

Article 1. Introductory Provisions	24
30-1-1 Title	24
30-1-2 Effective Date.....	24
30-1-3 Purpose.....	24
30-1-4 Relationship to Comprehensive Plan.....	25
30-1-5 Jurisdiction	25
30-1-6 Authority.....	25
30-1-7 General Rules of Interpretation.....	25
30-1-7.1 Minimum Requirements.....	25
30-1-7.2 Literal Interpretations.....	25
30-1-7.3 Rules of Language and Construction	25
30-1-8 Conflicting Provisions.....	27
30-1-8.1 Conflict with State or Federal Regulations	27
30-1-8.2 Conflict with Local Regulations.....	27
30-1-8.3 Conflict with Private Agreements and Controls	27
30-1-9 Compliance	27
30-1-10 Official Zoning Map Established	27
30-1-10.1 District Boundaries	28
30-1-10.2 Boundary Interpretations	28
30-1-11 Annexation	28
30-1-12 Transitional Provisions.....	29
30-1-12.1 Effect on Valid Building Permits and Vested Rights	29
30-1-12.2 Other Approval Granted before Effective Date.....	29
30-1-12.3 Applications in Progress before Effective Date	29
30-1-12.4 Violations Continue.....	29
30-1-12.5 Existing Uses	29
30-1-13 Severability	30
Article 2. Nonconformities.....	31
30-2-1 General	31
30-2-1.1 Scope	31
30-2-1.2 Intent.....	31
30-2-1.3 Determination of Nonconforming Status.....	31
30-2-1.4 Determination of Value	31
30-2-1.5 Repairs and Maintenance.....	31
30-2-1.6 Change of Tenancy or Ownership.....	32
30-2-2 Nonconforming Lot of Record	32
30-2-2.1 Nonconforming Lots Resulting from Public Acquisition	32
30-2-2.2 Use of Nonconforming Lots	32
30-2-3 Nonconforming Use	32
30-2-3.1 Continuation	32
30-2-3.2 Expansion or Alteration of a Nonconforming Use.....	32
30-2-3.3 Damage or Destruction.....	33
30-2-3.4 Change of Use.....	33
30-2-3.5 New Signs with Nonconforming Use	33
30-2-3.6 Loss of Nonconforming Use Status	33
30-2-3.7 Accessory Uses and Structures	34
30-2-4 Nonconforming Structures	34
30-2-4.1 Continuation of a Nonconforming Structure	34
30-2-4.2 Loss of Nonconforming Status	35
30-2-4.3 Nonconforming Structures Located in Single-Family Detached Cluster Developments.....	35
30-2-5 Nonconforming Signs.....	35
30-2-5.1 Policy	35
30-2-5.2 Applicability.....	35
30-2-5.3 Continuation of Nonconforming Signs	35
30-2-5.4 Loss of Nonconforming Sign Status and Removal	36
30-2-5.5 Nonconforming Outdoor Advertising Signs	36
Article 3. Administration	39
30-3-1 General	39
30-3-1.1 Establishment	39
30-3-1.2 Organization	39
30-3-1.3 Alternate Members	40

30-3-1.4 Terms	40
30-3-1.5 Extraterritorial Representation	40
30-3-1.6 Compensation	40
30-3-2 City Council	40
30-3-2.1 Organization	40
30-3-2.2 Powers and Duties	40
30-3-3 Planning Board	41
30-3-3.1 Authority and Establishment	41
30-3-3.2 Membership	41
30-3-3.3 Quorum	41
30-3-3.4 Powers and Duties	41
30-3-3.5 Voting	43
30-3-4 Technical Review Committee	43
30-3-4.1 Authority and Establishment	43
30-3-4.2 Membership	43
30-3-4.3 Quorum	43
30-3-4.4 Officers	43
30-3-4.5 Powers and Duties	43
30-3-4.6 Voting	44
30-3-5 [Reserved]	45
30-3-6 Zoning Commission	45
30-3-6.1 Authority and Establishment	45
30-3-6.2 Membership	45
30-3-6.3 Quorum	45
30-3-6.4 Powers and Duties	45
30-3-6.5 Voting	45
30-3-7 Board of Adjustment	46
30-3-7.1 Authority and Establishment	46
30-3-7.2 Membership	46
30-3-7.3 Quorum	46
30-3-7.4 Powers and Duties	46
30-3-7.5 Voting	46
30-3-8 Historic Preservation Commission	47
30-3-8.1 Authority and Establishment	47
30-3-8.2 Membership	47
30-3-8.3 Quorum	47
30-3-8.4 Powers and Duties	47
30-3-8.5 Voting	49
30-3-9 Guilford County Joint Historic Preservation Commission	49
30-3-9.1 Authority and Establishment	49
30-3-9.2 Purpose	49
30-3-9.3 Membership	49
30-3-9.4 Annual Report	49
30-3-9.5 Powers and Duties	49
30-3-9.6 Receipt and Expenditure of Funds	51
30-3-9.7 Staff and Technical Services	51
30-3-9.8 Remedies	51
30-3-10 [Reserved]	51
30-3-11 Redevelopment Commission	51
30-3-11.1 Authority and Establishment	51
30-3-11.2 Membership	51
30-3-11.3 Findings and Declaration of Policy	51
30-3-11.4 Powers and Duties	52
30-3-12 Planning and Community Development Director	52
30-3-12.1 Powers and Duties	52
30-3-13 Floodplain Administrator	52
30-3-14 Property Owners Review Team (PORT)	54
30-3-14.1 Authority	54
30-3-14.2 Membership	54
30-3-14.3 Quorum	55
30-3-14.4 Powers and Duties	55

30-3-15 Other Departments	55
30-3-16 Summary of Review and Decision-making Authority	55
Article 4. Review and Approval Procedures	58
30-4-1 Common Review Procedures	58
30-4-1.1 Preapplication Consultation	58
30-4-1.2 Applicant's Summary of Neighborhood Communications	58
30-4-1.3 Application Requirements	59
30-4-1.4 Notice	59
30-4-1.5 Hearing	61
30-4-1.6 Appeals to Boards and Commissions	62
30-4-1.7 Appeals from Board of Adjustment	62
30-4-2 Ordinance Interpretation	63
30-4-2.1 Applicability	63
30-4-3 Comprehensive Plan Amendments	63
30-4-3.1 Applicability	63
30-4-3.2 Coordination with Applications for Zoning Map Amendment	63
30-4-3.3 Preapplication Consultation	64
30-4-3.4 Application Requirements	64
30-4-3.5 Planning Board Review	65
30-4-3.6 Criteria for Planning Board Recommendations	66
30-4-3.7 City Council–Final Action	66
30-4-3.8 Modification of Procedure	66
30-4-4 Ordinance Text Amendments	67
30-4-4.1 General	67
30-4-4.2 Authority to File	68
30-4-4.3 Filing	68
30-4-4.4 Planning Board–Review and Recommendation	68
30-4-4.5 City Council–Final Action	68
30-4-4.6 Waiver of Procedure	68
30-4-4.7 Continuance	68
30-4-5 Zoning Map Amendments – All Zoning Districts	68
30-4-5.1 General	68
30-4-5.2 Authority to File	69
30-4-5.3 Submittal Requirements	70
30-4-5.4 Transportation Impact Study	70
30-4-5.5 Conditions–Conditional District	72
30-4-5.6 Zoning Commission–Review and Recommendation/Decision	73
30-4-5.7 City Council–Final Action	74
30-4-5.8 [Reserved]	74
30-4-5.9 Successive Applications	74
30-4-5.10 Substantial Changes	75
30-4-5.11 Conditional District–Site Plans and Permits	75
30-4-5.12 Conditional District–Amendments and Modifications	75
30-4-5.13 Conditional District–Violation of Conditions	76
30-4-5.14 Conditional District–Revocation	76
30-4-5.15 Application Withdrawal	76
30-4-5.16 Continuance	76
30-4-6 Zoning Map Amendments–Planned Unit Development Districts	76
30-4-6.1 General Procedure	76
30-4-6.2 Filing	76
30-4-6.3 Concept Plan	77
30-4-6.4 Approval Process and Guidelines	77
30-4-6.5 Effect of Approval	77
30-4-6.6 Unified Development Plan Approval, Amendments and Modifications	78
30-4-7 Zoning Map Amendments – Traditional Neighborhood Development Districts	78
30-4-7.1 General Procedure	78
30-4-7.2 Preapplication Consultation	78
30-4-7.3 Neighborhood Participation	79
30-4-7.4 Filing	79
30-4-7.5 Traditional Neighborhood (TN) Development Plan	79
30-4-7.6 TN District Zoning Map Amendments	80

