

<b>Article/Section</b>	<b>Title</b>	<b>Page</b>
<b>PREAMBLE</b>		
<b>ARTICLE I</b>	<b>SHORT TITLE AND PURPOSE</b>	
Section		
1.01	Title	1-1
1.02	Purpose	1-1
1.03	Authority	1-1
1.04	Validity	1-2
1.05	Limitation on Zoning Ordinance	1-2
1.06	Repeal of Previous Zoning Ordinance	1-2
<b>ARTICLE II</b>	<b>INTERPRETATION OF WORDING</b>	2-1
<b>ARTICLE III</b>	<b>DEFINITIONS</b>	
	Definitions – “A”	3-1
	Definitions – “B”	3-3
	Definitions – “C”	3-4
	Definitions – “D”	3-4
	Definitions – “E”	3-5
	Definitions – “F”	3-6
	Definitions – “G”	3-6
	Definitions – “H”	3-7
	Definitions – “I”	3-8
	Definitions – “J”	3-8
	Definitions – “K”	3-8
	Definitions – “L”	3-8
	Definitions – “M”	3-9
	Definitions – “N”	3-10
	Definitions – “O”	3-11
	Definitions – “P”	3-11
	Definitions – “Q”	3-12
	Definitions – “R”	3-12
	Definitions – “S”	3-13
	Definitions – “T”	3-15
	Definitions – “U”	3-16
	Definitions – “V”	3-16
	Definitions – “W”	3-16
	Definitions – “X”	3-16
	Definitions – “Y”	3-16
	Definitions – “Z”	3-16

<b>ARTICLE IV</b>		<b>GENERAL PROVISIONS</b>
Section		
4.01	The Effect of Zoning	4-1
4.02	Nonconformities	4-1
4.03	Principal Uses	4-4
4.04	Accessory Buildings	4-5
4.05	Essential Services	4-5
4.06	Mobile Homes	4-5
4.07	Camping/Recreational Vehicles	4-6
4.08	Temporary Dwelling:	
	Occupancy during the Construction of a Dwelling	4-6
4.09	Second Dwelling on a Parcel	4-7
4.10	Greenbelt	4-8
4.11	Home Business	4-9
4.12	Fences, Walls, and Hedges	4-12
4.13	Water Supply and Sewage Disposal Facilities	4-12
4.14	Storm Water Retention	4-13
4.15	Hazardous Materials/Groundwater Protection	4-13
4.16	Junkyards, Salvage Yards, Sanitary Landfills	4-13
4.17	Outdoor Lighting	4-14
4.18	Signs	4-14
4.19	Site Condominium and Subdivision Developments	4-19
4.20	Natural Features and Open Space Protection	4-20
4.21	Landscaping	4-20
4.22	Permitted Uses (Towers)	4-21
4.23	Private Roads	4-21
4.24	Private Drives	4-28
4.25	Animals	4-29
4.26	Noncommercial WECS and Noncommercial Anemometer Towers	4-29
4.27	Medical Use of Marijuana	4-31
<b>ARTICLE V</b>		<b>ZONING DISTRICTS AND MAP</b>
Section		
5.01	Classification of Zoning Districts	5-1
5.02	Zoning Map	5-1
5.03	Boundaries of Districts	5-1
5.04	Zoning of Vacated Areas	5-2
5.05	Zoning of Filled Areas	5-2
5.06	Zoning District Changes	5-2
5.07	Zoning for New Property within the Township	5-2
	MAP	5-3

<b>Article/Section</b>	<b>Title</b>	<b>Page</b>
<b>ARTICLE VI</b>	<b>DISTRICT REGULATIONS</b>	
Section		
6.01	Agricultural (A)	6-1
6.02	Forest/Recreation (F/R)	6-3
6.03	Low Density Residential (R-1)	6-4
6.04	Mixed Residential (R-2)	6-5
6.05	Commercial District(C)	6-6
6.06	Light Industrial (I)	6-8
6.07	Schedule of Regulations	6-10
<b>ARTICLE VII</b>	<b>SITE PLAN REVIEW</b>	
Section		
7.01	Purpose	7-1
7.02	Circumstances Requiring a Site Plan	7-1
7.03	Site Plan Data Required	7-1
7.04	Prohibitions on Excavation and Construction Activities Before Site Plan Approval is Granted	7-4
7.05	Submittal and Approval Procedures	7-4
7.06	Site Plan Amendments	7-5
7.07	Administrative Fees	7-5
7.08	Expiration of Approval	7-6
7.09	Inspection and Certification Requirements	7-6
7.10	Performance Guarantees	7-7
<b>ARTICLE VIII</b>	<b>USES SUBJECT TO SPECIAL APPROVAL AND SUPPLEMENTAL SITE DEVELOPMENT STANDARDS</b>	
Section		
8.01	General Requirements	8-1
8.02	Uses Subject to Special Approval	8-1
8.03	Supplemental Site Development Standards	8-3
8.04	Off-Street Parking, Loading, and Unloading Requirements and Standards	8-21
<b>ARTICLE IX</b>	<b>ADMINISTRATION AND ENFORCEMENT</b>	
Section		
9.01	Zoning Administrator	9-1
9.02	Duties and Power of the Zoning Administrator	9-1
9.03	Zoning Permit	9-1
9.04	Fees	9-3
9.05	Posting of Financial Guarantee	9-4
9.06	Violations and Penalties	9-4

<b>Article/Section</b>	<b>Title</b>	<b>Page</b>
<b>ARTICLE X</b>	<b>BOARD OF APPEALS</b>	
Section		
10.01	Creation and Membership	10-1
10.02	Meetings	10-2
10.03	Appeal	10-2
10.04	Limitation on Authority	10-3
10.05	Stay	10-3
10.06	Variances	10-3
10.07	Zoning Board of Appeals Approval	10-4
10.08	Exercising Powers	10-4
10.09	Notice of Hearing	10-5
10.10	Miscellaneous	10-6
10.11	Denial and Re-submittal	10-6
<b>ARTICLE XI</b>	<b>PLANNED UNIT DEVELOPMENTS</b>	
Section		
11.01	Intent and Purpose	11-1
11.02	Use and Area Regulations	11-1
11.03	Planned Unit Development Eligibility Requirements	11-3
11.04	Pre-application Conference	11-4
11.05	PUD Application Requirements	11-5
11.06	Public Hearing on PUD Request; Notice	11-6
11.07	Planning Commission Review of PUD	11-7
11.08	Standards of PUD Approval; Conditions; Waiver of PUD Standards	11-7
11.09	Reserved for future use	11-10
11.10	Planned Unit Development Permit	11-10
11.11	Continuing Adherence to Approved PUD Application	11-10
11.12	Recording of Action	11-11
11.13	Amendment of an Approved Planned Unit Development	11-11
11.14	Expiration of Approved PUD; Extension	11-12
11.15	Performance Guarantee	11-12
<b>ARTICLE XII</b>	<b>OPEN SPACE PRESERVATION OPTION</b>	
Section		
12.01	Open Space Preservation	12-1
12.02	Development Plan and Conveyance(s)	12-1
12.03	Land Not Considered Open Space	12-2
12.04	Additional Standards and Approval	12-2
<b>ARTICLE XIII</b>	<b>AMENDMENTS AND ENACTMENT</b>	
Section		
13.01	Amendment to this Ordinance	13-1
13.02	Enactment and Effective Date	13-5