

DIVISIONS	SUBJECT OR TITLE	PAGE NUMBERS
ARTICLE ONE:	ADMINISTRATION	
ARTICLE ONE SECTION A:	AUTHORITY	
1.a.1.	Authority to Adopt	1-1
1.a.2.	Purpose, General	1-1
1.a.3.	Purpose, Specific	1-1
1.a.4.	Purpose, Implementation of Comprehensive Plan	1-1
ARTICLE ONE SECTION B:	JURISDICTION	
1.b.1.	Areas affected by Zoning	1-1
1.b.2.	Amendments to Ordinance	1-1
ARTICLE ONE SECTION C:	FEES	
1.c.1.	Items for Which Fees Will be Changed	1-2
ARTICLE ONE SECTION D:	ENFORCEMENT & PENALTIES	
1.d.1.	Role of Zoning Administrator	1-3
1.d.2.	Legal Remedies for Violation	1-3
ARTICLE ONE SECTION E:	INTERPRETATION, CONFLICT, AND SEPARABILITY	
1.e.1.	Zoning Standards are the Minimum Requirements	1-3
1.e.2.	Zoning Standards are Separable	1-3
ARTICLE ONE SECTION F:	PLANNING COMMISSION ESTABLISHMENT AND PURPOSE	
1.f.1.	Authority Found in State Law	1-3
1.f.2.	Requirement for Rules of Procedure	1-3
1.f.3.	Appointment of Planning Commissioners and Terms of Office	1-3
1.f.4.	Planning Commission Must Approve Plats	1-3
1.f.5.	Building Permits Require Site Plan Approval	1-4
1.f.6.	Zoning Board of Appeals Jurisdiction Over Site Plans & Subdivisions	1-4
1.f.7.	Waiver of Site Plan Applications	1-4
ARTICLE ONE SECTION G:	PLANNING COMMISSION, RULES OF PROCEDURE	
1.g.1.	Officers	1-4
1.g.2.	Meetings	1-5
1.g.3.	Public Hearings	1-6
1.g.4.	Records	1-6
1.g.5.	Review Procedures for Zoning Amendments, Plats, Comprehensive Plan, Reconstruction, Appeals	1-7
ARTICLE ONE SECTION H:	BOARD OF ZONING APPEALS, ESTABLISHMENT AND PURPOSE	
1.h.1.	Authority Found in State Law	1-9
1.h.2.	Rules of Procedure	1-9
1.h.3.	Appointment of Appeals Board Members	1-9
1.h.4.	Role of Zoning Administrator, Administrative Interpretation, Variances, Special Exceptions	1-9
ARTICLE ONE SECTION I:	ZONING BOARD OF APPEALS: RULES OF PROCEDURE	
1.i.1.	Officers	1-11
1.i.2.	Appeals Process	1-12

DIVISIONS	SUBJECT OR TITLE	PAGE NUMBERS
ARTICLE ONE SECTION I:	ZONING BOARD OF APPEALS: RULES OF PROCEDURE	
1.i.3.	Meetings & Conduct Thereof	1-13
1.i.4.	Actions on Appeals	1-15
1.i.5.	Public Notice	1-15
1.i.6.	Public Hearings on Appeals	1-15
1.i.7.	Stay of Proceedings	1-15
1.i.8.	Expiration of Variances or Special Exception	1-15
1.i.9.	Appeals from Board of Zoning Appeals	1-16
1.i.10.	Pre-Litigation Mediation; Notice; Settlement Approval; Effect of Real Property; Unsuccessful Mediation	1-16
1.i.11	Notice of Appeal; Transcript; Sepersedas	1-17
1.i.12	Determination of Appeal; Costs; Trial by Jury	1.17
ARTICLE ONE SECTION J:	DESIGN REVIEW BOARD: ESTABLISHMENT AND PURPOSE	
1.j.1.	Authority Found in State Law	1-18
1.j.2.	Requirements for Rules of Procedure	1-18
1.j.3.	Composition of the Design Review Board	1-18
1.j.4.	Powers of Design Review Board	1-18
ARTICLE ONE SECTION K:	HAMPTON PARK, DOWNTOWN HISTORIC DISTRICT, OVERLAY DISTRICTS ARE CREATED	
