

Partial List of Changes to 2021 Zoning Regulations (Drafts 1-21)
18 October 2021

1. Document Format
 - a. Definitions:
 - i. list was moved out of Article II to Appendix A,
 - ii. lengthened from approximately 3.5 pages to 13 pages.
 - b. Articles:
 - i. Each Article was placed in separate sections (beginning and ending) to make it easier to print just one particular Article without run-ons i.e., Article V: Specific District Regulations page 16 - 24.
 - ii. Each Article was divided into Sub-Sections and numbered (i.e., Article I: Enactment and Purpose has 5 subsections 101-105.
Section 101 – Purpose
Section 102 – Interpretation
 - c. Table of Contents
 - i. Each Article listed with specific subsections and page numbers
 - d. General:
 - i. General typographical errors were edited and corrected through each Draft.
 - ii. Format of document was changed with font to Time New Roman, underlining, embolden, etc.
 - iii. Note: Line numbers were added to left side to ensure ease when referring to a sentence or paragraph during review and editing. Numbers will be removed when final draft is approved.
2. Specific Articles
 - a. Article I – No change
 - b. Article II – Definitions moved to Appendix A
 - c. Article III – Establishment of Zoning Districts and Zoning Maps
 - i. District R-15 name changed to Residential
 - d. Article IV – General Regulations
 - i. Subsection 423 – 429 added to General Regulations
 1. 423 – Farm Animals
 2. 424 – Fences (non-agricultural)
 3. 425 – Subdivision/ Parceling
 4. 426 – Swimming Pools
 5. 427 – Tiny Houses
 6. 428 – Alternative Energy
 7. 429 – Screen Service Areas

- e. Article V – Specific District Regulations
 - i. A table of permitted uses was added
 - ii. Minimum Dimensional Requirements and setbacks was placed in table format
 - iii. Height and Zone-Specific sign limitations was recorded for each district.
 - iv. Agricultural, Rural, and Residential (ARR) District setbacks and acreage requirements were changed to address concerns from property owners. (see pages 3-5.):
- f. Article VI – Administration and Enforcement
- g. Article VII – Mobile Home and Mobile Home Parks
- h. Article VIII- Trailor, Recreational Campground and Recreations Equipment Storage
- i. Article IX – Signs and Advertising displays
 - i. Section 909 – Stores Displaying Merchandise Outside added
- j. Definitions
 - i. Definitions of various commonly used terms were added such as Accessory Building, Assisted Living Home, Tiny Houses, etc.

Article V: Specific District Regulations Comparison Tables

Forest and Recreation

	2015 Zoning (current) Page 15	2021 Proposed Set back Page 19	
Minimum Dimensional requirements			
		Residential	*Non-Residential
Lot area	1 acre	1 acre	10 acres
Lot front (along road frontage)	150 feet	150 feet	300 feet
Rear yard	100 feet	50 feet	100 feet
Lot depth	150 feet	150 feet	500 feet
Minimum setbacks			
Front	100 feet	50 feet	100 feet
Rear	100 feet	50 feet	100 feet
Sides	50 feet	30 feet (each side)	50 feet

* All Non-residential Uses (except for qualified Home Occupational) are Conditional uses.

Agricultural and Rural Residential

	Residential			Non-Residential		
	2015 Zoning (current) Page 15	2021 Proposed Page 20		2015 Zoning (current)	2021 Proposed Page 20	
Minimum Dimensional requirements						
Lot area	1 acre	1 acre ¹	2 acres ²	2 acres	1 acre ¹	2 acres ²
Lot front (along road frontage)	150 feet	150 feet	150 feet	250 feet	150 feet	250 feet
Rear yard	30 feet	50 feet	50 Feet	65 feet	50 feet	65 feet
Lot depth	30 feet	150 feet	150 Feet	65 feet	150 feet	150 feet
Minimum setbacks						
Front	150 feet	50 feet	150 Feet	200 feet	50	200 feet
Rear	30 feet	50 feet	50 Feet	65 feet	50	65 feet
Sides	30 feet (each side)	30 feet (each side)	30 feet each side	65 feet	30 feet (each side)	65 feet

1. Lot is located in Agricultural and Rural Residential district. Lot has access to and ties into municipal sewer and water.
2. Lot is located in Agricultural and Rural Residential district and does not have access to municipal sewer and water.

Residential (Lot area minimum: 1/8 of an acre 5,445 feet)

	Residential		Non-Residential Conditional Uses only ¹	
	2015 Zoning (current) Page 17	2021 Proposed Page 21	2015 Zoning (current)	2021 Proposed Page 21
Minimum Dimensional requirements				
Lot front width	50 feet	50 feet	50 feet	50 feet
Lot rear width	10 feet	50 feet	10 feet	50 feet
Lot depth		100 feet		100 feet
Minimum setbacks				
Front		10 feet		10 feet
Rear	10 feet	10 feet	10 feet	10 feet
Sides	10 feet (each side)	10 feet (each side)	10 feet (each side)	10 feet (each side)

1. All non-residential uses (except for qualified Home Occupations) are subject to Conditional Review and approval.

Multiple Residential 1. Dimensional Requirements

Lot area minimum: 1/8 of an acre/dwelling unit

Use	Residential 1 & 2 Family	Multi-Family (3+ Dwelling units)	Non-Resident
Front width	50	75	50
Rear width	50	50	50
Depth	100	100	100
Minimum Setbacks			
Front	10 feet	20 feet	20 feet
Rear	10 feet	20 feet	20 feet
Sides	10 feet	20 feet	20 feet

Neighborhood Commercial – No Changes

Industrial - No Changes