

Contents

| | |
|---|------------|
| Article 1 Introduction | 1-1 |
| Sec. 1.1 Title | 1-1 |
| Sec. 1.2 Authority | 1-1 |
| Sec. 1.3 Jurisdiction | 1-2 |
| Sec. 1.4 Effective Date | 1-2 |
| Sec. 1.5 Purpose | 1-2 |
| Sec. 1.6 Implementation of the Town Plan | 1-2 |
| Sec. 1.7 Commentary | 1-2 |
| Sec. 1.8 Rules of Interpretation/Construction of Language | 1-2 |
| Sec. 1.9 Conflicting Provisions | 1-4 |
| Sec. 1.10 Transitional Provisions | 1-4 |
| Sec. 1.11 Severability | 1-6 |
| Article 2 Review and Decision-Making Bodies | 2-1 |
| Sec. 2.1 Town Council | 2-1 |
| Sec. 2.2 Planning Commission | 2-2 |
| Sec. 2.3 Board of Architectural Review | 2-3 |
| Sec. 2.4 Board of Zoning Appeals | 2-5 |
| Sec. 2.5 Zoning Administrator | 2-8 |
| Sec. 2.6 Land Development Official | 2-9 |
| Article 3 Review and Approval Procedures | 3-1 |
| Sec. 3.1 General | 3-5 |
| Sec. 3.2 Zoning Ordinance Text Amendments | 3-13 |
| Sec. 3.3 Zoning Map Amendments (Rezoning) | 3-14 |
| Sec. 3.4 Special Exceptions | 3-23 |
| Sec. 3.5 Temporary Use Permits | 3-31 |
| Sec. 3.6 Demolition Permits | 3-32 |
| Sec. 3.7 Zoning Permits | 3-33 |
| Sec. 3.8 Wall Check Plat | 3-34 |
| Sec. 3.9 Application for Occupancy Permit | 3-34 |
| Sec. 3.10 Certificate of Appropriateness (H-1 Overlay: Old and Historic District) | 3-35 |
| Sec. 3.11 Architectural Control Certificates of Appropriateness (H-2 Corridor District) | 3-40 |
| Sec. 3.12 Commission Permits (Public Project Review) | 3-44 |
| Sec. 3.13 Variances | 3-47 |
| Sec. 3.14 Appeals of Administrative Decisions | 3-50 |
| Sec. 3.15 Appeals of Proffer Interpretations | 3-52 |
| Sec. 3.16 Town Plan Amendments | 3-53 |
| Sec. 3.17 Affordable Dwelling Unit Development | 3-57 |
| Sec. 3.18 Interim Waivers | 3-64 |
| Sec. 3.19 Written Zoning Interpretations | 3-65 |
| Article 4 Zoning Districts (In General) | 4-1 |
| Sec. 4.1 Establishment of Zoning Districts | 4-1 |
| Sec. 4.2 Zoning District Hierarchy | 4-2 |
| Sec. 4.3 Zoning Upon Annexation | 4-2 |
| Sec. 4.4 Zoning Map | 4-3 |
| Article 5 Residential Zoning Districts | 5-1 |
| Sec. 5.1 R-E, Single-Family Residential Estate District | 5-2 |
| Sec. 5.2 R-1, Single-Family Residential District | 5-3 |
| Sec. 5.3 R-2 Single-Family Residential District | 5-5 |

| | |
|--|-------------|
| Sec. 5.4 R-4, Single-Family Residential District | 5-7 |
| Sec. 5.5 R-6, Moderate Density Residential District | 5-8 |
| Sec. 5.6 R-HD, Historic Residential District | 5-10 |
| Sec. 5.7 R-8, Medium-Density Attached Residential District | 5-12 |
| Sec. 5.8 R-16, Planned Housing Development District | 5-13 |
| Sec. 5.9 R-22, Multi-Family Residential District | 5-15 |
| Sec. 5.10, Residential Zoning District Regulations for the Provision of ADUs | 5-17 |
| Article 6 Nonresidential Districts | 6-1 |
| Sec. 6.1 O-1, General Office District | 6-1 |
| Sec. 6.2 Reserved | 6-3 |
| Sec. 6.3 B-1 Community (Downtown) Business District | 6-3 |
| Sec. 6.4 B-2, Established Corridor Commercial District | 6-8 |
| Sec. 6.5 B-3, Community Retail/Commercial District | 6-11 |
| Sec. 6.6 B-4, Mixed-Use Business District | 6-14 |
| Sec. 6.7 I-1, Industrial/Research Park District | 6-17 |
| Article 7 Overlay and Special Purpose Districts | 7-1 |
| Sec. 7.1 General | 7-3 |
| Sec. 7.2 MC Medical-Hospital Center (Special Purpose) District | 7-4 |
| Sec. 7.3 GC Government Center (Special Purpose) District | 7-5 |
| Sec. 7.4 MA, Municipal Airport (Special Purpose) District | 7-6 |
| Sec. 7.5 H-1, Overlay, Old and Historic Overlay District | 7-8 |
| Sec. 7.6 H-2, Historic Corridor Architectural Control Overlay District | 7-17 |
| Sec. 7.7 A-1, Airport Overlay District | 7-20 |
| Sec. 7.8 NAC, Noise Abatement Corridor Overlay District | 7-26 |
| Sec. 7.9 Noise Limitations and Enforcement | 7-26 |
| Sec. 7.10 Crescent Design District | 7-27 |
| Sec. 7.11 Floodplain Overlay District | 7-83 |
| Sec. 7.12 Gateway District (Overlay) | 7-92 |
| Article 8 Planned Development Districts | 8-1 |
| Sec. 8.1 General | 8-2 |
| Sec. 8.2 Procedures | 8-2 |
| Sec. 8.3 General Development Standards | 8-10 |
| Sec. 8.4 PRN, Planned Residential Neighborhood District | 8-16 |
| Sec. 8.5 PRC, Planned Residential Community District | 8-17 |
| Sec. 8.6 PEC, Planned Employment Center District | 8-20 |
| Sec. 8.7 PD-CC-SC, Planned Development-Commercial Center-Small Regional Center | 8-23 |
| Sec. 8.8 PD-IP, Planned Development-Industrial Park | 8-29 |
| Article 9 Use Regulations | 9-1 |
| Sec. 9.1 General | 9-3 |
| Sec. 9.2 Use Table | 9-4 |
| Sec. 9.3 Use Standards | 9-8 |
| Sec. 9.4 Accessory Uses | 9-44 |
| Sec. 9.5 Temporary Uses | 9-60 |
| Sec. 9.6 Business Special Events | 9-74 |
| Sec. 9.7 Dwelling Unit Occupancy | 9-75 |
| Sec. 9.8 Flex Industrial/Business Park | 9-76 |
| Article 10 Density/Intensity + Dimensional Standards | 10-1 |
| Sec. 10.1 Residential Zoning Districts | 10-1 |
| Sec. 10.2 Nonresidential Zoning Districts | 10-2 |
| Sec. 10.3 Alternative Residential Development Options | 10-4 |

