

**LAND DEVELOPMENT CODE
TABLE OF CONTENTS**

PUBLIC PARTICIPATION GUIDE

DEVELOPMENT REVIEW PROCESS FLOW CHART

CHAPTER 1: PURPOSE, APPLICATION AND SEVERABILITY-1-

 SECTION 101: TITLE.....-1-

 SECTION 102: PURPOSE-1-

 SECTION 103: AUTHORITY-1-

 SECTION 104: SEVERABILITY-1-

CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION-2-

 SECTION 201: DEFINITIONS-2-

 A. Interpretation-2-

 B. Official plan-2-

 C. General definitions-2-

 D. Transit Oriented Development-17-

 E. Flood plain management definitions-18-

 F. Sewer regulation definitions.....-21-

 G. Sign regulation definitions-22-

 H. Stormwater regulation definitions-24-

 I. Riparian Buffer definitions.....-26-

 SECTION 202: GENERAL RULES-27-

 A. Generally.....-27-

 B. Gender.....-27-

 C. Number-27-

 D. Tense.....-27-

 E. Year.....-27-

 F. Shall; should; may; will; includes-27-

CHAPTER 3: DECISION MAKING AND ADMINISTRATIVE BODIES.....-28-

 SECTION 301: BOARD OF TRUSTEES-28-

 SECTION 302: PLANNING COMMISSION-28-

 A. Creation.....-28-

 B. Powers and duties.....-28-

 C. Membership-28-

 D. Qualifications-28-

 E. Officers-29-

 F. Quorum-29-

 G. Decisions.....-29-

 SECTION 303: BOARD OF ADJUSTMENT-29-

 A. Creation.....-29-

 B. Powers and duties.....-29-

 C. Membership-29-

 D. Qualifications-29-

 E. Officers-29-

 F. Quorum-29-

 G. Decisions.....-30-

 SECTION 304: PLANNING DEPARTMENT.....-30-

 A. Composition-30-

 B. Duties and responsibilities of the Planning Department.....-30-

 C. Duties of the Development Director.....-30-

 D. Duties of the Administrative Officer-30-

 SECTION 305: PUBLIC WORKS SUPERINTENDENT-30-

CHAPTER 4: REGULATION OF LAND USE ACTIVITIES.....-31-

 SECTION 401: APPROVALS REQUIRED.-31-

SECTION 402: PROHIBITED ACTIVITIES-31-

SECTION 403: EXEMPT ACTIVITIES-31-

SECTION 404: EFFECT OF PRIOR APPROVALS-32-

CHAPTER 5: DEVELOPMENT REVIEW PROCEDURES-33-

SECTION 501: PROCEDURES OF GENERAL APPLICABILITY-33-

 A. Pre-application conference-33-

 B. Filing of applications.....-33-

 C. Determination of completeness.-33-

 D. Notice of public hearings and public meetings-33-

 E. Public hearing procedures-34-

 F. Public meetings.-34-

 G. Computation of time-34-

SECTION 502: APPROVAL PROCEDURE FOR REVIEW UNDER CHAPTER 6 AND 7 ..-35-

 A. Zoning permit requirement.....-35-

 B. Approval of permitted uses-36-

 C. Approval of conditional uses.....-37-

 D. Approval of temporary uses-37-

 E. Professional Office Development.....-38-

 F. Approval of site plans-39-

 G. Approval of home occupations.....-42-

 H. Approval of signs-43-

 I. Approval of accessory apartments.....-44-

 J. Approval of activities regarding nonconforming uses.....-45-

 K. Approval of activities regarding noncomplying structures-45-

 L. Approval of development activities on existing small lots-45-

 M. Planned unit development-46-

 N. Telecommunications-46-

 O. Master Plans.....-48-

SECTION 503: SUBDIVISIONS-49-

 A. Purpose.....-49-

