

**Edgecombe County UDO  
Summary Table of Contents**

**Article**

- I Purpose and Authority
- II Interpretations and Definitions
- III Administrative Mechanisms
- IV Permits and Procedures
- V Enforcement
- VI Nonconforming Situations
- VII Appeals, Variances, and Interpretations
- VIII Amendments
- IX Zoning
- X Subdivisions: Procedures and Standards
- XI Development Standards
- XII Environmental and Special Purpose Regulations

**Appendix**

- 1 Information Required with Applications
- 2 Certificates
- 3 Required Information For Obtaining a Zoning, Sign, Special Use,  
and Conditional Use Permit
- 4 Procedural Flow Charts

**Edgecombe County UDO  
Table of Contents**

**ARTICLE I: PURPOSE AND AUTHORITY**

1-1	SHORT TITLE .....	1-1
1-2	REPEALS AND ENACTMENT .....	1-1
	1-2.1 Repeal of Inconsistency .....	1-1
	1-2.2 Enactment .....	1-1
	1-2.3 Effective Date .....	1-1
1-3	PURPOSE .....	1-1
	1-3.1 General Purpose .....	1-1
	1-3.2 Zoning Regulation Purpose .....	1-1
	1-3.3 Cluster and Zero Side Setback Regulation Purpose .....	1-2
	1-3.4 Planned Unit Development Purpose .....	1-2
	1-3.5 Manufactured Housing Regulation Purpose .....	1-3
	1-3.6 Subdivision Regulation Purpose .....	1-3
	1-3.7 Sign Regulation Purpose .....	1-3
	1-3.8 Off-Road Parking, Stacking, and Loading Regulation Purpose .....	1-4
	1-3.9 Buffer Yard Purpose .....	1-4
	1-3.10 Watershed Protection Purpose .....	1-5
	1-3.11 Flood Damage Prevention Purpose .....	1-5
	1-3.12 Airport Overlay Zoning Purpose .....	1-6
	1-3.13 Transportation Corridor Overlay Purpose .....	1-7
	1-3.14 Towers and Telecommunications Facilities Purpose .....	1-7
1-4	JURISDICTION .....	1-8
1-5	AUTHORITY .....	1-8
1-6	ABROGATION .....	1-8
1-7	COMPLIANCE .....	1-8
	1-7.1 Compliance .....	1-8
	1-7.2 Voluntary Compliance .....	1-9
1-8	RELATIONSHIP TO THE LAND DEVELOPMENT PLAN .....	1-8
1-9	FEES .....	1-9
1-10	SEVERABILITY .....	1-9
	1-10.1 Invalidation .....	1-9
	1-10.2 Prejudicial Application .....	1-9
	1-10.3 Lawful Presumption .....	1-9

**ARTICLE II: INTERPRETATIONS AND DEFINITIONS**

2-1	INTERPRETATION OF ORDINANCE .....	2-1
	2-1.1 Minimum Requirements .....	2-1
	2-1.2 Greater Restrictions Govern .....	2-1
	2-1.3 Rounding of Numbers .....	2-1
	2-1.4 Figures and Tables .....	2-1
2-2	RULES OF CONSTRUCTION .....	2-1
	2-2.1 Word Interpretation .....	2-1
	2-2.2 Rules of Construction .....	2-2
2-3	INTERPRETATION OF DISTRICT BOUNDARIES .....	2-2
	2-3.1 Boundary Interpretation .....	2-2
	2-3.2 Interpretation by Board of Adjustment .....	2-3

2-3.3	Annexation .....	2-3
2-3.4	Extraterritorial Jurisdiction .....	2-4
2-4	DEFINITIONS .....	2-4

