

TABLE OF CONTENTS

ARTICLE	SECTION	TITLE	PAGE(S)
1		AUTHORITY, ENACTMENT, SHORT TITLE, JURISDICTION, PURPOSE	1-1 to 1-3
	1.1	Authority and Enactment Clause	1-1 to 1-2
	1.2	Short Title	1-2
	1.3	Jurisdictions	1-2
	1.4	Purposes	1-2
	1.5	Enforcement and Penalties	1-3
2		DEFINITIONS OF TERMS USED IN THIS ORDINANCE	2-1 to 2-64
	2.1	Interpretation of Terms and Words	2-1
	2.2	Definitions of Specific Terms and Words	2-1 to 2-64
3		ZONING DISTRICTS	3-1 to 3-21
	3.1	General Zoning Districts	3-1 to 3-4
	3.2	CU Parallel Conditional Use Districts	3-4 to 3-5
	3.3	Airport Overlay (AO) District	3-5 to 3-13
	3.4	Zoning Map Interpretation	3-13
	3.5	Conditional Zoning Districts	3-13 to 19
	3-20	Airport Overlay District Map	3-20 to 3-21
4		GENERAL PROVISIONS	4-1 to 4-19
	4.1	Customary Home Occupations	4-1 to 4-2
	4.2	Screening and Landscaping	4-2 to 4-7
	4.3	Fences or Walls Permitted	4-7
	4.4	Lot to Abut a Public Street	4-8
	4.5	One Principal Building	4-8
	4.6	Visibility at Intersections	4-8
	4.7	Temporary Structures and Uses	4-8 to 4-11
	4.7A	Temporary Structures and Uses Requiring a Temporary Conditional Use Permit	4-12 to 4-13
	4.8	Height Exemption	4-13 to 4-14
	4.9	Accessory Uses and Structures	4-14 to 4-15
	4.10	Outdoor Lighting (Examples & Information – 31 pages)	4-15 to 4-18
	4.11	Vibration	4-18
	4.12	Noise	4-18
	4.13	Restoring Unsafe Buildings	4-19
	4.14	Uses Not Expressly Permitted or Conditional	4-19
	4.15	Construction Begun Prior to Adoption of Ordinance	4-19

ARTICLE	SECTION	TITLE	PAGE(S)
5		ZONING DISTRICTS REGULATIONS	5-1 to 5-20
	5.0	Table of Uses (14 pages to Table of Uses)	
	5.1	R-80 Single-Family District	5-3 to 5-4
	5.2	R-60, Single Family District	5-4 to 5-6
	5.3	R-40, R-A40 Single-Family Districts	5-6 to 5-8
	5.4	R-20, R-A20 Single-Family Districts	5-8 to 5-10
	5.5	General Business District B-1	5-10 to 5-12
	5.6	Shopping Center District B-2	5-12 to 5-16
	5.7	Light Industrial District L-1	5-16 to 5-18
	5.8	Office-Institutional District O-I	5-19 to 5-20
6		CONDITIONAL USES	6-1 to 6-20
	6.1	Intent	6-1
	6.2	Conditional Uses	6-1
	6.3	Procedures	6-1 to 6-3
	6.4	Village Council Decision	6-3 to 6-5
	6.5	Binding Effect	6-5 to 6-6
	6.6	Certificate of Compliance	6-6
	6.7	One Year Limitation	6-6
	6.8	Change in Conditional Use Permit	6-6
	6.9	Implementation of Conditional Use Permit	6-7
	6.10	Additional Review Criteria	6-7 to 6-13
	6.11	Conditional Use/Village of Wesley Chapel as CUP Applicant	6-13 to 6-14
	6.12	Conditional Use Permit Application, Schedule & Checklist	6-14 to 6-18
	6.13	Transportation Impact Analysis	6-18 to 6-20
7		NONCONFORMING USES	7-1 to 7-5
	7.1	General Intent and Exceptions	7-1
	7.2	Nonconforming Uses of Structures	7-1
	7.3	Nonconforming Uses of Land	7-2
	7.4	Nonconforming Structures	7-2 to 7-3
	7.5	Nonconforming Lots of Records	7-3
	7.6	Nonconforming Signs	7-3 to 7-4
	7.7	Abandonment	7-4
	7.8	Alterations	7-4
	7.9	Change of Tenancy or Ownership	7-5