 B. Classification.....-49-

 C. Public meetings/public hearings.....-50-

 D. Waivers-50-

 E. General standards of review-50-

 F. Concurrent reviews-50-

 G. Effects of approval or denial-50-

 H. Application submittal requirements-50-

 I. Time limitations-53-

 J. Consolidated applications-53-

 K. Filing of approved subdivision final plat.....-54-

 L. Plat void if revised after approval.-54-

 M. Appeals-54-

SECTION 504: APPROVAL OF ACTIVITIES INVOLVING PUBLIC SEWERS-54-

 A. Review requirement-54-

 B. Review standards-54-

 C. Application Requirements.....-54-

 D. Review procedures-54-

 E. Appeals-54-

 F. Expiration of approvals-55-

SECTION 505: APPROVAL OF ACTIVITIES INVOLVING PRIVATE SEWERS-55-

 A. Review requirement-55-

 B. Review standards-55-

 C. Review procedures-55-

 D. Appeals-55-

 E. Expiration of approvals-55-

SECTION 506: APPROVAL OF WAIVERS TO STANDARDS OF SECTION 718.B-55-

 A. Review required-55-

 B. Review standards-55-

C. Review procedures-55-

D. Appeals/waivers-55-

E. Appeals-56-

SECTION 507: APPROVAL OF ACTIVITIES INVOLVING PUBLIC WATER LINES-56-

A. Review requirement-56-

B. Review procedures and standards-56-

C. Expiration of approvals-56-

D. Appeals-56-

SECTION 508: APPROVAL OF ACTIVITIES INVOLVING PRIVATE WATER SUPPLY-56-

A. Review requirement-56-

B. Review procedures and standards-56-

C. Expiration of approvals-56-

D. Appeals-56-

SECTION 509: ACTIVITIES INVOLVING ACCESS TO PUBLIC ROADS-57-

A. Review required.-57-

B. Review procedures and standards-57-

C. Application requirements-57-

D. Expiration of approvals-57-

SECTION 510: ISSUANCE OF CERTIFICATES OF OCCUPANCY-57-

A. Purpose.....-57-

B. Requirement for certificate of occupancy.....-57-

C. Temporary certificate of occupancy.-58-

D. Requirements.-58-

SECTION 511: GENERAL REVIEW PROCEDURES FOR PLANNED UNIT DEVELOPMENTS-58-

A. Purpose.....-58-

B. Review requirement-58-

C. Conceptual plan-59-

SECTION 512: APPROVAL OF ACTIVITIES INVOLVING A NEW CONNECTION TO THE PUBLIC STORM DRAINAGE SYSTEM.....-62-

A. Review requirement-62-

B. Review standards-62-

C. Application requirements-62-

D. Review procedure.....-63-

E. Appeals-63-

F. Expiration of approvals-63-

SECTION 513: APPROVAL OF ACTIVITIES INVOLVING THE CONSTRUCTION OF A STORMWATER SYSTEM-63-

A. Review requirement-63-

B. Review standards-63-

C. Application requirements-63-

D. Design practices-63-

E. Review procedures-64-

F. Appeals-64-

G. Permit for stormwater discharges associated with construction activities-64-

H. Expiration of approvals-64-

SECTION 514: APPROVAL OF ACTIVITIES INVOLVING THE DISTURBANCE OF LESS THAN ONE (1) ACRE OF LAND-64-

A. Review requirement-64-

B. Review standards-64-

C. Application requirements-64-

D. Review procedures-65-

E. Appeals-65-

F. Expiration of approvals-65-

SECTION 515: APPROVAL OF ACTIVITIES INVOLVING THE DISTURBANCE OF ONE (1) ACRE OR MORE OR MORE THAN ONE (1) ACRE OF IMPERVIOUS SURFACE-65-

