

# Table of Contents

---

<b>Table of Contents .....</b>	<b>i</b>
<b>Chapter 1 General Provisions.....</b>	<b>1-1</b>
1.0 Overview .....	1-1
1.1 Short Title .....	1-1
1.2 Interpretation.....	1-1
1.3 Conflicts.....	1-1
1.4 Effect Upon Previous Ordinance and Map .....	1-2
1.5 Purpose.....	1-2
1.6 Definitions.....	1-2
1.7 Land Use Authority.....	1-16
1.8 Building Permit Required .....	1-16
1.9 Inspections .....	1-16
1.10 Permits to Comply with Ordinance.....	1-17
1.11 Taking – Constitutional Takings Review and Appeal. ....	1-17
1.12 Power and Duties of Building Inspector .....	1-18
1.13 Enforcement Officer .....	1-18
1.14 Changes and Amendments.....	1-18
1.15 Penalties .....	1-19
1.16 Severability .....	1-20
1.17 Fees .....	1-20
1.18 Notices .....	1-20
<b>Chapter 2-Planning Commission .....</b>	<b>2-1</b>
2.1 Creation of a Planning Commission, Number of Members, Appointment.....	2-1
2.2 Terms of Office.....	2-1
2.3 Duties and Powers of Planning Commission.....	2-2
2.4 Vacancies and Removals for Cause.....	2-2
2.5 Compensation .....	2-3
2.6 Officers .....	2-3
2.7 Rules and Procedures.....	2-3
2.8 Quorum and Vote.....	2-3
2.9 Employees; Expenditures.....	2-3
<b>Chapter 3-Board of Adjustment.....</b>	<b>3-1</b>
3.1 Creation of the Board of Adjustment, Number of Members, Appointment .....	3-1
3.2 Terms of Office.....	3-1
3.3 Duties and Powers of Board .....	3-1
3.4 Vacancies and Removals for Cause.....	3-3
3.5 Compensation .....	3-3
3.6 Officers .....	3-3
3.7 Rules and Procedures.....	3-3

3.8 Employees; Expenditures.....	3-3
3.9 Appeal Process.....	3-4
3.10 Meetings.....	3-4
3.11 Quorum .....	3-5
3.12 Action to be Taken.....	3-5
3.13 Vote Necessary for Reversal and Granting of a Variance .....	3-5
3.14 Decision on Appeal.....	3-5
3.15 Burden of Proof.....	3-5
3.16 Rules .....	3-6
3.17 Judicial Review of Board's Decision - Time Limitations .....	3-6
<b>Chapter 4-Supplementary and Qualifying Regulations.....</b>	<b>4-1</b>
4.1 Effect of Chapter.....	4-1
4.2 Substandard Lots at Time of Ordinance Passage.....	4-1
4.3 Lots .....	4-1
4.4 Every Dwelling To Be on a Lot – Exceptions .....	4-2
4.5 Soil Analysis .....	4-2
4.6 Yard Space for One Building Only.....	4-2
4.7 Two Car Garage.....	4-3
4.8 Private Garage with Side Yard – Reduced Yards .....	4-3
4.9 Sale or Lease of Required Space .....	4-3
4.10 Sale of Lots Below Minimum Space Requirements .....	4-3
4.11 Yards To Be Unobstructed – Exceptions.....	4-3
4.12 Area of Accessory Buildings .....	4-3
4.13 Additional Height Allowed.....	4-4
4.14 Exceptions to Height Limitations .....	4-4
4.15 Minimum Height of Main Building.....	4-4
4.16 Maximum Height of Accessory Buildings .....	4-4
4.17 Clear View of Intersecting Streets .....	4-4
4.18 Maximum Height of Fences, Walls and Hedges .....	4-4
4.19 Water and Sewage Requirements .....	4-5
4.20 Curbs, Gutters and Sidewalks .....	4-6
4.21 Effect of Official Map.....	4-6
4.22 Lots and Dwellings on Private Streets – Special Provisions .....	4-6
4.23 Approval Time Limits.....	4-7
4.24 Tabled Actions .....	4-7
4.25 Maintain Natural Environment .....	4-7
4.26 Clean Construction Site .....	4-7
4.27 Appearance of Property .....	4-7
4.28 Minor Telecommunications Facility.....	4-7
4.29 Residential Private Streets .....	4-11
4.30 Continuation of Principal Streets .....	4-12
<b>Chapter 5-Nonconforming Buildings and Uses.....</b>	<b>5-1</b>
5.1 Maintenance Permitted .....	5-1
5.2 Repairs and Alterations.....	5-1