- 30-4-7.7 Effect of Approval 80
- 30-4-7.8 Amendments and Modifications 80
- 30-4-7.9 Phased Development 80
- 30-4-8 Zoning Map Amendments--Overlay Zoning Districts 81
 - 30-4-8.1 –ACO, Activity Center Overlay District 81
 - 30-4-8.2 –DDO, Downtown Design Overlay 82
 - 30-4-8.3 –HDO, Historic District Overlay 83
 - 30-4-8.4 –NCO, Neighborhood Conservation Overlay 83
 - 30-4-8.5 –PSO, Pedestrian Scale Overlay 86
 - 30-4-8.6 –SCO, Scenic Corridor Overlay 87
 - 30-4-8.7 –AO, Airport Overlay 87
 - 30-4-8.8 –MHO, Manufactured Housing Overlay 88
 - 30-4-8.9 –CBO, Central Business Overlay 88
 - 30-4-8.10 –VCO, Visual Corridor Overlay 88
 - 30-4-8.11 –GWA, General Watershed Overlay 88
 - 30-4-8.12 –WCA, Watershed Critical Area Overlay 88
 - 30-4-8.13 –OWA, Other Watershed Area Overlay 88
 - 30-4-8.14 -GO, Greenway Overlay 88
- 30-4-9 Establishment of Original Zoning 89
- 30-4-10 Special Use Permits 90
 - 30-4-10.1 Authority to File 90
 - 30-4-10.2 Filing 91
 - 30-4-10.3 Procedure 91
 - 30-4-10.4 Evidence at Hearing 91
 - 30-4-10.5 Required Findings 91
 - 30-4-10.6 Greater Restrictions 92
 - 30-4-10.7 Permit Perpetually Binding 92
 - 30-4-10.8 Amendments and Modifications 92
 - 30-4-10.9 Cancellation of Permit 92
 - 30-4-10.10 Violation of Permit Restrictions 92
 - 30-4-10.11 Permit Duration 93
 - 30-4-10.12 Successive Applications 93
 - 30-4-10.13 93
- 30-4-11 Modifications 93
 - 30-4-11.1 Purpose 93
 - 30-4-11.2 Description 93
 - 30-4-11.3 Decision-making Criteria 95
 - 30-4-11.4 Submittal Requirements 97
 - 30-4-11.5 Review and Decision-Making Bodies 97
 - 30-4-11.6 Decision-making Authority–Final Action 98
 - 30-4-11.7 Modification of Water Supply Watershed Standards 98
 - 30-4-11.8 Appeals of Modification Final Action 98
 - 30-4-11.9 Duration of Approval 99
- 30-4-12 Local Historic District Overlays and Landmarks 99
 - 30-4-12.1 Local Historic Overlay District Designation 100
 - 30-4-12.2 Designation of Landmark Signs 105
 - 30-4-12.3 Zoning Map Amendments in Historic District Overlays 106
 - 30-4-12.4 Certificate of Appropriateness 107
 - 30-4-12.5 Prevention of Demolition by Neglect 110
- 30-4-13 Variances 114
 - 30-4-13.1 General 114
 - 30-4-13.2 Authority to File 115
 - 30-4-13.3 Filing 115
 - 30-4-13.4 Board of Adjustment–Decision 115
 - 30-4-13.5 General Variance Findings of Fact 116
 - 30-4-13.6 Flood Damage Prevention Variance 116
 - 30-4-13.7 Conditions 118
 - 30-4-13.8 Duration of Approval 118
 - 30-4-13.9 Appeal 118
- 30-4-14 Special Exceptions 119
 - 30-4-14.1 General 119

30-4-14.2 Authority to File.....	119
30-4-14.3 Filing.....	120
30-4-14.4 Review and Decision–Board of Adjustment.....	120
30-4-14.5 Conditions.....	120
30-4-14.6 Specific Requirements.....	120
30-4-14.7 Duration of Approval.....	120
30-4-15 Plot Plans and Site Plans.....	121
30-4-15.1 Types of Plans.....	121
30-4-15.2 Approval Required.....	122
30-4-15.3 Decision-making Authority.....	122
30-4-15.4 Coordination with Other Procedures.....	122
30-4-15.5 Site Plan Filing.....	123
30-4-15.6 Review and Approval.....	123
30-4-15.7 Review Criteria.....	125
30-4-15.8 Duration of Plan Approval.....	125
30-4-15.9 Revisions to Approved Plans.....	126
30-4-15.10 Appeal.....	126
30-4-15.11 Landscape Plan.....	126
30-4-15.12 Certification of Plant Material Installation.....	126
30-4-16 Construction and Utility Plans.....	126
30-4-16.1 Plan Required.....	126
30-4-16.2 Decision-making Authority.....	127
30-4-16.3 Coordination with Other Plans.....	127
30-4-16.4 Subdivision, Including Group Development.....	127
30-4-16.5 No Construction without Plan Approval.....	127
30-4-16.6 Duration of Plan Approval.....	127
30-4-16.7 Inspections.....	127
30-4-16.8 Utility Easements.....	127
30-4-17 Subdivision.....	127
30-4-17.1 Applicability.....	127
30-4-17.2 Actions Exempt from Subdivision Requirements.....	128
30-4-17.3 Subdivision Types.....	128
30-4-17.4 Sketch Plan.....	128
30-4-17.5 Preliminary Plat.....	128
30-4-17.6 Final Plat.....	130
30-4-17.7 Coordination with Other Procedures.....	132
30-4-17.8 Dedication of Right-of-Way and Open Space.....	132
30-4-18 Improvements Required.....	133
30-4-19 Completion of Improvements.....	133
30-4-20 Performance Guarantees.....	133
30-4-20.1 Agreement and Guarantee.....	133
30-4-20.2 Duration of Performance Guarantees.....	134
30-4-20.3 Default.....	134
30-4-20.4 Improper Release of Financial Guarantee.....	135
30-4-20.5 Fee in Lieu of Required Sidewalk Installation.....	135
30-4-21 Oversizing and Extension of Improvements.....	135
30-4-22 Street, Alley and Walkway Closings.....	135
30-4-23 Street Name Changes.....	135
30-4-24 Withdrawal of Dedications.....	135
30-4-25 Site Specific Development Plans.....	135
30-4-25.1 Purpose.....	135
30-4-25.2 Establishment of a Zoning Vested Right.....	136
30-4-25.3 Approval Procedure.....	136
30-4-25.4 Changes or Amendments.....	137
30-4-25.5 Duration.....	137
30-4-25.6 Termination.....	137
30-4-25.7 Violations.....	138
30-4-25.8 Voluntary Annexation.....	138
30-4-25.9 Limitations.....	138
30-4-25.10 Repeal.....	138
30-4-26 Permits and Certificates.....	138