**ARTICLE III: ADMINISTRATIVE MECHANISMS**

3-1	PLANNING BOARD .....	3-1
3-1.1	Authority .....	3-1
3-1.2	Appointment and Terms of Planning Board Members.....	3-1
3-1.3	Reserved .....	3-1
3-1.4	Reserved .....	3-1
3-1.5	Reserved .....	3-1
3-1.6	Powers and Duties of Planning Board.....	3-1
3-1.7	Advisory Committees .....	3-2
3-2	BOARD OF ADJUSTMENT .....	3-2
3-2.1	Authority .....	3-2
3-2.2	Appointment and Terms of Board of Adjustment.....	3-2
3-2.3	Meetings of the Board of Adjustment .....	3-3
3-2.4	Quorum .....	3-3
3-2.5	Voting .....	3-3
3-2.6	Board of Adjustment Officers.....	3-4
3-2.7	Powers and Duties of Board of Adjustment.....	3-4
3-3	ZONING ADMINISTRATOR .....	3-5
3-3.1	Establishment.....	3-5
3-3.2	Duties of the Zoning Administrator .....	3-5
3-4	PLANNING DIRECTOR .....	3-6
3-4.1	Establishment and Duties.....	3-6
3-5	BOARD OF COMMISSIONERS .....	3-6
3-5.1	Duties of the Board of Commissioners.....	3-6
3-6	TECHNICAL REVIEW COMMITTEE .....	3-7
3-6.1	Establishment.....	3-7
3-6.2	Duties of the Technical Review Committee.....	3-7
3-6.3	Officers .....	3-7
3-6.4	Meetings.....	3-7

**ARTICLE IV: PERMITS AND PROCEDURES**

4-1	PERMIT REQUIRED.....	4-1
4-2	PERMIT EXEMPTIONS .....	4-1
4-2.1	Zoning Permit Exemptions .....	4-1
4-2.2	Sign Permit Exemptions .....	4-1
4-3	PERMIT APPLICATIONS AND PLANS .....	4-2
4-3.1	General Requirements .....	4-2
4-3.2	Site Plan and Plot Plan Procedures .....	4-3
4-4	PERMIT ISSUANCE .....	4-4
4-5	INSPECTIONS AND INVESTIGATIONS .....	4-4
4-5.1	Periodic Inspections .....	4-4
4-5.2	Investigations .....	4-5
4-5.3	Written Statements .....	4-5
4-6	ZONING AND SIGN PERMITS .....	4-5
4-7	CONDITIONAL USE PERMITS AND SPECIAL USE PERMITS .....	4-5
4-7.1	Conditional Use Permit Review Process.....	4-5
4-7.2	Special Use Permit Review Process .....	4-6

4-7.3	Recommendations on Conditional Use Permit Applications .....	4-6
4-7.4	Recommendations on Special Use Permits .....	4-6
4-7.5	Public Hearing Requirements and Procedures .....	4-7
4-7.6	Board of Commissioner Action on Special Use Permits.....	4-9
4-7.7	Board of Adjustment Action on Conditional Use Permits .....	4-9
4-7.8	Additional Requirements on Special Use and Conditional Use Permits.....	4-10
4-8	AUTHORIZING USE OR OCCUPANCY BEFORE COMPLETION OF DEVELOPMENT UNDER ZONING, SPECIAL USE OR CONDITIONAL USE PERMITS .....	4-11
4-9	COMPLETING DEVELOPMENTS IN PHASES.....	4-12
4-10	EXPIRATION OF PERMITS .....	4-12
4-11	EFFECT OF PERMIT ON SUCCESSORS AND ASSIGNS.....	4-13
4-12	AMENDMENTS TO AND MODIFICATIONS OF PERMITS.....	4-14
4-13	RECONSIDERATION OF BOARD ACTION ON SPECIAL USE AND CONDITIONAL USE PERMITS .....	4-15
4-14	MAINTENANCE OF COMMON AREAS, IMPROVEMENTS, AND FACILITIES .....	4-15
4-15	ZONING VESTED RIGHTS .....	4-16
4-16	CERTIFICATE OF ZONING COMPLIANCE .....	4-18

**ARTICLE V: ENFORCEMENT**

5-1	VIOLATIONS.....	5-1
5-1.1	Development Without Permit.....	5-1
5-1.2	Development Inconsistent With Permit.....	5-1
5-1.3	Violation by Act or Omission.....	5-1
5-1.4	Use in Violation .....	5-1
5-1.5	Subdivide in Violation .....	5-1
5-1.6	Continue a Violation .....	5-1
5-2	ENFORCEMENT INTENT .....	5-2
5-3	ENFORCEMENT PROCEDURES .....	5-2
5-3.1	Notice of Violation .....	5-2
5-3.2	Appeal .....	5-2
5-3.3	Order of Corrective Action .....	5-2
5-3.4	Failure to Comply with an Order.....	5-3
5-4	PENALTIES AND REMEDIES .....	5-3
5-4.1	Injunction .....	5-3
5-4.2	Civil Penalties.....	5-3
5-4.3	Denial of Permit or Certificate.....	5-3
5-4.4	Conditional Permit .....	5-3
5-4.5	Revocation of Permits .....	5-3
5-4.6	Criminal Penalties .....	5-3
5-4.7	State and Common Law Remedies.....	5-4
5-5	CIVIL PENALTIES - ASSESSMENT AND PROCEDURES.....	5-4
5-5.1	Penalties.....	5-4
5-5.2	Notice .....	5-4
5-5.3	Responsible Parties .....	5-4
5-5.4	Continuing Violation .....	5-4
5-5.5	Demand for Payment .....	5-4
5-5.6	Nonpayment.....	5-4
5-6	PERMIT REVOCATION.....	5-5
5-6.1	General.....	5-5
5-6.2	Conditional Use or Special Use Permit Revocation .....	5-5