1.k.1.	Location of Overlay District Shown on Zoning Map	1-19
1.k.2.	Intent of Overlay Districts	1-19
1.k.3.	Permit Uses in Districts	1-20
ARTICLE ONE SECTION L:	SWAN LAKE OVERLAY DISTRICT	
1.l.1.	Purpose	1-20
1.l.2.	Certificate of Appropriateness	1-20
1.l.3.	Uses	1-20
ARTICLE ONE SECTION M:	CERTIFICATES OF APPROPRIATENESS CRITERIA FOR ISSUANCE	
1.m.1.	Criteria for a Certificate of Appropriateness	1-20
1.m.2.	Additional Criteria for a Certificate of Appropriateness	1-21
ARTICLE ONE SECTION N:	DESIGN REVIEW BOARD, RULES OF PROCEDURE	
1.n.1.	Officers	1-22
1.n.2.	Meetings	1-23
ARTICLE ONE SECTION O:	DESIGN REVIEW BOARD APPLICATION REQUIREMENTS FOR A CERTIFICATE OF APPROPRIATENESS	
1.o.1.	Time Frame for Submittals	1-24
1.o.2.	Type of Information Required for a Certificate of Appropriateness	1-24
1.o.3.	Public Hearing Requirements	1-24
1.o.4.	Time Frame for Demolition Permits	1-24
1.o.5.	General Certification of Appropriateness	1-25
1.o.6.	Appeals to the Design Review Board	1-26
1.o.7.	Denial of Certificate of Appropriateness	1-26
1.o.8.	Appeals from the Design Review Board	1-26

DIVISIONS	SUBJECT OR TITLE	PAGE NUMBERS
1.o.9.	Contempt; penalty.	1-27
1.o.10.	Pre-litigation mediation; notice; settlement approval effect on real property; unsuccessful mediation.	1-27
1.o.11.	Notice of appeal, transcript; supersedeas	1-28
1.o.12.	Determination of appeal; costs; trial by jury	1-28
ARTICLE ONE SECTION P:	ADMINISTRATIVE OFFICER AND RESPONSIBILITIES	
1.p.1.	Zoning Administrator Enforces the Zoning Ordinance	1-29
1.p.2.	Zoning Administrator & Building Official	1-29
1.p.3.	Zoning Administrator Authorized to Prevent Violations	1-29
ARTICLE ONE SECTION Q:	LAND CLEARANCE, GRADING, BUILDING, AND SIGN PERMITS	
1.q.1.	Zoning Administrator to Issue Permits	1-29
ARTICLE ONE SECTION R:	APPLICATION FOR A BUILDING PERMIT FOR NEW OR ALTERED USES	
1.r.1.	Site Plan Required	1-30
1.r.2.	City / County Engineer to Approve Infrastructure Design	1-30
ARTICLE ONE SECTION S:	CERTIFICATES OF ZONING COMPLIANCE FOR NEW OR ALTERED USES	
1.s.1.	Building Permits Require Zoning Certificates	1-30
ARTICLE ONE SECTION T:	CONSTRUCTION AND USE TO BE AS SHOWN IN THE APPLICATIONS, SITE PLANS, BUILDING PERMITS, AND CERTIFICATES OF OCCUPANCY	
1.t.1.	Permits Issued with Approval Plans	1-30
1.t.2.	Certificate of Occupancy guidelines	1-30
ARTICLE ONE SECTION U:	AMENDMENT AUTHORIZATION AND PROCEDURE	
1.u.1.	Planning Commission to Recommend Changes to The Zoning Ordinance	1-31
1.u.2.	Who May Initiate Amendments	1-31
1.u.3.	Application Fee Required	1-31
1.u.4.	Planning Commission Report	1-31
1.u.5.	Declaration of Policy for Rezoning	1-31
1.u.6.	Public Hearing Required for Rezoning	1-32
1.u.7.	Action of Councils on Rezoning	1-32
1.u.8.	Resubmission of Denied Applications	1-32
ARTICLE TWO:	ESTABLISHMENT OF ZONING DISTRICTS AND MAPS	
ARTICLE TWO SECTION A:	ZONING DISTRICTS	