| | |
|---|-------------|
| Sec. 10.4 Measurements, Computations and Exceptions | 10-13 |
| Article 11 Parking, Loading and Pedestrian Access | 11-1 |
| Sec. 11.1 General | 11-2 |
| Sec. 11.2 Pedestrian Access | 11-2 |
| Sec. 11.3 Number of Parking Spaces Required | 11-3 |
| Sec. 11.4 Alternative Parking Provisions | 11-7 |
| Sec. 11.5 Use of Parking and Loading Areas | 11-10 |
| Sec. 11.6 Parking and Loading Area Design Standards | 11-11 |
| Sec. 11.7 Maintenance | 11-16 |
| Sec. 11.8 Stacking Spaces | 11-17 |
| Sec. 11.9 Number of Off-Street Loading Spaces Required | 11-17 |
| Sec. 11.10 Alternative Loading Provisions | 11-18 |
| Sec. 11.11 Sight Distance | 11-19 |
| Sec. 11.12 Administration | 11-19 |
| Article 12 Landscaping, Screening, Open Space and Lighting | 12-1 |
| Sec. 12.1 General | 12-2 |
| Sec. 12.2 Administration | 12-3 |
| Sec. 12.3 Twenty-Year Tree Canopy Requirements | 12-5 |
| Sec. 12.4 Street Trees | 12-8 |
| Sec. 12.5 Perimeter Parking Lot Landscaping | 12-9 |
| Sec. 12.6 Interior Parking Lot Landscaping | 12-10 |
| Sec. 12.7 Modified Parking Lot Landscaping Standards | 12-11 |
| Sec. 12.8 Buffers and Screening | 12-12 |
| Sec. 12.9 Plant Material Specifications | 12-20 |
| Sec. 12.10 Open Space | 12-29 |
| Sec. 12.11 Outdoor Lighting | 12-31 |
| Article 13 Reserved | 13-1 |
| Article 14 Creek Valley Buffer | 14-1 |
| Sec. 14.1 Purpose and Intent | 14-1 |
| Sec. 14.2 Buffer Setbacks | 14-1 |
| Sec. 14.3 Effect of Buffer | 14-2 |
| Sec. 14.4 Existing Lots of Record | 14-3 |
| Sec. 14.5 Development Criteria | 14-3 |
| Sec. 14.6 Permitted Uses | 14-3 |
| Article 15 Sign Regulations | 15-1 |
| Sec. 15.1 General | 15-3 |
| Sec. 15.2 Sign Permit Required | 15-4 |
| Sec. 15.3 Definitions | 15-5 |
| Sec. 15.4 Exemptions | 15-8 |
| Sec. 15.5 Prohibited Signs | 15-9 |
| Sec. 15.6 Regulations Applicable to All Signs | 15-10 |
| Sec. 15.7 Non-Conforming Signs | 15-13 |
| Sec. 15.8 Sign Regulations by Use and District | 15-14 |
| Sec. 15.9 Signs in the H-1 Overlay District | 15-21 |
| Sec. 15.10 Signs in the H-2 Overlay District | 15-22 |
| Sec. 15.11 Signs in Gateway District (Overlay) | 15-22 |
| Sec. 15.12 Comprehensive Sign Plans | 15-23 |
| Article 16 Nonconformities | 16-1 |
| Sec. 16.1 General | 16-1 |
| Sec. 16.2 Nonconforming Uses | 16-2 |

| | |
|---|-------------|
| Sec. 16.3 Nonconforming Structures | 16-3 |
| Sec. 16.4 Nonconforming Lots | 16-4 |
| Article 17 Enforcement and Penalties | 17-1 |
| Sec. 17.1 General | 17-1 |
| Sec. 17.2 Types of Violations | 17-2 |
| Sec. 17.3 Enforcement Procedures and Remedies | 17-4 |
| Sec. 17.4 Additional Remedies | 17-5 |
| Article 18 Definitions | 18-1 |
| Sec. 18.1 Terms Defined | 18-6 |