A. Review requirement-65-

B.	Review standards	-65-
C.	Application requirements	-65-
D.	Review standards	-65-
E.	Appeals	-65-
F.	Expiration of approvals	-65-
SECTION 516:	APPROVAL OF ACTIVITIES INVOLVING DEVELOPMENT WITHIN 200 FEET OF A WATERWAY, FLOODPLAIN OR WETLAND	-66-
A.	Review requirement	-66-
B.	Review standards	-66-
C.	Application requirements	-66-
D.	Review procedures	-66-
E.	Appeals	-66-
F.	Expiration of approvals	-66-
G.	Conditional use review	-66-
H.	Riparian buffer landscaping requirements	-66-
CHAPTER 6:	ZONING DISTRICTS REGULATIONS	-69-
SECTION 600:	OFFICIAL ZONING MAP	-69-
A.	Map changes	-69-
B.	Map interpretation	-69-
SECTION 601:	MULTI-FAMILY RESIDENTIAL 1 (M-F1)	-69-
A.	Purpose	-69-
B.	Lot size/lot coverage	-69-
C.	Setback requirements	-70-
D.	Permitted and conditional uses	-70-
E.	Parking requirements	-70-
F.	Building height	-70-
G.	Planned Unit Development	-70-
SECTION 602:	MULTI-FAMILY RESIDENTIAL 2 (M-F2)	-71-
A.	Purpose	-71-
B.	Lot size/lot coverage	-71-
C.	Setback requirements	-71-
D.	Permitted and conditional uses	-72-
E.	Parking requirements	-72-
F.	Building height	-72-
G.	Planned Unit Development	-72-
SECTION 603:	MULTI-FAMILY RESIDENTIAL 3 (M-F3)	-72-
A.	Purpose	-72-
B.	Lot size/lot coverage	-72-
C.	Setback requirements	-73-
D.	Maximum number of dwelling units	-73-
E.	Permitted and conditional uses	-73-
F.	Parking requirements	-73-
G.	Building height	-73-
H.	Planned Unit Development	-73-
SECTION 604:	VILLAGE CENTER (VC)	-74-
A.	Purpose	-74-
B.	Lot size/lot coverage	-74-
C.	Setback requirements	-74-
D.	Permitted and conditional uses	-74-
E.	Design review and historic preservation	-75-
F.	Parking	-79-
G.	Planned unit development	-79-
H.	Building height	-80-
I.	Drive – Through’s	-80-
SECTION 605:	HIGHWAY-ARTERIAL (HA)	-80-
A.	Purpose	-80-
B.	Density/lot coverage	-80-

C.	Setback requirements	-80-
D.	Permitted and conditional uses.....	-80-
E.	Parking requirements	-80-
F.	Building height.....	-81-
G.	Planned unit development	-81-
SECTION 606:	MULTI-FAMILY/MIXED-USE-1 DISTRICT (MF-MU1).....	-81-
A.	Purpose.....	-81-
B.	Density/lot coverage.....	-81-
C.	Setback requirements	-81-
D.	Permitted and conditional uses.....	-82-
E.	Parking requirements	-82-
F.	Building height.....	-82-
G.	Planned unit development	-82-
SECTION 607:	MULTI-FAMILY/MIXED-USE-2 DISTRICT (MF-MU2).....	-83-
A.	Purpose.....	-83-
B.	Density/lot coverage.....	-83-
C.	Setback requirements	-83-
D.	Permitted and conditional uses.....	-84-
E.	Parking requirements	-84-
F.	Building height.....	-84-
G.	Planned unit development	-84-
SECTION 608:	TRANSIT ORIENTED DEVELOPMENT (TOD).....	-84-
A.	Purpose.....	-84-
B.	Applicability.....	-85-
C.	Density/lot coverage.....	-85-
D.	Setback requirements	-85-
E.	Building Frontage, Façade and Entry.....	-85-
F.	Building height.....	-85-
G.	Permitted and Conditional Uses	-85-
H.	Access to Public Street.....	-85-
I.	Parking Requirements and Location	-85-
J.	Street and Sidewalk Regulations.....	-85-
K.	Planned Unit Development	-86-
L.	Special Uses.....	-87-
SECTION 609:	RESIDENTIAL-OFFICE (RO).....	-87-
A.	Purpose.....	-87-
B.	Density/lot coverage.....	-87-
C.	Setback requirements	-87-
D.	Permitted and conditional uses.....	-87-
E.	Parking requirements	-87-
F.	Building height.....	-87-
G.	Special standards for residential conversions.....	-88-
H.	Special standards for office conversions	-88-
I.	Standards for existing non-residential structures.....	-89-
SECTION 610:	OPEN SPACE DISTRICT	-89-
A.	Purpose.....	-89-
B.	Lot size/lot coverage	-89-
C.	Setback requirements.....	-89-
D.	Permitted and conditional uses.....	-89-
E.	Parking requirements	-89-
F.	Building height.....	-89-
SECTION 611:	LIGHT INDUSTRIAL (LI).....	-90-
A.	Purpose.....	-90-
B.	Density/lot coverage.....	-90-
C.	Setback requirements	-90-
D.	Permitted and conditional uses.....	-90-
E.	Parking requirements	-90-
F.	Building heights	-90-