30-4-26.1 General Application Requirements	138
30-4-26.2 Grading Permit	140
30-4-26.3 Tree Disturbance Permit.....	141
30-4-26.4 Building Permits.....	142
30-4-26.5 Sign Permits	143
30-4-26.6 Flood Plain Development Permit	144
30-4-26.7 Final Certificate of Occupancy.....	146
30-4-26.8 Temporary Certificate of Occupancy	146
30-4-26.9 Certificate of Erosion Control Performance	146
30-4-26.10 Certificate of Floor Elevation/Flood-proofing	146
30-4-26.11 Determination of No Practical Alternatives	147
30-4-27 Appeal of Zoning Administrative Decision	148
30-4-27.1 Applicability.....	148
30-4-27.2 Application Requirements.....	149
30-4-27.3 Deadline for Submission of Application	149
30-4-27.4 Notice and Public Hearings	150
30-4-27.5 Action by the Planning Director	150
30-4-27.6 Action by Board of Adjustment	150
30-4-27.7 Effect of Appeal	150
30-4-27.8 Appeal of Board of Adjustment Decision	150
30-4-28 [Reserved].....	150
Article 5. Enforcement	151
30-5-1 Violations	151
30-5-1.1 Development without Permit.....	151
30-5-1.2 Development Inconsistent With Permit.....	151
30-5-1.3 Violation by Act or Omission.....	151
30-5-1.4 Use in Violation.....	151
30-5-1.5 Subdivide in Violation	151
30-5-1.6 Continue a Violation	151
30-5-1.7 Violations of Referenced Manuals.....	151
30-5-1.8 Violations of Conditions of Approval.....	151
30-5-2 Inspections and Investigations.....	152
30-5-2.1 Inspections	152
30-5-2.2 Investigations.....	152
30-5-2.3 Supporting Documentation	152
30-5-2.4 Failure to Comply	152
30-5-3 Enforcement Procedure	152
30-5-3.1 Notice of Violation.....	152
30-5-3.2 Appeal	153
30-5-3.3 Notice of Appeal Decision	153
30-5-3.4 Failure to Comply with Notice.....	153
30-5-3.5 Additional Enforcement Procedures	153
30-5-4 Remedies.....	153
30-5-4.1 Cumulative.....	153
30-5-4.2 Repeat Violations	153
30-5-4.3 Available Remedies.....	153
30-5-5 Assessment of Civil Penalties	154
30-5-5.1 Responsible Parties.....	154
30-5-5.2 Notice	155
30-5-5.3 Continuing Violation.....	155
30-5-5.4 Penalties.....	155
30-5-5.5 Tree Disturbance Penalties	157
30-5-5.6 Demand for Payment.....	159
30-5-5.7 Nonpayment	159
30-5-5.8 Civil Penalty Use	159
30-5-5.9 Factors to Consider in Assessing Penalties	159
30-5-6 Front Yard Parking Violations.....	159
30-5-6.1 Applicability.....	159
30-5-6.2 Enforcement Procedure	159
30-5-6.3 Appeals	160
Article 6. Zoning Districts.....	161

30-6-1 Establishment of Districts.....	161
30-6-1.1 General Zoning Districts and Overlay Districts.....	161
30-6-1.2 Parallel Conditional Districts.....	162
30-6-2 Residential District Intent Statements.....	162
30-6-2.1 R, Residential Single-Family Districts.....	162
30-6-2.2 RM, Residential Multi-family Districts.....	163
30-6-3 Mixed Use District Intent Statements.....	163
30-6-3.1 MU-L, Mixed Use Low-intensity District.....	164
30-6-3.2 MU-M, Mixed Use Medium-intensity District.....	164
30-6-3.3 MU-H, Mixed Use High-intensity District.....	164
30-6-3.4 AO, Auto Oriented District.....	164
30-6-3.5 UMU, University Mixed Use District.....	164
30-6-3.6 NS, Neighborhood Support District.....	164
30-6-4 Public and Institutional District Intent Statements.....	164
30-6-4.1 PI, Public and Institutional District.....	165
30-6-4.2 PNR, Parkland and Natural Resource Areas District.....	165
30-6-5 Commercial District Intent Statements.....	165
30-6-5.1 C-N, Commercial-Neighborhood District.....	165
30-6-5.2 C-L, Commercial-Low District.....	165
30-6-5.3 C-M, Commercial-Medium District.....	165
30-6-5.4 C-H, Commercial-High District.....	165
30-6-5.5 CB, Central Business District.....	166
30-6-5.6 O, Office District.....	166
30-6-6 Industrial District Intent Statements.....	166
30-6-6.1 BP, Business Park District.....	166
30-6-6.2 LI, Light Industrial District.....	166
30-6-6.3 HI, Heavy Industrial District.....	166
30-6-7 Special District Intent Statements.....	166
30-6-7.1 AG, Agricultural District.....	166
30-6-7.2 PUD, Planned Unit Development Districts.....	167
30-6-7.3 TN, Traditional Neighborhood District.....	167
30-6-8 Conditional District Intent Statement.....	167
30-6-9 Overlay District Intent Statements.....	167
30-6-9.1 –ACO, Activity Center Overlay.....	167
30-6-9.2 –AO, Airport Overlay.....	168
30-6-9.3 –CBO, Central Business Overlay.....	168
30-6-9.4 –DDO, Downtown Design Overlay.....	168
30-6-9.5 –HDO, Historic District Overlay.....	168
30-6-9.6 –MHO, Manufactured Housing Overlay.....	168
30-6-9.7 –NCO-Neighborhood Conservation Overlay.....	168
30-6-9.8 –PSO, Pedestrian Scale Overlay.....	169
30-6-9.9 –SCO, Scenic Corridor Overlay.....	169
30-6-9.10 –VCO, Visual Corridor Overlay.....	169
30-6-9.11 –OWAO, Other Watershed Area Overlay.....	169
30-6-9.12 –WCA, Watershed Critical Area Overlay.....	169
30-6-9.13 –GWA, General Watershed Area Overlay.....	169
30-6-9.14 –GO, Greenway Overlay.....	169
Article 7. District Standards.....	170
30-7-1 Measurements and Computation.....	170
30-7-1.1 Development.....	170
30-7-1.2 Separation Distances.....	170
30-7-1.3 Lot Measurement.....	171
30-7-1.4 Setbacks.....	172
30-7-1.5 Build-To Line.....	175
30-7-1.6 Easements.....	177
30-7-1.7 Bulk.....	177
30-7-2 Housing Types.....	178
30-7-2.1 Single-family Detached.....	178
30-7-2.2 Traditional House.....	178
30-7-2.3 Zero Lot Line.....	178
30-7-2.4 Twin Home.....	178

