

Proposed Draft Zoning Ordinance		
Article	Division	Section / Content
1 – General Provisions	1 – Enactment and Authority	1 – Title 2 – Authority 3 – Purpose 4 – Applicability 5 – Conformity Required 6 – Severability
	2 – Ordinance Conflicts and Interpretation	1 – Interpretation 2 – Figures and References
	3 – Zoning Districts Map	1 – Establishment, Maintenance, and Amendment 2 – Incorporated by Reference 3 – Interpretation of Boundaries 4 – Unauthorized Changes
	4 – Transition of Regulations After Adoption	1 – Effective Date 2 – Violations Continue 3 – Nonconformities 4 – Complete Applications 5 – Other Approved Permits and Development Approvals 6 – Vested Right

2 – Administration	1 – Zoning Administrator and Subdivision Agent	1 – Appointment, Powers, and Duties
	2 – Planning Commission	1 – Appointment, Terms, and Membership 2 – Powers and Duties 3 – Meetings and Procedures
	3 – Board of Zoning Appeals	1 – Appointment, Terms, and Membership 2 – Powers and Duties 3 – Meetings and Procedures
	4 – Enforcement	1 – Authority 2 – Complaints and Inspection 3 – Notice of Violation 4 – Remedies and Penalties for Violation
	5 – Fees	1 – Fees and Charges
	6 – Taxes and Expenses Paid	1 – Delinquent Taxes and Charges

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Article	Division	Section / Content
3 – Permits and Applications	1 – In General	1 – Preapplication Meeting 2 – Minimum Submission Standards 3 – Forms 4 – Ownership Disclosure 5 – Oath Required
	2 – Zoning Text and Map Amendments	1 – In General 2 – Standards and Procedures 3 – Reconsiderations
	3 – Conditional Zoning and Proffers	1 – Intent 2 – Standards and Procedures 3 – Amendments and Variations Prior to Final Decision 4 – Effect of Condition; Period of Validity 5 – Record of Conditional Zoning 6 – Reconsiderations
	4 – Special Use Permits	1 – Intent 2 – Applicability 3 – Standards and Procedures 4 – Effect of Decision; Period of Validity 5 – Revocation 6 – Reconsiderations
	5 – Variances	1 – Intent 2 – Standards and Procedures 3 – Effect of Decision; Period of Validity 4 – Reconsiderations
	6 – Site Plans	1 – Intent 2 – Applicability 3 – Preliminary Site Plans Specifications and Contents 4 – Final Site Plans Specifications and Contents 5 – Standards and Improvements 6 – Review 7 – Amendment of Site Plans 8 – Compliance with Approved Site Plan Required 9 – Period of Validity 10 – Waiver of Requirements
	7 – Zoning Permits	1 – Applicability 2 – Standards and Procedures 3 – Period of Validity
	8 – Temporary Use Permits	1 – Applicability 2 – Standards and Procedures 3 – Period of Validity
	9 – Zoning Determinations	1 – Applicability 2 – Standards and Procedures
	10 – Appeals	1 – Appeals of Zoning Administrator Determinations and Decisions 2 – Appeals to BZA Procedure 3 – Appeals of BZA, PC, or BOS 4 – Construction in Violation of Ordinance without Appeal to BZA 5 – Stay of Proceedings
	11 – Public Hearings and Notifications	1 – Public Hearing Required 2 – Advertisement and Mailings 3 – Posting Notice on Property 4 – Waiver of Notice

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Article	Division	Section / Content
4 – Primary Zoning Districts	1 – Establishment and Purpose	1 – General 2 – References to District Names 3 – Purpose and Intent of Primary Zoning Districts
	2 – General District Standards	1 – Application of Standards 2 – Lot Standards 3 – Determination and Measurement 4 – Setback and Yard Standards 5 – Building Sites 6 – Critical Slopes 7 – Water Supplies and Sewer Systems 8 – Additional Standards 9 – Exemptions
	3 – Rural Districts Dimensional Standards	1 – C-1 Conservation District 2 – A-1 Agricultural District
	4 – Residential Districts Dimensional Standards	1 – General Standards 2 – R-1 Residential 3 – R-2 Residential 4 – R-3 Residential
	5 – Commercial Districts Dimensional Standards	1 – B-1 Business District 2 – B-2 Business District 3 – SE-1 Service Enterprise District
	6 – Industrial Districts Dimensional Standards	1 – M-1 Limited Industrial District 2 – M-2 Industrial District
	7 – Planned Development Districts Dimensional Standards	1 – Purpose and Intent 2 – Where Permitted 3 – General 4 – RPC Residential Planned Community District
	8 – Cluster Housing Development Standards	1 – Purpose and Intent 2 – Development Standards 3 – Review
5 – Overlay Zoning Districts	1 – Establishment and Purpose	1 – General 2 – Purpose and Intent of Overlay Zoning Districts
	2 – FP - General Floodplain District	1 – Applicability 2 – Standards
	3 – VO - Village Overlay District	1 – Applicability 2 – Standards
	4 – MR - Mountain Ridge District	1 – Applicability 2 – Standards
6 – Use Matrix	1 – General	1 – Organization 2 – Uses Not Provided
	2 – Primary Districts Use Table(s)	1 – Table of Permitted and Special Uses
	3 – Overlay Districts Use Table(s)	1 – Permitted, Special, and Exclusions

