structures shall be located, designed and intended to serve only the needs of the park and recreation facility;
 - d. The accessory uses and structures shall present no visible evidence of their business nature to areas outside the park facility; and
 - e. Parking for accessory uses and structures shall be consistent with the Parking Standards of this Article.

AS-06: This Accessory Use/Structure Standards section applies to the following districts:



- A. Outdoor storage shall be permitted as an accessory use subject to the following requirements:
- a. In the LC, Local Commercial; GC, General Commercial; HC, Highway Commercial; LI, Light Industrial; and GI, General Industrial districts outdoor storage shall be limited as follows:

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Buffer Yard Standards (BY)

6.7 Buffer Yard Standards (BY)

BY-01: This Buffer Yard Standards section applies to the following districts:



- A. The general purpose of a buffer yard is to soften the potential conflicts between the potential uses in one zoning district and the potential uses in another adjacent district by using setbacks and landscaping. The potential degree (or intensity) of conflict (or potential conflict) between two zoning districts determines the extent of buffer yard required.
- B. The following matrix determines the type of buffer yard which shall be installed by the subject development entirely on the subject property:

Buffer Yard Requirements																
The Buffer Yard type indicated on the table below shall be provided on the subject property when...																
..the zoning district for the subject property is...	..and adjoining property is zoned:															
	AP	AG	CR	R1	R2	R3	MR	MH	PR	IS	LC	GC	HC	LI	GI	
AP																
AG																
CR																
R1	2	1														
R2	3	2														
R3	3	2	1													
MR	3	3	3	2	2	2										
MH	3	3	3	3	3	3	2									
PR																
IS	3	3	2	2	2	2	2	2	1							
LC	3	3	3	3	3	3	2	2	2							
GC	3	3	3	3	3	3	3	3	2	2	1					
HC	3	3	3	3	3	3	3	3	2	2	2					
LI	2	2	3	3	3	3	3	3	3	2	2					
GI	2	2	3	3	3	3	3	3	3	3	3	2	2	1		

- C. The following general buffer yard standards will apply to all buffer yards.
 - a. The buffer yard standards only apply along the property lines where the two conflicting zoning districts meet.
 - b. The developer or owner of the subject property is responsible for installing the buffer yard. The adjacent property owner shall not have to participate in installing the buffer yard.
 - c. No buffer yard or required landscape materials shall be placed within any easement, right-of-way, or septic field.
 - d. All required buffer yard areas shall be provided entirely on the subject property and shall be in addition to setbacks required by this Ordinance.
 - e. All required buffer yard trees shall be irregularly spaced and designed to provide the appearance of a natural landscape unless otherwise specified by this Ordinance. However, no 2 trees shall be placed within 10 feet of one another.
 - f. All deciduous trees must have at least a 2-1/2 inch caliper measured by American Nursery Institute standards at 6 inches above the rootball, and all needled evergreen must be 6 feet in height measured by American Nursery Institute Standards from the bottom of the rootball when planted.
 - g. All portions of the buffer yard not planted with trees, shrubs or other landscaped materials shall be covered with grass or other ground covering vegetation.
 - h. No landscaping required by this section may be used to satisfy the minimum requirements of any other provisions of this Ordinance.

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