TABLE OF CONTENTS

PREAMBLE

Article 1 TITLE

Article 2 PURPOSE AND SCOPE

- 2.0 PROVISIONS DECLARED MINIMUM REQUIREMENTS
- 2.1 SEPARABILITY CLAUSE
- 2.2 REPEAL OF CONFLICTING RESOLUTION, EFFECTIVE DATE

Article 3 DEFINITIONS

Article 4 ADMINISTRATION

- 4.0 OFFICE OF ZONING INSPECTOR
- 4.1 DUTIES OF ZONING INSPECTOR
- 4.2 ZONING COMMISSION
- 4.3 PROCEEDINGS OF ZONING COMMISSION
- 4.4 DUTIES OF ZONING COMMISSION
- 4.5 BOARD OF ZONING APPEALS
- 4.6 PROCEEDINGS OF THE BOARD OF ZONING APPEALS
- 4.7 DUTIES OF THE BOARD OF ZONING APPEALS
- 4.8 DUTIES OF ZONING INSPECTOR, BOARD OF ZONING APPEAL, LEGISLATIVE AUTHORITY AND COURTS ON MATTER OF APPEAL
- 4.9 PROCEDURES AND REQUIREMENTS FOR APPEALS AND VARIANCES
- 4.10 APPEALS
- 4.11 STAY OF PROCEEDINGS
- 4.12 VARIANCE
- 4.13 APPLICATION AND STANTARDS FOR VARIANCES
- 4.14 SUPPLEMENTARY CONDITIONS AND SAFEGUARDS
- 4.15 PUBLIC HEARING BY THE BOARD OF ZONING APPEALS
- 4.16 NOTICE OF PUBLIC HEARING IN NEWSPAPER
- 4.17 NOTICE TO PARTIES IN INTEREST
- 4.18 ACTION BY BOARD OF ZONING APPEALS
- 4.19 PROCEDURE AND REQUIREMENTS FOR APPROVAL OF CONDITIONAL USE PERMITS
- 4.20 GENERAL
- 4.21 CONTENTS OF APPLICATION FOR CONDITIONAL USE PERMIT
- 4.22 GENERAL STANDARDS APPLICABLE TO ALL CONDITIONAL USES
- 4.23 ACTION BY THE BOARD OF ZONING APPEALS

Article 5 ENFORCEMENT

- 5.0 ZONING PERMITS REQUIRED
- 5.1 CONTENTS OF APPLICATION FOR ZONING PERMIT
- 5.2 APPROVAL OF ZONING PERMIT
- 5.3 EXPIRATION OF ZONING PERMIT
- 5.4 CERTIFICATE OF OCCUPANCY
- 5.5 TEMPORARY CERTIFICATE OF OCCUPANCY
- 5.6 RECORDS OF ZONING PERMIT AND CERTIFICATE OF OCCUPANCY
- 5.7 FAILURE TO OBTAIN A ZONING PERMIT OR CERTIFICATE OF OCCUPANCY
- 5.8 CONSTRUCTION AND USE TO BE AS PROVIDED IN APPLICATIONS, PLANS, PERMITS AND CERTIFICATES
- 5.9 COMPLAINTS REGARDING VIOLATIONS
- 5.10 PENALTIES FOR VIOLATION
- 5.11 SCHEDULE OF FEES, CHARGES AND EXPENSES
- 5.12 NO REFUND OF FEES

