

INDEX

Abbreviations	II-1
Accessory Uses.....	V-59
Detailed Regulations	
Home Occupation.....	V-60
Homestay.....	V-62
Family Child Care Home	V-63
Private Swimming Pools and Tennis Courts Accessory to a Residential Use.....	V-64
Antennas.....	V-65
Satellite Dish Antennas	V-65
Subdivision Amenities	V-66
Use Limitations	V-60
Zoning Certificate Required	V-60
Administration and Enforcement.....	IX-1
Amendments.....	IX-5
Initiation Procedures	IX-5
Map Amendments	IX-6
Standards for Map Amendments.....	IX-6
Public Hearing.....	IX-6
Recommendation of the Planning Commission	IX-8
Text Amendments	IX-6
Appeals.....	IX-11
General Rules and Procedures.....	IX-11
Board of Zoning Adjustment, Duties and Powers	IX-3
Interpretations.....	IX-4
Conditions on Use Interpretations.....	IX-5
Effect of Favorable Use Interpretation	IX-5
Limitations on Favorable Use Interpretations	IX-5
Procedure.....	IX-4
Penalties	IX-12
Planning Commission, Duties of.....	IX-2
Planning Director: Duties and Powers.....	IX-1
Senior Building Inspector: Duties and Powers	IX-2
Variances	IX-8
Application	IX-8
Standards for Variances.....	IX-8
Standards for Variances Applicable to the Airport.....	IX-9
Airport Overlay District.....	V-80
Airport Height Notification Zone and Regulations	V-83
Airport Noise Impact Zone and Regulations	V-85
Airport Runway Protection Zone and Regulations.....	V-85
Area of Jurisdiction	V-83
Definitions	V-80
Nonconforming Uses.....	V-85
Animals, Limitations on	V-1
Bicycle Parking	V-78
Buffer Width, Determination of	IV-49
Requirements for Adjacent Existing Lane Uses by Land Use Intensity Class, Table 4-5	IV-50
Requirements for Adjacent Vacant Land by Zoning District, Table 4-6.....	IV-50
Requirements Adjacent to Streets, Table 4-7	IV-51
Bufferyards.....	IV-47

Bufferyard Application.....	IV-48
Bufferyard Requirements	IV-49
Location of Bufferyards	IV-48
Maintenance of Bufferyard Areas	IV-49
Owership of Bufferyards	IV-48
Purpose of Bufferyards.....	IV-47
Responsibility for Bufferyard.....	IV-48
Use of Bufferyards	IV-48
Building Setbacks	V-22
Maximum Setbacks	V-23
Minimum Setbacks.....	V-22
Building Setback and Height for the UC, CEOD, UN-E, UN-W, and UN-S Districts	V-36 – V-55
Building Setback and Height Requirements for the Industrial District	V-23
College Edge Overlay District (CEOD)	V-41
Development and Design Standard Requirements within the CEOD, Table 5-4	V-41
Conservation Overlay District (COD)	V-88
Conventional Subdivisions	V-9
Lot Area, Setbacks, Maximum ISR, and Parking Requirements (except NC Districts), Table 5-1.....	V-9
Lot Area, Setback, Bulk Regulations and Parking Requirements: NC Districts, Table 5-2	V-10
Corridor Overlay Area Regulations.....	IV-63
Areas of Applicability	IV-64
Awnings and Canopies.....	IV-66
Bufferyards and Setbacks	IV-65
Bufferyard Requirements	IV-65
Dumpsters	IV-65
Garages, Car Washes, and Service Bays	IV-65
General Right-of-Way Setback	IV-65
Building Materials and Design Review.....	IV-64
Exterior Building Materials.....	IV-64
Fences and Screening	IV-65
Site Considerations.....	IV-64
Submission Requirements	IV-64
Corridor Redevelopment District (CRD).....	V-55
Development and Design Standard Requirements within the CRD, Table 5-8	V-55
Definitions	II-2
Development Approval Process	VIII-1
Access.....	VIII-12
Access Easements	VIII-12
Certificate of Occupancy	VIII-11
Conditional Uses	VIII-8
Conditions on Conditional Use Approvals.....	VIII-9
Effect of Conditional Use Approval.....	VIII-10
General Use Standards	VIII-9
Procedures.....	VIII-8
Fees.....	VIII-12
Site Plans	VIII-1
Approval of Site Plans.....	VIII-3
Development Requiring Site Plan Approval	VIII-1
Development Site to be Unified	VIII-5
Effect of Site Plan Approval	VIII-3

