

PROJECT OVERVIEW

WHY HAVE A UNIFIED DEVELOPMENT ORDINANCE (UDO)?

- More efficient and modern approach for all of your land use regulations
- Shared definitions and standards to eliminate conflicting terms and regulations
- User friendly (staff, developers, general public)
- Easy to manage and update when necessary

HOW IS THIS DIFFERENT FROM THE CURRENT ORDINANCES?

- All zoning related standards will be incorporated into a single document
- Each district will have an at-a-glance summary
- Land uses will be more contemporary and require less interpretation
- State Law and case law changes will be updated
- Adopted plans, such as the Comprehensive Plan objectives, will be incorporated
- Tables, graphics, and process graphics will be incorporated
- Processes will be clarified and streamlined
- Information is easy to find quickly
- Final format will be easy to update and maintain
- Information for participating communities is clearly identified and incorporated

CHAPTER OUTLINE

- 1** INTRODUCTORY & ADMINISTRATIVE PROVISIONS
- 2** ZONING DISTRICTS & OVERLAY DISTRICTS
- 3** STANDARDS FOR SPECIFIC USES
- 4** SITE DEVELOPMENT STANDARDS
- 5** SUBDIVISION TYPES
- 6** SUBDIVISION DESIGN STANDARDS
- 7** ZONING ORDINANCE PROVISIONS – ADMINISTRATION & PROCEDURES
- 8** SUBDIVISION CONTROL PROCEDURES
- 9** NON-CONFORMING LOTS, STRUCTURES, AND USES
- 10** DEFINITIONS

WANT TO REVIEW THE DRAFT UDO?

- The following boards outlines major topics that are included in the proposed UDO.
- Team members are also available for questions and discussion on the UDO draft, its contents, and any proposed standards.
- Comments cards are available to leave feedback for the team.

HOW DO I REVIEW THE DRAFT UDO AND WHAT ARE THE NEXT STEPS?

- Public input will be considered from tonight's meeting and a public review draft of the proposed UDO will be available to review by May 19th
- A public hearing will be held before the Plan Commission on May 27th
- Following this public hearing, the Plan Commission will provide a recommendation to the County Commissioners for adoption

IS THE ZONING MAP CHANGING?

- The current zoning for parcels within the county will not be changed, only the names of zoning districts will be updated as outlined on this board.
- The following boards outline the uses permitted, structure standards, lot standards, utility standards, and additional site development standards that apply to each zoning district.
- While parcels are not being rezoned, the new standards will apply after the UDO is effective.

PROPOSED ZONING DISTRICTS

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Current & Proposed Zoning Districts	
Current Zoning District	Proposed Zoning District
Agricultural (A)	General Agricultural (AG)
Residential: Rural (RR)	Residential Estate (R1)
Residential: 1.0 (R1.0)	Low Density Residential (R2)
Residential: 2.5 (R2.5)	Medium Density Residential (R3)
Residential: 3.5 (R3.5)	
Residential: 5.0 (R5.0)	
Residential: Manufactured Home Park (RMH)	High Density Residential (R4)
Residential: Multifamily (RM)	
Commercial: Neighborhood (CN)	Neighborhood Commercial (CN)
Commercial: Community (CC)	Community Commercial (CC)
Commercial: Regional (CR)	Regional Commercial (CR)
Institutional (IN)	Institutional (IN)
Industrial: Business Park (IBP)	Business Park (BP)
Industrial: Light (IL)	Light Industrial (IL)
Industrial: General (IG)	General Industrial (IG)

PROPOSED OVERLAY DISTRICTS

Current & Proposed Overlay Districts	
Current Overlay District	Proposed Overlay District
Airport Overlay District (A-OL)	Airport Overlay District (AP-OL)
Corridor Overlay District (C-OL)	Highway Corridor Overlay District (HC-OL)
	Mt Comfort Overlay District (MC-OL)
---	Renewable Energy Overlay District (RE-OL)
Village Overlay District (V-OL)	Rural Village Overlay District (RV-OL)
Town of Shirley Overlay District (TS-OL)	Town of Shirley Overlay District (TS-OL)
Wellhead Protection Overlay District (WP-OL)	Wellhead Protection Overlay District (WP-OL)

RESIDENTIAL ESTATE (R1)

Structure Standards - Residential Estate District (R1)			
		Single-Family Residential	All Other Uses
Maximum height of structure	Primary structure	35 feet	
	Accessory structure	26 feet	
Minimum living area (per unit)		950 sq ft	N/A
Maximum structure size (per structure)		N/A	20,000 sq ft
Lot Standards - Residential Estate District (R1)			
Minimum lot width		150 feet	
Lot area	Minimum	2 acres or 1 acre if on sewer	
	Maximum	N/A	
Minimum front yard setback		50 feet	
Minimum side yard setback	Primary structure	20 feet	
	Accessory structure	15 feet	
Minimum rear yard setback	Primary structure	30 feet	
	Accessory structure	15 feet	
Maximum impervious surface coverage		35%	
Utility Standards - Residential Estate District (R1)			
Municipal water and sewer required		No	

LOW DENSITY RESIDENTIAL (R2)

Structure Standards - Low Density Residential District (R2)			
		Single-Family & Two-Family Residential	All Other Uses
Maximum height of structure	Primary structure	35 feet	
	Accessory structure	26 feet	
Minimum living area (per unit)		950 sq ft	N/A
Maximum structure size (per structure)		N/A	
Maximum structure width		200 feet	N/A
Lot Standards - Low Density Residential District (R2)			
Minimum lot width		Single-family detached and two-family: 75 feet Single-family attached: 40 feet	
Lot area	Minimum	Single-family detached and two-family: 12,000 sq ft Single family attached: 5,000 sq ft	
	Maximum	N/A	
Minimum front yard setback		35 feet	40 feet
Minimum side yard setback	Primary structure	15 feet or 0 feet if between single-family attached	
	Accessory structure	10 feet	15 feet
Minimum rear yard setback	Primary structure	20 feet	20 feet
	Accessory structure	10 feet	15 feet
Maximum impervious surface coverage		35%	

MEDIUM DENSITY RESIDENTIAL (R3)