2.a.1.	Listing of Zoning Districts	2-1
ARTICLE TWO SECTION B:	ZONING DISTRICT BOUNDARIES AND THE OFFICIAL MAP	
2.b.1.	Approval of the Official Zoning Map	2-2
2.b.2.	Incorporation of the Flood Insurance Rate Map into the Zoning Ordinance	2-2
2.b.3.	Interpretation of Zoning District Boundaries	2-2
2.b.4.	Amendments to the Official Zoning Map	2-3
2.b.5.	Annexation Zoning into a Municipality	2-3

DIVISIONS	SUBJECT OR TITLE	PAGE NUMBERS
ARTICLE THREE:	ZONING AND DEVELOPMENT DISTRICT REGULATIONS	
ARTICLE THREE SECTION A:	GENERAL	
3.a.1.	Compliance with applicable district regulations set Forth in Ordinance	3-1
ARTICLE THREE SECTION B:	R-15 AND R-9 SINGLE FAMILY DISTRICTS	
3.b.1.	Purpose	3-1
3.b.2.	Permitted Uses	3-1
3.b.3.	Conditional Uses	3-1
3.b.4.	Special Exceptions	3-2
3.b.5.	Development Standards	3-5
ARTICLE THREE SECTION C:	R-6 SINGLE FAMILY RESIDENTIAL DISTRICT	
3.c.1.	Purpose	3-4
3.c.2.	Permitted Uses	3-4
3.c.3.	Conditional Uses	3-4
3.c.4.	Special Exceptions	3-5
3.c.5.	Development Standards	3-6
3.c.6.	Off Street Parking	3-6
3.c.7.	Landscape Requirements	3-6
	EXHIBIT 3-1 – Development Standards for Uses in R-6 District	3-7
ARTICLE THREE SECTION D:	GENERAL RESIDENTIAL DISTRICT	
3.d.1.	Purpose	3-8
3.d.2.	Permitted Uses	3-8
3.d.3.	Conditional Uses	3-8
3.d.4.	Special Exceptions	3-9
3.d.5.	Development Standards	3-9
3.d.6.	Special Development Standards for Manufactured Units Or Mobile Homes	3-9
3.d.7.	Special Development Standards for Mobile Home Parks	3-10
3.d.8.	Off Street Parking	3-10
3.d.9.	Landscape Requirements	3-10
	EXHIBIT 3-2 - Development Standards for Uses in GR District	3-11
ARTICLE THREE SECTION E:	RESIDENTIAL MULTI-FAMILY DISTRICT	
3.e.1.	Purpose	3-12
3.e.2.	Permitted Uses	3-12
3.e.3.	Conditional Uses	3-12
3.e.4.	Special Exceptions	3-13
3.e.5.	Development Standards	3-13
3.e.6.	Off Street Parking	3-13
3.e.7.	Landscape Requirements	3-13
	EXHIBIT 3-3 – Development Standards for Uses in RMF District	3-14

DIVISIONS	SUBJECT OR TITLE	PAGE NUMBERS
	EXHIBIT 3-4 – Permitted & Conditional Uses in Residential Districts	3-15
ARTICLE THREE SECTION F:	PROFESSIONAL OFFICE DISTRICT	
3.f.1.	Purpose	3-18
3.f.2.	Permitted Uses	3-18
3.f.3.	Conditional Uses	3-20
3.f.4.	Special Exceptions	3-21
3.f.5.	Development Standards	3-21
ARTICLE THREE SECTION G:	NEIGHBORHOOD COMMERCIAL DISTRICT	
3.g.1.	Purpose	3-22
3.g.2.	Permitted Uses	3-22
3.g.3.	Conditional Uses	3-23
3.g.4.	Special Exceptions	3-23
3.g.5.	Development Standards	3-24
ARTICLE THREE SECTION H:	LIMITED COMMERCIAL DISTRICT	
3.h.1.	Purpose	3-24
3.h.2.	Permitted Uses	3-25
3.h.3.	Conditional Uses	3-28
3.h.4.	Special Exceptions	3-28
3.h.5.	Development Standards	3-29
ARTICLE THREE SECTION I:	GENERAL COMMERCIAL DISTRICT	
3.i.1.	Purpose	3-30
3.i.2.	Permitted Uses	3-30
3.i.3.	Conditional Uses	3-32
3.i.4.	Special Exceptions	3-33
