

2100 **ARTICLE XXI** **AMENDMENTS TO ORDINANCE 9**

- 2101 Effective date; December 6, 2002
- A. Page 2-5, G, 2, Change sign set back distance to 20 feet.
 - B. Page 2-5, G, 4, Change temporary sign setback (10 feet) and size (4sq ft).
 - C. Page 5-9, M, 4, Change or to of.
 - D. Page 6-1, A, 2, Change lot size to 12,000 square feet.
 - E. Pages 9-1, 10-1,11-1, Add a final site plan must be approved by the Planning Commission
 - F. Page 9-1, A, 7, Remove (No other single or two family dwelling shall be permitted).
 - G. Page 9-2, D, 3, Add Final determination for setbacks shall be made at the time of the Site Plan Review.
 - H. Pages 9-7, M,3, 10-7, L,29, 11-6, L,17, Add Single and two family dwellings to Special Exceptions.
 - I. Pages 10-2, C, 1, and 11-2, C, 1, Change front building line to 20 ft.
 - J. Pages 10-2, C, 3, and 11-2, C, 3, Change the setback on corner lots to 20 feet. Add final determination for setbacks shall be made at time of Site Plan Review.
 - K. Page 10-7, Add #28 Condominiums.
 - L. Pages 14-1, 402, A, and 15-2, 415, A, Add Where both a Special Exception/Special Land Use and a Site plan Review is required, only one fee shall be charged.
 - M. Pages 20-3, C9, and 20-6, C10, Change twenty five feet to twenty ft.

- 2102 Effective date; March 7, 2003
- A. ROADWAYS (Page 17-2 and 17-3)
 - County Approved Roads.
 - Private Roads

Text Changes

- Page 1-7, Add Sections XXI, XXII to Index.
- Page 1-21,244a, ROADWAYS (Definition).
- Page 2-4, D, 3-4, D, 4-4, D, 5-5, D, 6-4, D, Lot Accessibility.
- Page 9-1, 11-1, add "Bait Houses" to Permitted Uses.
- Page 126, Section 15-3, C, 15, A survey of the parcel if deemed necessary.
- Page 15-4, Section 417, A.
- Page 15-4, Section 417, D, add "drainage" to end of sentence.
- Page 22-4, Section 903, D, add "drainage" to end of sentence.

- 2103 Effective date: October 3, 2003
- Page 1-21, 241a, definition of Raised Ranch.
 - Page 1-23, 253 redefinition of Structure.
 - Page 1-23, 254 redefinition of Temporary Structure.
 - R-1 Page 3-1, 2, b, No temporary structures shall be allowed.
 - R-1 Page 3-7, K6, Temporary structures shall not be allowed.
 - R-1 Page 3-2, 3-9, Fences, A3.: and page 3-9, O.
 - RR-1 Page 4-7, K6 Accessory Buildings permanent or temporary
 - R-2 Page 5-1, A,3 5-2, A,4 5-8, K,6 Accessory Buildings
 - Page 5-2 and See Fence Exceptions, N.
 - R-3 Page 6-1, A,4. K,6 Accessory Buildings permanent or temporary
 - Page 6-9 and 75, N, Fences
 - Rules Page 8-3 and 8-8 Fences
 - Page 8-6, L, 6, Temporary structures shall not be permitted.

C-W Page 9-1 Accessory Buildings permanent or temporary
(Continued) RR-1, R-2, R-3, C-W, C-1, C-2
Temporary Structures shall require a Land Use Permit.
Pages 3-7, 6; 4-7, 6; 5-8, 6; 6-7, 6; 9-5, 5; 10-5, 5; 11-5, 5;