Integration of Other Review Procedures	VIII-4
Modification of Termination of Site Plans	VIII-3
Non-Compliance	VIII-5
Review of Site Plans	VIII-1
Review Procedure	VIII-2
Site Plan Preparation Requirements	VIII-5
Waiver of Selected Development Standards – Approval by Planning Commission	VIII-2
Subdivisions	VIII-1
Zoning Certificates	VIII-10
Application Requirements	VIII-10
Family Child Care Home	V-63
Flag Lots	V-87
Floodplains	IV-41
Permanent Open Space	IV-41
Permitted Uses	IV-41
Land Use Intensity Class Standards	IV-44
Classes I-V, Table 4-4	IV-45
Classes V-IX, Table 4-4	IV-46
Classes IV-X, Table 4-4	IV-46
Classes IX-XI, Table 4-4	IV-47
Land Use Intensity Classification and Bufferyards and Structure Height	IV-43
Landscape Plan Submission Requirements	IV-61
Certified Landscape Plan	IV-63
Tree Protection Plan	IV-62
Tree Replacement Plan	IV-62
Tree Survey Plan	IV-62
Landscaping Requirements	IV-51
Fencing Options, Figures 4-2	IV-57
Fencing Options for Illustration Purposes Only, Figure 4-3	IV-58
Off-Street Parking Landscaping Example, Figure 4-1	IV-56
Off-Street Parking Landscaping Requirements	IV-53
Placement of Plants and Structures	IV-54
Residential Buffer Landscaping Requirements	IV-53
Reuse of an Existing Site	IV-54
Street Frontage Landscaping Requirements	IV-52
Tree Inches per Acre, Table 4-8	IV-55
Lighting	V-73
Master Development Plan	V-30
Changes or Modifications to the Plan	V-34
Conditional Use Approval and the Plan	V-34
Density and Open Space Standards for Individual Stages	V-34
Phasing and Staging the MDP	V-32
Process for PDD and MDP Approval	V-32
Reapplication if Denied	V-33
Termination of Approved Plan	V-35
Written Report to Accompany the MDP	V-31
Minimum Planting Areas	IV-61
Minimum Yard Requirements, Exceptions to	V-8 & V-23
Mixed-Use Developments	V-35
Mixed Uses in the Urban Neighborhood District (UN-E, UN-W, and UN-S)	V-36
Residential Uses in the Urban Core District	V-35

Treatment of Mixed Developments.....	V-35
Nonconformities	VII-1
Administrative Review and Appeal.....	VII-4
Enlargement or Expansion of Conditional Uses.....	VII-6
Limits on Expansion.....	VII-6
Limits on Requirements	VII-6
Process for Approval.....	VII-6
Appeal Process	VII-10
Continuation, Maintenance, and Minor Repair	VII-3
Definitions.....	VII-1
Determination of Nonconforming Status.....	VII-2
Exceptions for Historic Resources	VII-6
Exceptions for Residential Setbacks.....	VII-6
Manufactured Home Parks.....	VII-8
Minimum Acceptable Bufferyard.....	VII-9
Minimum Acceptable Bufferyards for Nonconforming Uses, Figure 7-1	VII-10
Nonconforming Lots of Record.....	VII-7
Nonconforming Signs.....	VII-9
Nonconforming Uses.....	VII-8
Change of Use	VII-8
Permitted Use in Nonconforming Structure	VII-3
Eligibility Requirements.....	VII-4
Limitations	VII-4
Plan Submittal Requirements	VII-4
Review Process.....	VII-2
Termination of Nonconforming Status.....	VII-2
Off-Street Parking, General Requirements.....	V-72
Non-Residential Parking	V-72
Minimum Parking Requirements by Land Use Category.....	V-73
Minimum Parking Requirements for Specified Uses	V-74
Residential Parking.....	V-72
Shared Parking	V-78
Open Space.....	IV-41
Preservation of Open Space.....	IV-43
Performance Residential Developments.....	V-11
Academic Detached Dwelling Unit.....	V-20
Cottage Housing Development.....	V-17
Duplex Development.....	V-16
Manufactured Home Park.....	V-21
Multiple Unit Development.....	V-18
Private Dormitory Development	V-19
Single-Family Detached House	V-12
Town House	V-14
Twin House	V-15
Zero Lot Line.....	V-13
Performance Standards.....	IV-30
Building Setbacks.....	IV-30
For Residential Uses by District, Table 4-2.....	IV-32
For Nonresidential Uses by District, Table 4-3	IV-33
Permitted Uses, Table 4-1.....	IV-5