30-7-2.5 Duplex	179
30-7-2.6 Townhouse	179
30-7-2.7 Multi-family	179
30-7-2.8 Upper Story Residential.....	179
30-7-3 Residential Zoning Districts	179
30-7-3.1 Patterns of Development	179
30-7-3.2 Conventional Development	179
30-7-3.3 Cluster Development	194
30-7-3.4 Contextual Infill Development Option	196
30-7-3.5 Nonresidential Development in Residential Zoning Districts	199
30-7-4 Mixed Use Zoning Districts	199
30-7-4.1 General Dimensional Standards.....	199
30-7-4.2 General Development Standards and Guidelines in the MU- Districts	200
30-7-4.3 Specific Zoning District Standards.....	204
30-7-5 Commercial, Public and Institutional Districts	207
30-7-5.1 General Dimensional Standards.....	207
30-7-5.2 Specific Zoning District Standards.....	208
30-7-6 Industrial Zoning Districts.....	210
30-7-6.1 General Dimensional Standards.....	210
30-7-6.2 Specific Zoning District Standards.....	210
30-7-7 Special Districts	211
30-7-7.1 AG, Agricultural District	211
30-7-7.2 PUD, Planned Unit Development	214
30-7-7.3 TN Traditional Neighborhood Districts.....	216
30-7-8 Overlay Zoning Districts.....	219
30-7-8.1 General.....	219
30-7-8.2 -AO, Airport Overlay District	219
30-7-8.3 -ACO, Activity Center Overlay District	219
30-7-8.4 -CBO, Central Business Overlay	220
30-7-8.5 -DDO, Downtown Design Overlay	220
30-7-8.6 -HDO, Historic District Overlay	220
30-7-8.7 -MHO, Manufactured Housing Overlay Districts.....	221
30-7-8.8 -NCO, Neighborhood Conservation Overlay Districts.....	222
30-7-8.9 -PSO, Pedestrian Scale Overlay Districts.....	222
30-7-8.10 -SCO, Scenic Corridor Overlay Districts	222
30-7-8.11 -VCO, Visual Corridor Overlay.....	224
Article 8. District Use Requirements.....	226
30-8-1 Permitted Use Table	226
30-8-1.1 Use Table Key	226
30-8-2 Prohibited Uses.....	246
30-8-3 Use Categories Generally.....	247
30-8-3.1 Approach to Categorizing Uses	247
30-8-3.2 Basis for Classifications.....	247
30-8-3.3 Uses Not Specifically Listed	247
30-8-3.4 Developments with Multiple Principal Uses	248
30-8-3.5 Typical Uses	248
30-8-3.6 Excluded Use Types.....	248
30-8-4 Agricultural Use Group.....	248
30-8-4.1 Agriculture	248
30-8-5 Residential Use Group.....	249
30-8-5.1 Household Living.....	249
30-8-5.2 Group Living	250
30-8-6 Public and Civic Use Group.....	250
30-8-6.1 Animal Shelters	250
30-8-6.2 Cemeteries	251
30-8-6.3 Cultural and Community	251
30-8-6.4 Day Care	251
30-8-6.5 Educational Facilities.....	252
30-8-6.6 Government Facilities.....	252
30-8-6.7 Medical Facilities	253
30-8-6.8 Passenger Terminals.....	253

30-8-6.9 Religious Assembly	253
30-8-6.10 Social Service Facilities	254
30-8-6.11 Utilities	254
30-8-7 Recreational Use Group	255
30-8-7.1 Common Elements Recreational Service Facilities	255
30-8-7.2 Indoor Recreation	255
30-8-7.3 Outdoor Recreation	256
30-8-7.4 Parks and Open Areas	257
30-8-8 Commercial Use Group	257
30-8-8.1 Eating and Drinking Establishments	257
30-8-8.2 Office Uses	258
30-8-8.3 Overnight Accommodations	258
30-8-8.4 Parking, Commercial	259
30-8-8.5 Personal and Professional Services	259
30-8-8.6 Retail Sales and Services	260
30-8-8.7 Self Storage Facilities	261
30-8-8.8 Vehicle Sales and Service	261
30-8-9 Industrial Use Group	262
30-8-9.1 Light Industrial Uses	262
30-8-9.2 Heavy Industrial Uses	264
30-8-9.3 Research and Development	265
30-8-9.4 Resource Extraction	266
30-8-9.5 Wholesale Trade	266
30-8-9.6 Warehouse, Storage, and Freight Handling	266
30-8-9.7 Waste Related Services	267
30-8-10 Additional Use Standards	267
30-8-10.1 Residential Use Standards	268
30-8-10.2 Public and Civic Use Standards	278
30-8-10.3 Recreational Uses	283
30-8-10.4 Office, Retail, and Commercial Uses	285
30-8-10.5 Industrial and Manufacturing Uses	294
30-8-10.6 Agricultural Uses	295
30-8-11 Accessory Uses and Structures	297
30-8-11.1 Accessory Uses and Structures (Customary)	297
30-8-11.2 Accessory Dwelling Units	299
30-8-11.3 Animals and Livestock	300
30-8-11.4 Caretaker Dwellings	302
30-8-11.5 Home Occupations (including renting of rooms)	302
30-8-11.6 Rural Family Occupations	303
30-8-11.7 Junked Motor Vehicle	304
30-8-11.8 Satellite Dishes and Freestanding Radio/TV Antennae Towers	304
30-8-11.9 Swimming Pools	304
30-8-12 Temporary Use Standards	305
30-8-12.1 Craft Sales from Clubhouse or Community Center Buildings	305
30-8-12.2 Land Clearing and Inert Debris Landfills, Minor	305
30-8-12.3 Portable Storage Units	305
30-8-12.4 Temporary Construction Offices/Construction Equipment Storage/Real Estate Sales or Rental Offices	306
30-8-12.5 Temporary Wireless Telecommunications Facilities (WTFs)	306
30-8-13 Entertainment Facility Use Standards	306
30-8-13.1 Intent and Purpose	306
30-8-13.2 Applicability	307
30-8-13.3 Exemptions	307
30-8-13.4 Special Standards for Entertainment Facilities	308
30-8-13.5 Approval Required for Issuance or Renewal of Permit	308
30-8-13.6 Additional Fees for Application Processing	308
30-8-13.7 Investigation; Minimum Standards for Approval	308
30-8-13.8 Duration and Termination of Additional Entertainment Use Standards	310
30-8-13.9 Change of Business Name, Ownership or Management	310
Article 9. General Development Standards	311
30-9-1 Principal Buildings per Lot	311
30-9-1.1 Nonresidential Group Development	311

30-9-1.2 Residential Group Development.....	311
30-9-1.3 Planned Unit Development.....	311
30-9-2 Integrated Multiple Use Developments.....	311
30-9-2.1 Purpose.....	311
30-9-2.2 Applicability.....	311
30-9-2.3 Common Features.....	312
30-9-2.4 Plat and Notice Requirements.....	312
30-9-3 Street Access.....	312
30-9-3.1 Vehicular Access to Public Street Required.....	312
30-9-3.2 Dead-End Streets.....	312
30-9-3.3 Single-Family Detached Cluster and Other Developments.....	312
30-9-3.4 Townhouse Developments.....	312
30-9-3.5 Integrated Multiple Use Developments.....	313
30-9-3.6 Shared Driveways Required by the Technical Review Committee.....	313
30-9-3.7 Alleys.....	313
30-9-3.8 Exceptions.....	313
30-9-3.9 Access through Residential Districts Prohibited.....	313
30-9-3.10 Cross-access.....	313
30-9-4 Fences and Walls.....	314
30-9-4.1 Applicability.....	314
30-9-4.2 Setbacks.....	314
30-9-4.3 Temporary Fences/Walls.....	314
30-9-4.4 Allowed Materials.....	315
30-9-4.5 Prohibited Fence/Wall Heights.....	315
30-9-4.6 Fence/Wall Height.....	315
30-9-4.7 Other Requirements.....	317
30-9-4.8 Maintenance.....	318
30-9-4.9 Fencing Located in a UMU, AO, or NS Districts.....	318
30-9-5 Outdoor Display and Storage.....	318
30-9-5.1 Outdoor Display Areas.....	318
30-9-6 Outdoor Lighting.....	320
30-9-6.1 Purpose.....	320
30-9-6.2 Applicability.....	320
30-9-6.3 Exemptions.....	320
30-9-6.4 Prohibited Lighting.....	321
30-9-6.5 Fixtures, Shielding and Height Standards.....	321
30-9-6.6 Light Trespass.....	322
30-9-6.7 Special Standards for Outdoor Recreation Uses.....	322
30-9-6.8 Exterior Lighting Plan.....	322
30-9-7 Solid Waste Collection Facilities.....	322
30-9-7.1 Applicability.....	322
30-9-7.2 Residential Uses.....	322
30-9-7.3 Nonresidential Uses.....	323
30-9-7.4 Dumpster Location and Facility Standards.....	324
30-9-7.5 Private Stationary Container Collection.....	325
30-9-8 Street Naming and Addressing.....	325
30-9-8.1 Assignment of Name.....	325
30-9-8.2 Assignment of Numbers.....	325
30-9-9 Transit Facilities.....	326
30-9-9.1 General.....	326
30-9-9.2 Applicability.....	326
30-9-9.3 Facility Standards.....	326
30-9-9.4 Modifications.....	326
30-9-10 Sidewalks.....	327
30-9-10.1 General.....	327
30-9-10.2 Required Locations.....	327
Article 10. Landscaping.....	328
30-10-1 General.....	328
30-10-1.1 Scope and Purpose.....	328
30-10-1.2 Applicability.....	328
30-10-1.3 Exemptions.....	328

