

TITLE 31
ZONING AND PLANNING
CHAPTER 1

ZONING BYLAWS

Article I	ENACTMENT AND INTENT	Page 1
§31-101	Enactment _____	Page 1
Article II	ADMINISTRATION AND ENFORCEMENT	Page 1
§31-201	Zoning Administrator _____	Page 1
§31-202	Zoning Permit _____	Page 1
§31-203	Exemptions _____	Page 2
§31-204	Fees _____	Page 2
§31-205	Fines and Penalties _____	Page 2
§31-206	Appeals; Variances _____	Page 3
§31-207	Development Review Board _____	Page 3
§31-208	Conditional Uses _____	Page 3
§31-209	Site Plan Requirements and Review _____	Page 4
§31-210	Design Control District _____	Page 4
§31-211	Administrative Review _____	Page 5
Article III	DISTRICTS	Page 6
§31-301	Single Family Residential District (SFR) _____	Page 6
§31-302	Mixed Residential District 1 (MR-1) _____	Page 8
§31-302A	Mixed Residential District 2 (MR-2) _____	Page 9
§31-303	Gateway Business District – South Main St _____	Page 10
§31-304	Gateway Business District – Gouger Hill _____	Page 12
§31-305	Gateway Business District – Routes 4&7 _____	Page 14
§31-306	Gateway Business District – I _____	Page 16
§31-307	Gateway Business District – II _____	Page 17
§31-308	Gateway Business District – North Main St _____	Page 19
§31-309	Gateway Business District – Woodstock Ave. _____	Page 21
§31-310	Gateway Business District – State & West Streets _____	Page 22
§31-311	Downtown Business District _____	Page 24
§31-312	Courthouse District _____	Page 25
§31-313	Main Street Park District _____	Page 27
§31-314	Planned Office Park District _____	Page 28
§31-315	Industrial District _____	Page 30
§31-316	Neighborhood Business District _____	Page 30
§31-317	Park District _____	Page 31

Article IV	GENERAL REGULATIONS	Page 31
§31-401	Existing Small Lots _____	Page 31
§31-402	Required Frontage or Access to Public Roads _____	Page 32
§31-403	Home Occupations _____	Page 32
§31-404	Non-Conforming Uses _____	Page 33
§31-405	Non-Complying Structures _____	Page 33
§31-406	Mobile Home Parks _____	Page 33
§31-407	Planned Unit Development and Planned Residential Developments ____	Page 35
§31-408	Buffering _____	Page 36
§31-409	Setback Relief _____	Page 37
§31-410	Prohibited Uses _____	Page 37

Article V	DEFINITIONS	Page 37
§31-501	Definitions _____	Page 37

APPENDIX A DOWNTOWN ARCHITECTURAL AND DESIGN GUIDELINES

APPENDIX B SUBDIVISION REGULATIONS

APPENDIX C FLOOD HAZARD AREA REGULATIONS