

Chapter 27

Zoning

Part 1

General Provisions

- §27-101. Short Title
- §27-102. Purpose
- §27-103. Interpretation
- §27-104. Scope
- §27-105. Conflict
- §27-106. Repealer
- §27-107. Statement of Community Development Objectives
- §27-108. Establishment of Zoning Districts
- §27-109. Districts of Annexed Areas
- §27.110. Zoning Map
- §27.111. Boundaries of Districts

Part 2

Definitions

- §27.201. Interpretation
- §27.202. Definition of Terms

Part 3

Agricultural Preservation Residential District (AP)

- §27-301. Purpose and Specific Intent
- §27-302. Permitted Uses Within AP Lands
- §27-303. Area and Bulk Regulations
- §27-304. General Limitation on Subdivision of (AP) Land

Part 4

Agricultural Residential (AR)

- §27-401. Purpose and Specific Intent
- §27-402. Permitted Uses
- §27-403. Area and Bulk Regulations

Part 5
Residential Rural (RR)

- §27-501. Purpose and Specific Intent
- §27-502. Permitted Uses
- §27-503. Area and Bulk Regulations
- §27-504. Conditional Use Standards and Criteria

Part 6
Residential, Medium District (RM)

- §27-601. Purpose and Development Options
- §27-602. Uses
- §27-603. Density, Open Space and Dimensional Standards
- §27-604. Other Applicable Regulations

Part 7
Residential, Mobile Home (MH)

- §27-701. Purpose and Development Options
- §27-702. Uses
- §27-703. Design Standards for Conditional Uses
- §27-704. Other Applicable Regulations

Part 8
Residential, High District (RH)

- §27-801. Purpose and Development Options
- §27-802. Uses
- §27-803. Density, Open Space and Dimensional Standards
- §27-804. Other Applicable Regulations

Part 9
Chatham Overlay District (CV)

- §27-901. District Boundaries on Zoning Map
- §27-902. Purpose and Specific Intent
- §27-903. Use Regulations
- §27-904. Area and Bulk Regulations
- §27-905. Design Standards

Part 10
Commercial District (C)

- §27-1001. Purpose and Specific Intent
- §27-1002. Permitted Uses
- §27-1003. Area and Bulk Regulations
- §27-1004. Design Standards
- §27-1005. Ownership

Part 11
Industrial, Special Use District (ISU)

- §27-1101. Purpose and Specific Intent
- §27-1102. Use Regulation: General; All Uses
- §27-1103. Design Regulations: General; All Uses Except Commercial Composting Processing Operations, Agricultural Composting Processing Operations
- §27-1104. Design Regulations for Municipal Waste Disposal or Processing Facilities, Recycling Facilities and Yard Waste Composting Facilities

Part 12
Industrial District (I)

- §27-1201. Purpose and Specific Intent
- §27-1202. Uses Permitted by Right
- §27-1203. Uses Permitted by Condition
- §27-1204. Uses Permitted by Special Exception
- §27-1205. Accessory Uses
- §27-1206. Area and Bulk Regulations: General; All Uses
- §27-1207. Design Regulations for Medical Marijuana Facilities

Part 13
Continuing Care Retirement Community Overlay District (CCRC)

- §27-1301. Purpose, Legislative Intent
- §27-1302. CCRC Use Regulations
- §27-1303. Yard and Area Regulations
- §27-1304. Sign Regulations

Part 14
Ground Water Protection District (GWP)

- §27-1401. Purpose and Specific Intent
- §27-1402. District Boundaries
- §27-1403. Boundary Challenges and Review
- §27-1404. Nonconforming Uses
- §27-1405. General Provisions
- §27-1406. Standards
- §27-1407. Permitted Uses
- §27-1408. Prohibited Uses
- §27-1409. Procedures
- §27-1410. Environmental Assessment Report (EAR)
- §27-1411. Board of Supervisors Approval
- §27-1412. Water Management Areas

Part 15
Floodplain District (FP)

- §27-1501. Purpose and Specific Intent
- §27-1502. Applicability
- §27-1503. Compliance
- §27-1504. Warning and Disclaimer of Liability
- §27-1506. Use Regulations
- §27-1507. Existing Structures
- §27-1508. Standards for Special Exceptions
- §27-1509. Variances in (FM) Districts
- §27-1510. Administration

Part 16
Steep Slope District

- §27-1601. Purpose and Specific Intent
- §27-1602. General Provisions
- §27-1603. Designation and Interpretation of District Boundaries
- §27-1604. Uses Permitted by Right
- §27-1605. Uses Permitted by Special Exception
- §27-1606. Administration
- §27-1607. Standards and Criteria for Review of Special Exceptions
- §27-1608. Uses and/or Structures Rendered Nonconforming by the Adoption of this District

Part 17
Historic Resource Protection

- §27-1701. Intended Purposes
- §27-1702. General Provisions
- §27-1703. Historic Resources Map
- §27-1704. Demolition of Historic Resources
- §27-1705. Modification to Area and Bulk Regulations
- §27-1706. Review of Proposed Rehabilitations, Enlargements, or Alterations
- §27-1707. Standards for Rehabilitation
- §27-1708. Landscaping and Buffering
- §27-1709. Bonus Provisions for Adaptive Re-use
- §27-1710. Development Provisions
- §27-1711. Historic Resource Study

