

PROPOSED REVISIONS – JULY 3, 2025

PART I - ZONING ORDINANCE ARTICLE 1. DEFINITIONS

Sign, home occupation. A sign directing attention to a product, commodity, or service available on the premises, but which product, commodity, or service is clearly a secondary use of the dwelling.

Sign, temporary. A sign applying to a seasonal or other brief activity such as, but not limited to, summer camps, horse shows, auctions, or sale of land.

Sign, attached. A sign which is attached directly to or painted upon a building, a roof or a canopy.

Sign, freestanding. A sign supported by one or more uprights, poles, or braces placed in or upon the ground surface and not attached to any other structure.

Site plan.

A plan delineating the overall scheme of development of a tract of land, including but not limited to, grading, engineering design, improvement details, erosion and sediment control measures and survey data.

Small-Scale Residential Solar Installation.

An installation of solar photovoltaic (PV), solar thermal, solar hot water, or any similar type of energy or heat capture from sunlight primarily intended to serve the residential parcel upon which the solar installation is located, and can be either roof-mounted, building-mounted, ground-mounted or utilizes building-integrated PV technologies, and has a capacity of not more than 25 kilowatts (kW), in aggregate. provided that any ground mounted panels cover an area of 10,000 square feet or less, or are confined to roof areas of the main dwelling and/or accessory buildings. Such an installation may be grid-tied (i.e., net metering), provided that the main intent is to provide energy generation for the residential use on the parcel upon which the solar installation is located and is not a Utility Scale Solar Facility or an Agricultural and Commercial Solar Installation. (Ord. of 5-27-21)

Storage yard.

An area from which no retail sales are undertaken and which is used for the outdoor storage of equipment, goods and material. Where permitted, a storage yard is further regulated by buffering/screening requirements of this code.

(Ord. of 1-30-92; Ord. of 2-4-92; Ord. of 12-4-92)

Story.

That portion of a building, other than the cellar, included between the surface of any floor and the surface of the floor next above it. If there be no floor above it, the space between the floor and the ceiling next above it.

Story, half.

A space under a sloping roof, which has the line of intersection of roof decking and wall face not more than three feet above the top floor level, and in which space not more than two-thirds of the floor area is finished for use.

Street.

The principal means of access to abutting properties.

Street line.

The dividing line between a street or road right-of-way and the contiguous property.

Street, public.

An existing street or road within the state highway system dedicated for the use of the general public.