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7 – Use Standards	1 – General	1 – Purpose and Intent 2 – Uses-Generally
	2 – Rural Use Standards	Specific use standards to be identified in drafting.
	3 – Residential Use Standards	Specific use standards to be identified in drafting.
	4 – Public/Civic/Recreation Use Standards	Specific use standards to be identified in drafting.
	5 – Commercial Use Standards	Specific use standards to be identified in drafting.
	6 – Industrial Use Standards	Specific use standards to be identified in drafting.
	7 – Miscellaneous Use Standards	Specific use standards to be identified in drafting.
8 – Community Design Standards	1 - General	1 - Purpose 2 - Visibility Clearance
	2 – Lighting	1 – Intent 2 – Applicability 3 – Standards 4 – Compliance
	3 – Landscaping and Screening	1 – Intent 2 – Applicability 3 – Landscape Plan Requirements 4 – General Standards 5 – Transitional Buffers 6 – Parking Lot Landscaping 7 – Screening and Enclosures 8 – Trees and Plant Standards 9 – Modifications
	4 – Walls and Fences	1 – Purpose and Intent 2 – Applicability 3 – Location 4 – Height 5 – Materials 6 – Maintenance 7 – Retaining Walls
	5 – Streets, Bikeways, and Sidewalks	1 – Purpose and Intent 2 – Applicability 3 – General 4 – Standards 5 – Inspections 6 – Maintenance 7 – Modifications
	6 – Parking and Loading	1 – Purpose and Intent 2 – General 3 – Obligations of Owner 4 – Location to Use 5 – Joint/Shared Parking 6 – Reduction or Increase in Parking 7 – Parking Design Standards 8 – Schedule of Required Spaces 9 – Bicycle Parking 10 – Joint/Shared Off-Street Loading 11 – Off-Street Loading Design Standards 12 – Schedule of Required Off-Street Loading Spaces
	7 – Signs	1 – Purpose and Intent 2 – Administration 3 – Exemptions 4 – Prohibited 5 – Measurement and General Sign Standards 6 – Permitted Signs by District 7 – Special Sign Standards 8 – Nonconforming Signs 9 – Maintenance and Enforcement 10 – Removal of Abandoned Signs
9 – Nonconforming Uses, Lots, and Structures	1 – General	1 – Intent 2 – General
	2 – Nonconformities	1 – Nonconforming Uses 2 – Nonconforming Lots of Record 3 – Nonconforming Structures, Buildings, and Improvements 4 – Repairs and Maintenance

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Article	Division	Section / Content
10 - Subdivisions	1 - General	1 - Title 2 - Recording of Ordinance 3 - Amendments 4 - Repeal 5 - Circumvention 6 - Exemptions
	2 - Types of Subdivisions	1 - Major Subdivisions 2 - Minor Subdivisions 3 - Single Subdivisions 4 - Family Subdivisions
	3 - Design Requirements	1 - Suitability of Land 2 - Land Subject to Flooding 3 - Residential Density 4 - Mandatory Dedication of Open Space 5 - Lots 6 - Flag Lots 7 - Remnants 8 - Access 9 - Blocks 10 - Streets 11 - Public and Semi-Public Facilities 12 - Home Owners Associations (HOA) 13 - Obligation of Improvements 14 - Monuments
	4 - Guarantees	1 - Required to be Guaranteed 2 - Types of Guarantees 3 - Amount 4 - Release 5 - Extensions for Completion 6 - Default
	5 - Platting Requirements	1 - Approval Required Before Sale 2 - Subdivision Name 3 - Changes to Plats 4 - Separate Ownership
	6 - Preliminary Plats	1 - Procedure for Single, Family, and Minor Subdivision Plat Approval 2 - Procedure for Major Subdivision Plat Approval
	7 - Final Plats	1 - Plat Requirements for Single, Family, and Minor Subdivisions 2 - Final Approval Procedure for Single, Family, and Minor Subdivisions 3 - Final Approval Procedure for Major Subdivisions 4 - Recording 5 - Variations and Exceptions
	8 - Vacation of Plats	1 - Vacation
	9 - Enforcement, Violations, and Fees	1 - Enforcement 2 - Violation and Penalty 3 - Fees
11 - Definitions	1 - Abbreviations	
	2 - Word Usage	
	3 - General and Use Definitions	
	4 - Overlay District Definitions	