G. Special standards.....-90-

SECTION 612: PLANNED EXPOSITION (PE)-90-

A. Purpose.....-90-

B. Density/lot coverage.....-90-

C. Setback requirements-91-

D. Permitted and conditional uses.....-91-

E. Parking requirements-91-

F. Building heights-91-

G. Exposition center PUD.....-91-

SECTION 613: PLANNED AGRICULTURE (PA)-95-

A. Purpose.....-95-

B. Density/lot coverage.....-95-

C. Setback requirements-95-

D. Permitted and conditional uses.....-95-

E. Parking requirements-95-

F. Building height.....-96-

G. Agriculture PUD-96-

SECTION 614: FLOOD PLAIN (FP).....-98-

A. Review procedures-99-

B. Base flood elevations and floodway limits-99-

C. Development standards-99-

D. Duties and responsibilities of staff-100-

E. Variances to the development standards-100-

SECTION 615: MIXED COMMERCIAL USE DISTRICT (MCU).....-101-

A. Purpose.....-101-

B. Lot size/lot coverage-101-

C. Setback requirements-101-

D. Permitted and conditional uses.....-101-

E. Parking requirements-101-

F. Building height.....-101-

G. Planned unit development.....-101-

SECTION 616: PROFESSIONAL OFFICE OVERLAY DISTRICT-101-

SECTION 617: NORTH LINCOLN STREET OVERLAY DISTRICT (NLO)-102-

A. Purpose.....-102-

B. Permitted uses-102-

C. Dimensional standards-102-

D. Density-102-

SECTION 618: RESIDENTIAL 1 (R-1)-102-

A. Purpose.....-102-

B. Lot size/lot coverage-103-

C. Setback requirements-103-

D. Permitted and conditional uses.....-103-

E. Parking requirements-103-

F. Building height.....-103-

SECTION 619: RESIDENTIAL 2 (R-2)-103-

A. Purpose.....-103-

B. Lot size/lot coverage-103-

C. Setback requirements-104-

D. Permitted and conditional uses.....-104-

E. Parking requirements-104-

F. Building height.....-104-

SECTION 620: USE CHART.....-104-

A. District abbreviations-104-

B. Permitted uses-105-

C. Conditional uses-105-

D. Special uses.....-105-

E. The use chart.....-106-

CHAPTER 7: GENERAL DEVELOPMENT STANDARDS.....-111-

SECTION 701: PURPOSE-111-

SECTION 702: APPLICABILITY-111-

SECTION 703: PARKING AND LOADING-111-

 A. Purpose of parking and loading provisions-111-

 B. Loading requirements.....-111-

 C. Off-street parking requirements-112-

 D. Drive-through facilities-114-

 E. Parking or storage of junk vehicles-114-

 F. Parking of commercial vehicles in residential areas-114-

 G. Parking of recreational vehicles-114-

 H. Parking of recreational vehicles on public property-114-

 I. Vehicles for sale-115-

 J. Parking of storage trailers, storage boxes and similar structures-115-

 K. Other parking standards and applicability-115-

SECTION 704: LIGHTING-118-

 A. Purpose.....-118-

 B. General standards.....-118-

 C. Review of lighting plans-118-

 D. Parking lot illumination.....-119-

 E. Illumination of building facades and landscape-120-

 F. Roadway lighting-120-

 G. Recreation facility lighting-121-

 H. Review of lighting plans-121-

 I. Lighting gas station/convenience store aprons & canopies where allowed-121-

 J. Lighting of exterior display/sales areas-121-

SECTION 705: CURB CUT AND ACCESS TO PUBLIC STREETS-122-

 A. Purpose.....-122-

