

TABLE OF CONTENTS

SECTION 1. INTRODUCTION ..... 1  
    Authority ..... 1  
    1.2 Purpose..... 1  
    1.3 Intent ..... 1  
    1.4 Abrogation and Greater Restrictions ..... 1  
    1.5 Interpretation..... 1  
    1.6 Severability ..... 1  
    1.7 Repeal ..... 2  
    1.8 Title..... 2  
    1.9 Effective Date ..... 2

SECTION 2. GENERAL PROVISIONS ..... 3  
    2.1 Jurisdiction..... 3  
    2.2 Compliance ..... 3  
    2.3 Use Restrictions ..... 3  
    2.4 Penalties ..... 4  
    2.5 Civil Enforcement..... 4  
    2.6 Change in Fees..... 4

SECTION 3. ADMINISTRATION ..... 5  
    3.1 Town Board ..... 5  
    3.2 Building Inspector..... 5  
    3.3 Zoning Officer ..... 5  
    3.4 Town Planning & Zoning Committee..... 6  
    3.5 How Constituted ..... 6  
    3.6 Terms of Office..... 6  
    3.7 Qualifications..... 6  
    3.8 Vacancies ..... 6  
    3.9 Matters Referred to the Planning & Zoning Committee..... 7  
    3.10 Meetings..... 7  
    3.11 Minutes ..... 8  
    3.12 Quorum ..... 8  
    3.13 Organization..... 8  
    3.14 Compensation ..... 8

SECTION 4. ZONING DISTRICTS ..... 9  
    4.1 Establishment..... 9  
    4.2 Zoning Map and District Boundaries..... 9  
    4.3 General District Regulations..... 9  
    4.4 Agricultural Farmland Preservation District (A-FP) ..... 14  
    4.5 Agricultural District One (A-1) ..... 24  
    4.6 Agricultural District Two (A-2)..... 29  
    4.7 Agricultural District Three (A-3)..... 34  
    4.8 Local Commercial District (B-1)..... 39  
    4.9 Large Scale Commercial District (B-2) ..... 42

4.10 Residential District One (R-1) .....	47
4.11 Residential District Two (R-2).....	50
4.12 Mobile Home Parks District (MHP).....	54
4.13 Special Purpose District (SP).....	55
4.14 Light Industrial District (M-1).....	57
4.15 General Industrial District (M-2).....	61
4.16 Institutional District (IN) .....	64
4.17 Shipping Containers.....	66
<b>SECTION 5. CONDITIONAL USE PERMITS.....</b>	<b>67</b>
5.1 General Provisions.....	67
5.2 Required Information.....	67
5.3 Standards Applicable to All Conditional Uses .....	67
5.4 Conditions Attached to Conditional Use Permit.....	68
5.5 Notice and Public Hearing.....	69
5.6 Conditional Use Permit Fee.....	69
5.7 Conditional Use Permit Procedure for Livestock Facilities .....	69
<b>SECTION 6. BUILDING PERMITS .....</b>	<b>75</b>
6.1 Permits Required To Comply With Zoning Ordinance .....	75
6.2 Building Permits .....	75
6.3 Application for Building Permit .....	75
6.4 Expiration of Building Permit.....	76
6.5 Building Permit Fee .....	76
<b>SECTION 7. ZONING PERMITS .....</b>	<b>77</b>
7.1 Issuance.....	77
7.2 Requirements .....	77
7.3 Application for Zoning Permit.....	77
7.4 Expiration of Zoning Permit .....	78
7.5 Zoning Permit Fee.....	78
<b>SECTION 8. STANDARDS FOR EVALUATING CONDITIONAL USES, CHANGING .....</b>	<b>79</b>
8.1 Site Design and Physical Characteristics.....	79
8.2 Site Location Relative to the Public Road Network .....	79
8.3 Land Use .....	79
8.4 Traffic Generation.....	79
8.5 Community Effects .....	80
8.6 Other Relevant Factors .....	80
<b>SECTION 9. BOARD OF ADJUSTMENT .....</b>	<b>81</b>
9.1 Establishment.....	81
9.2 Membership .....	81
9.3 Organization.....	81
9.4 Powers.....	82
9.5 Appeals and Applications .....	82
9.6 Hearings .....	83

9.7 Findings.....	83
9.8 Decision .....	83
9.9 Review by Court of Record .....	84
9.10 Livestock Facility Siting.....	84
<b>SECTION 10. HIGHWAY SETBACK LINES &amp; ROADSIDE REGULATIONS .....</b>	<b>85</b>
10.1 Classification and Setbacks.....	85
10.2 Vision Clearance at Intersections.....	86
10.3 Objects Permitted Within Setback Lines and Vision Triangles.....	87
10.4 Access Control.....	87
<b>SECTION 11. NONCONFORMING USES, STRUCTURES, AND LOTS .....</b>	<b>90</b>
11.1 Existing Nonconforming Uses.....	90
11.2 Existing Nonconforming Structures .....	90
11.3 Structural Repairs and New Equipment.....	90
11.4 Licenses.....	90
11.5 Abolishment or Replacement.....	90
11.6 Changes and Substitutions .....	91
11.7 Substandard Lots.....	91
<b>SECTION 12. CHANGES AND AMENDMENTS.....</b>	<b>92</b>
12.1 Authority .....	92
12.2 Initiation.....	92
12.3 Petitions.....	92
12.4 Recommendations.....	92
12.5 Hearings .....	93
12.6 Town Board's Action .....	93
12.7 Protest to Proposed Change .....	93
<b>SECTION 13. PERFORMANCE STANDARDS .....</b>	<b>94</b>
13.1 Compliance .....	94
13.2 Air Pollution.....	94
13.3 Fire and Explosive Hazards .....	94
13.4 Glare and Heat .....	94
13.5 Liquid or Solid Wastes.....	95
13.6 Noise .....	95
13.7 Odors.....	95
13.8 Radioactivity and Electrical Disturbances .....	96
13.9 Vibration .....	96
13.10 Water Quality Protection .....	96
<b>SECTION 14. SIGNS .....</b>	<b>97</b>
14.1 Permit Required .....	97
14.2 Signs Permitted In All Districts Without A Building Permit .....	97
14.3 Signs Permitted In All Business and Industrial Districts.....	97
14.4 Facing.....	98
14.5 Traffic .....	98

14.6 Existing Signs .....	99
14.7 Insurance .....	99
14.8 Movable or Temporary Signs .....	99
14.9 Roof-Mounted Signs .....	99
14.10 Lighting and Movement Restrictions.....	99
14.11 Areas of Special Control.....	100
14.12 Permit Fees.....	100
SECTION 15. DEFINITIONS.....	101
15.1 Usage.....	101
15.2 Words and Terms Defined.....	101