Structure Standards - Medium Density Residential District (R3)				
		Single-Family & Two-Family Residential	Multi-Family Residential	All Other Uses
Maximum height of structure	Primary structure	35 feet	45 feet	45 feet
	Accessory structure	26 feet		
Minimum living area (per unit)		950 sq ft	750 sq ft	N/A
Maximum structure size (per structure)		N/A	N/A	N/A
Maximum structure width		200 feet	N/A	N/A
Lot Standards - Medium Density Residential District (R3)				
Minimum lot width		Single-family detached and two-family: 60 feet Single-family attached: 40 feet		75 feet
Lot area	Minimum	Single-family detached and two family: 11,000 sq ft Single-family attached: 4,000 sq ft		14,000 sq ft
	Maximum	2 acres		
Minimum front yard setback		25 feet		
Minimum side yard setback	Primary structure	10 feet or 0 feet if between single-family attached		
	Accessory structure	5 feet		
Minimum rear yard setback	Primary structure	15 feet		
	Accessory structure	5 feet		
Maximum impervious surface coverage		50%		

HIGH DENSITY RESIDENTIAL (R4)

Structure Standards - High Density Residential District (R4)				
		Single-Family & Two-Family Residential	Multi-Family Residential	All Other Uses
Maximum height of structure	Primary structure	45 feet		
	Accessory structure	26 feet		
Minimum living area (per unit)		950 sq ft	650 sq ft	N/A
Maximum structure size (per structure)		N/A	N/A	N/A
Maximum structure width		200 feet	N/A	N/A
Lot Standards - High Density Residential District (R4)				
Minimum lot width		Single-family detached and two-family: 50 feet Single-family attached: 25 feet		75 feet
Lot area	Minimum	Single-family detached and two family: 7,200 sq ft Single-family attached: 2,500 sq ft		10,000 sq ft
	Maximum	2 acres		
Minimum front yard setback		20 feet		
Minimum side yard setback	Primary structure	5 feet or 0 feet if between single-family attached		
	Accessory structure	5 feet		
Minimum rear yard setback	Primary structure	15 feet		
	Accessory structure	5 feet		
Maximum impervious surface coverage		50%	50%	60%

GENERAL AGRICULTURE (AG)

Structure Standards - General Agriculture District (AG)			
		Single-Family Residential	All Other Uses
Maximum height of structure	Primary structure	40 feet	50 feet
	Accessory structure	40 feet	N/A
Minimum living area (per unit)		950 sq ft	N/A
Maximum structure size (per structure)		40,000 sq ft	
Lot Standards - General Agriculture District (AG)			
Minimum lot width		275 feet	
Lot area	Minimum	3 acres	
	Maximum	N/A	
Minimum front yard setback		50 feet	
Minimum side yard setback	Primary structure	30 feet	
	Accessory structure	15 feet	
Minimum rear yard setback	Primary structure	30 feet	
	Accessory structure	15 feet	
Maximum impervious surface coverage		25%	
Utility Standards - General Agriculture District (AG)			
Municipal water and sewer required		No	

PROPOSED ZONING DISTRICTS

NEIGHBORHOOD COMMERCIAL (CN)

Structure Standards - Neighborhood Commercial District (CN)					
		Single-Family & Two-Family Residential	Multi-Family Residential	All Other Uses	
Maximum height of structure	Primary structure	45 feet			
	Accessory structure	30 feet			
Minimum living area (per unit)		850 sq ft	650 sq ft	N/A	
Maximum structure size (per structure)		N/A	N/A	15,000 sq ft	
Maximum structure width		200 feet	N/A	N/A	
Lot Standards - Neighborhood Commercial District (CN)					
Minimum lot width		60 feet or 25 feet if single-family attached			
Lot area	Minimum	7,200 sq ft or 2,500 sq ft for single-family attached			
	Maximum	N/A	2 acres	2 acres	
Minimum front yard setback		20 feet or the average of the two adjacent primary structures on the same side of the street			
Minimum side yard setback	Primary structure	7 feet or 0 feet if between single-family attached	10 feet	10 feet	
	Accessory structure	5 feet	5 feet	10 feet	
Minimum rear yard setback	Primary structure	15 feet	15 feet	15 feet	
	Accessory structure	10 feet	10 feet	10 feet	
Maximum impervious surface coverage		75%			

REGIONAL COMMERCIAL (CR)

Structure Standards - Regional Commercial District (CR)		
		All Uses
Maximum height of structure	Primary structure	55 feet
	Accessory structure	26 feet
Maximum structure size (per structure)		N/A
Lot Standards - Regional Commercial District (CR)		
Minimum lot width		200 feet
Lot area	Minimum	1.5 acres
	Maximum	N/A
Minimum front yard setback		30 feet
Minimum side yard setback	Primary structure	25 feet
	Accessory structure	15 feet
Minimum rear yard setback	Primary structure	25 feet
	Accessory structure	20 feet
Maximum impervious surface coverage		75%
Utility Standards - Regional Commercial District (CR)		
Municipal water and sewer required		Yes

COMMUNITY COMMERCIAL (CC)

Structure Standards - Community Commercial District (CC)		
		All Uses
Maximum height of structure	Primary structure	45 feet
	Accessory structure	26 feet
Maximum structure size (per structure)		35,000 sq ft
Lot Standards - Community Commercial District (CC)		
Minimum lot width		75 feet
Lot area	Minimum	22,000 sq ft
	Maximum	N/A
Minimum front yard setback		25 feet
Minimum side yard setback	Primary structure	20 feet
	Accessory structure	15 feet
Minimum rear yard setback	Primary structure	20 feet
	Accessory structure	15 feet
Maximum impervious surface coverage		75%
Utility Standards - Community Commercial District (CC)		
Municipal water and sewer required		Yes

INSTITUTIONAL (IN)

Structure Standards - Institutional District (IN)		
		All Uses
Maximum height of structure	Primary structure	50 feet
	Accessory structure	50 feet
Maximum structure size (per structure)		N/A
Lot Standards - Institutional District (IN)		
Minimum lot width		70 feet
Lot area	Minimum	10,000 sq ft
	Maximum	N/A
Minimum front yard setback		25 feet
Minimum side yard setback	Primary structure	15 feet
	Accessory structure	5 feet
Minimum rear yard setback	Primary structure	20 feet
	Accessory structure	5 feet
Maximum impervious surface coverage		65%
Utility Standards - Institutional District (IN)		
Municipal water and sewer required		Yes

