

Contents

SECTION 1.0 - INTRODUCTION	1
1.1 Authority	1
1.2 Purpose	1
1.3 Intent	1
1.4 Abrogation and Greater Restrictions	1
1.5 Interpretation	1
1.6 Severability	2
1.7 Repeal	2
1.8 Title	2
1.9 Effective Date	2
SECTION 2.0 - GENERAL PROVISIONS	3
2.1 Jurisdiction	3
2.2 Compliance	3
2.3 Use Restrictions	3
2.5 Penalties	4
2.6 Violations	4
2.7 Civil Enforcement	4
SECTION 3.0 - ADMINISTRATION	5
3.1 Town Board	5
3.2 Building Inspector	5
3.3 Zoning Officer	5
3.4 Town Planning & Zoning Committee	6
SECTION 4.0 - ZONING DISTRICTS	10
4.1 Establishment	10
4.2 Zoning Map and District Boundaries	10
4.3 General District Regulations	11
4.4 AGRICULTURAL DISTRICT ONE (A-1)	15
4.5 AGRICULTURAL DISTRICT TWO (A-2)	24
4.6 AGRICULTURAL DISTRICT THREE (A-3)	33

4.7 RURAL RESIDENTIAL DISTRICT (R-R).....	42
4.8 RESIDENTIAL DISTRICT (R-1).....	46
4.9 LOCAL BUSINESS DISTRICT (B-1).....	50
4.10 LIGHT INDUSTRIAL DISTRICT (M-1).....	52
4.11 SPECIAL PURPOSE DISTRICT (SP).....	56
4.12 LOWLAND CONSERVANCY OVERLAY DISTRICT ONE (C-1).....	59
4.13 HIGHLAND CONSERVATION DISTRICT TWO (C-2).....	62
4.14 MANUFACTURED HOME PARK DISTRICT (MHP).....	65
SECTION 5.0 - CONDITIONAL USE PERMITS.....	75
5.1 General Provisions.....	75
5.2 Required Information.....	75
5.3 Procedure.....	75
5.4 Standards Applicable to Conditional Uses.....	77
5.5 Standards Applicable to Conditional Uses within the A-1, A-2, and A-3 Districts.....	78
5.6 Conditions Attached to Conditional Use Permit.....	78
5.7 Notice and Public Hearing.....	79
5.8 Conditional Use Permit Fee.....	79
5.9 Conditional Use Permit Procedure for Livestock Facilities.....	79
SECTION 6.0 - ZONING PERMITS.....	85
6.1 Permits Required to Comply With Zoning Ordinance.....	85
6.2 Zoning Permit Requirements.....	85
6.3 Application for Zoning Permit.....	85
6.4 Zoning Permit Fee.....	86
6.5 Expiration of Zoning Permit.....	87
SECTION 7.0 - BOARD OF ZONING APPEALS.....	88
7.1 Establishment.....	88
7.2 Membership and Organization.....	88
7.3 Administration.....	89
7.4 Powers.....	89
7.5 Appeals.....	90
7.6 Applications for Interpretation.....	90

7.7	Variances.....	90
7.8	Hearing.....	93
7.9	Required Attendance.....	93
7.10	Decision.	93
SECTION 8.0 - HIGHWAY SETBACK LINES & ROADSIDE REGULATIONS		94
8.1	Classification and Setbacks.....	94
8.2	Vision Clearance at Intersections.....	95
8.3	Object Permitted Within Setback Lines and Vision Triangles.	96
8.4	Access Control.	96
SECTION 9.0 - NONCONFORMING USES, STRUCTURES, AND LOTS		99
9.1	Existing Nonconforming Uses.....	99
9.2	Existing Nonconforming Structures.....	99
9.3	Substandard Lots.....	100
9.4	Changes and Substitutions.	101
SECTION 10.0 - CHANGES AND AMENDMENTS.....		102
10.1	Authority.	102
10.2	Initiation.	102
10.3	Petitions.....	102
10.4	Factors for Rezoning out of A-1, A-2 or A-3.	103
10.5	Factors for Rezoning out of Zoning Districts Other than A-1, A-2 or A-3.	103
10.6	Recommendations.....	104
10.7	Hearings.	104
10.8	Required Attendance.....	104
10.9	Town Board's Action.	104
10.10	Protests to Proposed Change.....	105
10.11	Future Comprehensive Ordinance Revisions.....	105
10.12	Rezoning Report out of Agricultural Zoning District.....	105
SECTION 11.0 - PERFORMANCE STANDARDS		106
11.1	Compliance.	106
11.2	Air Pollution.....	106

11.3	Fire and Explosive Hazards.	106
11.4	Glare and Heat.	106
11.5	Liquid or Solid Wastes.....	107
11.6	Noise.	107
11.7	Odors.....	108
11.8	Radioactivity and Electrical Disturbances.	108
11.9	Vibration.	108
11.10	Water Quality Protection.	108
SECTION 12.0 - SIGNS		109
12.1	Permit Required.	109
12.2	Signs Permitted In All Districts Without A Zoning Permit.....	109
12.3	Signs Permitted in all Business and Industrial Districts.	110
12.4	Signs Allowed by Conditional Use Permit in Agricultural and Residential Districts.	111
12.5	Traffic.....	114
12.6	Existing Signs.	114
12.7	Bonds.	114
12.8	Moveable or Temporary Signs.....	115
12.9	Lighting of Signs.....	115
12.10	Roof-mounted Signs.	115
12.11	Areas of Special Control.	115
SECTION 13.0 - HOME OCCUPATIONS		116
13.1	Purpose.....	116
13.2	Criteria and Development Standards for Home Occupations.....	116
13.3	Unspecified Uses.....	118
13.4	Home Occupation Permit.....	118
13.5	Home Occupation Permit Fee.	118
SECTION 14.0 - ANTENNAS AND COMMUNICATIONS TOWERS.....		119
14.1	Purpose.....	119
14.2	Definitions.....	119
14.3	Siting, Construction and Modification.....	121
14.4	Collocations on Existing Structures.....	124

14.5	Removal of Abandoned Mobile Service Support Structures.....	125
SECTION 15.0 - PLANNED UNIT DEVELOPMENTS		126
15.1	Planned Unit Development (PUD).	126
15.2	Purpose and Intent.....	126
15.3	Lot Area, Lot Width, Height, Floor Area Ratio, Yard and Usable Open Space Requirements.	126
15.4	Off-Street Parking.	126
15.5	Criteria for Approval.....	127
15.6	Procedure.	128
15.7	Referral and Hearing.	129
15.8	Final Plan.	130
15.9	Approval of the Final Plan.....	131
SECTION 16.0 - DEFINITIONS.....		132
16.1	Usage.....	132
16.2	Words and Terms Defined.	132
APPENDIX.....		149