 B. Residential uses.....-122-

 C. Commercial and industrial-122-

 D. General standards.....-122-

 E. Alterations within public right of way.....-123-

SECTION 706: ACCESSORY USES AND STRUCTURES-124-

 A. Purpose.....-124-

 B. General requirements-124-

 C. Set-back exceptions.....-124-

 D. Satellite dish antennae.....-125-

 E. Residential garages.....-126-

 F. Storage sheds, other structures-126-

 G. Outdoor business activities.....-126-

 H. Recycling Centers-127-

 I. Solid waste collection point-127-

 J. Dumpsters or other trash containers-127-

 K. Tennis, basketball or volleyball court.....-127-

 L. Swimming pools.....-128-

 M. Garage sales, yard sales.....-128-

SECTION 707: FENCES-128-

 A. Purpose.....-128-

 B. Standards.....-128-

 C. Exceptions.....-128-

SECTION 708: SCREENING/BUFFERING-129-

 A. Purpose.....-129-

 B. Standards.....-129-

SECTION 709: PRIVATE STREETS-129-

 A. Standards.....-129-

 B. Existing private streets-130-

SECTION 710: VISIBILITY TRIANGLES-130-

 A. Purpose.....-130-

B.	Intersections	-130-
C.	Driveways	-130-
D.	Exceptions.....	-130-
SECTION 711:	HOME OCCUPATIONS	-131-
A.	Purpose.....	-131-
B.	Review criteria	-131-
SECTION 712:	OPEN SPACE REGULATIONS	-132-
SECTION 713:	STORM WATER MANAGEMENT	-132-
A.	Purpose.....	-132-
B.	Intent	-132-
C.	Illicit discharge detection and elimination.....	-133-
D.	Construction site stormwater runoff control.....	-134-
E.	Commercial and industrial stormwater discharges	-136-
F.	Operation and maintenance of stormwater systems.....	-136-
G.	Maintenance of permitted stormwater systems.....	-137-
SECTION 714:	SIGN STANDARDS	-137-
A.	Temporary signs	-137-
B.	Number of signs	-139-
C.	Computation of sign area	-139-
D.	Wall signs.....	-139-
E.	Number of wall signs	-140-
F.	Projecting signs	-140-
G.	Window signs.....	-140-
H.	Awnings	-141-
I.	Freestanding signs.....	-141-
J.	Number of freestanding signs.....	-142-
K.	Subdivision, multi-family, and school entrance signs.	-142-
L.	Location and height requirements.	-143-
M.	Sign illumination and signs containing lights.....	-143-
N.	Miscellaneous restrictions and prohibitions	-144-
O.	Maintenance of signs.....	-145-
P.	Unlawful cutting of trees or shrubs	-145-
Q.	Exemptions	-145-
SECTION 715:	TELECOMMUNICATIONS	-146-
A.	Balloon test	-146-
B.	Criteria for approval and conditions.....	-146-
C.	Continuing obligations for wireless telecommunication facilities	-148-
D.	Removal of abandoned or unused facilities.....	-148-
SECTION 716:	RESERVED	-148-
SECTION 717:	FAMILY CARE FACILITIES	-148-
A.	Purpose.....	-148-
B.	General standards	-148-
C.	Day care facility standards	-148-
D.	Standards of review.....	-149-
E.	Zoning Board actions	-149-
F.	Exemptions.	-149-
SECTION 718:	PERFORMANCE STANDARDS	-149-
A.	Purpose/applicability	-149-
B.	Sound	-149-
C.	Odor	-151-
D.	Explosives	-151-
E.	Smoke and particulate matter	-151-
F.	Hazardous materials	-151-
G.	Visual impact	-152-
H.	Gas transmission lines and facilities.....	-153-
SECTION 719:	LANDSCAPE AND TREE PLANTING REQUIREMENTS	-153-
A.	Purpose and intent.....	-153-
B.	Tree protection	-153-

