
	Page
CONTACTS SHEET	i
TABLE OF CONTENTS	ii
TEXT AMENDMENT REVISIONS	vi
Article 1 - General Provisions	1-1
1.1 Authority and Enactment	
1.2 Title	
1.3 Purpose	
1.4 Jurisdiction	
1.5 Interpretation	
1.6 Severability	
1.7 Application of Regulations	
1.8 Interpretation of Regulations	
1.9 Vested Development Rights	
1.10 Repeals and Enactment	
Article 2 - Definitions	2-1
2.1 Generally	
2.2 Interpretation of Commonly Used Terms and Words	
2.3 Definition of Commonly Used Terms and Words	
Article 3 - Establishment of Zoning Districts	3-1
3.1 Establishment of Districts	
3.2 Establishment of Official Zoning Map	
3.3 Interpretation of Use District Boundaries	
Article 4 – General Use Zoning Districts	4-1
4.1 Purpose	
4.2 Permitted Uses	
4.3 Dimensional Requirements	
Article 5 - Special Use Districts	5-1
5.1 Purpose and Description	
5.2 Uses Permitted	
5.3 Dimensional Requirements	
5.4 Approval Process	
Article 6 - Planned Unit Development District (PUD)	6-1
6.1 Intent	
6.2 General Regulations	
6.3 General Standards	
6.4 Origination of Proposals	
6.5 Rules of Procedure	
6.6 Limitation of Revisions to the Zoning Ordinance	

Town of Navassa Zoning Ordinance

- 6.7 Approval Process – PUD District and Concept Plan
- 6.8 Approval Process – Preliminary Development Plan or Preliminary Subdivision Plat
- 6.9 Construction Plan Review Procedures for Planned Unit Developments
- 6.10 Approval Process – Final Development Plan or Final Subdivision Plat
- 6.11 Performance Guarantees
- 6.12 Phased Development
- 6.13 Design Standards

Article 7 - Overlay Districts **7-1**

- 7.1 General Regulations
- 7.2 Neighborhood Protection Overlay (NPO)
- 7.3 Bypass Overlay District (BYO)

Article 8 - General District Requirements **8-1**

- 8.1 General Development Standards
- 8.2 Accessory Uses, Buildings, Amateur Wireless Facilities, Home Occupations, and Solar Collector/Energy Systems
- 8.3 Fences and Walls
- 8.4 Screening
- 8.5 Vegetative Riparian Buffers
- 8.6 Outdoor Lighting
- 8.7 Visibility at Street Intersections
- 8.8 Street Access Required
- 8.9 Multiple-Use Complexes
- 8.10 Loudspeakers Prohibited
- 8.11 Drive-through Window Facilities
- 8.12 Bulk Storage of Dangerous Materials
- 8.13 Other Regulations and Permits
- 8.14 Exceptions and Modifications

Article 9 - Additional Development Standards for Individual Uses **9-1**

- 9.1 Purpose
- 9.2 Individual Development Standards
 - (1) Adult Establishment
 - (2) Aquaculture: Fish and Shell Fish Hatchery and Farm
 - (3) Animal Farming and Production: Livestock and Poultry
 - (4) Auction House
 - (5) Automobile Repair and Service Center
 - (6) Automobile Sales, Rental and Leasing
 - (7) Bar, Nightclub and Similar Establishment
 - (8) Bed and Breakfast Inn
 - (9) Boarding and Rooming House
 - (10) Campground, Recreational Vehicle Park
 - (11) Carnival and Fair
 - (12) Church, Temple, Synagogue, Mosque or Other Religious Institution
 - (13) Crematorium
 - (14) Day Care Center
 - (15) Day Care: Home
 - (16) Dwelling: Multi-family
 - (17) Dwelling: Townhouse
 - (18) Family Care Home