Part 18
General Design and Performance Standards

- §27-1801. Applicability
- §27-1802. Parking
- §27-1803. Signs
- §27-1804. Projections into Required Yards
- §27-1805. Fencing Standards
- §27-1806. Buffering Standards
- §27-1807. Outdoor Lighting
- §27-1808. General Storage Standards
- §27-1809. Sewage Disposal Standards
- §27-1810. Water Supply Standards
- §27-1811. Stormwater Quantity Standards
- §27-1812. Excavation and Earth Disturbance
- §27-1813. Specific Performance Standard – Capacity of Road Work
- §27-1814. Specific Performance Standard – Impacts on the Road Network
- §27-1815. Specific Performance Standards – Water Consumption
- §27-1816. Specific Performance Standard – Fire Protection
- §27-1817. Specific Performance Standard – Noise
- §27-1818. Specific Performance Standard – Dust
- §27-1819. Specific Performance Standard – Odor
- §27-1820. Specific Performance Standards – Heat
- §27-1821. Specific Performance Standard – Glare
- §27-1822. Specific Performance Standard – Vibrations
- §27-1823. Specific Performance Standard – Storage and Waste Disposal
- §27-1824. Specific Performance Standard – Radioactivity and Electrical Disturbances
- §27-1825. Impact Statements

- §27-1826. Traffic Impact Study
- §27-1827. Utilities Impact Study
- §27-1828. Recreation Impact Study
- §27-1829. Fiscal Impact Analysis
- §27-1830. Environmental Assessment Report
- §27-1831. Agricultural Sanitary and Safety Regulations
- §27-1832. Keeping of Animals
- §27-1833. Junkyards and Automobile Graveyards
- §27-1834. Regulated Adult Uses
- §27-1835. Residential Density and Open Space Determination Using the Net Tract Area Approach
- §27-1836. Communication Towers
- §27-1837. Composting Processing Operations, Commercial Composting Processing Operations and Agricultural Composting Operations
- §27-1838. Solar Energy Systems
- §27-1839. Small Wind Energy Systems
- §27-1840. Surface Land Uses Affiliated with Transmission Pipelines
- §27-1841. Indoor Shooting Range

Part 19
Open Space Provisions

- §27-1901. Purpose
- §27-1902. Applicable Districts
- §27-1903. Use Regulations
- §27-1904. Determination of Open Space Areas
- §27-1905. Calculating Open Space Areas
- §27-1906. Performance Standards
- §27-1907. Ownership, Maintenance and Management of Open Space

Part 20
Access, Parking, Loading and Internal Circulation

- §27-2001. Access
- §27-2002. Access and Frontage Design Standards
- §27-2003. Internal Access Drive Design Standards and Criteria
- §27-2004. Fire Lane Design Standards
- §27-2005. Pedestrian and Equestrian Circulation
- §27-2006. Parking Regulations
- §27-2007. Permitted Parking Locations
- §27-2008. Parking Stall Standards
- §27-2009. Parking Stall Requirements
- §27-2010. Loading and Unloading Standards

Part 21
Airport Zone

- §27-2101. Purpose and Specific Intent
- §27-2102. Relation to Other Districts
- §27-2103. Definitions
- §27-2104. Establishment of Airport Zones
- §27-2105. Permitted Uses
- §27-2106. Variances
- §27-2107. Use Restrictions
- §27-2108. Pre-Existing Non-Conforming Uses
- §27-2109. Obstruction Marking and Lighting
- §27-2110. Enforcement, Violations and Penalties

Part 22
Signs

- §27-2201. Statement of Intent
- §27-2202. Administration
- §27-2203. Use Standards
- §27-2204. Exempt Signs
- §27-2205. Prohibited Signs
- §27-2206. Signs by Type and Construction
- §27-2207. Signs Permitted in the Residential Districts
- §27-2208. Signs in Commercial General (CG) and Industrial (I) Districts
- §27-2209. Billboards and Electronic Signs
- §27-2210. General Standards Applicable to All Signs
- §27-2211. Removal of Signs
- §27-2212. Scoreboards and Other Athletic Signs

Part 23
Nonconforming Uses, Structures, Signs and Lots

- §27-2301. Applicability
- §27-2302. Continuation
- §27-2303. Enlargement and Changes of Lawful Nonconforming Uses
- §27-2304. Nonconforming Structures
- §27-2305. Damage or Destruction
- §27-2306. Nonconforming Signs
- §27-2307. Nonconforming Lots
- §27-2308. Abandonment or Termination of a Lawful Nonconformity

Part 24
Zoning Hearing Board

- §27-2401. Zoning Hearing Board – General Provisions
- §27-2402. Membership of the Board
- §27-2403. Removal of Members
- §27-2404. Organization of the Board
- §27-2405. Fees and Expenditures for Services
- §27-2406. Jurisdiction of the Zoning Hearing Board
- §27-2407. Zoning Hearing Board’s Functions – Variances
- §27-2408. Zoning Hearing Board’s Functions – Special Exception
- §27-2409. Time Limitations
- §27-2410. Validity of Ordinance – Substantive Questions
- §27-2411. Procedure to Obtain Preliminary Opinion
- §27-2412. Hearings

Part 25
Application, Administration and Enforcement

- §27-2501. Application
- §27-2502. Zoning Officer
- §27-2503. Violations
- §27-2504. Causes of Action
- §27-2505. Enforcement Remedy
- §27-2506. Finances, Expenditures and Fees
- §27-2507. Exemptions
- §27-2508. Zoning Permits
- §27-2509. Building Permits and Use and Occupancy Permits
- §27-2510. Conditional Uses
- §27-2511. Amendments
- §27-2512. Liability
- §27-2513. Costs