Article 6 AMENDMENT

- 6.0 PROCEDURE FOR AMENDMENT OR DISTRICT CHANGES
- 6.1 GENERAL
- 6.2 INITIATION OF ZONING AMENDMENTS
- 6.3 CONTENTS OF APPLICATION
- 6.4 TRANSMITTAL TO ZONING COMMISSION
- 6.5 SUBMISSION TO COUNTY OR PLANNING COMMISSION
- 6.6 SUBMISSION TO DIRECTOR OF TRANSPORTATION
- 6.7 PUBLIC HEARING BY ZONING COMMISSION
- 6.8 NOTICE OF PUBLIC HEARING IN NEWSPAPER
- 6.9 NOTICE TO PROPERTY OWNERS BY ZONING COMMISSION
- 6.10 RECOMMENDATION BY ZONING COMMISSION
- 6.11 PUBLIC HEARING BY BOARD OF TOWNSHIP TRUSTEES
- 6.12 ACTION BY BOARD OF TOWNSHIP TRUSTEES
- 6.13 EFFECTIVE DATE AND REFERENDUM
- 6.14 COURT OF COMMON PLEAS

Article 7 PROVISIONS FOR OFFICIAL ZONING MAP

- 7.0 OFFICIAL ZONING MAP
- 7.1 IDENTIFICATION OF THE OFFICIAL ZONING MAP
- 7.2 INTERPRETATION OF DISTRICT BOUNDARIES

7.3 INTERPRETATION OF ZONING MAP

Article 8 NON-CONFORMITIES

- 8.0 INTENT
- 8.1 AVOIDANCE OF UNDUE HARDSHIP
- 8.2 SINGLE NON-CONFORMING LOTS OF RECORD
- 8.3 NON-CONFORMING USE OF LAND
- 8.4 NON-CONFORMING STRUCTURES
- 8.5 NON-CONFORMING USES OF STRUCTURES OR STRUCTURES AND LAND IN COMBINATION
- 8.6 REPAIRS AND MAINTENANCE
- 8.7 USES UNDER CONDITIONAL USE PROVISION NON-CONFORMING USES
- 8.8 NONCONFORMITY-PERFORMANCE STANDARDS
- 8.9 NON-CONFORMING CERTIFICATE

Article 9 SPECIAL PROVISIONS

- 9.0 SPECIAL PROVISIONS FOR COMMERCIAL AND INDUSTRIAL USES
- 9.1 FIRE HAZARDS
- 9.2 RADIOACTIVITY OR ELECTRICAL DISTURBANCE
- 9.3 NOISE
- 9.4 VIBRATION

Article 10 DISTRICT AND GENERAL PROVISIONS

- 10.0 DISTRICTS
- 10.1 COMPLIANCE WITH REGULATIONS
- 10.2 STREET FRONTAGE REQUIRED
- 10.3 TRAFFIC VISIBILITY ACROSS CORNER LOTS
- 10.4 OFF STREET PARKING AND LOADING
- 10.5 ESSENTIAL SERVICES
- 10.6 UNSAFE BUILDINGS
- 10.7 VACATED STREET OR ALLEY
- 10.8 MOBILE HOMES PROHIBITED-EXCEPT
- 10.9 MOBILE HOMES/TRAILERS-VISITORS
- 10.10 TERRITORY NOT INCLUDED-ANNEXATIONS
- 10.11 ACCESSORY STRUCTURES
- 10.12 DRAINAGE AND FLOOD PLAIN REGULATIONS
- 10.13 AGRICULTURAL EXEMPTIONS
- 10.14 DOUBLE WIDE/SECTIONAL MOBILE HOMES
- 10.15 PERMITS REQUIRED

10.16 JUNK YARDS

10.17 BUFFERING AND SCREENING

- 10.18 OUTDOOR DINING AREAS
- 10.19 AMERICAN DISABILITIES ACT COMPLIANCE
- 10.20 SOLAR COLLECTION ACCESSORY SYSTEM
- 10.21 SMALL SOLAR FACILITIES ("SSF")
- 10.22 AGRICULTURE

Article 11 C-1 CONSERVATION DISTRICT

- 11.0 PURPOSE
- 11.1 USES PERMITTED IN THE C-1 CONSERVATION DISTRICT
- 11.2 CONDITIONAL USES IN THE C-1 CONSERVATION DISTRICT
- 11.3 OTHER REQUIREMENTS
- 11.4 REQUIRED LOT AREA AND LOT WIDTH IN THE C-1 DISTRICT
- 11.5 HEIGHT REGULATION IN THE C-1 DISTRICT