BUSINESS PARK (BP)

Structure Standards - Business Park District (BP)		
		All Uses
Maximum height of structure	Primary structure	50 feet
	Accessory structure	35 feet
Maximum structure size (per structure)		300,000 sq ft
Lot Standards - Business Park District (BP)		
Minimum lot width		250 feet
Lot area	Minimum	1 acre
	Maximum	N/A
Minimum front yard setback		35 feet
Minimum side yard setback	Primary structure	25 feet
	Accessory structure	25 feet
Minimum rear yard setback	Primary structure	30 feet
	Accessory structure	30 feet
Maximum impervious surface coverage		75%
Utility Standards - Business Park District (BP)		
Municipal water and sewer required		Yes

LIGHT INDUSTRIAL (IL)

Structure Standards - Light Industrial District (IL)		
		All Uses
Maximum height of structure	Primary structure	50 feet
	Accessory structure	50 feet
Maximum structure size (per structure)		N/A
Lot Standards - Light Industrial District (IL)		
Minimum lot width		125 feet
Lot area	Minimum	2 acres
	Maximum	N/A
Minimum front yard setback		35 feet
Minimum side yard setback	Primary structure	25 feet
	Accessory structure	25 feet
Minimum rear yard setback	Primary structure	40 feet
	Accessory structure	30 feet
Maximum impervious surface coverage		75%
Utility Standards - Light Industrial District (IL)		
Municipal water and sewer required		Yes

GENERAL INDUSTRIAL (IG)

Structure Standards - General Industrial District (IG)		
		All Uses
Maximum height of structure	Primary structure	50 feet
	Accessory structure	50 feet
Maximum structure size (per structure)		N/A
Lot Standards - General Industrial District (IG)		
Minimum lot width		250 feet
Lot area	Minimum	5 acres
	Maximum	N/A
Minimum front yard setback		40 feet
Minimum side yard setback	Primary structure	25 feet
	Accessory structure	25 feet
Minimum rear yard setback	Primary structure	40 feet
	Accessory structure	30 feet
Maximum impervious surface coverage		75%
Utility Standards - General Industrial District (IG)		
Municipal water and sewer required		Yes

RENEWABLE ENERGY OVERLAY (RE-OL)

Permitted Uses – Renewable Energy Overlay District (RE-OL)
All uses listed as permitted uses in the underlying zoning district shall be permitted unless specified as a special exception use or a prohibited use in this table.
Special Exception Uses – Renewable Energy Overlay District (RE-OL)
All uses listed as special exception in the underlying zoning district shall be permitted as a special exception use.

RE-OL Development Standards. There are no additional development standards for the RE-OL; however, additional development standards for specific uses are outlined in Chapter 3: SES Micro, Small, and Medium, Chapter 3: SES Large-Scale, and Chapter 3: WECS.

ADDITIONAL STANDARDS FOR SPECIFIC USES

WHEN OR WHERE DO THE ADDITIONAL STANDARDS APPLY?

- The additional standards that apply to the uses are outlined in Chapter 3 (see below) and these standards are required in all zoning districts where the use is permitted.
- The purpose of these additional standards is to set the minimum expectations necessary to mitigate any potential impacts.
- The BZA may require additional conditions or standards if the use is listed as a special exception in the permitted land use table.

WHAT USES HAVE ADDITIONAL STANDARDS?

- The uses that have additional development standards are listed in the chart below.
- The following boards outline the some of the use standards.
- Many current standards that are incorporated without substantial changes since these have been recently vetted through public input (such as solar energy systems) or mirror state statute requirements (such as wireless communication facilities).

Uses with Additional Development Standards
Accessory Dwelling Unit (ADU)
Adult-Oriented Business
Agritourism
Animal Feeding Operations (CAFO/CFO)
Campground & Recreational Vehicle Park
Gas Station & Travel Center/Truck Stop
Home-Based Business
Home Occupation
Junkyard/Salvage Yard
Manufactured Home Park
Solar Energy System (SES), Micro, Small, and Medium Scale
Solar Energy System (SES), Large-Scale
Wind Energy Conversion Systems (WECS)
Wireless Communication Facility

ACCESSORY DWELLING UNITS (ADU)

ADU Structure Standards	
Minimum Living Area	• 250 sq ft
Maximum Living Area	• 800 sq ft or 50% of the living area of the primary dwelling (whichever is less)
Maximum Height	• Governed by the zoning district but cannot exceed the height of the primary dwelling
Architecture and Building Materials	• Architectural style, form, materials, and colors shall match or be compatible with the style and form of the primary dwelling
Maximum Quantity	• 1 ADU per parcel
Permitted Structure Types	• Detached or attached to the primary dwelling unit • Lawfully built structure that meets all building code requirements for a single-family dwelling
Prohibited Structure Types	• Recreational vehicles, travel trailers, motor vehicles, parts of motor vehicles, or similar structures • Any structure not intended for permanent human occupancy • Any structure that does not meet all building code requirements for a single-family dwelling or does not meet the use standards of this UDO for an accessory dwelling unit (including layout and components)
ADU Site Standards	
Address	• Addresses for an approved accessory dwelling unit shall be assigned and approved by the addressing entity
Access	• ADUs shall utilize the same driveway as the primary residential dwelling • A separate driveway from any public right-of-way shall not be permitted
Location	• Only allowed on lots where an existing, lawfully constructed, primary single-family dwelling exists • Must be located behind the front façade of the primary dwelling and comply with all site development standards (including setbacks) of the subject zone district
Layout & Components	• An independent and complete dwelling unit with all amenities needed for safe and habitable living, including permanent provisions for sleeping, eating, cooking, sanitation, and ingress/egress (self-sufficient) • Shall not contain more than 1 bedroom • Shall not have accessory structures
Ownership	• Accessory dwelling shall be under the same ownership and located on the same parcel as the primary dwelling • Primary dwelling shall be owner-occupied
Parking	• Parking may be shared with the primary dwelling provided the number of spaces complies with Chapter ##: Parking Standards
ADU Utility Standards	
Water & Sewage Disposal	• Governed by the zoning district • Any connection to an existing septic system must be approved by the Health Department