Planned Developments	V-23
Changes to Zoning Ordinance	V-24
Connection between Uses and Adjoining Development	V-24
Development Incentives	V-24
Minimum Size and Ownership	V-24
Use Permitted on Approval	V-24
Plant Materials	IV-60
Minimum Plant Size	IV-61
Plant Material Specifications	IV-60
Reclamation of Undeveloped Land	IV-40
Signs	VI-1
Definitions	VI-1
Design, Construction, and Maintenance of Signs	VI-13
Abandoned Signs	VI-15
Calculation of Display Area	VI-14
Compliance with Building and Electrical Code Requirements	VI-13
Illumination Standards	VI-14
Maintenance	VI-15
Placement and Clearance Standards	VI-14
Relationship to Building Features	VI-14
Exempt Signs	VI-3
Address Numbers	VI-3
Community Event Displays	VI-3
Construction Signs	VI-3
Development Site	VI-3
Directional Signs	VI-4
Directory Sign	VI-4
Hazard/Prohibition/Warning Signs	VI-4
Help Wanted Signs	VI-4
Holiday Decorations	VI-4
Internal Signs	VI-4
Nameplates	VI-4
Official Signs	VI-4
Official Flags	VI-4
Political Signs	VI-4
Real Estate Signs	VI-4
For Sale Signs	VI-4
Model Homes/Open House	VI-5
Real Estate and Property Management Offices	VI-5
Sandwich Board Sign	VI-5
Subdivision Amenity Signs	VI-5
Permanent Subdivision Amenity Signs	VI-6
Temporary Subdivision Amenity Signs	VI-5
Vehicle Sign	VI-5
Window Sign	VI-5
Master Signage Plan	VI-12
Amendments	VI-13
Applicability	VI-12
Incentives	VI-13
Procedure	VI-12
Provisions for Nonconforming Signs	VI-13
Submission Requirements	VI-12
Permitted Signs	VI-8

Banners.....	VI-12
Permits for Banners.....	VI-16
Building Signs.....	VI-11
Freestanding Signs.....	VI-8
Freestanding Signs in the UC, UN, CRD-E, and CRD-W Districts.....	VI-11
General Business Signs.....	VI-8
Interstate Signs.....	VI-10
Shopping Center Signs.....	VI-9
Menu Boards.....	VI-11
Multi-Family Residential Signs.....	VI-12
Subdivision Identification Marker.....	VI-11
Permitting and Enforcement/Administration.....	VI-15
Permits for Permanent Signs.....	VI-15
Applicability.....	VI-15
Procedure.....	VI-15
Submission Requirements.....	VI-17
Prohibited Signs.....	VI-6
Special Development Standards.....	IV-11
Agricultural Support Uses.....	IV-25
Farm Equipment Sales/Repair.....	IV-2
Farm Produce Sales.....	IV-25
Farm Product Processing in R and CDD Districts.....	IV-25
Agricultural Uses.....	IV-11
Forestry.....	IV-11
Rural Event Facility.....	IV-11
Commercial and Entertainment Uses.....	IV-15
Auto Accessory Store.....	IV-15
Building Material Sales.....	IV-15
Brewpub.....	IV-16
Funeral Homes.....	IV-16
Hotel/Motel/Condotel.....	IV-17
Private Clubs.....	IV-16
Restaurant.....	IV-17
Retail Uses in the Urban Core.....	IV-17
Veterinary Office with Indoor Kennel.....	IV-16
Commercial Recreational Uses.....	IV-22
Commercial Support Uses in the RDD, CDD, CRD, and SCCD.....	IV-25
Bottling Plant/Bakery.....	IV-25
Climate-Control Storage Facility.....	IV-27
Contractor Storage Yard.....	IV-25
Mini-Warehouse.....	IV-26
Printing/ Publishing.....	IV-26
Recycled Materials Collection/Storage.....	IV-26
Sales/Minor Storage of Gaseous Fuels.....	IV-26
Sales/Rental/Repair of Heavy Equipment.....	IV-26
Conventional Subdivision.....	IV-12
Industrial Uses.....	IV-28
Bulk Storage of Chemicals or Fuels.....	IV-28
Commercial Incinerator.....	IV-28
Food Processing/Packaging.....	IV-28
Manufacture of Explosives.....	IV-28
Slaughterhouse.....	IV-28
Storage of Sand/Gravel/Blocks.....	IV-28
Institutional, Indoor Recreation, & Special Residential Uses.....	IV-13
Accessory Dwelling Unit.....	IV-15