Town of Navassa Zoning Ordinance

- (19) Golf Course, Private or Public, with Related Services, Including Pro-Shop
- (20) Golf Driving Range
- (21) Group Home, Small, Medium, and Large
- (22) Junk Yard (see Recycling Facility et. al.)
- (23) Kennel
- (24) Kennel, Private
- (25) Laboratories, Research Facilities, and Testing Facilities
- (26) Manufactured Home, Class A (i.e. Double Wide)
- (27) Manufactured Home, Class B (i.e. Single Wide)
- (28) Manufactured Home, Modular
- (29) Manufactured Home Park
- (30) Marina, Commercial
- (31) Portable Self Storage Containers
- (32) Recycling Facility, Resource Recovery, Transfer Station, and Junk Yard
- (33) Restaurants (no drive through service)
- (34) Seasonal Sales (Christmas Trees, Pumpkins etc.)
- (35) Self-Storage Facility
- (36) Solar Farm
- (37) Swimming Pool
- (38) Tattoo and Body Piercing Establishment
- (39) Telecommunication, Wireless Facility, Broadcasting Tower and Facility excluding Amateur Wireless Facilities
- (40) Temporary Construction Trailer
- (41) Temporary Event (i.e. Boat Show)
- (42) Temporary Use
- (43) Trucking Company and Terminal (see Truck Stop et. al.)
- (44) Truck Stop, and Trucking Company and Terminal
- (45) Utility Line, Pump Station, Related Structure
- (46) Vegetable and Fruit Sales: i.e. Road Side Stand
- (47) Veterinary Services (domestic animals)

Article 10 - Off Street Parking, Loading and Stacking

10-1

- 10.1 Purpose
- 10.2 Applicability
- 10.3 General Requirements for Off-Street Parking, Loading and Stacking Areas
- 10.4 Off-Street Parking Standards
- 10.5 Loading Area Standards
- 10.6 Stacking Space Standards
- 10.7 Pedestrian and Bicycle Facilities

Article 11 - Sign Standards

11-1

- 11.1 Purpose and Intent
- 11.2 Applicability
- 11.3 Nonconforming Signs
- 11.4 Exempt Signs
- 11.5 Prohibited Signs
- 11.6 General Sign Provisions
- 11.7 Signs Permitted with a Zoning Permit

Town of Navassa Zoning Ordinance

Article 12 - Landscaping Standards	12-1
12.1 Purpose of Landscaping Requirements	
12.2 Applicability	
12.3 General Requirements	
12.4 Streetyards	
12.5 Landscaping of Motor Vehicle Use Areas	
12.6 Foundation Plantings	
Article 13 - Bufferyard Standards	13-1
13.1 Purpose	
13.2 Applicability	
13.3 Determination of Bufferyard Requirement	
13.4 Bufferyard Location and Design	
13.5 Multiple Use of Bufferyards	
Article 14 - Monumental Tree Preservation	14-1
14.1 Purpose	
14.2 Applicability	
14.3 Retention Standards for Monumental Trees and Monumental Tree Stands	
14.4 Criteria for Determining Monumental Trees and Monumental Tree Stands	
14.5 Monumental Tree Survey	
14.6 Tree Preservation and Protection Plan	
14.7 Review and Approval	
14.8 Preservation Replacement Requirements	
14.9 Payments in Lieu of Dedication	
14.10 Tree Protection During Construction	
Article 15 – Non-Conformities	15-1
15.1 Existing Substandard Structure	
15.2 Existing Nonconforming Uses	
15.3 Existing Vacant Substandard Lots	
15.4 Conforming Uses and Structures	
15.5 Effect of Amendment	
Article 16 – Administration	16-1
16.1 Bodies	
16.2 Permits	
16.3 Conformance with Plans	
16.4 Right of Appeal	
16.5 Conditional Uses	
16.6 Application and Hearing Procedures for Administrative Appeals, Variances, and Conditional Uses	
16.7 Amendments (Zoning Map Amendments and Text Amendments)	
16.8 Enforcement	
Appendix 1 – Table of Permitted Uses	A-1
Appendix 2 – Table of Dimensional Requirements	A-2
Appendix 3 – Table of Minimum Off-Street Parking Standards	A-3
Appendix 4 – Table of Permitted Signs by Base Zoning District	A-4