AGRIBUSINESS: TYPE 1

Agribusiness Type 1 Site Standards	
Access	• A driveway permit shall be required for all access locations
Screening	• Screening is required if agribusiness activity is located within 200 feet of an established residential structure or residentially zoned property. • Screening shall include: • 2 deciduous canopy trees and 2 evergreen trees for every 50 lineal feet between the activity and residential property. Shrubs shall be planted along 50% of the boundary. Plantings shall comply with Table ##: Installation Requirements. • An opaque fence or wall constructed of wood, brick, stone, or other durable material as approved by the Administrator or an earthen berm at least 5 feet tall with a maximum slope of 3:1 (earthen berms and all corresponding drainage shall be located entirely within the subject property.) • At least 75% of the required plantings shall be located between the fence, wall, or earthen berm and property line.
Parking	• No additional parking spaces are required
Trash Receptacles	• Trash receptacles shall be provided and trash collected in closed containers. All dumpsters that are visible from public roads or located within 100 feet of an existing residential structure or residentially zoned property shall be placed on a hard surface, shall be fully screened, and shall meet the standards in Chapter ##: Accessory Structure Standards
Agribusiness Type 1 Utility Standards	
Sanitation	• Public restroom facilities shall be provided on site as required by the Health Department • Temporary public restroom facilities that are visible from public roads or located within 100 feet of an existing residential structure or residentially zoned property shall be screened by an opaque fence unless otherwise approved by the Administrator. • Uses that operate more than 90 days per calendar year shall have permanent public restroom facilities
Agribusiness Type 1 Operational Standards	
Permitted Uses	• Shall be accessory to an active agricultural use on the same parcel or adjoining parcel(s) that is under the same ownership • Shall be located, designed, and operated so it does not interfere with normal agricultural practices on and off site. Poor agricultural soils or lands otherwise not suitable for agricultural purposes are recommended for building locations
Prohibited Uses	• All uses not defined as Agribusiness Type 1
Hours of Operation	• Operations involving customers/visitors shall be limited to the hours of 7:00am and 10:00pm, except: • Seasonal activities and/or special events that cease by midnight • Overnight camping associated with historical reenactments, involving fewer than 100 people

ADDITIONAL STANDARDS FOR SPECIFIC USES

AGRIBUSINESS: TYPE 1

Agribusiness Type 2 Site Standards	
Minimum Lot Area	<ul style="list-style-type: none"> • 3 acres
Minimum Setbacks	<ul style="list-style-type: none"> • Minimum setbacks for the zoning district apply to all permanent and temporary structures, including tents, canopies, stages, dance floors, and similar
Dust Control	<ul style="list-style-type: none"> • Dust shall be minimized by reducing vehicle speeds on driveways and parking areas. During dry conditions, the application of water or other approved dust controlling measure is required
Access	<ul style="list-style-type: none"> • A driveway permit shall be required for all access locations
Screening	<ul style="list-style-type: none"> • Screening is required if agribusiness activity is located within 200 feet of an established residential structure or residentially zoned property. • Screening shall include: <ul style="list-style-type: none"> • 2 deciduous canopy trees and 2 evergreen trees for every 50 lineal feet between the activity and residential property. Shrubs shall be planted along 50% of the boundary. Plantings shall comply with Table ##: Installation Requirements • An opaque fence or wall constructed of wood, brick, stone, or other durable material as approved by the Administrator or an earthen berm at least 5 feet tall with a maximum slope of 3:1 (earthen berms and all corresponding drainage shall be located entirely within the subject property.) • At least 75% of the required plantings shall be located between the fence, wall, or earthen berm and property line.
Parking	<ul style="list-style-type: none"> • Parking areas may be gravel or paved and shall comply with all other standards of Chapter ##: Parking & Loading Standards
Lighting	<ul style="list-style-type: none"> • All outdoor lighting associated with the special event shall be turned off by 10:00pm (weekdays) or 11:00pm (weekends) and conform to Chapter ##: Lighting Standards
Trash Receptacles	<ul style="list-style-type: none"> • Dumpsters shall be provided and collected in closed containers. All dumpsters that are visible from public roads or located within 100 feet of an existing residential structure or residentially zoned property shall be placed on a hard surface and shall meet the standards in Chapter ##: Accessory Structure Standards
Agribusiness Type 2 Utility Standards	
Sewage Disposal	<ul style="list-style-type: none"> • The facility shall provide a potable domestic water supply and an on-site sewage disposal/storage or sewer service connection necessary to accommodate the special event that is approved by the County Health Department
Agribusiness Type 2 Operational Standards	
Permitted Uses	<ul style="list-style-type: none"> • Shall be accessory to an active agricultural use on the same parcel or adjoining parcel(s) that is under the same ownership • Shall be located, designed, and operated so it does not interfere with normal agricultural practices on and off site. Poor agricultural soils or lands otherwise not suitable for agricultural purposes are recommended for building locations
Hours of Operation	<ul style="list-style-type: none"> • Operations involving customers/visitors shall be limited to the hours of 7:00am and 10:00pm, except: <ul style="list-style-type: none"> • Seasonal activities and/or special events that cease by midnight • Overnight camping associated with historical reenactments, involving fewer than 100 people. • The Administrator and/or BZA may alter the requested hours of operation to be consistent with the character of the land uses in the vicinity and may require additional conditions to ensure adherence to the established hours of operation

HOME OCCUPATION

Home Occupation Site Standards	
Location	<ul style="list-style-type: none"> • All business activity must be conducted entirely within the primary dwelling unit or entirely within a permitted accessory structure upon the same parcel as the primary dwelling unit
Access	<ul style="list-style-type: none"> • No additional access points and/or driveways shall be permitted
Outdoor Storage	<ul style="list-style-type: none"> • Outdoor storage (including equipment parking) or display of goods or products is prohibited
Context	<ul style="list-style-type: none"> • There shall be no evidence on the exterior of the premises that the property is used in any way other than for a residential dwelling. • All structures shall retain a residential character. • No mechanical equipment shall be used that creates any electrical or other interference, noise, or impacts that are not normally associated with a residential use
Parking	<ul style="list-style-type: none"> • Parking shall comply with Chapter ##: Parking Standards
Deliveries	<ul style="list-style-type: none"> • No deliveries or pick-ups shall be allowed other than from commercial parcel delivery services (e.g., USPS, UPS, FedEx, DHL)
Home Occupation Operational Standards	
Employees and Clients/Customers	<ul style="list-style-type: none"> • A home occupation shall not have any employees, clients, or customers on-site other than the resident(s) of the dwelling.