Assisted Living Facility.....	IV-15
Bed and Breakfast Inn	IV-14
Church	IV-14
Junkyard & Extraction Uses	IV-29
Auto Salvage Yard, Junkyard, or Storage Area.....	IV-29
Mine/Quarry	IV-29
Neighborhood Shopping Center	IV-27
Nurseries.....	IV-25
Performance Residential Development	IV-12
Cottage Housing Development Standards.....	IV-12
Manufactured Home Park	IV-13
Multiple Family Residential Development Standards	IV-12
Private Dormitory.....	IV-13
Public Service Uses	IV-24
Electric Substation and Similar Public Utility Structures.....	IV-24
Hospital	IV-24
Telecommunications Tower	IV-24
Recreational Rental Dwellings	IV-23
Road Service Uses.....	IV-17
Auto Dealership.....	IV-17
Auto Repair, Paint/Body Work	IV-18
Automated Teller Machines (ATMs)	IV-20
Building Material Sales	IV-18
Car Wash/Detailing Shop.....	IV-18
Fast Food Restaurants	IV-21
Flea Market	IV-19
Gasoline/Service Station	IV-19
Mobile Vendor Food Court.....	IV-21
Parking Lots	IV-21
Small Engine Repair.....	IV-20
Specimen Trees	IV-59
Steep Slopes.....	IV-41
Stream Buffer	IV-36
Buffer Delineation.....	IV-40
Buffer Description, Width, and Permitted Uses	IV-36
Buffer Impact	IV-38
Definitions.....	IV-36
Description and Permitted Uses, Table 4.32.....	IV-37
Mitigation Techniques.....	IV-39
Setback Requirement.....	IV-38
Streams Determination	IV-36
Vegetation Preservation.....	IV-39
Vegetation Restoration Plan	IV-40
Width Based on Drainage Area, Table 4.31	IV-37
Temporary Uses.....	V-66
General Regulations	V-66
Particular Temporary Uses Permitted.....	V-67
Carnival or Circus	V-67
Christmas Tree Sales	V-67
Contractor's Office and Construction Equipment Sheds.....	V-68
Events of Public Interest.....	V-68
Mobile Food Unit	V-70
Mobile Pushcart.....	V-71
Model Home.....	V-68

Real Estate Sales Office	V-68
Religious Tent Meeting	V-69
Sale of Farm Produce	V-69
Temporary Shelter	V-69
Tent Sale/Outdoor Sales Activity	V-69
Use Limitations	V-67
Traffic Management	IV-66
Acceleration/Deceleration Lane	IV-66
Access for Lots of Record and Redevelopment	IV-66
Additional Right-of-Way	IV-66
Cross-Access Requirements	IV-66
Curb Cuts	IV-66
Median Cuts	IV-66
Transportation Impact Report	IV-66
Tree Preservation Credit	IV-59
Tree Protection	IV-60
Methods of Tree Protection	IV-60
Urban Core (UC) District	V-36
Development and Design Standard Requirements within the UC District, Table 5-3	V-36
Urban Neighborhood District (UN)	V-40
Development and Design Standard Requirements within the UN-E District, Table 5-5	V-41
Development and Design Standard Requirements within the UN-W District, Table 5-6	V-46
Development and Design Standard Requirements within the UN-S District, Table 5-7	V-51
Use Categories Defined	IV-1
Agricultural Uses	IV-1
Agriculture	IV-1
Forestry	IV-1
Commercial Uses	IV-2
Agricultural Support	IV-3
Commercial and Entertainment	IV-2
Commercial Recreational Use	IV-2
Commercial Support	IV-3
Community Shopping Center	IV-3
Neighborhood Shopping Center	IV-3
Nurseries	IV-3
Office	IV-2
Public Service	IV-2
Recreational Rental Dwelling Uses	IV-2
Regional Shopping Center	IV-3
Road Service	IV-2
Industrial Uses	IV-3
Airports, Landing Strips, and Heliports	IV-4
Extraction and Junkyard Uses	IV-4
Industry	IV-3
Recreational, Institutional, and Special Residential Uses	IV-1
Institutional, Indoor Recreational, and Special Residential Uses	IV-2
Outdoor Recreational	IV-1
Residential Uses	IV-1
Conventional Residential	IV-1
Performance Residential	IV-1

Use Standards	V-1
Broadcast/TV/Radio Towers	V-2
Telecommunications Towers.....	V-4
Zoning Districts	III-1
Statement of Purpose and Intent of Zoning Districts.....	III-2
College Edge Overlay District (CEOD)	III-2
Comprehensive Development District (CDD)	III-4
Conservation Overlay District (COD).....	III-6
Corridor Redevelopment District (CRD)	III-5
Development District Housing (DDH).....	III-3
Holding District (HD)	III-6
Industrial District (I).....	III-6
Limited Development District (LDD)	III-4
Medium Density Residential District (MDRD).....	III-3
Neighborhood Conservation (NC)	III-3
Neighborhood Redevelopment District (NRD)	III-4
Planned Development District (PDD)	III-6
Planned Unit Development District (PUD)	III-6
Redevelopment District (RDD).....	III-4
Rural District (R).....	III-4
South College Corridor District (SCCD).....	III-5
Urban Core District (UC)	III-2
Urban Neighborhood – East (UN-E).....	III-2
Urban Neighborhood – West (UN-W)	III-2
Urban Neighborhood – South (UN-S).....	III-3