

Appendix V: Suggested Zoning Ordinance Outline

ARTICLE I: INTRODUCTORY PROVISIONS

Title, Legal Basis, History and Repeal of Prior Ordinances, Jurisdiction and Applicability, Relationship to Other Regulations, Vested Rights, Severability, Purpose, How to Use the Ordinance, Ordinance Interpretation, Map Interpretation

ARTICLE II: DEFINITIONS AND MEASUREMENT STANDARDS

ARTICLE III: GENERAL PROVISIONS

Structures (Height Exemptions, Height in Relation to Grade and Fill, Structures Requiring Permits); Accessory Structures; Lots (Number of Dwellings on a Lot, Division or Combination of Lots, Yard and Setback Exceptions); Permanent Dwellings; Temporary Dwellings; Road Frontage; Private Roads; Waterfront Setback; Landscaping and Screening; Fences; Parking and Loading; Signs; Essential Services, Public Facilities, and Utilities; Outdoor Lighting; Environmental Protection (Stormwater, Nuisance, Open Space Preservation)

ARTICLE IV: USE REGULATIONS AND USE TABLES

Principal, Accessory, and Temporary Uses

ARTICLE V: DISTRICT REGULATIONS – BASE ZONING DISTRICTS

Intent, Uses by Right (Principal and Accessory), Conditional Uses (Principal and Accessory), Development Requirements including Lot Configuration (Minimum Lot Area, Minimum Lot Width, Maximum Ground Coverage), Minimum Setbacks (Principal and Accessory Structures), Maximum Height (Principal and Accessory Structures), and Miscellaneous Standards for each Zoning District such as commercial vehicle or recreational unit parking

ARTICLE VI: DISTRICT REGULATIONS – OVERLAY ZONING DISTRICTS

ARTICLE VII: STANDARDS FOR CONDITIONAL USES, PLANNED UNIT DEVELOPMENT, OPEN SPACE PRESERVATION DEVELOPMENTS, SITE CONDOMINIUMS

ARTICLE VIII: ZONING ADMINISTRATION

Duties, Procedures, Types of Permits, Application Contents and Procedures, Notice and Hearing Procedures, Site Plan Review and Permitting Procedures, Conditional Use Permit Procedures, Planned Unit Development Procedures, Open Space Preservation Development Procedures, Site Condominium Procedures, Conditional Rezoning Procedures, Performance Guarantees, Permit Details, Nonconformities, Appeals and Interpretation Procedures, Amendments, Violations and Penalties

ARTICLE IX: ZONING MAPS