

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 STANDARDS 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
 - 8.10 NON-CONFORMING LOT OF RECORD YARD REQUIREMENTS

- 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 BUILDINGS
 - 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
- 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	PERMITTED AND CONITIONAL USES IN THE NB, LB AND GB DISTRICTS
15.2	MAXIMUM BUILDING SIZE, REQUIRED LOT AREA AND WIDTH, MINIMUM REQUIRED SET BACKS, LOCATION AND BUFFER REQUIREMENTS
15.3	SCREENING/BUFFER REQUIREMENTS
15.4	BUILDING HEIGHT REGULATIONS IN THE B DISTRICT
15.5	RESIDENTIAL USE IN A B DISTRICT
15.6	B-1 BUSINESS DISTRICT
15.61	USES PERMITTED IN THE B-1 BUSINESS DISTRICT
15.62	CONDITIONAL USES IN B-1 BUSINESS DISTRICT
15.63	REQUIRED LOT AREA AND LOT WIDTH IN THE B-1 BUSINESS DISTRICT
15.64	BUILDING HEIGHT REGULATION IN THE B-1 BUSINESS DISTRICT
15.65	BUILDING YARDS IN THE B-1 BUSINESS DISTRICT
15.66	SCREENING/BUFFER YARD REQUIREMENTS
15.67	RESIDENTIAL USE IN A B-1 BUSINESS DISTRICT
15.68	OUTDOOR DINING
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 HEIGHT REGUALTION
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
- 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