

How to Use This Ordinance

WHAT REGULATIONS APPLY TO MY PROPERTY?

- STEP 1:** Find your property on the Official Zoning Map and note your zoning district and any overlay districts or historic districts that apply.
- STEP 2:** Look in the Use Table in Article 5 for uses that are allowed in your zoning district. The use tables state whether a use is permitted by right, permitted subject to specific use standards, allowed as a conditional use granted by the Board of Adjustments, or prohibited.
- STEP 3:** Look up any overlay zones that apply to your site in Article 4, Zoning Districts. These may include the historic district (H) or flood district (F) overlays. See Article 4, Zoning Districts, for details.
- STEP 4:** Look in the dimensional standards table in Article 4 for the development standards (lot size, required yards, etc.) that apply to your zoning district.

WHERE CAN I LOCATE A PARTICULAR USE?

- STEP 1:** To determine the zoning districts in which a particular use may be located, look at the Use Table in Article 5.
- STEP 2:** Uses are either permitted by right, permitted subject to supplemental use standards in Article 5, allowed as a conditional use granted by the Board of Adjustments, or prohibited. If a use in the table is shown with an asterisk (*), consult the specific use standards in Article 5.
- STEP 3:** Remember that overlay districts (including historic preservation districts) may impose additional restrictions on the property. Check the Official Zoning Map for your specific site. If an overlay district applies, see Article 4, Zoning Districts.

HOW DO I CHANGE MY ZONING DISTRICT ?

Only the appropriate governing body may rezone property, following public notice and a public hearing in front of the Planning Commission and the governing body itself. See Sec. 3.10 Map Amendment (Rezoning).

HOW DO I VARY FROM THE STANDARDS THAT APPLY TO MY PROPERTY?

The Board of Adjustments is authorized to grant variances from some of the regulations in this Ordinance in cases of special hardship. See Sec. 3.7, Variances.