Article 12 AG-AGRICULTURAL DISTRICT

- 12.0 PURPOSE
- 12.1 USES PERMITTED IN THE AG DISTRICT
- 12.2 CONDITIONAL USES IN THE AG DISTRICT
- 12.3 REQUIRED LOT AREA AND LOT WIDTH IN THE AG DISTRICT FOR RESIDENTIAL USE
- 12.4 HEIGHT REGULATIONS IN THE AG DISTRICT
- 12.5 REQUIRED YARD IN THE AG DISTRICT
- 12.6 REQUIRED FLOOR AREA IN THE AG DISTRICT
- 12.7 AGRICULTURAL STRUCTURES: AREA, WIDTH AND YARD REQUIREMENTS

Article 13 R-RESIDENTIAL DISTRICT

- 13.0 PURPOSE
- 13.1 USES PERMITTED IN ALL R DISTRICTS
- 13.2 CONDITIONAL USES IN ALL R DISTRICTS
- 13.3 REQUIRED FLOOR AREAS IN ALL R DISTRICTS
- 13.4 HEIGHT REGULATION IN ALL R DISTRICTS
- 13.5 NOT USED
- 13.6 PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS REQUIRED
- 13.7 REQUIRED LOT AREA AND LOT WIDTH
- 13.8 REQUIRED YARD
- 13.9 PUD-R

Article 14 OUTDOOR LIGHTING

- 14.0 PURPOSE
- 14.1 LIGHTING REQUIREMENTS FOR ALL DISTRICTS
- 14.2 LIGHT TRESPASS (NUISANCE LIGHT)
- 14.3 HEIGHT REQUIREMENTS FOR LIGHTING
- 14.4 OUTDOOR LIGHTING DEFINITIONS

Article 15 B-BUSINESS DISTRICTS

- 15.0 PURPOSE
- 15.01 NB-"NEIGHBORHOOD BUSINESS DISTRICT"
- 15.02 LB-"LOCAL BUSINESS DISTRICT"
- 15.03 GB-"GENERAL BUSINESS DISTRICT"
- 15.1 USES PERMITTED IN THE B-1 BUSINESS DISTRICT
- 15.2 CONDITIONAL USES IN B-1 BUSINESS DISTRICT
- 15.3 REQUIRED LOT AREA, LOT WITDTH IN THE B-1 BUSINESS DISTRICT
- 15.4 BUILDING REGULATIONS IN THE B-1 BUSINESS DISTRICT
- 15.5 BUILDING YARDS IN THE B-1 BUSINESS DISTRICT
- 15.6 SCREENING/BUFFER YARD REQUIREMENTS
- 15.7 RESIDENTIAL USE IN A B-1 BUSINESS DISTRICT
- 15.8 OUTDOOR DINING
- 15.9 PERMITTED & CONDITIONAL USES IN THE NB, LB, & GB DISTRICTS
- 15.10 MAXIMUM BUILDING SIZE, REQUIRED LOT AREA AND WIDTH,
 - MINIMUM REQUIRED SETBACKS, LCATION AND BUFFER REQUIREMENTS
- 15.11 BUILDING REGULATION IN THE BUSINESS DISTRICT
- 15.12 RESIDENTIAL USE IN A BUSINESS DISTRICT

Article 16 M-1 GENERAL MANUFACTURING DISTRICT

- 16.0 PURPOSE
- 16.1 PERMITTED USES
- 16.2 CONDITIONAL USES
- 16.3 REQUIRED LOT AREA LOT/WIDTH
- 16.4 BUILDING REGUALTIONS
- 16.5 YARDS REQUIRED
- 16.6 SCREENING/BUFFER YARD REQUIREMENTS
- 16.7 REQUIRED FLOOR AREAS-RESIDENTIAL
- 16.8 LOT AREA AND YARD REQUIREMENTS-RESIDENTIAL
- 16.9 PARKING