30-10-1.4 Other Landscaping Standards	329
30-10-2 Multi-family and Nonresidential Landscaping Requirements	329
30-10-2.1 Applicability	329
30-10-2.2 Street Planting Yards	329
30-10-2.3 Buffer Planting Yards	330
30-10-2.4 Planting Yards on Slopes	333
30-10-2.5 Street Planting Yard and Buffer Planting Yard Flexibility	334
30-10-2.6 Parking Lot Landscaping	334
30-10-2.7 Tree Conservation and Parking Lot Plantings	335
30-10-3 Urban Landscaping Requirements	336
30-10-3.1 Applicability	336
30-10-3.2 Pedestrian Landscaping	336
30-10-3.3 Vehicular Use Area Screening	336
30-10-3.4 Surface Parking Lot Landscaping	336
30-10-3.5 Landscaping in a UMU, AO, or NS District	337
30-10-4 Material, Design, Installation and Maintenance	337
30-10-4.1 Plant Materials	337
30-10-4.2 Drought-Tolerant Planting Techniques	338
30-10-4.3 Grouping	338
30-10-4.4 Berm Size	338
30-10-4.5 Wall Planters	338
30-10-4.6 Tree Wells	339
30-10-4.7 Encroachments in Required Planting Yards	339
30-10-4.8 Setback Less than Planting Yard Width	339
30-10-4.9 Plantings in Shaded Areas	339
30-10-4.10 Obstructions	339
30-10-4.11 Planting in Easements	339
30-10-4.12 Maintenance of Planting Yards	340
30-10-4.13 Credit for Preservation of Existing Trees	340
30-10-5 Alternate Methods of Compliance	341
Article 11. Off-Street Parking and Loading	342
30-11-1 Scope and Purpose	342
30-11-2 Applicability	342
30-11-2.1 New Development	342
30-11-2.2 Enlargements and Expansions	342
30-11-2.3 Change of Use or Occupancy	342
30-11-3 Compliance Required	342
30-11-4 Exemptions and Reductions	342
30-11-4.1 Exemption for CB District	343
30-11-4.2 Historic Sites, Landmarks and Districts	343
30-11-4.3 Reduction for TN District	343
30-11-4.4 Exemption/Reduction for Small Lots	343
30-11-4.5 Exemption for Existing Buildings on Constrained Sites	343
30-11-4.6 Reductions for MU-M, MU-H and CN Districts	343
30-11-4.7 Exemption/Reduction in Historic Districts	343
30-11-4.8 Reduction/Maximum in Other Overlays	343
30-11-4.9 Alternate Ratios for AO, NS, and UMU Districts	343
30-11-4.10 Reductions for C-M, C-H and BP Districts	344
30-11-5 Parking Ratios	345
30-11-6 Calculations	347
30-11-6.1 Area-Based Standards	347
30-11-6.2 Employee- or Occupancy-based Standards	347
30-11-6.3 Establishment of Other Parking Ratios	348
30-11-7 Vehicle Stacking for Uses with Drive-through Facilities	348
30-11-8 Short-Term Bicycle Parking	348
30-11-8.1 Spaces Required	348
30-11-8.2 Design and Location	348
30-11-9 Use of Required Parking Areas	349
30-11-10 Location of Parking Areas	349
30-11-10.1 General	350
30-11-11 Parking for Single-family and Duplex Dwellings	350

30-11-12 Parking Area Design	351
30-11-12.1 General Requirements	351
30-11-12.2 Access	351
30-11-12.3 Design Standards	351
30-11-12.4 Surface Material	351
30-11-12.5 Drainage	352
30-11-12.6 Grading and Drainage	352
30-11-12.7 Markings	352
30-11-12.8 Wheel Guards	352
30-11-12.9 Solid Waste Collection Facilities	352
30-11-12.10 Walkways	352
30-11-12.11 Landscaping	352
30-11-12.12 Maintenance	353
30-11-12.13 Large Parking Areas	353
30-11-13 Alternative Compliance Parking Plans	353
30-11-13.1 Scope	353
30-11-13.2 Review and Approval Procedure	353
30-11-13.3 Contents	353
30-11-13.4 Recording	353
30-11-13.5 Violations	353
30-11-13.6 Approval Criteria	353
30-11-13.7 Authorized Alternatives	354
30-11-13.8 Shared Parking	354
30-11-13.9 Off-Site Parking	354
30-11-13.10 Special Facilities for Bicyclists	355
30-11-13.11 Transit Accessibility	355
30-11-13.12 On-street Spaces	355
30-11-14 Off-Street Loading Facilities	356
30-11-14.1 Plans Required	356
30-11-14.2 Design	356
Article 12. Natural Resources	357
30-12-1 Tree Conservation	357
30-12-1.1 Purpose	357
30-12-1.2 Applicability	357
30-12-1.3 Exemptions	357
30-12-1.4 Conservation of Existing Trees	358
30-12-1.5 Tree Conservation Area Determination	360
30-12-1.6 Tree Conservation Flexibility Standards	362
30-12-1.7 Penalties	362
30-12-1.8 Modifications	362
30-12-1.9 Utility Vegetation Management	363
30-12-1.10 Annual Vegetation Management Plan	364
30-12-1.11 Vegetation Management Communication	365
30-12-1.12 Vegetation Management Standards, Requirements and Prohibited Practices	366
30-12-1.13 Supervision and Oversight of Contractors	370
30-12-1.14 Vegetation Management Clean-Up	370
30-12-1.15 Vegetation Management Annual Review	371
30-12-2 Flood Damage Prevention	371
30-12-2.1 General	371
30-12-2.2 Permitted and Prohibited Structures and Activities	373
30-12-2.3 Provisions for Flood Hazard Reduction	374
30-12-2.4 Amendments to the Flood Insurance Rate Map	380
30-12-3 Water Supply Watershed and Other Watershed Districts	381
30-12-3.1 District Descriptions	381
30-12-3.2 Purpose and Intent	381
30-12-3.3 Incorporation of Designated Watershed Map(s)	382
30-12-3.4 Applicability	382
30-12-3.5 Participation in a Public Regional Stormwater Control Program	384
30-12-3.6 Watershed Development Plan	384
30-12-3.7 Improvements	385
30-12-3.8 Clustering	386