	5-6.3 Zoning or Sign Permit Revocation.....	5-5
5-7	JUDICIAL REVIEW .....	5-5
	5-7.1 Appeal to Superior Court.....	5-5
	5-7.2 Timing of Appeal .....	5-5

**ARTICLE VI: NONCONFORMING SITUATIONS**

6-1	GENERAL.....	6-1
6-2	NONCONFORMING LOTS.....	6-1
	6-2.1 Single Lot of Record with Lot Area and/or Lot Width Nonconformity .....	6-1
	6-2.2 Lots with Contiguous Frontage in One Ownership .....	6-1
	6-2.3 Reduction of a Lot of Record.....	6-2
	6-2.4 Lot of Record with Setback Nonconformity .....	6-2
6-3	NONCONFORMING USE OF LAND .....	6-2
	6-3.1 Continuance of Nonconforming Use of Land.....	6-2
	6-3.2 Conditions for Continuance .....	6-2
	6-3.3 Extension, Enlargement or Replacement of a Nonconforming Use .....	6-3
6-4	NONCONFORMING STRUCTURES.....	6-4
	6-4.1 Continuance of Nonconforming Structure .....	6-4
	6-4.2 Conditions for Continuance .....	6-4
	6-4.3 Preservation of Safe or Lawful Conditions .....	6-5
6-5	MISCELLANEOUS NONCONFORMING SITUATIONS .....	6-5
	6-5.1 Nonconforming Situation Resulting From Governmental Acquisition.....	6-5
	6-5.2 Nonconforming Parking Created By Change of Use .....	6-5
6-6	NONCONFORMING PROJECTS .....	6-5
6-7	NONCONFORMING SIGNS .....	6-5
	6-7.1 Continuance of Nonconforming Signs.....	6-5
	6-7.2 Violations of Nonconforming Sign Provisions.....	6-6

**ARTICLE VII: APPEALS, VARIANCES, INTERPRETATIONS**

7-1	APPEALS.....	7-1
7-2	VARIANCES .....	7-1
	7-2.1 General.....	7-1
	7-2.2 Variances From Flood Hazard Overlay District Requirements.....	7-2
	7-2.3 Variances From Watershed District Overlay Requirements .....	7-4
	7-2.4 Variances From Airport Overlay Requirements.....	7-5
7-3	INTERPRETATIONS .....	7-5
7-4	REQUESTS TO BE HEARD EXPEDITIOUSLY.....	7-5
7-5	BURDEN OF PROOF IN APPEALS AND VARIANCES.....	7-6
7-6	BOARD ACTION ON APPEALS AND VARIANCES.....	7-6
7-7	HEARING PROCEDURES REQUIRED ON APPEALS AND VARIANCES .....	7-6
7-8	NOTICE OF HEARING .....	7-7
7-9	EVIDENCE .....	7-7
7-10	MODIFICATION OF APPLICATION AT HEARING .....	7-7
7-11	RECORD .....	7-8
7-12	WRITTEN DECISION .....	7-8

**ARTICLE VIII: AMENDMENTS**

8-1	AMENDMENTS IN GENERAL.....	8-1
8-2	INITIATION OF AMENDMENTS.....	8-1
8-3	PLANNING BOARD REVIEW AND RECOMMENDATION .....	8-1