- 2104 Effective date: January 20, 2004
Page 1-15, 212 Definition of Contiguous.
AG Page 2-8, K., 4., Wildlife Preserves/Reserves.
AG Page 2-8, K., 5., Hunting Preserves/Reserves.
AG Page 2-8, K., 12., 17., A Recreational Vehicle shall be allowed on private property, with conditions and limitations.
- 2105 Effective date: December 31, 2004
R-1 Page 3-3 and 36 C. Setbacks, 2. And 3.
Page 1-24 Definition 255 Waters edge
- 2106 Effective date: March 4, 2005
C-W Page 9-1, A. Permitted Uses 9 through 16 (new)
Page 9-7, Special Exception Uses
- 2107 Effective date: July 15, 2005
AG Page 2-6, H. 2. "serviceable farm equipment".
R-1 Page 3-8, K. 10. Deck setback calculations for canal lots.
AG Page 2-6, H. 2. Rewrite of junk car area
R-1 Page 3-6, J. 2. Rewrite of junk car area
RR-1 Page 4-6, J. 2. Rewrite of junk car area
R-2 Page 5-7, J. 2. Rewrite of junk car area
R-3 Page 6-6, J. 2. Rewrite of junk car area
Rules Page 8-5. K.2. Rewrite of junk car area
- 2108 Effective date: Feb. 3, 2006
Changes to fence setbacks
R-1 Page 3-2, A. 3.
RR-1 Page 4-2, A. 3.
R-2 Page 5-2, A. 5.
R-3 Page 6-2, A. 6.
Rules Page 8-3. G. 1.
Descriptions Page 1-21, 244a Change to Private Roads/Easements
2102 A. Roadways Page 27-1, 27-2 Change two dwellings to three.
C-2 Page 11-1, Change lot size to ½ acre.
- 2109 Effective date: Oct. , 2006
Various changes to Height of Buildings
Illustrations Page 1-25 remove Illustration
Illustrations Page 1-26 remove Illustration
AG Page 2-7 I, 8. Remove Ref. to C & D.
R-1 Page 3-7 K, 7. Remove Ref. to C & D.
RR1 Page 4-7 K, 7. Remove Ref. to C & D.
R-2 Page 5-8 K, 7. Remove Ref. to C & D.

R-3	Page 6-7	K, 7. Remove Ref. to C & D.
Rules	Page 8-6	L, 7. Remove Ref. to C & D.
C-W	Page 9-6	K, 7. Remove Ref. to C & D.
C-1	Page 10-5	J, 6. Remove Ref. to C & D.
C-2	Page 11-5	J, 6. Remove Ref. to C & D.
Rules	Page 8-4	L, 7. Remove All buildings and/or structures
Rules	Page 8-8	N, 5. Buildings shall be no taller than 55 feet.
C-W	Page 9-7 #12	Buildings shall be no taller than 55 feet.
C-1	Page 10-5 #27	Buildings shall be no taller than 55 feet.
C-2	Page 11-6 #16	Buildings shall be no taller than 55 feet.
Rules	Page 8-1 A,	Delete reference to 32 feet.
AG	Page 2-8	K, 1/2 Correct number sequence.
PUD	Page 13-3 – 13-10	Rules, regulations and guidelines for PUDs.

2110 Effective date: March, 2007

Page 17-1, Section 432 Outdoor Wood Furnaces
 Many pages, change Zoning Commission to Planning
 Commission
 Page 1-20, 240a; add Outdoor Wood Furnace to Definitions

Previous to March 28, 2008 Ordinance 9 was written in book form with page numbers from 1 to 175 or greater. Beginning on March 28, 2008 Ordinance 9 was changed to book form with chapters and each chapter has its own unique page numbers. Example: Chapter 3 page number begins with a 3 this tells you that chapter 3 is the rules for the Zoning district R-1. The second digit in the page number indicates the page within the chapter. Such as: 3-6

2111 Effective date: March 28, 2008

Various changes to document, removed blank pages, revised Index
 R-1 Page 3-3 and 3-4, C changed "structure" to "dwelling"
 C-W Page 9-3 G, 1 thru 6, revised Fence restrictions
 C-1 Article VIII, Page 21-2 new fence restrictions
 C-2 Article VIII, Page 21-2 new fence restrictions
 RR-1 Page 4-7, K,5 added keeping of horses, pigeons, rabbits, poultry
 RR-1 Page 4-8, M,5 added keeping of horses, pigeons, rabbits, poultry
 Page 1-14 Definitions, added ("Building Line-see #248")
 Page 1-17 220 Revised Fence
 Page 1-17 220a Privacy Fence
 Page 1-23 254 Temporary Structure

2112 Effective date: August, 2008

Page 18-1 Abandonment Discontinuance: #503 and #504
 Rewrite of both
 Page 1-22, Definitions: added (Building Line - #248)
 Page 23-5, ZBA. Appeals, how to be taken (14 days)
 Page 5-2, A, 4, a, Rewrite square footage of accessory building
 for vacant lot of record (overhang not included)

R-1 Page 3-3, Added ("See #248 in Definitions")
 R-2 Page 5-4, Added ("See #248 in Definitions")

2113 Effective Date January, 12, 2009

Table of Contents

Article II Illustrations

	Page 1-5	Residential Building Line R-2, R-3, Rules
	Page 1-5	Waterfront Building Line R-1
Sec.210a	Page 1-14	Building Line
Sec.248	Page 1-22	Setback Averaging for R-1, R-2, R-3, Rules
Sec.280	Page 1-27	Illustration for Building Line R-2, R-3, Rules
	Page 1-28	Illustration for Building Line R-1

2114 Effective Date February, 2009

Article V Non-Conforming Uses

Sec.504 Page 18-1 Remove whole paragraph about rebuilding on the same footprint.