30-12-3.9 Stream Buffers Required	387
30-12-3.10 Activities Regulated by Other Governmental Agencies	397
30-12-3.11 Density	398
30-12-3.12 Stormwater Quality Controls	401
30-12-4 Watershed Critical Areas (WCA)	403
30-12-4.1 General Provisions	403
30-12-4.2 Land Disturbance Minimization	403
30-12-4.3 Spill Risk Reduction	405
30-12-4.4 Stormwater Quality Control in WCA	408
30-12-5 General Watershed Areas (GWA) And Other Watershed Districts*	408
30-12-5.1 General Provisions	408
30-12-5.2 Prohibited Uses	408
30-12-5.3 General Watershed Area and Other Watershed District Performance Standards	408
30-12-5.4 General Watershed Area and Other Watershed District Performance Scoresheet	409
30-12-6 Soil Erosion and Sedimentation Control	411
30-12-6.1 General Requirements	411
30-12-6.2 Basic Control Objectives	412
30-12-6.3 Mandatory Standards for Land-disturbing Activity	412
30-12-6.4 Design and Performance Standards	413
30-12-6.5 Stormwater Outlet Protection	414
30-12-6.6 Borrow and Waste Areas	414
30-12-6.7 Access and Haul Roads	414
30-12-6.8 Operations in Lakes or Natural Watercourses	415
30-12-6.9 Responsibility for Maintenance	415
30-12-6.10 Additional Measures	415
30-12-6.11 Existing Uncovered Areas	415
30-12-6.12 Soil Erosion and Sedimentation Control Plans	416
30-12-7 Stormwater Management	418
30-12-7.1 General	418
30-12-7.2 Commercial and Residential	420
30-12-7.3 Illicit Discharges and Improper Disposal	423
30-12-7.4 Industrial and Related Facilities	426
30-12-7.5 Construction Site Runoff	426
30-12-7.6 Enforcement	426
30-12-7.7 Appeals	432
30-12-7.8 Service Charges and Rates	432
30-12-7.9 Annexation of Stormwater Sewers and Drainage Systems	433
30-12-8 Open Space	433
30-12-8.1 Drainageway Open Space for Subdivisions	433
30-12-8.2 Minimum Open Space Requirements	436
30-12-8.3 Open Space Requirements Within Watershed Critical Areas	438
30-12-8.4 Lands Dedicated as Parkland or Drainageway and Open Space	439
Article 13. Subdivision Standards	440
30-13-1 Purpose	440
30-13-1.5 Development Name	440
30-13-1.6 Reasonable Relationship	440
30-13-2 Streets	440
30-13-2.1 Traffic Movement and Pedestrian Circulation Principles	440
30-13-2.2 Dedication of Right-of-Way	441
30-13-2.3 Conformance with Thoroughfare and Collector Street Plans	441
30-13-2.4 Street System Layout	441
30-13-2.5 Street Connectivity	441
30-13-2.6 Temporary Turnarounds	441
30-13-2.7 Reserve Strips	442
30-13-2.8 Street Classification	442
30-13-2.9 Public Street Design Criteria	443
30-13-2.10 Private Street Design Criteria	444
30-13-2.11 Traditional Neighborhood Development Street Design Standards	444
30-13-2.12 Private Drives	444
30-13-2.13 Intersecting Street Angles	445
30-13-2.14 Streets Crossing Natural Areas	445

30-13-2.15 Spacing Between Intersections	445
30-13-2.16 Curb and Gutter	445
30-13-2.17 Street Names	446
30-13-2.18 Private Street, Drive and Driveway Signs	446
30-13-2.19 Public Street, Drive and Driveway Signs	446
30-13-2.20 Extent	446
30-13-2.21 Construction Standards	446
30-13-3 Lots	446
30-13-3.1 General	446
30-13-3.2 Compliance with Other Regulations	447
30-13-3.3 Minimum Building Area	447
30-13-3.4 Lot Depth-to-Width Ratio	447
30-13-3.5 Side Lot Line Configuration	447
30-13-3.6 Lot Lines and Drainage	447
30-13-3.7 Lots on Thoroughfares	447
30-13-3.8 Access Requirements	447
30-13-3.9 Flag Lots	447
30-13-3.10 Special-Purpose Lots	449
30-13-4 Utilities	449
30-13-4.1 Public Water and Sewer Construction Requirements	449
30-13-4.2 Water and Sewer Connection	450
30-13-4.3 Other Underground Utilities	450
30-13-4.4 Utility Easements	450
30-13-4.5 Private Utilities	450
30-13-5 Engineered Stormwater Controls	450
30-13-5.1 Design and Construction	451
30-13-5.2 Maintenance Responsibilities	451
30-13-5.3 Maintenance Note Required on Final Plat	451
30-13-5.4 Plat Recordation	451
30-13-5.5 Engineered Stormwater Control Maintenance Agreements	452
30-13-6 Sites for Public Use	453
30-13-7 Monuments	453
30-13-8 Condominium Development	453
30-13-9 Owners' Associations	453
30-13-9.1 Establishment	453
30-13-9.2 Submission of Owners' Association Declaration	454
30-13-10 Conversion of Nonconforming Development	456
Article 14. Sign Regulations	457
30-14-1 Purpose	457
30-14-2 Substitution of Messages	457
30-14-3 Applicability	457
30-14-4 Prohibited Signs and Prohibited Sign Characteristics	457
30-14-5 Signs Exempt from Regulation	458
30-14-6 Signs Allowed Without a Permit	459
30-14-6.1 Types	459
30-14-6.2 Standards for Signs Allowed Without a Permit	460
30-14-7 Signs that Require a Permit	462
30-14-7.1 Permit Required	463
30-14-7.2 Signs Allowed with a Permit	463
30-14-7.3 Freestanding Signs	463
30-14-7.4 Attached Signs	467
30-14-8 Electronic Message Boards	468
30-14-8.1 Area, Hold Time, Hours and White Area	469
30-14-8.2 Brightness	469
30-14-8.3 Transition	469
30-14-8.4 Sequential Messages	469
30-14-8.5 Permits	469
30-14-8.6 Special Overlay Regulations	469
30-14-9 Outdoor Advertising Signs (Billboards)	470
30-14-9.1 Permit Required	470
30-14-9.2 Districts Allowed	470

30-14-9.3 Size.....	470
30-14-9.4 Height	470
30-14-9.5 Spacing Requirements	470
30-14-9.6 Relationship to Freestanding Signs.....	470
30-14-9.7 Overlay Districts	471
30-14-9.8 Electronic and Digital Displays	471
30-14-9.9 Nonconforming Outdoor Advertising Signs	471
30-14-10 Temporary Signs Requiring a Permit.....	471
30-14-10.1 Permit Required.....	471
30-14-10.2 Temporary Special Event Signs	472
30-14-10.3 Temporary Sandwich Board Signs.....	472
30-14-11 Master Sign Plans and Common Sign Plans	473
30-14-11.1 Applicability.....	473
30-14-11.2 General Provisions	473
30-14-11.3 Information Required for a Master Sign Plan	474
30-14-11.4 Information Required for Common Sign Plan.....	474
30-14-12 Design, Construction, and Maintenance.....	474
30-14-12.1 Other Codes	474
30-14-12.2 Installation and Materials of Construction.....	474
30-14-12.3 Maintenance	474
30-14-12.4 Obstruction	474
30-14-12.5 Ventilation Interference.....	474
30-14-12.6 Above Ground Clearance	475
30-14-12.7 Ground Clearance	475
30-14-12.8 Interference with Certain Signs	475
30-14-12.9 Minimum Wind Loads	475
30-14-13 Removal of Signs.....	475
30-14-13.1 General.....	475
30-14-13.2 Revocation of Sign Permit.....	475
30-14-13.3 Signs in Right-of-Way	475
30-14-13.4 Obsolete or Abandoned Signs.....	475
30-14-13.5 Unsafe Signs	476
30-14-13.6 Signs Installed Without Permit.....	476
30-14-13.7 Responsibility for Removal	476
30-14-14 Variances	476
30-14-15 Replacement Signs for Nonconforming Uses	476
30-14-16 Rules of Measurement.....	476
30-14-16.1 Sign Area.....	476
30-14-16.2 Height	478
30-14-16.3 Sign Clearance	479
30-14-16.4 Lots with Multi-frontage	479
Article 15. Definitions	480
30-15-1 General	480
30-15-2 Terms Beginning with "A"	480
Abut.....	480
Access Easement	480
Access Trails.....	480
Accessory Building.....	480
Accessory Dwelling Unit	480
Accessory Structure.....	480
Accessory Use	480
Act.....	481
Addition (to an existing building)	481
Address.....	481
Airport Facilities	481
Alley	481
ANSI.....	482
Arborist, Certified	482
Area of Shallow Flooding	482
Area of Special Flood Hazard (Special Flood Hazard Area).....	482
Articulation	482