ARTICLE	SECTION	TITLE	PAGE(S)
8		SIGNS	8-1 to 8-14
	8.1	Intent	8-1
	8.2	General Requirements	8-1 to 8-2
	8.3	Signs Permitted Without Permit	8-2 to 8-4
	8.4	Prohibited Signs	8-4 to 8-5
	8.5	Temporary Signs	8-5 to 8-6
	8.6	Signs Permitted in All Residential -R- Districts by Permit	8-6 to 8-10
	8.7	Signs allowed in the B-1, B-2 O-I and L-1 Zoning Districts by permit	8-10 to 8-12
	8.8	Menu Board for drive-through restaurant	8-13
	8.9	Non-Conforming Signs	8-13 to 8-14
9		OFF-STREET PARKING & LOADING	9-1 to 9-11
	9.1	Off-Street Parking	9-1 to 9-10
	9.2	Off-Street Loading Requirements	9-10 to 9-11
10		ZONING ADMINISTRATION	10-1 to 10-12
	10.1	Zoning Administrator	10-1
	10.2	Zoning Inspection: Duties Specified	10-1
	10.3	Zoning Permit	10-1 to 10-5
	10.4	Certificate of Compliance	10-5 to 10-7
	10.5	Fees	10-7
	10.6	Remedies	10-7
	10.7	Complaints Regarding Violations	10-7
	10.8	Zoning Permit Not Required	10-7
	10.9	Early Vesting Of Development Rights Upon Approval of Site Plan	10-8 to 10-12
11		BOARD OF ADJUSTMENT	11-1 to 11-9
	11.1	Board of Adjustment Powers, Duties and Procedure	11-1 to 11-2
	11.2	Administrative Review	11-2 to 11-3
	11.3	Variances	11-3 to 11-4
	11.4	Application Procedure	11-4 to 11-5
	11.5	Board of Adjustment Action	11-5 to 11-6
	11.6	Appeals from the Board of Adjustment	11-6 to 11-9
	11.7	Administration of Oaths to Witnesses	11-9
	11.8	Rules of Procedure	11-9
	11.9	Staff	11-9

ARTICLE	SECTION	TITLE	PAGE(S)
12		AMENDMENTS	12-1 to 12-12
	12.1	Amendments to Text and Map	12-1 to 12-5
	12.2	Additional Provisions Pertaining To Parallel Conditional Use Zoning Amendments	12-6 to 12-09
	12.3	Conditional Zoning District Map Amendments	12-9 to 12-12
13		TELECOMMUNICATIONS TOWERS	13-1 to 13-9
	13.1	Intention	13-1
	13.2	Towers and Facilities	13-1 to 13-3
	13.3	Co-Location	13-3
	13.4	Requirements for Lots with Existing Use	13-3
	13.5	Comply with Federal Radio Frequency Emissions Standards	13-3 to 13-4
	13.6	Accessory Structures	13-4
	13.7	Screening and Fencing	13-4
	13.8	Setback Requirements	13-5
	13.9	Lighting	13-5
	13.10	Abandonment of Towers	13-5
	13.11	Increasing Tower Height	13-6
	13.12	Signs	13-6
	13.13	Proof of Insurance	13-6
	13.14	Storage of Equipment	13-6
	13.15	Conditional Use Permit Application and Approval	13-7 to 13-9
14		FLOODPLAINS, DRAINAGE, STORMWATER AND WETLAND PROTECTION	14-1 to 14-14
	14.1	Definitions	14-1
	14.2	Lands to Which This Ordinance Applies	14-2
	14.3	Natural Drainage system Utilized to Extent Feasible	14-2
	14.4	Developments Must Drain Properly	14-2 to 14-3
	14.5	General Standards for Stormwater Management	14-3 to 14-4
	14.6	Requirements for Stormwater Management Plan Approval	14-4 to 14-10
	14.7	Maintenance of Stormwater Facilities	14-10 to 14-12
	14.8	Violations and Enforcement	14-12 to 14-13
	14.9	Wetlands	14-13 to 14-14
	14.10	Pond Evaluation	14-14