2115 Effective Date July 10, 2009

RR-1, Page 4-9, M, Special Exceptions, 5, d.
(a new last line added)

"Manure shall be removed from the entire parcel and is not to be distributed over any of the lands therein."

2116 Effective Date July 10, 2009

Add Rear Setback restrictions for R-2, R-3, Rules
R-2, Chapter 5, page 5-5
R-3. Chapter 6, page 6-4
Rules, Chapter 8, page 8-3

2117 Effective Date January 12, 2010

Allow parcel size of 80% if all other restrictions are met.
C-W, Chapter 9, pages 9-1 and 9-7
C-1, Chapter 10 pages 10-1 and 10-7
C-2, Chapter 11 pages 11-1 and 11-7

(As of June, 2010 **R-5** has been changed to as **Rules** for Multiple Dwelling Units)

2218 Effective Date June/July, 2010

Change all references to **R-5** to **Rules** for Multiple Dwelling Units

Chapter and Pages:

1-5 Change to: Rules for Multiple Dwelling Units.

1-22 Remove R-5

1-27 Remove R-5

3-9 M, See Rules for Multiple Dwelling Units

O, See Rules for Multiple Dwelling Units

4-8 M, See Rules for Multiple Dwelling Units, Chapter 8

5-9 M, See Rules for Multiple Dwelling Units, Chapter 8

6-9 M, See Rules for Multiple Dwelling Units, Chapter 8

Sec. 350 Change from **R-5 MULTIPLE DWELLING DISTRICT** to
RULES FOR MULTIPLE DWELLING UNITS

8-8 Remove R-5

9-7 See Rules for Multiple Dwelling Units, Chapter 8

10-6 See Rules for Multiple Dwelling Units, Chapter 8

10-7 See Rules for Multiple Dwelling Units, Chapter 8

11-7 See Rules for Multiple Dwelling Units, Chapter 8

We changed all of the referenced page numbers in the:

(ARTICLE XXI AMENDMENTS TO ORDINANCE 9)

To our new scheme of Chapter and page within Chapter,

As an example, 3-1 is the first page of the R-1 district.

We began with the first Amendment on Dec. 6, 2002 and ended on the March 2007 Amendments, after which our new scheme was in place.

2219 VIOLATION OF LAWS PROHIBITED (All Zones)

Pages: 2-10, 3-11, 4-10, 5-11, 6-11, 7-2, 8-10, 9-9, 10-8, 11-8, 12-2

2220 VARIOUS CHANGES IN ALL ZONES & GENERAL PROVISIONS

Page No.	R-1 Zone
3-2	Fences: changed building line to corner of structure
3-2	chg. F. 2 to 3 (height of bushes and hedges)
3-8	No. 8. Restriction of blocking of water view. (Old numbers 8., 9., 10., have become 9., 10., 11.)
3-10	building line changed to corner of structure Bushes/hedges grow no higher than 3 feet Bushes/hedges planted to closer than 2 feet to lot line. 3 bushes/hedges in a row constitute a fence. Evergreens not allowed as a fence.
3-5	Remove Health Dept. restriction.
	RR-1 Zone
4-2	Chg. Building line to corner of structure.
4-8 and 4-9	Special Exceptions Add grazing land and what is not grazing land.
4-5	Remove Health Dept. restriction.
	R-2 Zone
5-2	building line changed to corner of structure.
5-10	building line changed to corner of structure. Bushes/hedges height changed to 3 feet Bushes/hedges shall be planted no closer to the lot line Than 2 feet 3 bushes/hedges in a row constitute a fence. Evergreens shall not be used as a fence.
5-6	Remove Health Dept. restriction (I-1.)

Page No.

R-3 Zone

- 6-2 Change building line to corner of structure.
- 6-9 Change building line to corner of structure.
Change Bushes/hedges height to no greater than **3** feet
Change Bushes/hedges to no higher than **2** feet
Change 3 Bushes/hedges in a row constitute a fence
Evergreens are not allowed

Rules for Multiple Dwelling Units

- 8-8 Change Building line to Corner of Structure
Change Bushes/hedges height to no greater than **3** feet
Change Bushes/hedges to no higher than **2** feet
Change 3 Bushes/hedges in a row constitute a fence
Evergreens are not allowed

CW Zone

- 9-3 G 2 Change Building Line to Corner of Structure
- 3 Change Building Line to Corner of Structure
- 4 Change Building Line to Corner of Structure
Fence shall not be higher than **3** feet
- 5 Change Building Line to Corner of Structure
Fence shall not be higher than **3** feet
 - a. Bushes/Hedges no higher than **3** feet and no closer than **2** feet to lot line
 - b. Evergreens are not allowed