Artisans and Crafts	482
Assembly	482
Assisted Living Facility	482
Athletic Field	482
Attached (accessory building or structure).....	483
Automobile, Boat and Motorcycle Repair Services, Major	483
Automobile, Boat and Motorcycle Repair Services, Minor	483
30-15-3 Terms Beginning with "B"	483
Banner	483
Bar	483
Base Flood Elevation (BFE).....	483
Basement.....	483
Basement.....	484
Bedroom	484
Being Conducted	484
Berm, Erosion Control.....	484
Best Management Practice (BMP).....	484
Block	484
Block Face	484
Board of Adjustment	484
Boarding House	484
Borrow.....	484
Brewpub.....	484
Buffer Zone	484
Build-To Line.....	485
Build-Up Line	485
Building	485
Building Height.....	485
Building Line	485
Building Marker	485
Building Separation.....	485
Built-Upon Area (BUA).....	485
Business Day	485
Business Incubator	485
30-15-4 Terms Beginning with "C"	486
Caliper Size.....	486
Canal.....	486
Canopy Tree	486
Certificate of Appropriateness.....	486
Certificate of Occupancy.....	486
Channel Letter	486
Channel Letter, Back-lit.....	487
Channel Letter, Front-lit	487
Channel Letter, Reverse	487
Chartered Home	487
Chemical Storage Facility	487
Club or Lodge	487
Commercial Message	487
Common Elements	487
Community Gardens (Principal Use)	487
Completion of Construction or Development	488
Condominium.....	488
Connection.....	488
Convenience Store (with fuel pumps)	488
Conveyance	488
County.....	488
Craft Distillery.....	488
Critical Root Zone	488
Crown Canopy	488
Current Conditions Hydrology.....	489
Cut-out Letter Lighting	489

30-15-5 Terms Beginning with "D" 489

- Dance Club 489
- Day 489
- Density Credit 489
- Detached (Building or Structure)..... 489
- Developer 489
- Development..... 489
- Diameter at Breast Height (DBH)..... 489
- Discharge 490
- Discharge Point..... 490
- Discharging Landfill..... 490
- Disposal 490
- District, Soil and Water Conservation 490
- Disturbed Area 490
- Ditch / Swale 490
- Dormitory, Private 490
- Drainage 490
- Drainage Easement 491
- Drainage Maintenance Easement..... 491
- Drainage, Dispersed 491
- Drainage, Enhanced 491
- Drainageway 491
- Drainageway and Open Space Area, Dedicated 491
- Drainageway, Improved 491
- Drainageway, Protected..... 491
- Dripline 491
- Driveway 491
- Duplex 491
- Dwelling Unit..... 492

30-15-6 Terms Beginning with "E" 492

- Easement..... 492
- Electronic Message Board 492
- Elevated Building 492
- EMC Rules 492
- Encroachment..... 492
- Ephemeral Stream 492
- Energy Dissipator..... 493
- Erosion 493
- Ephemeral Stream 493
- Erosion Control Measure, Structure, or Device, Adequate 493
- Erosion, Accelerated..... 493
- Erosion, Natural 493
- Escort..... 493
- Escort Agency 493
- Existing Development 493
- Existing Manufactured Dwelling Park or Manufactured Dwelling Subdivision 494
- External Illumination..... 494

30-15-7 Terms Beginning with "F" 494

- Family 494
- Family Care Home 494
- Fence 494
- Flag 494
- Flood or Flooding 494
- Flood Insurance 495
- Flood Insurance Rate Map (FIRM) 495
- Flood Insurance Study (FIS)..... 495
- Flood Protection Elevation 495
- Flood Zone 495
- Floodplain (Flood Prone Area)..... 495
- Floodplain Administrator 495
- Floodplain Management 495

Floodplain Management Regulations	495
Floodproofing	496
Floodway	496
Floor	496
Floor Area, Gross	496
Fraternity/Sorority House	496
Freeboard	496
Functionally Dependent Facility	496
Future Conditions Flood	496
Future Conditions Flood Elevation	497
Future Conditions Flood Hazard Area	497
Future Conditions Hydrology	497
30-15-8 Terms Beginning with "G"	497
Garbage	497
Grade, Finished	497
Grade, Natural	497
Green Space	497
Greenway	497
Greenway Connecting Path	498
Gross Leasable Area	498
Gross Public Floor Area	498
Ground Cover	498
Group Care Facility	498
Group Development	498
30-15-9 Terms Beginning with "H"	498
Halfway House	498
Having Control Over	499
Hazardous Material	499
Hazardous Material	499
Hazardous Material Response	499
Hazardous Waste Facility	499
High Quality Water (HQW) Zones	499
High Quality Waters	499
High-density Option	499
High-density Project	499
High Value Tree	500
Highest Adjacent Grade	500
Historic Structure	500
Home Occupation	500
30-15-10 Terms Beginning with "I"	500
Illicit Discharge	500
Impervious Surface	500
Information Board	500
Integrated Multiple Use Development (IMUD)	501
Intermittent Stream	501
Internal Illumination	501
30-15-11 Terms Beginning with "J" and "K"	501
Junked Motor Vehicle	501
Just Cause	501
30-15-12 Terms Beginning with "L"	501
Lake or Natural Watercourse	502
Land-Disturbing Activity	502
Landfill, Land Clearing and Inert Debris (Major)	502
Landfill, Land Clearing and Inert Debris (Minor)	502
Landowner	502
Larger Common Plan of Development, Redevelopment or Sale	502
Life Care Facility	502
Local Government	502
Lot	502
Lot Area	503
Lot, Corner	503

Lot Coverage	503
Lot Depth	503
Lot, Flag	503
Lot, Interior	503
Lot of Record	503
Lot, Reverse Frontage	503
Lot, Through.....	504
Lot, Townhouse	504
Lot Width	504
Low-density Option	504
Low-density Project.....	504
Lowest Adjacent Grade (LAG).....	504
Lowest Floor	504
30-15-13 Terms Beginning with "M"	504
Major Watershed Modification	504
Manufactured Dwelling (Manufactured Home, Mobile Home)	505
Manufactured Dwelling (Manufactured Home, Mobile Home)	505
Manufactured Dwelling Park	505
Manufactured Dwelling Park or Subdivision	505
Manufactured Dwelling Space	505
Market Value.....	505
Marquee.....	505
Maternal Care Home.....	505
Mean Sea Level	506
Media Store.....	506
Microbrewery	506
Minor Watershed Modification	507
Mixed Development	507
Mixed Use	507
Mobile Billboard	507
Mobile Food Vendor, Motorized.....	507
Mobile Food Vendor, Pushcart	507
Modification.....	507
Motor Vehicle, Business and Personal Use of.....	507
Motor Vehicle, Junked	508
Multi-Family Development	508
Multi-Family Development (Elderly)	508
Multi-Family Dwelling.....	508
Municipal Separate Storm Sewer	508
30-15-14 Terms Beginning with "N"	508
National Geodetic Vertical Datum (NGVD).....	508
National Pollutant Discharge Elimination System (NPDES)	509
New Construction.....	509
New Development.....	509
Night Club	509
Nonconforming Lot.....	509
Nonconforming Sign	509
Nonconforming Structure	509
Nonconforming Use	509
Nonconformity.....	509
Non-encroachment Area (General).....	509
Non-encroachment Area (Flood Protection Regulations)	510
Nude Model or Nude Photography Studio (Prohibited).....	510
Nursing Home	510
30-15-15 Terms Beginning with "O"	510
Obstruction.....	510
Open Space	510
Outdoor Storage	510
Outfall.....	510
Outparcel	511
Owner	511