HOME BASED BUSINESS

Home-Based Business Site Standards	
Location	<ul style="list-style-type: none"> • All business activity must be conducted entirely within the primary dwelling unit and/or entirely within a permitted accessory structure on the same parcel as the primary dwelling unit
Access	<ul style="list-style-type: none"> • No additional access points and/or driveways shall be permitted • Adequate measures shall be taken to maintain safety for trucks and vehicles entering the public roadway at slower speeds, including but not limited to, deceleration/acceleration lanes or passing blisters
Outdoor Storage	<ul style="list-style-type: none"> • Display of goods or products for sale is prohibited • All outdoor storage areas or areas used to park equipment or vehicles shall be: <ul style="list-style-type: none"> • Behind the rear elevation of the primary dwelling unit • Within a fully enclosed structure • Within an area with a solid fence, masonry wall, and/or continuous evergreen screen on all sides (excluding driveways) that is a minimum of 6 feet in height to fully screen from adjacent properties year-round. • Fences shall comply with all regulations of this UDO
Character	<ul style="list-style-type: none"> • There shall be no evidence on the exterior of the premises that the property is used in any way other than for a residential dwelling • All structures shall retain a residential character • No mechanical equipment shall be used that creates any electrical or other interference, noise, or impacts that are not normally associated with a residential use
Parking	<ul style="list-style-type: none"> • Parking shall comply with Chapter ##: Parking Standards
Home-Based Business Operational Standards	
Employees	<ul style="list-style-type: none"> • Maximum 2 external employees allowed on site at one time • Does not include the resident(s) of the dwelling
Clients/Customers	<ul style="list-style-type: none"> • Maximum of 10 clients/business-related visitors allowed on site per day • No more than 2 present on the site at one time
Hours of Operation	<ul style="list-style-type: none"> • Business hours shall be limited to 7:00 am to 7:00 pm unless specified otherwise with the special exception approval or through an approved variance

SITE DEVELOPMENT STANDARDS

WHAT SITE ELEMENTS HAVE STANDARDS IN THE UDO?

- The development standards are required for the following site elements in Chapter 4 of the UDO and are listed in the chart below.
- The following boards outline the some of the use standards.
- These standards outline the minimum requirements for various site elements, such as parking.

Site Development Standards

Bufferyard and Landscaping Standards

Driveway and Access Management Standards

Lighting Standards

Parking and Loading Standards

Sign Standards

Storage Standards

Structure Standards

STORAGE STANDARDS

Table ##: RV Storage Standards

Zoning District	Maximum Number
AG R1, R2, R3, R4	<ul style="list-style-type: none"> • 1 per parcel that is visible from right-of-way or adjacent parcel • Must be in the rear yard or side yard (behind front façade of primary structure) on a gravel or paved surface¹
CN, CC, CR, IN BP, II, IG	<ul style="list-style-type: none"> • As permitted by Table ##: Permitted Land Uses

¹ – May be stored for temporary parking of the vehicle on a driveway for the purpose of loading, unloading, or cleaning that does not exceed 72 hours

Table ##: Temporary Storage Containers

Zoning District	Maximum Number
AG ¹ R1, R2, R3, R4	<ul style="list-style-type: none"> • Building permit is required • 1 per parcel with the following conditions: <ul style="list-style-type: none"> • Maximum of 14 consecutive days or on a parcel with an active building permit • Located on the driveway, to the rear/side of the primary structure, or approved by the Administrator if on a public road/right-of-way • Maximum of 200 sq ft
CN, CC, CR, IN BP, II, IG	<ul style="list-style-type: none"> • Temporary use permit required • 2 per parcel¹ with the following conditions: <ul style="list-style-type: none"> • Maximum of 4 consecutive months in a calendar year or the duration of construction (whichever is greater) • May be located in a parking lot as long as the minimum required number of parking spaces are provided, to the rear/side of the primary structure, or approved by the Administrator if on a public road/right-of-way • Maximum of 320 sq ft per container

¹ – Storage containers are permitted as permanent structures in the AG district if they are maintained (painted and free of rust and weeds) and shall be secured to a monolithic slab foundation.

ACCESSORY STRUCTURE STANDARDS

- Accessory Structure Location. Accessory structures shall be located at or behind the front façade of the primary structure, unless otherwise stated in this UDO. The following accessory structures may be located in front of the primary structure if all other applicable standards are met:
 - Fences
 - On a parcel that is in the AG and R1 Districts where the primary use is residential, accessory structures may be located in front of the primary structure if the setback of the primary structure is at least 100 feet. The required side yard setback of the accessory structure shall be two times the minimum side yard setback for the zoning district where the parcel is located.
- Use of Accessory Structures
 - An accessory structure shall be ancillary and complimentary to the use of the primary structure.
 - When the primary use of the property is residential, the structure shall be for the sole purpose of storing the property owner's or tenant's personal property, unless otherwise allowed by this UDO.
 - Accessory structures cannot be used for living quarters or as a dwelling unless they conform to the standards of Chapter ##: Accessory Dwelling Units. This includes any accessory structure that has that does not meet building code requirements for a dwelling and campers or recreational vehicles being occupied on a parcel or inside of an accessory structure.
- Subordinate to Primary Structure. Accessory structures shall be subordinate in height, area, bulk extent, and purpose to the primary structure(s) in the AG, R1, R2, R3, and R4 districts. These standards do not apply to commercial districts (CN, CC, CR, and IN) and industrial districts (BP, II, and IG).
 - Agricultural Uses in All Districts. Accessory agricultural structures in any zoning district that are used exclusively for the housing/storage of livestock, poultry, grain, feed, hay, farm machinery, and other non-residential uses do not have to be subordinate to the primary structure(s).
 - R2, R3, and R4 Districts. No more than three accessory structures are permitted on one parcel. The cumulative square footage of all accessory structures shall not exceed 75% of the footprint of the primary structure. Fences are not included in this calculation.

SUBDIVISION TYPES & DESIGN STANDARDS

HOW CAN SOMEONE SUBDIVIDE (SPLIT) A PARCEL?

- Parcels can be subdivided (or split) based specific rules and design standards depending on what it will be used for in the future.
- The UDO outlines the permitted types of subdivisions and the design standards that are required.