C.	Street trees.....	-154-
D.	Landscaping.....	-154-
E.	Approved plant materials.....	-158-
F.	Minimum planting specifications.....	-159-
G.	Performance bond.....	-159-
SECTION 720:	LOT FRONTAGE.....	-159-
A.	Lot frontage.....	-159-
B.	Required frontage.....	-159-
SECTION 721:	ACCESSORY APARTMENTS.....	-159-
A.	Purpose.....	-159-
B.	Standards.....	-159-
C.	Permit review.....	-160-
SECTION 722:	PROFESSIONAL OFFICE OVERLAY DISTRICT.....	-160-
SECTION 723:	PLANNED UNIT DEVELOPMENT (PUD).....	-161-
A.	Planned unit development.....	-161-
B.	Design considerations.....	-162-
C.	Multifamily dwellings.....	-163-
D.	Findings review requirements.....	-163-
SECTION 724:	RAISING, KEEPING, OR HARBORING LIVESTOCK.....	-164-
SECTION 725:	ABANDONMENT OF STRUCTURES.....	-164-
CHAPTER 8:	NONCONFORMITIES.....	-165-
SECTION 801:	NON-CONFORMING USES.....	-165-
A.	Expansion of non-conforming uses.....	-165-
B.	Change of use.....	-165-
C.	Discontinuation of a non-conforming use.....	-165-
SECTION 802:	NON-COMPLYING STRUCTURES.....	-165-
A.	Disclaimer.....	-165-
B.	Maintenance, repair and expansion.....	-165-
C.	Reconstruction.....	-166-
SECTION 803:	EXISTING SMALL LOTS.....	-166-
SECTION 804:	NON-CONFORMING SIGNS.....	-166-
SECTION 805:	REMOVAL OF NON-CONFORMING SIGNS.....	-166-
CHAPTER 9:	SUBDIVISIONS.....	-168-
SECTION 901:	PURPOSE.....	-168-
SECTION 902:	REQUIRED PERMITS.....	-168-
SECTION 903:	APPLICABILITY.....	-168-
SECTION 904:	GENERAL APPLICATION REQUIREMENT.....	-168-
SECTION 905:	GENERAL STANDARDS.....	-168-
A.	Conformity with other regulations.....	-168-
B.	Site suitability.....	-168-
C.	Public facilities.....	-168-
D.	Protection of significant features.....	-168-
E.	Subdivision name.....	-168-
F.	Lot requirements.....	-168-
G.	Boundary adjustments.....	-169-
SECTION 906:	STREETS.....	-169-
A.	General standards.....	-169-
B.	Arrangement.....	-169-
C.	Design.....	-169-
D.	Deadends.....	-170-
E.	Dedications.....	-171-
F.	Street utilities easements.....	-171-
G.	Right-of-way widths.....	-171-
H.	Curb cuts.....	-171-
I.	Street Surface.....	-171-
SECTION 907:	EASEMENTS.....	-172-