30-15-16 Terms Beginning with "P"	511
Park and Ride Lot	511
Parking Lot.....	511
Pedestrian Destination, Specified	511
Pedestrian Way.....	511
Pennant.....	511
Perennial Stream	511
Perennial Waterbody	512
Permanent Engineered Stormwater Control	512
Person (General)	512
Person (Stormwater Regulations).....	512
Person Conducting Land Disturbing Activity.....	512
Person Responsible for Land Disturbing Violation.....	512
Personal Assistive Device.....	513
Phase of Grading	513
Physical Fitness Center	513
Plan, Sketch.....	513
Planned Unit Development	513
Planning and Community Development Department.....	513
Planning and Community Development Director	513
Plat.....	513
Plat, Final.....	513
Plat, Preliminary (Preliminary Plan)	513
Playbill.....	513
Plaza	514
Pond and/or Stream Buffer Plat	514
Post Construction.....	514
Post-FIRM.....	514
Pre-FIRM	514
Preserve.....	514
Principal Building	514
Principal Dwelling.....	514
Principal Structure.....	514
Principally Above Ground	515
Private Sewer.....	515
Private Water	515
Property Reservation	515
Public Assembly Use	515
Public Assembly Use, Community-scale	515
Public Assembly Use, Neighborhood-scale	515
Public Sewer	515
Public Transportation Infrastructure Manual	515
Public Water.....	515
30-15-17 Terms Beginning with "Q" and "R"	516
Quasi-Public Use	516
Recreational Vehicle	516
Recreational Vehicle Park.....	516
Recreational Vehicle Space.....	516
Recyclable Material.....	516
Recycling	516
Recycling Collection Point	516
Recycling Processing Center.....	517
Reference Level.....	517
Refuse.....	517
Regulatory Flood Protection Elevation.....	517
Remedy a Violation.....	517
Required Drainage Channel	517
Reservation, Property	517
Residuals (Sludge).....	517
Restaurant (Drive-In)	518
Retention Pond	518

Riparian Buffer or Stream Buffer.....	518
Riparian Protection Area.....	518
Riverine.....	518
Roof.....	518
Roof Line.....	518
Rooming House.....	518
Rooming Unit.....	518
Root System.....	518
Rural Family Occupation.....	519
Rural Family Services.....	519
30-15-18 Terms Beginning with "S".....	519
Sadomasochistic Practices.....	519
Safe Walking Route.....	519
Salvage Yard, Auto Parts.....	519
Salvage Yard, Scrap Processing.....	519
Seating Capacity.....	519
Sediment.....	519
Sedimentation.....	520
Sedimentation Commission.....	520
Setback.....	520
Setback, Front Street.....	520
Setback, Interior.....	520
Setback, Rear.....	520
Setback, Side.....	520
Setback, Side Street.....	520
Setback, Street.....	520
Setback, Zero Side.....	520
Sex Shop.....	520
Sexual Encounter Center (Prohibited).....	521
Sexually Explicit Media.....	521
Sexually Oriented Business.....	521
Sexually Oriented Cabaret.....	521
Sexually Oriented Devices, Toys or Novelties.....	521
Sexually Oriented Media Store.....	522
Sexually Oriented Motel (prohibited).....	522
Sexually Oriented Motion Picture Theater.....	522
Sexually Oriented Video Arcade (Also known as "peep show") (prohibited).....	522
Shelter for the Homeless.....	522
Shelter for the Homeless, Daytime-Only.....	523
Shelter, Temporary or Emergency.....	523
Shopping Center.....	523
Shoreline Stabilization.....	523
Sidewalk.....	523
Sidewalk Easement.....	523
Sidewalk Manual.....	523
Sight Distance Easement.....	523
Sign.....	523
Sign, Canopy.....	524
Sign, Construction.....	524
Sign, Development Entrance.....	524
Sign, Directional.....	524
Sign, Flashing.....	524
Sign, Freestanding.....	524
Sign, Governmental.....	524
Sign, Ground Surface.....	524
Sign, Historical or Memorial.....	524
Sign, Identification.....	525
Sign, Instructional.....	525
Sign, Marquee.....	525
Sign, Monument.....	525
Sign, Moving.....	525

Sign, Nonconforming	525
Sign, Outdoor Advertising (Billboard).....	525
Sign, Portable	525
Sign, Real Estate	526
Sign, Projecting.....	526
Sign, Roof	526
Sign, Sandwich Board.....	526
Sign, Suspended.....	526
Sign, Temporary	526
Sign, Wall.....	526
Sign, Warning	527
Sign, Windblown	527
Sign, Window	527
Significant Vegetation	527
Siltation	527
Single Room Occupancy (SRO) Residence	527
Single-family Attached Dwelling.....	527
Single-family Detached Dwelling	527
Site Specific Development Plan.....	527
Slope.....	528
Soil Erosion and Sedimentation Control Plan (Grading Plan).....	528
Soil Scientist	528
Solid Waste.....	528
Solid Waste Disposal Facility	528
Solid Waste Disposal Site	528
Special Events Facility	528
Special Promotion.....	528
Special-Purpose Lot.....	528
Specified Pedestrian Destination	528
Specified Anatomical Areas	529
Specified Pedestrian Destination	529
Specified Sexual Activities	529
Specimen Tree.....	529
Square	529
Stabilizing Vegetation	529
Start of Construction	529
Stock-in-Trade	530
Storage Trailer	530
Storm Drainage Facilities.....	530
Storm, 100-Year.....	530
Storm, 25-Year.....	530
Storm, One-year 24-hour	530
Stormwater Runoff	530
Stream	530
Stream Buffer.....	531
Stream Restoration	531
Street Design Standards Manual	531
Street Frontage	531
Streetscape.....	531
Structural Best Management Practice	531
Structure (General)	531
Structure (Flood Damage Prevention Regulations)	532
Stump Diameter	532
Subdivider	532
Subdivision.....	532
Subdivision, Major.....	532
Subdivision, Minor.....	532
Substantial Damage (General)	532
Substantial Damage (Flood Damage Protection Regulations)	532
Substantial Improvement	533
Substantial Redevelopment.....	533

Substantially Completed	533
Surface Waters	533
Swimming Pool	533
30-15-19 Terms Beginning with "T"	533
Taproom / Tasting Room	533
Teen Club	534
Temporary Event	534
Temporary Road	534
Temporary Wireless Telecommunications Facility	534
Tenant	534
Tenant Dwelling	534
Tourist Home (Bed And Breakfast)	534
Town Architect	534
Townhouse Dwelling	534
Tract	535
Tract (Site)	535
Traditional House	535
Traditional Neighborhood Development Plan	535
Traditional Neighborhood Open Space	535
Transportation Impact Study (TIS)	535
Tree Caliper	535
Tree Conservation Area	535
Twin Home Dwelling	535
Two-Family Dwelling (Duplex)	536
Typical Required Drainage Channel Section	536
30-15-20 Terms Beginning with "U" and "V"	536
Uncovered	536
Understory Tree	536
Undertaken	536
Urban Farms (Principal Use)	536
Use	536
Use, Accessory	536
Use, Principal	536
Utility Easement	537
Variance	537
Vehicular Use Area	537
Velocity	537
Violation	537
30-15-21 Terms Beginning with "W" and "X"	537
Wall, Retaining	537
Waste	537
Watercourse	537
Water Dependent Structures	538
Water Quality Conservation Easement	538
Watershed, Other	538
Watershed, Water Supply	538
Watershed Manual	538
Water Surface Elevation (WSE)	538
Wet Detention Pond	538
Wireless Telecommunication Tower	538
Working Days	538
30-15-22 Terms Beginning with "Y" and "Z"	539
Yard Sale	539
Zone Lot (Buildable Lot)	539
Zoning Vested Right	539