3.i.5.	Development Standards	3-33
ARTICLE THREE SECTION J:	CENTRAL BUSINESS DISTRICT	
3.j.1.	Purpose	3-35
3.j.2.	Permitted Uses	3-35
3.j.3.	Conditional Uses	3-36
3.j.4.	Special Exceptions	3-37
3.j.5.	Development Standards	3-37
ARTICLE THREE SECTION K:	LIGHT INDUSTRIAL – WAREHOUSE DISTRICT	
3.k.1.	Purpose	3-38
3.k.2.	Permitted Uses	3-38
3.k.3.	Conditional Uses	3-40
3.k.4.	Special Exceptions	3-42
3.k.5.	Development Standards	3-43
ARTICLE THREE SECTION L:	HEAVY INDUSTRIAL DISTRICT	
3.l.1.	Purpose	3-44
3.l.2.	Permitted Uses	3-44
3.l.3.	Conditional Uses	3-45
3.l.4.	Special Exceptions	3-46

DIVISIONS	SUBJECT OR TITLE	PAGE NUMBERS
3.1.5.	Development Standards	3-46
ARTICLE THREE SECTION M:	AGRICULTURAL CONSERVATION	
3.m.1.	Purpose	3-47
3.m.2.	Permitted Uses	3-48
3.m.3.	Conditional Uses	3-48
3.m.4.	Special Exceptions	3-49
3.m.5.	Development Standards	3-50
ARTICLE THREE SECTION N:	CONSERVATION PRESERVATION DISTRICT	
3.n.1.	Purpose	3-51
3.n.2.	Permitted Uses	3-51
3.n.3.	Conditional Uses	3-51
3.n.4.	Special Exceptions	3-51
3.n.5.	Development Standards	3-52
ARTICLE THREE SECTION N:	CONSERVATION PRESERVATION DISTRICT	
	EXHIBIT 3-5 – Permitted & Conditional Uses in the Commercial, Industrial, Agricultural, & Conservation Districts	3-53
	EXHIBIT 3-6 – Development Standards for Residential Uses in Commercial Districts	3-63
ARTICLE THREE SECTION O:	AGRICULTURAL CONSERVATION – 10 (AC-10) DISTRICT	
3.o.1.	Purpose	3-64
3.o.2.	Permitted	3-64
3.o.3.	Conditional Uses	3-64
3.o.4.	Special Exceptions	3-65
3.o.5.	Development Standards	3-65
ARTICLE THREE SECTION P:	PLANNED DEVELOPMENT DISTRICT	
3.p.1.	Purpose	3-66
3.p.2.	Area of Ownership	3-67
3.p.3.	Map Designation	3-67
3.p.4.	Planning Requirements	3-67
3.p.5.	Permitted Uses	3-67
3.p.6.	Private Streets	3-67
3.p.7.	General Design Criteria and Development Standards	3-67
3.p.8.	Administrative Procedures	3-68
3.p.9.	Staff Action on Approved PD Amendments	3-70
3.p.10.	Changes in Approved Plans	3-70
ARTICLE THREE SECTION Q:	AIRFIELD COMPATIBILITY DISTRICTS	
3.q.1.	Purpose	3-71
3.q.2.	Type of Districts	3-71
3.q.3.	Restrictions Within the Airfield Compatibility Districts	3-71
3.q.4.	Land Use	3-71
	EXHIBIT 3-7 – Concentrations of Persons Per Acre Standards	3-72
3.q.5.	Performance Standards	3-73
3.q.6.	Prohibited Uses	3-73

DIVISIONS	SUBJECT OR TITLE	PAGE NUMBERS
3.q.7.	Non-Conforming Uses	3-73
3.q.8.	Permits	3-73
3.q.9.	Variance Permits	3-74
3.q.10.	Other Ordinances	3-74
	EXHIBIT 3-8 – Airfield Compatibility District (ACD) Use Regulations ACD Districts	3-75
ARTICLE THREE SECTION R:	RANGE COMPATIBILITY DISTRICTS (RCD)	
3.r.1.	Purpose	3-81
3.r.2.	Within RCD, Several Overlay Districts	3-81
3.r.3.	Restrictions Within the Range Compatibility Districts	3-81
3.r.4.	Land Use	3-81
3.r.5.	Performance Standards	3-81
3.r.6.	Prohibited Uses	3-81
3.r.7.	Non-Conforming Uses	3-81