2221

VARIOUS CHANGES IN ALL ZONES & GENERAL PROVISIONS

Page No. R-1 Zone Effective Date : October 8, 2013

- 3-1 Change 150 to 160
- 3-6 J. Delete "Motor"
- 3-6 J.1. Change to read "These regulations shall"

RR-1 Zone

- 4-1 A.2.b. Change 150 to 160 and 12 to 14
- 4-6 J. Delete "Motor"
- 4-6 J.1. Change to read "These regulations shall"

R-2 Zone

- 5-1 A.3.b. Change 150 to 160 and 12 to 14
- 5-2 C. Change 150 to 160
- 5-7 J. Delete "Motor"
- 5-7 J.1. Change to read "These regulations shall"

R-3 Zone

- 6-1 A.4.b. Change 150 to 160
- 6-6 J. Delete "Motor"
- 6-6 J.1. Change to read "These regulations shall"

MDU Zone

- 8-2 B.1. Change 150 to 160
- 8-2 C. Change six months to one year
- 8-5 K. Delete "Motor"
- 8-5 K.1. Change to read "These regulations shall"

C-W Zone

- 9-1 B.1. & 2. Change 150 to 160
- 9-2 C. Change six months to one year
- 9-4 J. Delete "Motor"
- 9-4 J.1. Change to read "These regulations shall"

C-1 Zone

- 10-2 B. Change six months to one year
- 10-2 E. Change Article VIII to VII
- 10-3 I. Delete "Motor"
- 10-3 I.1. Change to read "These regulations shall"

C-2 Zone

- 11-2 B. Change six months to one year
- 11-3 I. Delete "Motor"
- 11-3 I.1. Change to read "These regulations shall"

General Provisions

- 14-2 407 F. Change six months to one year

Zone R-1 Various changes in all Zones and General Provisions effective January 12, 2016

2221

- page no.
- 3-1 3.d. add- unless wire/cyclone fencing is used which shall be no higher than four (4) feet.
- 3-3 3. Add- river after canal.

Zone R-2

- 5-2 h. add- That the use of pre-fabricated structures, i.e., shipping containers for storage, shipping, accessory buildings and sheds under 200 square feet, shall be set on a stone or gravel base.

General Provisions

- 15-1 thru 15-4 Complete rewrite.
- 17-1 Remove Outdoor Wood Burning Furnaces
- 19-1 D. add- excluding Zone C-W at five (5) feet.
- 21-1 B. 1. 2. Delete – commensurate with the adjoining residential district.
- 23-1 thru 23-4 Complete rewrite.
- 24-1 1105 E. Add- A property owner failing to obtain a Land Use Permit shall be given the opportunity to purchase a Land Use Permit within five (5) days after notification. If the property owner does not obtain a Land Use Permit within five (5) days, the project will be Red Tagged (stop work order). A fine shall be added along with the cost of the Land Use Permit. After ten (10) days the fine shall be increased. All

fees and fines shall be paid before the construction can proceed.

2222 Effective September 13, 2016

page no.

- 2-4 I. 2. Rewrite outside toilets.
- 3-5 K. 2. Rewrite outside toilets
- 4-4 K. 2. Rewrite outside toilets
- 5-5 K. 2. Rewrite outside toilets.
- 6-5 K. 2. Rewrite outside toilets
- 8-4 L. 2. Rewrite outside toilets
- 9-4 K. 2. Rewrite outside toilets
- 10-3 J. 2. Rewrite outside toilets
- 11-3 H. 2. Rewrite outside toilets

Zone AG/RA-3

- 2-4 I. 9. Add-Land owner is required to have a minimum of five (5) acres of grazing land (not to include roadways, driveways or land where structures exist or land which cannot support grass growth) for the first large animal and three (3) acres additional for each large grazing animal.
- 2-4 I. 10. Add-There shall be adequate fencing to prevent free roaming of farm animals outside of their confinement area.
- 2-4 I. 11. Add-Fencing material such as chicken wire shall be used to create an enclosure to keep poultry confined.

Zone R-1

- 3-5 K.6 Temporary structures shall meet all setback requirements and require a Land Use Permit.

General Provisions

- 24-1 1105 E. Rewrite failure to obtain Land Use Permit.

2223 Effective Date September 28, 2017

Page 3-1 (**change**) Temporary structures shall meet all setback requirements and require a Land Use Permit. (To match page 3-5)

Fences

remove a. Fences shall not exceed 6 feet in height.

Add- No earth berm shall be utilized to enhance in any way fencing height.

Page 23-1 1. Change from 5 members to 3 with 1 alternate.

2. Two of the three ZBA members shall constitute a majority to conduct a meeting.

2224 Effective Date 2020

Integrated Ordinance 55 into Zoning Ordinance 9.