8-4	BOARD OF COMMISSIONERS REVIEW AND ADOPTION .....	8-2
8-5	PUBLIC HEARING REQUIREMENTS .....	8-2
8-6	ULTIMATE ISSUE BEFORE BOARD OF COMMISSIONERS ON AMENDMENTS .....	8-3
8-7	CONDITIONAL USE DISTRICT REZONINGS .....	8-4
8-8	AMENDMENTS TO WATERSHED PROTECTION PROVISIONS .....	8-6
8-9	AMENDMENTS TO FLOOD HAZARD ZONING AND FLOOD HAZARD BOUNDARY MAP .....	8-6
8-10	PROTESTS TO ZONING DISTRICT CHANGES.....	8-7

**ARTICLE IX: ZONING**

9-1	ZONING DISTRICTS .....	9-1
	9-1.1 Residential Agricultural District.....	9-1
	9-1.2 Residential Districts .....	9-1
	9-1.3 Office and Institutional District.....	9-2
	9-1.4 Business Districts .....	9-2
	9-1.5 Industrial Districts .....	9-3
	9-1.6 Conditional Use Districts .....	9-3
	9-1.7 Overlay Districts .....	9-3
9-2	ESTABLISHMENT OF OFFICIAL ZONING MAP .....	9-5
	9-2.1 Official Zoning Map .....	9-5
	9-2.2 Map Certification .....	9-5
	9-2.3 Map Changes.....	9-5
	9-2.4 Unauthorized Changes.....	9-5
	9-2.5 Map Location.....	9-5
	9-2.6 Map Damage and Replacement.....	9-6
	9-2.7 Replacement of Official Zoning Map .....	9-6
9-3	PERMITTED USES.....	9-6
	9-3.1 Permitted Use Table.....	9-7
	9-3.2 Permissible Uses Not Requiring Permits.....	9-20
	9-3.3 Change in Use.....	9-20
	9-3.4 Combination Uses .....	9-21
	9-3.5 Prohibited Uses .....	9-22
9-4	DENSITY AND DIMENSIONAL REQUIREMENTS .....	9-22
	9-4.1 Residential Agricultural and Residential Districts .....	9-22
	9-4.2 Nonresidential Districts.....	9-25
9-5	ACCESSORY USES, BUILDINGS AND STRUCTURES .....	9-26
	9-5.1 Setback Requirements .....	9-27
	9-5.2 Location.....	9-27
	9-5.3 Height.....	9-27
	9-5.4 Accessory Use Area.....	9-27
9-6	SUPPLEMENTARY DIMENSIONAL REQUIREMENTS.....	9-27
	9-6.1 Structures Permitted Above Height Limits.....	9-27
	9-6.2 Prevailing Road Setback .....	9-27
	9-6.3 Encroachments into Required Setbacks .....	9-27
	9-6.4 Easement Encroachments .....	9-28
	9-6.5 Setbacks from Thoroughfares .....	9-29
	9-6.6 Setbacks from Private Roads.....	9-29
	9-6.7 Setbacks on Flag Lots.....	9-29
9-7	GENERAL LOT REQUIREMENTS .....	9-29
	9-7.1 Principal Buildings Per Lot .....	9-29
	9-7.2 Road Access Requirements .....	9-30

