

Table of Contents

	Page #
<i>Schedule of Uses</i>	3
<i>Table of Contents</i>	4
<u>ARTICLE 1 - General Provisions</u>	
1.1 Authority	8
1.2 Short Title	8
1.3 Effective Date	8
1.4 Purpose	8
1.5 Community Development Objectives	8
1.6 Interpretation	8
1.7 Establishment of Controls	8
1.8 Application of Regulations	9
1.9 Severability	9
1.10 Conflicts	9
1.11 Disclaimer of Liability	9
1.12 Amendment to Prior Ordinance	10
1.13 Effective Date	10
<u>ARTICLE 2 – Establishment of Zoning Districts and Zoning Map</u>	
2.1 Names and Purposes of Zoning Districts	11
2.2 Zoning District Maps	11
<u>ARTICLE 3 – District Regulations</u>	
3.1 Application of District Regulations	13
3.2 Zoning Permits	13
3.3 Zoning Permit Exceptions	13
3.4 District Use Regulations and Dimensional Requirements	13
3.5 Conservation Open Space District (<i>Table A</i>)	14
3.6 Agriculture District (<i>Table B</i>)	15
3.7 Residential District (<i>Table C</i>)	16
3.8 Village District (<i>Table D</i>)	17
3.9 Township Road Designations	18
3.10 Floodplain Management	18
<u>ARTICLE 4 – Supplemental Use Criteria</u>	
4.1 General Criteria	20
4.2 Adult Uses	21
4.3 Agriculture and Agricultural Operations	21
4.4 Animal Hospitals & Kennels	21
4.5 Automotive Car Wash, Repair Facility, Sales Facility, or Service Facility	22
4.6 Bed and Breakfast	22
4.7 Child Care and Adult Day Care Centers, Group and Family Day Care Homes	23
4.8 Cluster Subdivision in the Village District	23

4.9	Communications Antennas, Communications Equipment Buildings, and Communications Towers	27
4.10	Contractor Yard	29
4.11	Group Home	29
4.12	Home Based Business	30
4.13	Home Occupations	30
4.14	Hospital/Drug and Alcohol Treatment Facility/Rehabilitation Facility	31
4.15	Institutional Residences, Multiple-Family Dwellings and Multiple-Family Dwelling Developments	31
4.16	Junk Yard or Salvage Yard	32
4.17	Manufacturing, Warehousing, Laboratory Uses	32
4.18	Medical Marijuana Growers/Processors	33
4.19	Mobile Home Park	34
4.20	No Impact Home Based Business	35
4.21	Oil and Gas Well Development and Related Facilities	35
4.22	Self-Storage Facility	38
4.23	Shopping Center	38
4.24	Surface Mining	38
4.25	Townhouses	39
4.26	Uses Not Provided For	39
4.27	Waste Facility or Waste Transfer Facility	39
4.28	Wind Energy Facility	41
4.29	Solar Energy Development	47

ARTICLE 5 – Supplemental Lot Regulations

5.1	Access to Structures	51
5.2	Accessory Uses and Structures – Zoning Permit Required	51
5.3	Accessory Uses and Structures – Exempt from Permit Requirement – Conformance with the Following Specifications Shall Be Maintained	54
5.4	Conversion or Replacement of Buildings	55
5.5	Design Standards for Driveways and Access Drives to Streets	56
5.6	Exceptions to Height Regulations	57
5.7	Hazardous Materials and Substances	57
5.8	Intersection Visibility	58
5.9	Nuisance Standards for the Village District	58
5.10	Outdoor Lighting on Private Property	60
5.11	Projections into Required Yards	60
5.12	Public Utilities Exempt	61
5.13	Screening and Landscaping	61
5.14	Small Wind Energy System	61
5.15	Storage of Junk and Certain Vehicles	62
5.16	Unique Lots and Building Locations	62
5.17	Water Supply and Sewerage Facilities Required	62
5.18	Yard and Garage Sales	62
5.19	Nippenose Township Mandatory Water Connection	63
5.20	Nippenose Township Stormwater Management Ordinance	65

ARTICLE 6 – Regulations to Prevent the Creation or Establishment of Airport Hazards

6.1	Overview	68
-----	----------	----

6.2	Declaration of Policy	68
6.3	General Definitions	68
6.4	Airport Surface Zones	70
6.5	Airport Surface Zone Height Limitations	71
6.6	Airport Zoning Requirements	72
6.7	Permits and Variances	72
6.8	Enforcement/Notice	74
6.9	Joint Airport Zoning Board	74
6.10	Appeals	74
6.11	Acquisition of Air Rights	74
6.12	Relation to Other Zoning Regulations of the Municipality	74

ARTICLE 7 – Exterior Lighting Standards

7.1	Purpose	76
7.2	Applicability	76
7.3	General Requirements	76
7.4	Lighting Standards for Uses within 50 feet of Residential Uses or Zones	77
7.5	Open-Air Parking Lot Lighting	78
7.6	Canopy Lighting and Lighting of Service Stations	79
7.7	Lighting of Outdoor Performances, Sport and Recreation Facilities and Playfields	79
7.8	Architectural Accent Lighting	79
7.9	Lighting of Landscaping	80
7.10	Temporary Lighting	80

ARTICLE 8 – Sign Regulations

8.1	Sign Policies	81
8.2	General Regulations	81
8.3	Regulation by Sign Types	82
8.4	Prohibited Signs	87
8.5	Maintenance	88

ARTICLE 9 – Off-Street Parking and Loading Standards

9.1	Off-Street Parking and Loading	89
-----	--------------------------------	----

ARTICLE 10 – Nonconformities

10.1	Overview	92
10.2	Non-conforming Lots, Uses, and Structures	92
10.3	Abandonment	92
10.4	Repairs and Reconstruction	92
10.5	Extension or Enlargement	93
10.6	Change of Use	93
10.7	Registration of Non-conforming Uses, Structures and Lots	93

ARTICLE 11 - Reserved for Future Use

ARTICLE 12 - Reserved for Future Use

ARTICLE 13 - Reserved for Future Use

ARTICLE 14 - Zoning Hearing Board Proceedings

14.1	Organization and Procedure	94
14.2	Powers and Duties	94
14.3	Hearing Procedures	95

ARTICLE 15 - Amendments and Conditional Uses – Board of Supervisors

15.1	Amendments to Zoning Ordinance or Map	99
15.2	Conditional Uses	99

ARTICLE 16 – Administration and Enforcement

16.1	Generally: Appointment of Zoning Officer	103
16.2	Powers and Duties of the Zoning Officer	103
16.3	General Procedure: Zoning Permit Required	104
16.4	Zoning Permits and Certificates	104
16.5	Violations	106
16.6	Enforcement Notice	106
16.7	Cause of Action	106
16.8	Enforcement Remedies	107
16.9	Filing Fees	107

ARTICLE 17 – Definitions

17.1	Applicability and Interpretation	108
17.2	Definition of Terms	108