3.r.8.	Permits	3-82
3.r.9.	Variance Permits	3-82
3.r.10	Other Ordinance	3-82
3.r.11	DNL Lines	3-82
	Note: Mobile Homes in DNL Zones	3-82
ARTICLE THREE SECTION S	NOISE ATTENUATION (NA) DISTRICT	
3.s.1.	Purpose	3-82
3.s.2.	Noise Notification Zone	3-82
ARTICLE THREE SECTION T	HIGHWAY CORRIDOR PROTECTION DISTRICT	
3.t.1.	Purpose	3-83
3.t.2.	Highway Corridor Protection District Map	3-84
3.t.3.	General Standards	3-84
3.t.4.	Architectural Standards	3-85
3.t.5.	Required Information	3-85
ARTICLE THREE SECTION U	FARMING	
3.u.1.	General Farming Operations	3-86
ARTICLE THREE SECTION V	PUBLIC UTILITIES AND PUBLIC SERVICE COMPANIES	
3.v.1.	Purpose	3-86
3.v.2.	Operating On Own Property Can Get Relief	3-87
ARTICLE FOUR:	GENERAL AND SUPPLEMENTAL REGULATIONS	
ARTICLE FOUR SECTION A:	GENERAL	
4.a.1.	General Regulations Supplement District Regulations	4-1
ARTICLE FOUR SECTION B:	APPLICATION OF REGULATIONS	
4.b.1.	Regulations Establish Minimum Standards	4-1
ARTICLE FOUR SECTION C:	USE OF LAND, BUILDINGS, OR STRUCTURES	
4.c.1.	Only Uses Allowed Are Permitted in the Various Districts	4-1
ARTICLE FOUR SECTION D:	HEIGHT OF BUILDINGS AND/OR STRUCTURES	
4.d.1.	Height Limits of Structures Within Various Districts	4-1

DIVISIONS	SUBJECT OR TITLE	PAGE NUMBERS
ARTICLE FOUR SECTION E:	DENSITY	
4.e.1.	Density Regulations	4-2
4.e.2.	Density Limits and Computation of Density	4-2
ARTICLE FOUR SECTION F:	YARD REGULATIONS	
4.f.1.	Yards which abut streets	4-2
4.f.2.	Yards abutting Service Lanes	4-2
4.f.3.	Yards located on Lots with More than one Principal Building	4-2
4.f.4.	Front Yards	4-2
4.f.5.	Side Yards	4-3
4.f.6.	Side Yards requirements for Special Housing Type	4-3
4.f.7.	Structures Projecting into Required Yards	4-4
4.f.8.	Fence Regulations	4-4
4.f.9.	Yard Setbacks from Railroad right-of-way	4-4
ARTICLE FOUR SECTION G:	ACCESSORY BUILDINGS AND USES	
4.g.1.	General Standards for Accessory Uses	4-5
4.g.2.	Residential Accessory Structures	4-5
	Exhibit 4-1: Maximum Square Footage	4-6
4.g.3.	Commercial Accessory Structures	4-8
4.g.4.	Agricultural Accessory Structures	4-9
4.g.5.	Accessory Vending Machine Units	4-9
ARTICLE FOUR SECTION H:	VISUAL CLEARANCE AT INTERSECTIONS	
4.h.1.	General	4-9
4.h.2.	Removal of Obstructions	4-9
	EXHIBIT 4-2 – Sight Triangles	4-10
ARTICLE FOUR SECTION I-N:	PARKING AND STORAGE OF CERTAIN VEHICLES IN RESIDENTIAL ZONES	
4.i.1.	General Requirements	4-11
4.j.1.	Parking, Storage, or use of Campers or other Major Recreational Vehicles	4-11
4.k.1.	Containers and Dumpsters	4-11
4.l.1.	Appearance or Fences and Walls	4-12
4.m.1.	Access to Commercial and Industrial Zoned Property Prohibited from Residential Zones	4-12
4.n.1.	Mini-Warehouses	4-12
4.o.1	Sexually Oriented Businesses	4-13
ARTICLE FIVE	PERFORMANCE CRITERIA FOR CERTAIN BUILDINGS, USES, AND PROJECTS	
ARTICLE FIVE SECTION A:	GENERAL	