WHAT STANDARDS ARE REQUIRED FOR A MAJOR SUBDIVISION?

- The UDO includes the following subdivision design standards:

Subdivision Design Standards

Access and Connectivity

Blocks and Lots

Covenants

Drainage, Stormwater, and Erosion Control

Mailboxes for Residential Development

Monuments and Markers

Open Space

Ponds and Lakes

Roads and Driveways

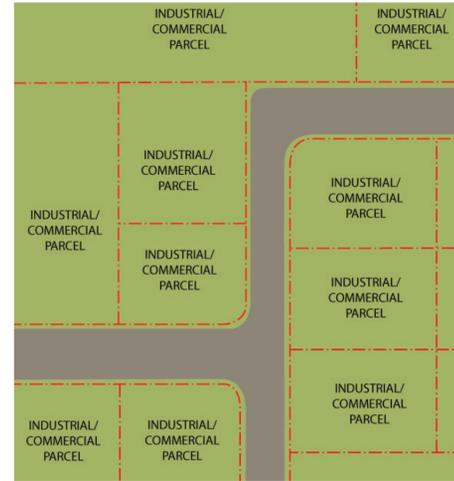
Sidewalks and Trails

Subdivision Names and Street Names

WHAT ARE THE TYPES OF SUBDIVISIONS OR WAYS TO SPLIT PARCELS?

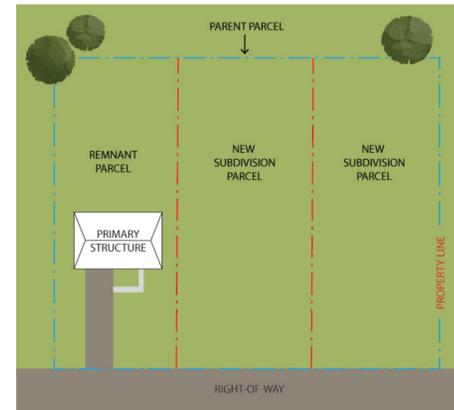
1 COMMERCIAL & INDUSTRIAL

This includes dividing a parcel into two or more parcels for development that will primarily be commercial and industrial.



2 MINOR RESIDENTIAL

This includes dividing one parcel into 2 or 3 lots for residential development.



3 MAJOR RESIDENTIAL

This includes dividing a parcel into 4 lots or more lots for residential development or any residential subdivision that requires the extension of public roads and utilities.



4 EXEMPT

A parcel can be subdivided (split) without approval from the Plan Commission if it complies with one of the following:

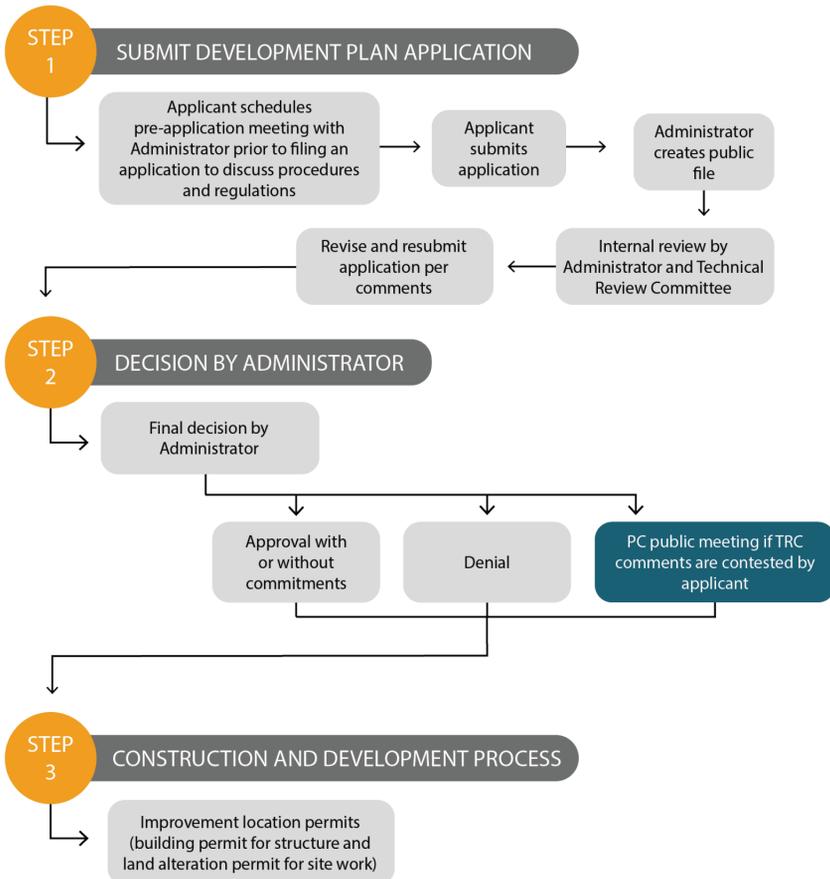
- A one-time division of land into two (2) parcels, including the parent parcel, where both parcels are a minimum of twenty (20) acres in size one time. Neither parcel can be part of a previous minor, traditional, conservation, commercial, or industrial subdivision.
- A division of land for the transfer of a tract(s) to correct errors in an existing legal description.
- The shifting or adjusting of lot lines between adjoining parcels (including parcels within a recorded plat), provided that no additional principal use building sites are created by the division and all parcels meet the minimum requirements of this UDO.
- A division of land by the Federal, State, or local government for the acquisition of right-of-way or an easement.
- A division of land into cemetery plots for the purpose of burial of corpses.
- A division of land for agricultural uses not involving any new streets, public rights-of-way, extension of public infrastructure, or easements of access, provided that the division does not create additional residential building sites and is not intended for residential development in the future.
- A division of land that combines/reconstitutes property lines such that no new building lots are created, and all parcels meet the minimum requirements of this UDO.
- A division of land that is government or court ordered.

