

TABLE OF CONTENTS

ARTICLE 1 GENERAL PROVISIONS

Section 1.1	Ordinance and Authority	3
Section 1.2	Effective Date	3
Section 1.3	Purpose	3
Section 1.4	Relationship to the Foxfield Comprehensive Plan	4
Section 1.5	Jurisdiction	4
Section 1.6	Application of this Zoning Ordinance	4
Section 1.7	Overlapping Regulations	5
Section 1.8	Violations	5
Section 1.9	Enforcement	6
Section 1.10	Penalties	7
Section 1.11	Severability	7
Section 1.12	Repeal & Effective Date	7
Section 1.13	Correction of Obvious Errors	8
Section 1.14	Amendment	8
Section 1.15	Definitions	8
Section 1.16	Vested Property Rights	8
Section 1.17	Expiration of Land Use Approvals	9
Section 1.18	Permit Revocation	10

ARTICLE 2 ZONING DISTRICTS

Section 2.1	Districts Established	11
Section 2.2	Zoning Map	12
Section 2.3	Minimum Sizes for New Districts	13
Section 2.4	Listing of Permitted Uses	13
Section 2.5	Large Lot Rural Residential District (RR)	14
Section 2.6	Village Commercial District (VC)	18
Section 2.7	Planned Development District (PD)	21
Section 2.8	Submittal and Processing Requirements for the Official Development Plan	28
Section 2.9	Amendments to an Official Development Plan	36
Section 2.10	Obsolete Official Development Plan	37
Section 2.11	Submittal and Processing Requirements for the Final Development Plan (Step 4)	37

ARTICLE 3 GENERAL REGULATIONS & DEVELOPMENT STANDARDS

Section 3.1	Application of General Regulations and Development Standards	45
Section 3.2	Access, Approaches, Driveways, Mailboxes and Right-of-Way Permits	46
Section 3.3	Visibility at Intersections- Application of Sight Triangle	53
Section 3.4	Off-Street Parking Standards	54

Section 3.5	Stacking Space Standards for Drive-throughs, Parking Attendants or Paid Parking Collection Devices	60
Section 3.6	Parking Lot Design Standards	61
Section 3.7	Fences, Berms and Sound Walls in Residential Areas	65
Section 3.8	Screening, Fences, and Walls in Non-Residential Areas	71
Section 3.9	Lighting Standards	72
Section 3.10	Landscape Standards for Non-residential Uses and Planned Developments	74
Section 3.11	Sign Standards	75
Section 3.12	Noise Control	91
Section 3.13	Temporary & Seasonal Uses	94
Section 3.14	Site Development Standards for Non-Residential Uses and Planned Developments	97
ARTICLE 4 SPECIAL REQUIREMENTS		
Section 4.1	Home Occupations	104
Section 4.2	Animal Raising & Keeping	105
Section 4.3	Commercial Mobile Radio Service Facilities (CMRS)	106
Section 4.4	Cemeteries Prohibited	111
Section 4.5	Grading, Erosion and Sediment Control Requirements (reserved)	111
ARTICLE 5 ADMINISTRATION & PROCEDURES		
Section 5.1	Administrations	112
Section 5.2	Certificates of Occupancy	114
Section 5.3	Plot Plans	114
Section 5.4	Site Development Plans	115
Section 5.5	Special Review Use	118
Section 5.6	Changes and Amendments	121
Section 5.7	Variances	124
Section 5.8	Nonconforming Uses, Structures, and Lots	127
Section 5.9	Public Notice Requirements	129
Section 5.10	Fees	132
ARTICLE 6 DEFINITIONS		
Section 6.1	Interpretation	133
Section 6.2	Definitions	133
APPENDIX A DEVELOPMENT STIPULATIONS CHART		152
APPENDIX B CERTIFICATIONS & SIGNATURE BLOCKS		153
APPENDIX C FEE SCHEDULE		155
APPENDIX D REVOCABLE LICENSE AGREEMENT		156