9-7.3	Unified Development .....	9-30
9-7.4	Water and Sewage Disposal Requirements .....	9-31
9-8	LOT SIZE REDUCTION PROHIBITIONS .....	9-31
9-8.1	Single Lot .....	9-31
9-8.2	Buildable Lot.....	9-31
9-8.3	Exemption .....	9-31
9-9	SPECIAL PURPOSE LOTS .....	9-31
9-9.1	Minimum Size.....	9-32
9-9.2	Access Easement.....	9-32
9-9.3	Platting .....	9-32
9-10	PLANNED UNIT DEVELOPMENT.....	9-32
9-10.1	Relationship to Other Applicable Regulations .....	9-32
9-10.2	Dimensional Requirements .....	9-32
9-10.3	Review and Approval Procedures .....	9-33
<b>ARTICLE X: SUBDIVISIONS: PROCEDURES AND STANDARDS</b>		
10-1	REGULATION OF SUBDIVISIONS IN GENERAL.....	10-1
10-1.1	Exclusion Determination.....	10-1
10-1.2	Approval Required.....	10-1
10-1.3	Coordination With Other Procedures .....	10-1
10-1.4	Sketch Plans and Development Plans Approved Prior to the Effective Date of this Ordinance.....	10-2
10-2	MINOR SUBDIVISION PROCEDURES.....	10-2
10-2.1	Applicability .....	10-2
10-2.2	Minor Subdivision Review and Approval Procedures.....	10-2
10-3	MAJOR SUBDIVISION PROCEDURES .....	10-3
10-3.1	Applicability .....	10-3
10-3.2	Submission of the Sketch Plan for a Major Subdivision to the Planning Director.....	10-4
10-3.3	Development Plan Review and Approval Procedures.....	10-6
10-3.4	Final Plat Review and Approval Procedures .....	10-8
10-4	RECORDATION OF FINAL PLATS .....	10-9
10-4.1	Plat Approval Contingent Upon Recordation.....	10-9
10-4.2	Dedication and Acceptance.....	10-10
10-4.3	Permits and Certificates of Occupancy .....	10-10
10-5	OWNERS' ASSOCIATIONS .....	10-11
10-5.1	Establishment of Owners' Association .....	10-11
10-5.2	Submission of Owners' Association Declaration .....	10-11
10-6	SURETIES OR IMPROVEMENT GUARANTEES .....	10-13
10-6.1	Agreement and Security .....	10-13
10-7	SUBDIVISION STANDARDS .....	10-15
10-7.1	General.....	10-15
10-7.2	Lot Dimensions and Standards .....	10-15
10-7.3	Roads .....	10-17
10-7.4	Road and Utility Construction .....	10-20
10-7.5	Blocks.....	10-22
10-7.6	Buffer Areas .....	10-23
10-7.7	Sites for Public Uses .....	10-23
10-7.8	Placement of Monuments.....	10-23
10-7.9	Flood Standards Pertaining to Subdivisions.....	10-23
10-8	WAIVERS.....	10-24
10-8.1	Approval Authority .....	10-24

	10-8.2 Grounds for Waivers .....	10-24
	10-8.3 Conditions .....	10-24
	Waivers Affecting Subdivisions In Watershed Protection Overlay Districts.....	10-24
10-9	MODIFICATIONS.....	10-25

**ARTICLE XI: DEVELOPMENT STANDARDS**

11-1	SIGNS.....	11-1
	11-1.1 Definitions.....	11-1
	11-1.2 Sign Standards.....	11-5
	11-1.3 Exempt Signs .....	11-6
	11-1.4 Prohibited Signs .....	11-7
	11-1.5 Sign Placement, Size, Height, Setback, Separation, Clearances and Construction By Sign Type .....	11-7
	11-1.6 Nonconforming Signs .....	11-10
11-2	OFF-STREET PARKING, STACKING, AND LOADING AREAS .....	11-10
	11-2.1 General Requirements .....	11-10
	11-2.2 Parking Requirements for Change in Use.....	11-11
	11-2.3 Number of Parking and Stacking Spaces Required .....	11-11
	11-2.4 Design Standards for Parking, Stacking and Loading Areas.....	11-17
	11-2.5 Location.....	11-19
	11-2.6 Combined Parking.....	11-20
	11-2.7 Loading Areas .....	11-21
	11-2.8 Parking and Loading Area Landscaping .....	11-22
	11-2.9 Excessive Illumination In Parking Lots and Loading Areas.....	11-22
11-3	LANDSCAPING AND SCREENING .....	11-22
	11-3.1 Parking and Loading Area Landscaping .....	11-22
	11-3.2 Screening of Dumpsters.....	11-23
	11-3.3 Screening of Adjoining Incompatible Land Uses.....	11-23
	11-3.4 Alternative Screening Methods.....	11-25
	11-3.5 Maintenance.....	11-26
	11-3.6 Use of Existing Screening .....	11-26
	11-3.7 Obstructions Prohibited .....	11-26
	11-3.8 Guarantee in Lieu of Immediate Installation of Landscaping and Screening Materials.....	11-26
11-4	DEVELOPMENT STANDARDS FOR INDIVIDUAL USES .....	11-26
	11-4.1 Application of Development Standards .....	11-26
	11-4.2 Standards for All Uses.....	11-27
	11-4.3 Accessory Dwelling Units (on Single-Family Lots) .....	11-27
	11-4.4 Airport or Air Transportation Facility.....	11-28
	11-4.5 Ammunition, Small Arms Manufacture .....	11-29
	11-4.6 Amusement or Water Parks, Fairgrounds .....	11-29
	11-4.7 Animal Slaughter or Rendering .....	11-29
	11-4.8 Animal Specialty Services .....	11-30
	11-4.9 Arts and Crafts Shows.....	11-30
	11-4.10 Athletic Fields .....	11-31
	11-4.11 Automobile Repair Services .....	11-31
	11-4.12 Bar, Night Club, and Tavern .....	11-31
	11-4.13 Batting Cages .....	11-32
	11-4.14 Bed and Breakfast.....	11-33
	11-4.15 Boarding and Rooming House .....	11-33