SECTION 908: RECREATIONAL OPEN SPACE-172-

SECTION 909: PEDESTRIAN AND BIKEWAY STANDARDS-172-

SECTION 910: INFRASTRUCTURE IMPROVEMENTS-173-

SECTION 911: MONUMENTS AND LOT CORNER MARKERS.-173-

SECTION 912: STREET LIGHTS.-173-

SECTION 913: UTILITY LINES.-173-

SECTION 914: INSTALLATION/GUARANTEES-174-

 A. Performance bond-174-

 B. Acceptance of streets and open space-174-

SECTION 915: AS BUILT PLANS-174-

SECTION 916: OFF-SITE IMPROVEMENTS.-174-

SECTION 917: WAIVERS/EXCEPTIONS-174-

 A. Standards.....-174-

CHAPTER 10: ENFORCEMENT-176-

 SECTION 1001: VIOLATIONS.....-176-

 SECTION 1002: ENFORCEMENT THROUGH THE JUDICIAL BUREAU-176-

CHAPTER 11: SEWER REGULATIONS-177-

 SECTION 1101: SEWER USE RULES AND REGULATIONS-177-

 A. Building sewers and connections-177-

 B. Use of sewers-178-

 C. Use of the public sewers.....-181-

 D. Powers and authority of inspectors.....-181-

 E. Penalties-182-

 F. Validity-182-

 G. Charges for debt service and operation/maintenance-182-

 H. Commercial and industrial cost recovery system.....-183-

 I. Private sewage disposal.....-183-

 J. Private sewers.....-185-

 K. Pump stations.-185-

 SECTION 1102: SEWER ALLOCATION.....-187-

 A. Allocation of capacity-187-

 B. Expiration of allocations-187-

 C. Assignability of allocations-188-

 D. Administration-188-

CHAPTER 12: RESERVED-189-

CHAPTER 13: RESERVED-190-

CHAPTER 14: WATER SYSTEM MANAGEMENT AND USE-191-

 SECTION 1401: APPLICABILITY.-191-

 SECTION 1402: APPLICATIONS-191-

 SECTION 1403: METER REQUIREMENTS-191-

 SECTION 1404: WATER DAMAGE-191-

 SECTION 1405: DISCONTINUATION-191-

 SECTION 1406: ABATEMENT-191-

 SECTION 1407: WATER USAGE-192-

 SECTION 1408: FIRE HYDRANTS-192-

 SECTION 1409: WATER METERS.....-192-

 SECTION 1410: MULTIPLE USE OF METERS.....-192-

 SECTION 1411: METER FAILURES-192-

 SECTION 1412: WATER METER CONNECTIONS-192-

 SECTION 1413: PAYMENT-192-

 SECTION 1414: DELINQUENT PAYMENTS-192-

 SECTION 1415: OTHER VILLAGE RIGHTS-192-

 SECTION 1416: WATER SUPPLY.....-193-

A. Off-site-193-

B. Exception-193-

C. Private water lines-193-

D. Construction drawings and technical specifications-194-

SECTION 1417: PENALTIES-194-

CHAPTER 15: RESERVED-195-

CHAPTER 16: FEES AND CHARGES-196-

SECTION 1601-196-

CHAPTER 17: APPEALS.....-197-

SECTION 1701: ADMINISTRATIVE DETERMINATIONS-197-

A. Purpose.....-197-

B. Filing of application-197-

C. Staff review-197-

D. Interested persons.....-197-

E. Appeals-197-

F. Standards of review.....-198-

SECTION 1702: APPEALS OF STAFF DECISIONS PURSUANT TO SECTION 502-198-

A. Purpose.....-198-

B. Notice of appeal-198-

C. Action by the Zoning Board of Adjustment-198-

D. Standards of review.....-199-

SECTION 1703: REQUESTS FOR VARIANCES FROM THE REQUIREMENTS
OF CHAPTERS 6 and 7-199-

A. Purpose.....-199-

B. Action by Zoning Board of Adjustment-199-

C. Standards of review.....-199-

D. Effect of approval or denial.....-200-

SECTION 1704: APPEALS OF STAFF DECISIONS TO
THE ZONING BOARD OF ADJUSTMENT-200-

A. Purpose.....-200-

B. Notice of appeal-200-

C. Action by the Planning Commission-200-

D. Standard of review-201-

SECTION 1705: APPEALS TO THE BOARD OF TRUSTEES-201-

A. Purpose.....-201-

B. Notice of appeal-201-

C. Action by the Board of Trustees.....-201-

D. Standard of review-201-

E. Matters not requiring a public hearing-201-

F. Decisions of Board of Trustees.-201-

SECTION 1706: APPEALS FROM BOARD OF ADJUSTMENT DECISIONS-201-

SECTION 1707: APPEALS FROM PLANNING COMMISSION DECISIONS-201-

SECTION 1708: ON THE RECORD REVIEW-202-

APPENDIX A: PUBLIC WORKS SPECIFICATIONS.....-203-

SECTION 101: TITLE, PURPOSE AND APPLICABILITY-203-

A. Title.....-203-

B. Purpose.....-203-

C. Applicability.....-203-

SECTION 102: STREET SPECIFICATIONS.....-203-

A. Description.....-203-

B. Materials-203-