ZONING PROCEDURES

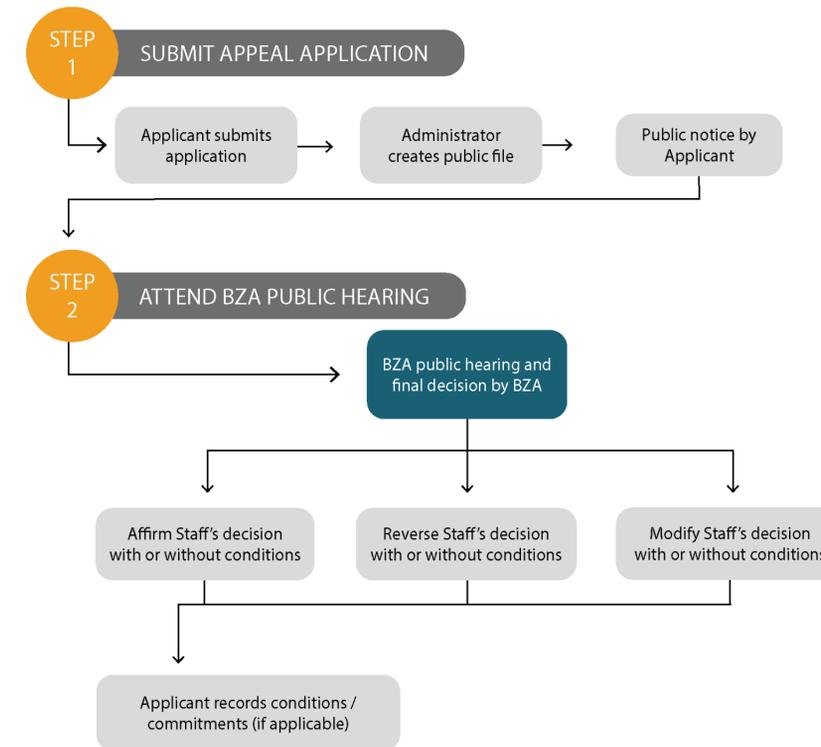
WHAT PROCEDURES ARE DEFINED?

- Each procedures for the zoning regulations is outlined in this chapter with a graphic flow chart and written instructions.
- In addition to the procedures outlined below, this chapter also outlines procedures for complaints, violations, and remedies.