5.a.1.	Uses Affected by Performance Criteria	5-1
5.a.2.	Applications	5-1
5.a.3.	Review	5-1
5.a.4.	Public Hearings	5-1
DIVISIONS	SUBJECT OR TITLE	PAGE NUMBERS

ARTICLE FIVE SECTION B:	SPECIFIC CONDITIONS AND STANDARDS FOR CONDITIONAL USES AND SPECIAL EXCEPTIONS	
5.b.1.	Criteria for Review	5-1
5.b.2.	Listing of Hazardous or Disruptive Land Development Activities	5-4
5.b.3.	Special Design Review Criteria for Applicable Items in 5.b.2.	5-5
5.b.4.	Communications, Towers, and Antennae	5-14
5.b.5.	Manufacturing and Processing Plants	5-18
5.b.6.	Compliance Guarantee	5-19
	EXHIBIT 5-1 – Maximum Permissible Sound Levels Night Time Schedule	5-19
	EXHIBIT 5-2 – Day Time Schedule	5-20
	EXHIBIT 5-3 – Maximum Intensity of Light Sources	5-20
ARTICLE FIVE SECTION C:	TEMPORARY USES	
5.c.1.	Permit Fee	5-21
5.c.2.	Public Safety and Nuisance Avoidance	5-21
5.c.3.	Limitations on Renewal and Revocation of Permits	5-21
5.c.4.	Removal of Temporary Uses	5-21
5.c.5.	Parking and Access Requirements	5-21
5.c.6.	Permitted Temporary Uses	5-21
5.c.7.	Allowed Temporary Uses	5-24
5.c.8.	Outside Storage	5-25
ARTICLE SIX:	NONCONFORMING USES AND SITES	
ARTICLE SIX SECTION A:	NONCONFORMING USES MAY CONTINUE	
6.a.1.	Purpose	6-1
6.a.2.	Definitions	6-1
ARTICLE SIX SECTION B:	NONCONFORMING USES	
6.b.1.	Proof of Legal Nonconformance and Continuance of Use	6-2
6.b.2.	Loss of Nonconforming Use Status	6-2
6.b.3.	Accidental Destruction	6-2
ARTICLE SIX SECTION C:	NONCONFORMING SITES	
6.c.1.	Proof of Legal Nonconformance and Continuance	6-2
6.c.2.	Loss of Legal Nonconforming Site Status	6-2
6.c.3.	Loss of legal Nonconforming Status (Mobile Home Parks)	6-2
6.c.4.	Projects at Nonconforming Sites	6-2
6.c.5.	Nonconforming Sites Incapable of Compliance	6-3
6.c.6.	Accidental Destruction	6-3
ARTICLE SIX SECTION D:	NONCONFORMING LOTS OF RECORD	
6.d.1.	Not Sufficient Land to Conform to Dimensional Requirements	6-3
ARTICLE SIX SECTION E:	DISCONTINUANCE OF NONCONFORMING USE	
6.e.1.	Re-use or Re-occupancy	6-4
DIVISIONS	SUBJECT OR TITLE	PAGE NUMBERS
ARTICLE SEVEN	SUBDIVISION AND SITE PLAN PROCEDURES	

ARTICLE SEVEN SECTION A:	PURPOSE	
7.a.1.	Purpose	7-1
7.a.2.	Exempt Subdivisions	7-1
ARTICLE SEVEN SECTION B:	PRE-APPLICATION	
7.b.1.	Pre-Application Conference	7-1
7.b.2.	Site Plan & Subdivision Review Committee	7-1
7.b.3.	Applications	7-2
7.b.4.	Content	7-2
7.b.5.	Complete Application	7-2
7.b.6.	Planning Commission Quorum	7-2
	EXHIBIT 7-1 – Flow Chart for the Plan Review Process	7-3
ARTICLE SEVEN SECTION C:	MINOR SUBDIVISION APPROVAL AND MINOR SITE PLAN APPROVAL	
7.c.1.	Definitions	7-4
7.c.2.	Submittals	7-4
7.c.3.	Declaration of Completeness	7-4
7.c.4.	Staff Action	7-4
7.c.5.	Time Frame For Action For Minor Subdivision or Site Plan Approval	7-5
7.c.6.	Expiration of Minor Subdivision Plat Approval	7-5
7.c.7.	Expiration of Approval of Minor Site Plan	7-5