16.10 SIGNS

16.11 OUTDOOR DINING

Article 17 EXCEPTIONS AND MODIFICATIONS

- 17.0 LOT OF RECORD
- 17.1 EXCEPTION TO YARD REQUIREMENTS
- 17.2 EXCEPTIONS TO HEIGHT LIMITS

Article 18 OFF-STREET PARKING AND LOADING REGULATIONS

- 18.0 OFF-STREET PARKING
- 18.1 DEVELOPMENT AND MAINTENANCE OF PARKING AREAS
- 18.2 LOADING SPACE REQUIREMENTS AND DIMENSIONS
- 18.3 LOADING SPACE OCCUPY YARD
- 18.4 LOADING SPACE DISTANCE FROM R DISTRICT
- 18.5 MINIMUM DISTANCE AND SETBACK
- 18.6 NUMBER OF PARKING SPACES REQUIRED

Article 19 SIGNS AND OUTDOOR ADVERTISING STRUCTURES

- 19.0 PURPOSE
- 19.1 GOVERNMENTAL SIGNS EXCLUDED
- 19.2 GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS
- 19.3 MEASURE OF SIGN AREAS
- 19. 4 ON-PREMISES SIGNS PERMITTED IN ALL DISTRICTS NO PERMIT REQUIRED
- 19. 5 ON-PREMISES SIGNS PERMITS REQUIRED
- 19.6 OFF PREMISES OUTDOOR ADVERTISING SIGNS PERMITS REQUIRED
- 19.7 SPECIAL YARD PROVISIONS
- 19.8 LIMITATIONS
- 19.9 ABANDONED SIGNS
- 19.10 VIOLATIONS
- 19.11 ZONING PERMIT
- 19.12 SCHEDULE OF FEES, CHARGES, AND EXPENSES

Article 20 EXTRACTION OF MINERALS

- 20.0 GENERAL REQUIREMENTS
- 20.1 APPLICANT FINANCIAL ABILITY
- 20.2 APPLIATION CONTENTS, PROCEDURE
- 20.3 PUBLIC HEARING
- 20.4 REHABILITATION PERFORMANCE BOND
- 20.5 ADDITIONAL REQUIREMENTS

20.6 GAS AND OIL WELLS

Article 21 AUTOMOBILE SERVICE STATIONS, PARKING GARAGES AND PARKING AREAS

- 21.0 ENTRANCE DISTANCE REQUIREMENTS
- 21.1 AUTOMOBILE SERVICE STATION ENCLOSURE

Article 22 SWIMMING POOLS

22.0 GENERAL PROVISIONS

Article 23 MOTELS AND HOTELS

23.0 GENERAL REQUIREMENTS

Article 24 PLANNED UNIT DEVELOPMENT (PUD)

- 24.0 PURPOSE
- 24.1 GENERAL
- 24.2 PRE-APPLICATION CONSULTATION
- 24.3 DEFINITIONS
- 24.4 PUD PLAN SUBMISSION
- 24.5 CRITERIA FOR PUD APPROVAL
- 24.6 ACTION BY THE ZONING COMMISSION ON PUD PLANS
- 24.7 ACTIONS BY THE BOARD OF TOWNSHIP TRUSTEES
- 24.8 EXTENSION OF TIME
- 24.9 MODIFICATION OF PUD FINAL DEVELOPMENT PLAN

Article 25 JUNK MOTOR VEHICLE

Article 26 ARCHITECTURAL STANDARDS FOR NON-RESIDENTIAL BUILDINGS

- 26.01 ESTABLISHMENT AND PURPOSE
- 26.02 APPLICABILITY
- 26.03 AUTHORITY TO REVIEW
- 26.04 ARCHITECTURAL STANDARDS
- 26.05 OTHER APPLICABLE ZONING REGULATIONS
- 26.06 PRE-APPLICATION PROCEDURE
- 26.07 APPLICATION AND APPROVAL