11-4.16	Building Supply Sales.....	11-34
11-4.17	Caretaker Dwelling .....	11-34
11-4.18	Carnivals and Fairs.....	11-35
11-4.19	Cemetery, Family .....	11-35
11-4.20	Church.....	11-36
11-4.21	Club .....	11-36
11-4.22	(Reserved).....	11-37
11-4.23	(Reserved).....	11-37
11-4.24	Concerts, Stage Shows .....	11-37
11-4.25	Congregate Care Facility.....	11-37
11-4.26	Convenience Store .....	11-38
11-4.27	Correctional Institution.....	11-38
11-4.28	Country Club with Golf Course .....	11-38
11-4.29	Day Care Center, Child or Adult .....	11-39
11-4.30	Demolition Debris Landfill.....	11-39
11-4.31	Explosives Manufacture .....	11-40
11-4.32	Farm Product Warehousing and Storage .....	11-40
11-4.33	Fish, Canned, Cured or Frozen Manufacture .....	11-41
11-4.34	Go-Cart Raceway .....	11-41
11-4.35	Golf Course .....	11-42
11-4.36	Golf Course, Miniature.....	11-42
11-4.37	Golf Driving Range .....	11-42
11-4.38	Group Care Facility.....	11-43
Hazardous and Radioactive Waste (transportation, storage, and disposal) 11-44		
11-4.40	Heliport .....	11-44
11-4.41	Home Occupation.....	11-45
11-4.42	Homeless Shelter .....	11-46
11-4.43	Horse Shows .....	11-46
11-4.44	Industrial and Commercial Machinery Manufacture .....	11-46
11-4.45	Kennels or Pet Grooming .....	11-47
11-4.46	Landing Strip, Flying Field.....	11-47
11-4.47	Leather and Leather Products Manufacture .....	11-47
11-4.48	Library.....	11-48
11-4.49	Manufactured Home Park.....	11-48
11-4.50	Marina.....	11-52
11-4.51	Metal Coating and Engraving .....	11-53
11-4.52	Minerals (Wholesale Trade of) .....	11-53
11-4.53	Mining, Quarrying, Sand Pits, and Mineral Extraction .....	11-54
11-4.54	Museum or Art Gallery.....	11-54
11-4.55	Nursing and Convalescent Home.....	11-55
11-4.56	Orphanage.....	11-55
11-4.57	Outdoor Flea Markets.....	11-56
11-4.58	Outdoor Religious Events.....	11-56
11-4.59	Petroleum and Petroleum Products (Wholesale Trade of) .....	11-57
11-4.60	Petroleum and Related Industries Manufacture .....	11-58
11-4.61	Planned Unit Development.....	11-59
11-4.62	Pottery and Related Products Manufacture.....	11-60
11-4.63	Private Campground/RV Park .....	11-60
11-4.64	Private Club or Recreation Facility, Other .....	11-64
11-4.65	Public Park or Recreational Facility, Other .....	11-65

11-4.66	Pulp and Paper Mills.....	11-65
11-4.67	Race Track Operation .....	11-66
11-4.68	Retreat Center .....	11-67
11-4.69	Riding Academy .....	11-67
11-4.70	Rubber and Plastics, Raw Manufacture .....	11-68
11-4.71	Rural Family Occupation .....	11-68
11-4.72	Salvage Yards, Auto Parts; Scrap Processing .....	11-69
11-4.73	Satellite Dish Antenna .....	11-71
11-4.74	Service Station, Gasoline Sales .....	11-71
11-4.75	Sewage Treatment Plant .....	11-72
11-4.76	Sexually-Oriented Business .....	11-72
11-4.77	Shooting Range, Indoor.....	11-73
11-4.78	Shooting Range, Outdoor.....	11-73
	Solid Waste Disposal (Non-hazardous; Sanitary Landfill Facility; Collection Sites, Convenience Centers, Transfer Sites).....	11-74
11-4.80	Swim and Tennis Club.....	11-75
11-4.81	Swimming Pool.....	11-76
11-4.82	Swine Farm .....	11-76
11-4.83	Telecommunications Towers and Facilities.....	11-76
11-4.84	Temporary Emergency, Construction, and Repair Residence .....	11-85
11-4.85	Temporary Hardship Manufactured Home .....	11-85
11-4.86	Temporary Shelter.....	11-86
11-4.87	Theater (Outdoor).....	11-87
11-4.88	Tires and Inner Tubes Manufacture .....	11-87
11-4.89	Truck Stop .....	11-88
11-4.90	Turkey Shoots .....	11-88
11-4.91	Utility Related Appurtenances, Substations .....	11-90
11-4.92	Veterinary Service (Other).....	11-90
11-4.93	Water Treatment Plant .....	11-90