7.c.8.	Appeals of Staff Action on Minor Site Plans and Minor Subdivision Plats	7-5
ARTICLE SEVEN SECTION D:	MAJOR SUBDIVISION AND MAJOR SITE PLAN	
7.d.1.	Definitions	7-5
7.d.2.	Submittal	7-6
7.d.3.	Declaration of Completeness	7-6
7.d.4.	Time Frame For Action For Major Subdivision and/or Site Plans	7-6
7.d.5.	Effect of Preliminary Plat or Site Plat Approval	7-6
7.d.6.	Final Approval of a Major Subdivision and/or Site Plan	7-7
7.d.7.	Effect of Final Approval of a Major Subdivision and/or Site Plan	7-8
7.d.8.	Maintenance Guarantee:	7-8
7.d.9.	Performance Guarantee	7-9
7.d.10.	Traffic Study for Major Subdivision and/or Site Plans	7-10
ARTICLE SEVEN SECTION E	EFFECT OF FINAL PLAT APPROVAL	
7.e.1	Final Plat Approval	7-17
ARTICLE SEVEN SECTION F	SPECIFICATIONS OF DOCUMENTS TO BE SUBMITTED	
7.f.1.	Purpose	7-17
7.f.2.	Requirements	7-17
DIVISIONS	SUBJECT OR TITLE	PAGE NUMBERS
7.f.3.	Documents to be Submitted	7-17
	EXHIBIT 7-2 – Summary of Required Submission Documents	7-25
ARTICLE EIGHT:	DESIGN AND IMPROVEMENT STANDARDS	

ARTICLE EIGHT SECTION A:	PURPOSE	
8.a.1.	Purpose	8-1
ARTICLE EIGHT SECTION B:	SITE DESIGN STANDARDS	
8.b.1.	Site Analysis	8-1
8.b.2.	Subdivision and Site Design	8-1
8.b.3.	Residential Development Design	8-2
8.b.4.	Commercial and Industrial Design	8-2
8.b.5.	Circulation System Design	8-2
8.b.6.	Landscape Design	8-3
ARTICLE EIGHT SECTION C:	OPEN SPACE AND RECREATION	
8.c.1.	Purpose	8-3
8.c.2.	Minimum Requirements	8-3
8.c.3.	Improvement of Open Space Parcels	8-4
8.c.4.	Exceptions to the Standards	8-4
8.c.5.	Deed Restrictions	8-4
8.c.6.	Open Space Ownership	8-4
8.c.7.	Homeowners Association	8-5
8.c.8.	Maintenance of Open Space Areas	8-5
ARTICLE EIGHT SECTION D:	STREETS	
8.d.1.	General	8-5
8.d.2.	Street Hierarchy	8-7
8.d.3.	Roadway Width	8-7
8.d.4.	Curbs and Gutters	8-7
8.d.5.	Sidewalks	8-9
8.d.6.	Utility and Shade Tree Areas	8-9
8.d.7.	Right-of-Way	8-9
8.d.8.	Street Grade and Intersections	8-9
8.d.9.	Horizontal Curbs	8-10
8.d.10.	Vertical Curves	8-10
8.d.11.	Lighting	8-10
8.d.12.	Signage and Names	8-11
8.d.13.	Lots	8-11
	EXHIBIT 8-1: Trip Generation by Major Land Use Categories	8-12
	EXHIBIT 8-2: Residential Street Hierarchy: Definition	8-14
	EXHIBIT 8-3: Street Width and Right-Of-Way Requirements	8-16
	EXHIBIT 8-4: Right-Of –Way(ROW) Profiles	8-19
	EXHIBIT 8-4a: Right-Of-Way	8-20
	EXHIBIT 8-4b: Residential Collectors	8-21
	EXHIBIT 8-4c: Residential Subcollectors	8-22
DIVISIONS	SUBJECT OR TITLE	PAGE NUMBERS
	EXHIBIT 8-4d: Residential Subcollectors	8-23
ARTICLE EIGHT SECTION F:	WATER SUPPLY	
8.e.1.	General	8-24
8.e.2.	Capacity	8-24

ARTICLE EIGHT SECTION G:	SANITARY SEWERS	
8.f.1.	General	8-25
ARTICLE EIGHT SECTION H:	FIRE HYDRANTS	
8.g.1.	General	8-26
ARTICLE EIGHT SECTION I:	SIGN REGULATIONS	
8.h.1.	Purpose	8-26
8.h.2.	General Provisions	8-26