C. Preparation of subgrade.....-204-

SECTION 103: GRAVEL BASE - BOTTOM COURSE.....-204-

A. Description-204-

B.	Materials	-204-
C.	Preparation of subgrade.....	-205-
SECTION 104:	CRUSHER RUN - TOP COURSE	-205-
A.	Description	-205-
B.	Materials	-205-
SECTION 105:	BITUMINOUS CONCRETE PAVEMENT	-205-
A.	Description	-205-
B.	Material	-205-
C.	Construction methods.....	-206-
SECTION 106:	CEMENT CONCRETE CURB	-206-
A.	Description	-206-
B.	Materials	-207-
C.	Construction methods.....	-207-
SECTION 107:	GRANITE CURB	-207-
A.	Description	-207-
B.	Materials	-208-
C.	Construction.....	-208-
SECTION 108:	CEMENT CONCRETE SIDEWALK.....	-208-
A.	Description	-208-
B.	Materials	-208-
C.	Construction methods.....	-208-
D.	Accessible access	-209-
SECTION 109:	CEMENT CONCRETE DRIVEWAY APRONS (PRIVATE AND COMMERCIAL DRIVES)	-209-
A.	Description	-209-
B.	Materials	-209-
C.	Construction methods.....	-209-
SECTION 110:	BITUMINOUS CONCRETE DRIVEWAY APRONS	-210-
A.	Description	-210-
B.	Materials	-210-
C.	Construction methods.....	-210-
SECTION 111:	RIGHT OF WAY MONUMENTS	-210-
A.	Description	-210-
B.	Materials	-210-
C.	Construction methods.....	-210-
SECTION 112:	WATER DISTRIBUTION SPECIFICATIONS	-210-
A.	Description	-210-
B.	Materials	-210-
C.	Gate valves.....	-210-
D.	Construction methods.....	-210-
SECTION 113:	HYDRANTS	-214-
SECTION 114:	SERVICE CONNECTIONS	-215-
A.	Description	-215-
B.	Materials	-215-
C.	Construction methods.....	-215-
SECTION 115:	SANITARY SEWER SPECIFICATIONS.....	-216-
A.	Description	-216-
B.	Installation.....	-216-
C.	Materials	-216-
D.	Construction methods.....	-216-
SECTION 116:	SERVICE CONNECTIONS	-219-
A.	Description	-219-
B.	Materials	-219-
C.	Construction methods.....	-219-
SECTION 117:	STORM SEWER SPECIFICATIONS - STORM DRAINS	-220-
A.	Description	-220-
B.	Materials	-220-
C.	Construction methods.....	-223-

SECTION 118: RESTRICTIONS AND CONDITIONS OF RIGHT-OF-WAY.....-224-

 A. Laying of pipes, conduits-224-

 B. Poles, wires, overhead structures, and cutting & trimming of trees.....-225-

 C. General conditions-225-

 D. Street lights-225-

SECTION 119: INSPECTION-225-

 A. Streets, curbs and sidewalks.....-225-

 B. Storm drainage systems.....-226-

 C. Sewer system.....-226-

 D. Water mains-226-

SECTION 120: FINAL INSPECTION CHECK LIST-226-

 A. Streets, curbs, and sidewalks.....-226-

 B. Storm drainage systems.....-226-

 C. Sewer system.....-227-

 D. Water system.....-227-

 E. As built plans-227-

SECTION 121: VARIATIONS AND WAIVERS-227-

DETAIL PLANS

Street detail - Typical plan-D-1-

Street detail - Typical section-D-2-

Street detail – Typical section with foam insulation.....-D-3-

Street detail - Curb and concrete sidewalk-D-4-

Street detail - Residential driveway apron-D-5-

Street detail - Commercial/Industrial driveway apron-D-6-

Street detail - Sidewalk ramp-D-7-

Water distribution details - Mains & hydrants.....-D-8-

Water distribution details - Service connection-D-9-

Water Meter Minimum Clearance – ¾” Meter.....-D-10-

Water Meter Minimum Clearance- 1”, 1 ½” & 2” Meters-D-11-

Sanitary sewer details - Manholes-D-12-

Sanitary sewer details - Service connection.....-D-13-

Sanitary sewer details - Chimney service connection for deep sewer.....-D-14-

Water & sanitary sewer -Separation and crossing detail.....-D-15-

Trench detail – Flexible & rigid pipe-D-16-

Storm sewer detail - Precast concrete catch basin-D-17-

Storm sewer detail - Underdrain detail-D-18-

Mailbox post detail-D-19-

Street light details – Light pole, light base & light fixture-D-20-

APPENDIX B: FEE SCHEDULE -page 1- 5

APPENDIX C: FUNDING ENGINEER PLAN REVIEW AND INSPECTIONS..... -page 6

APPENDIX D: FUNDING DEVELOPMENT REVIEW BY VILLAGE ATTORNEY -page 8

DISTRICT LOT REQUIREMENTS

DESIGNATED VILLAGE CENTER AND NEIGHBORHOOD DESIGNATION MAP

ZONING MAP