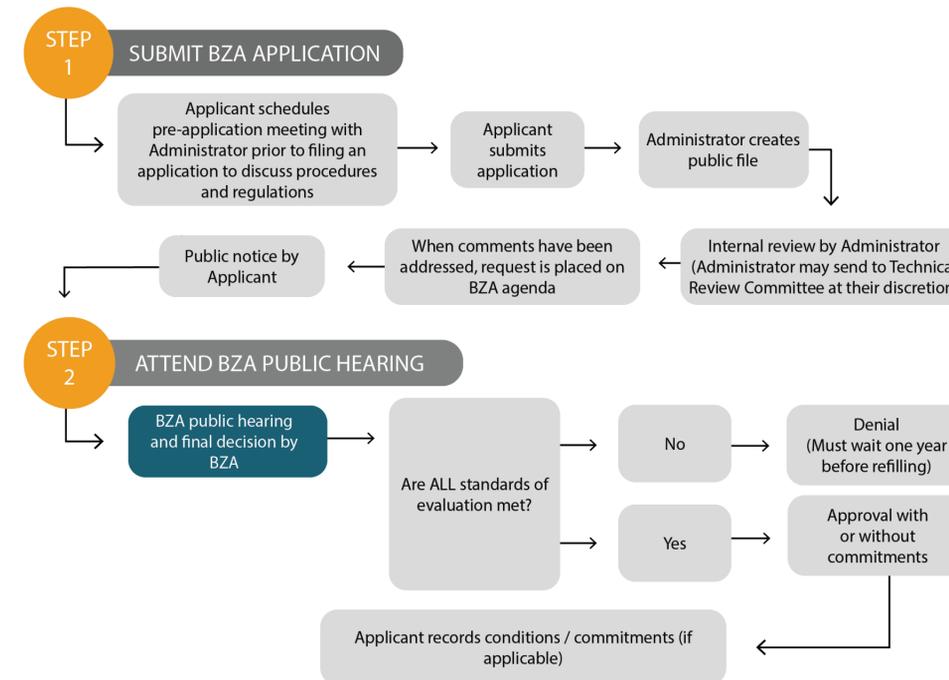
DEVELOPMENT PLANS



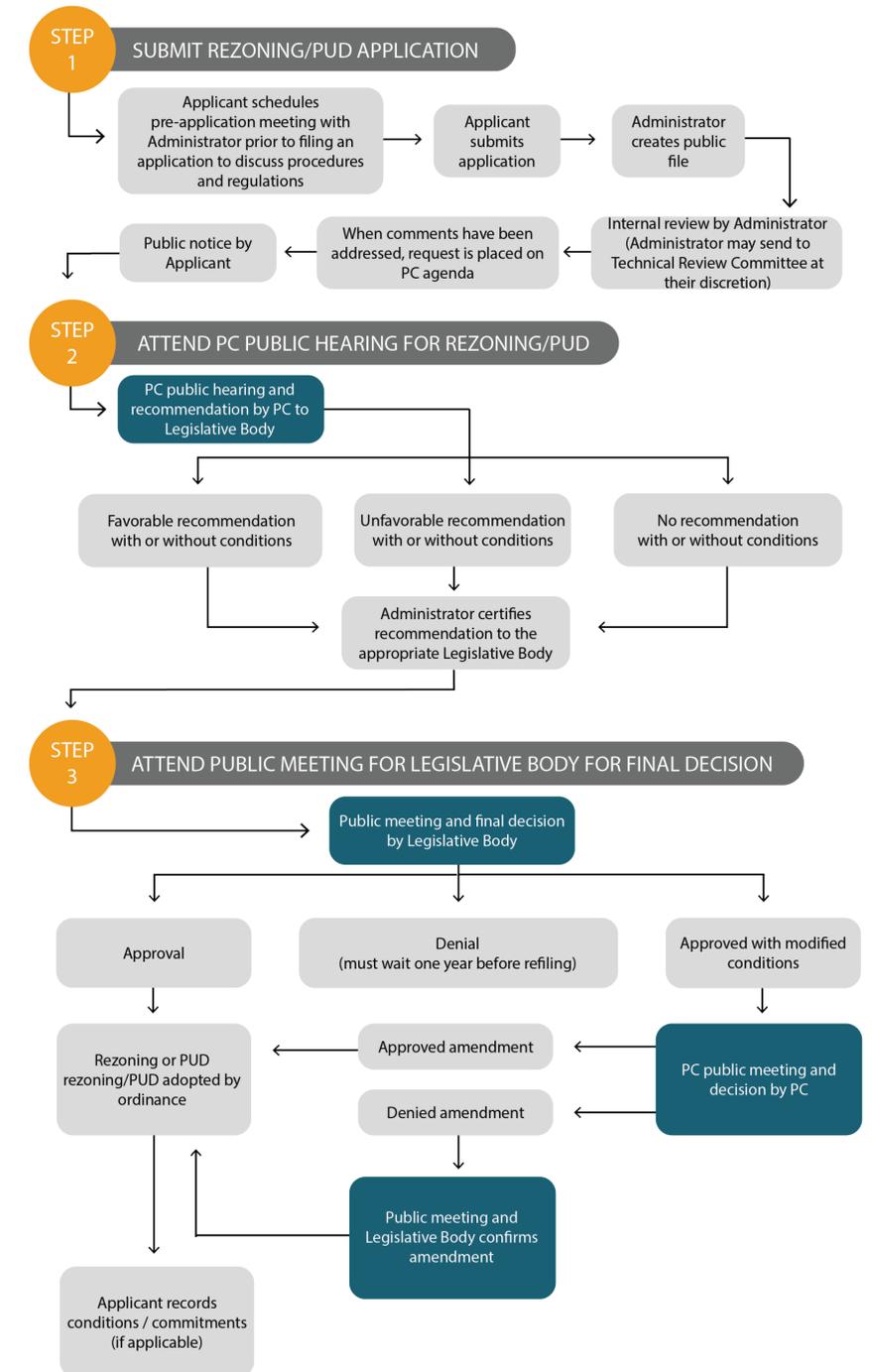
APPEAL OF ADMINISTRATIVE DECISIONS



SPECIAL EXCEPTIONS AND VARIANCES



ZONE MAP CHANGES AND PUDS

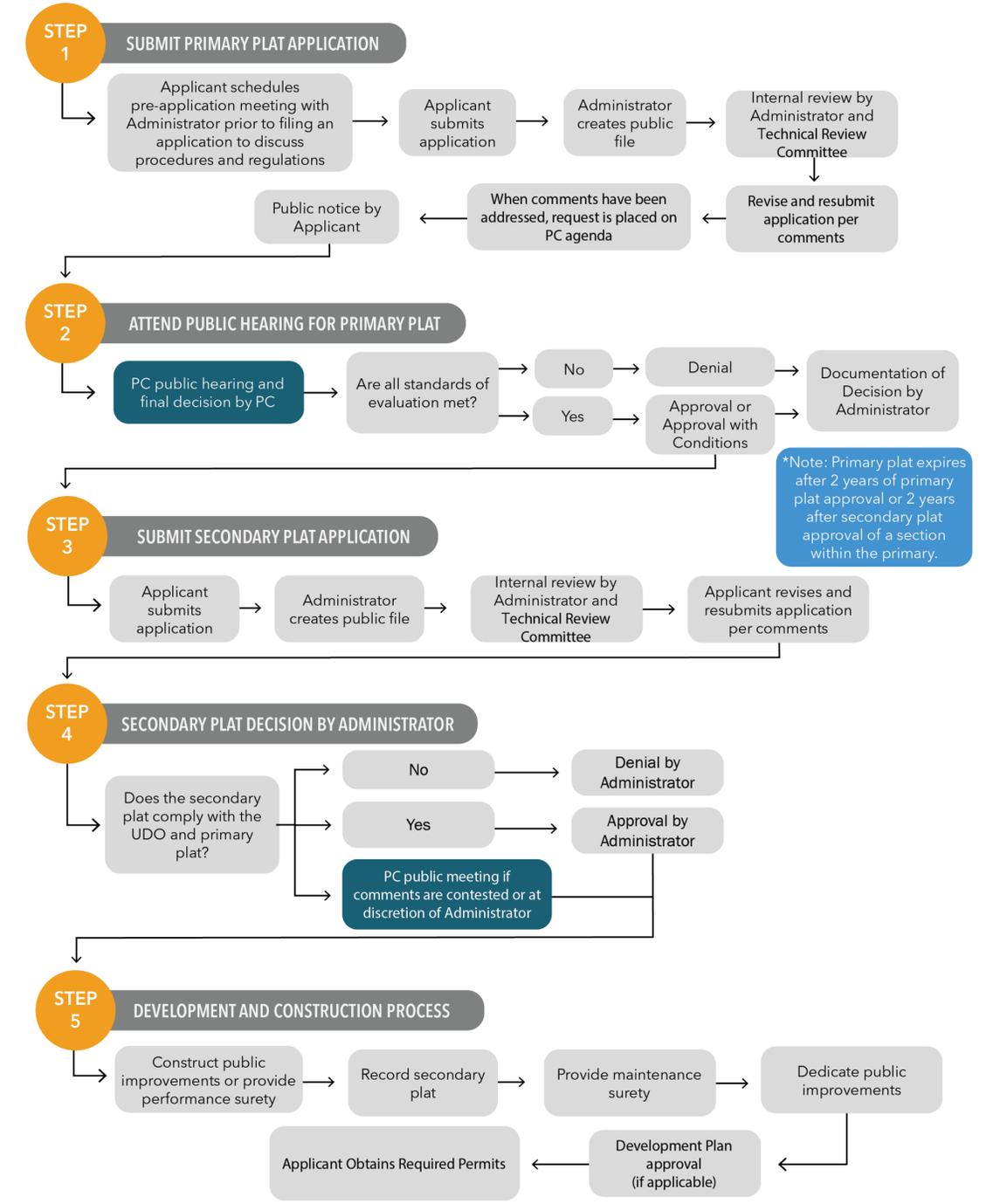


SUBDIVISION CONTROL PROCEDURES

WHAT SUBDIVISION PROCEDURES ARE DEFINED?

- Each procedures for the subdivision regulations is outlined in this chapter with a graphic flow chart and written instructions.
- In addition to the procedures outlined below, this chapter also outlines procedures for waivers, construction of public improvements, written commitments, plat vacations, and document and drawing requirements.

MAJOR RESIDENTIAL, COMMERCIAL & INDUSTRIAL SUBDIVISIONS



MINOR RESIDENTIAL SUBDIVISIONS