8.h.3.	Determination of the Size and Height of Signs	8-27
8.h.4.	Signs Allowed on Private Property	8-27
8.h.5.	Signs Allowed on Public Property or Within the Public Right-of-Ways	8-29
8.h.6.	Temporary Signs	8-29
8.h.7.	Prohibited Signs	8-31
8.h.8.	Special Purpose Signs	8-31
8.h.9.	Off-Premise Advertising	8-32
8.h.10	Flag Poles & Flags	8-36
8.h.11	General Sign Development Standards	8-37
	EXHIBIT 8-5 – Maximum Total Sign Area by Use, Number, Dimensions, and Location of Individual Signs	8-38
	EXHIBIT 8-6 – Permitted Sign by Type & Zoning Classification	8-41
ARTICLE EIGHT SECTION J:	PARKING REGULATIONS	
8.i.1.	Purpose	8-42
8.i.2.	General Provisions	8-42
8.i.3.	Design Requirements	8-42
	EXHIBIT 8-7 – Guidelines for Parking Lot Aisles	8-43
	EXHIBIT 8-8 – Handicapped Parking Requirements	8-44
	EXHIBIT 8-9 – Off Street Parking Requirements for Non-Residential Land Uses	8-46
ARTICLE NINE:	LANDSCAPING, BUFFER, AND TREE PROTECTION REQUIREMENTS	
ARTICLE NINE SECTION A:	INTENT AND PURPOSE	
9.a.1.	Intent	9-1
9.a.2.	Applicability	9-1
ARTICLE NINE SECTION B:	LANDSCAPING AND BUFFER REQUIREMENTS	
9.b.1.	Landscaping Requirements	9-1
9.b.2.	Landscaping Determination	9-2
	TABLE 9-1: Landscaping Chart	9-3
DIVISIONS	SUBJECT OR TITLE	PAGE NUMBERS
9.b.3.	Responsibility for Bufferyard Installation	9-3
9.b.4.	Landscaping Type Depictions	9-4
9.b.5.	Utility Service	9-6
ARTICLE NINE SECTION C:	LANDSCAPING DESIGN STANDARDS	
9.c.1.	Landscaping Design Standards	9-6
9.c.2.	Definitions	9-7

9.c.3.	Landscape Requirements for the Interior of Parking Areas	9-10
9.c.4.	Parking Lot Design for Impervious Surface Reduction	9-12
9.c.5.	Stormwater Facility Landscape Requirements	9-12
9.c.6.	Residential Subdivision Development	9-13
ARTICLE NINE SECTION D:	LANDSCAPING MATERIALS AND MAINTENANCE	
9.d.1.	Landscape Plan Submittal Requirements	9-14
9.d.2.	Plant Material and Irrigation Requirements	9-15
9.d.3.	Tree Preservation	9-16
	TABLE 9-2: Significant and Historic Trees	9-18
9.d.4.	Replacement of Dead, Dying, and Damaged Vegetation	9-19
9.d.5.	Revisions to Approved Plans	9-19
9.d.6.	Waivers	9-20
ARTICLE NINE SECTION E:	RECOMMENDED PLANTS	
9.e.1.	Recommended Trees	9-20
	TABLE 9-3: Canopy Trees	9-20
	TABLE 9-4: Understory Trees	9-21
	TABLE 9-5: Evergreen Trees	9-22
	TABLE 9-6: Tall Shrubs	9-22
	TABLE 9-7: Poor Performers	9-23
	TABLE 9-8: Invasive Species	9-23
9.e.2.	Recommended Native Plants for Retention Areas	9-25
	TABLE 9-9: Native Plants	9-25
ARTICLE TEN:	DEFINITIONS	
ARTICLE TEN SECTION A	PURPOSE	
10.a.1.	Purpose	10-1
10.b.1.	Definitions	10-1
EXHIBITS:		
Appendix A: Stormwater Management Sediment Control Ordinance (Ordinance 1627)		
Appendix B: City of Sumter - Guidelines for Utility; Roadway & Drainage Construction		
Appendix C: Displaying the US Flag		
Appendix D: Central Business District Drinking Exception Boundaries Map		