**ARTICLE XII: ENVIRONMENTAL AND SPECIAL PURPOSE REGULATIONS**

12-1	WATERSHED PROTECTION OVERLAY DISTRICT REGULATIONS .....	12-1
12-1.1	General Requirements .....	12-2
12-1.2	WCA Supplemental Standards.....	12-2
12-1.3	WPA Supplemental Standards.....	12-3
12-1.4	Best Management Practices.....	12-4
12-1.5	Cluster Development.....	12-4
12-1.6	Buffer Areas .....	12-5
12-1.7	Existing Development.....	12-6
12-1.8	Exceptions.....	12-7
12-1.9	Variances .....	12-7
12-1.10	(Reserved).....	12-8
12-1.11	High Density Development Option .....	12-8
12-1.12	Stormwater Control Structures .....	12-9
12-1.13	Financial Security for Stormwater Control Structures.....	12-11
12-1.14	Maintenance and Inspection of Stormwater Control Structures .....	12-12
12-2	FLOOD HAZARD DISTRICT OVERLAY REQUIREMENTS.....	12-15
12-2.1	Definitions.....	12-15
12-2.2	Artificial Obstructions Within Floodways Prohibited .....	12-22
12-2.3	Permissible Uses Within Floodways.....	12-23

12-2.4	Construction Within Areas of Special Flood Hazard Restricted .....	12-23
12-2.5	Special Provisions for Subdivisions.....	12-28
	Water Supply and Sanitary Sewer Systems in Areas of Special Flood Hazard.....	12-28
12-2.7	Permit Requirements, Certifications, and Duties and Responsibilities of the Zoning Administrator .....	12-30
12-2.8	Location of Boundaries of Areas of Special Flood Hazard .....	12-32
12-2.9	Amendments to the Official Flood Hazard Zoning and Flood Hazard Boundary Map; Variance Procedures .....	12-33
12-2.10	Regulations Do Not Guarantee Flood Protection .....	12-33
	Setbacks from Streams Outside Designated Areas of Special Flood Hazard.....	12-33
12-3	STORMWATER MANAGEMENT.....	12-33
	12-3.1 Natural Drainage System Utilized to Extent Feasible.....	12-34
	12-3.2 Developments Must Drain Properly.....	12-34
12-4	SOIL EROSION AND SEDIMENTATION CONTROL.....	12-35
12-5	COORDINATION WITH THE US ARMY CORPS OF ENGINEERS REGARDING WETLANDS .....	12-35
12-6	AIRPORT OVERLAY DISTRICT REQUIREMENTS.....	12-35
12-7	TRANSPORTATION CORRIDOR OVERLAY DISTRICT REQUIREMENTS.....	12-40
	12-7.1 Procedures.....	12-40
	12-7.2 General Standards .....	12-41
	12-7.3 Usage of Required Setbacks.....	12-41
	12-7.4 Landscaping of Undeveloped Areas .....	12-42
	12-7.5 Outdoor Lighting.....	12-42
	12-7.6 Landscaping at Driveway and Road Intersections .....	12-43
	12-7.7 Lot Coverage.....	12-43
	12-7.8 Roads and Access .....	12-43
	12-7.9 Spacing Standards .....	12-44

## APPENDICES

Appendix 1:	Information Required With Applications .....	A-1-1
Appendix 2:	Certificates.....	A-2-1
Appendix 3:	Required Information For Obtaining a Zoning, Sign, Special Use, and Conditional Use Permit.....	A-3-1
Appendix 4:	Procedural Flow Charts .....	A-4-1