5.3 Additions, Enlargements, and Moving .....	5-1
5.4 Alterations Where Parking Is Insufficient .....	5-1
5.5 Restoration of Damaged Buildings .....	5-1
5.6 One-Year Vacancy .....	5-1
5.7 Continuation of Use .....	5-2
5.8 Occupation Within One Year .....	5-2
5.9 Change of Use .....	5-2
5.10 Nonconforming Use of Land .....	5-2
5.11. Abandonment of Nonconforming Structures or Land .....	5-2
5.12 Findings.....	5-2
<b>Chapter 6-Parking Requirements .....</b>	<b>6-1</b>
6.1 Off-Street Parking.....	6-1
6.2 Size.....	6-1
6.3 Access to Individual Parking Space.....	6-1
6.4 Number of Parking Spaces.....	6-1
6.5 Access Requirements .....	6-3
6.6 Location of Gasoline Pumps .....	6-4
6.7 Maintenance of Parking Lots .....	6-4
6.8 Residential Parking .....	6-5
6.9 Parking Heavy Equipment .....	6-6
<b>Chapter 7-Conditional Uses .....</b>	<b>7-1</b>
7.1 Purpose of Conditional Use Provisions .....	7-1
7.2 Permit Required .....	7-1
7.3 Application.....	7-1
7.4 Fee.....	7-1
7.5 Categories .....	7-2
7.6 Development Plan.....	7-3
7.7 Planning Commission Action .....	7-3
7.8 Town Council Action.....	7-3
7.9 Conditional Use Evaluation Criteria.....	7-4
7.10 Expansion of a Conditional Use .....	7-11
7.11 Inspection.....	7-11
7.12 Revocation .....	7-11
7.13 Appeal .....	7-12
<b>Chapter 8-Planned Unit Development .....</b>	<b>8-1</b>
8.1 Purpose.....	8-1
8.2 Definition .....	8-1
8.3 Planned Unit Development Permit .....	8-1
8.4 Required Conditions .....	8-2
8.5 Uses Allowed.....	8-3
8.6 Commercial Site Development Plan.....	8-3
8.7 Review by Planning Commission.....	8-3
8.8 Scope of Planning Commission Review.....	8-4

8.9 Construction Limitations .....	8-4
8.10 Walls or Fencing.....	8-5
8.11 Planned Unit Development Approval.....	8-5
<b>Chapter 9-Performance Standards for Hazardous and Other Uses .....</b>	<b>9-1</b>
9.1 Purpose.....	9-1
9.2 General Provisions.....	9-1
9.3 Performance Standards .....	9-1
9.4 Enforcement Provisions Applicable to All Uses .....	9-1
9.5 Nonconforming Uses .....	9-2
9.6 Location Where Determinations Are To Be Made for Enforcement of Performance Standards.....	9-2
9.7 Dangerous and Objectionable Elements .....	9-2
<b>Chapter 10-Construction Subject to Geologic, Flood and Other Hazards.....</b>	<b>10-1</b>
10.1 Purpose.....	10-1
10.2 Requirements .....	10-1
<b>Chapter 11-Mobile Home Park, Mobile Home Subdivision and Recreational Vehicle Park Development Standards.....</b>	<b>11-1</b>
11.1 Interpretation and Purpose .....	11-1
11.2 Intent .....	11-1
11.3 Location .....	11-1
11.4 Approval .....	11-2
11.5 Application.....	11-4
11.6 Standards and Requirements.....	11-5
11.7 Inspections .....	11-12
11.8 Non-Conforming Units .....	11-13
11.9 Premises .....	11-14
11.10 Utilities.....	11-14
11.11 Guarantees.....	11-14
11.12 Compliance With Other Regulations .....	11-14
11.13 Penalty.....	11-15
11.14 Severability Clause .....	11-15
<b>Chapter 12-Zoning Districts .....</b>	<b>12-1</b>
12.1 Establishment of Zoning Districts .....	12-1
12.2 Overlay Zones .....	12-2
12.3 Listing of Ordinance and Maps.....	12-3
12.4 Rules for Locating Boundaries .....	12-3
<b>Chapter 13-Rural Residential Districts (R-R-20, R-R-1, R-R-2, &amp; R-R-5).....</b>	<b>13-1</b>
13.1 Purpose.....	13-1
13.2 Permitted Uses .....	13-1
13.3 Conditional Uses.....	13-2
13.4 Development Standards .....	13-3

13.5	Conditional Use Evaluation Criteria.....	13-4
13.6	Signs.....	13-4
13.7	Procedure To Obtain Conditional Uses Authorization .....	13-4
13.8	Other Provisions.....	13-4
<b>Chapter 14-Residential Districts (R-1-10, R-1-20, R-1-1, R-1-2, &amp; R-1-5.....</b>		<b>14-1</b>
14.1	Purpose.....	14-1
14.2	Permitted Uses .....	14-1
14.3	Conditional Uses.....	14-1
14.4	Development Standards .....	14-2
14.5	Conditional Use Evaluation Criteria.....	14-3
14.6	Signs.....	14-3
14.7	Procedure To Obtain Conditional Uses Authorization .....	14-3
14.8	Other Provisions.....	14-3
<b>Chapter 15-Multi-Family Residential Districts (R-M-7).....</b>		<b>15-1</b>
15.1	Purpose.....	15-1
15.2	Permitted Uses .....	15-1
15.3	Conditional Uses.....	15-1
15.4	Development Standards .....	15-2
15.5	Conditional Use Evaluation Criteria.....	15-4
15.6	Signs.....	15-4
15.7	Procedure to Obtain Conditional Uses Authorization .....	15-4
15.8	Other Provisions.....	15-4
<b>Chapter 16-Mobile Home District (M-H) .....</b>		<b>16-1</b>
16.1	Purpose.....	16-1
16.2	Permitted Uses .....	16-1
16.3	Conditional Uses.....	16-1
16.4	Development Standards .....	16-2
16.5	Conditional Use Evaluation Criteria.....	16-2
16.6	Signs.....	16-2
16.7	Procedure To Obtain Conditional Uses Authorization .....	16-2
16.8	Other Requirements .....	16-2
16.9	Mobile Home Park Development Standards.....	16-3
16.10	Mobile Home Subdivision Development Standards.....	16-3
16.11	Recreational Vehicle or Travel Trailer Development Standards.....	16-3
<b>Chapter 17-Commercial District (C) .....</b>		<b>17-1</b>
17.1	Purpose.....	17-1
17.2	Permitted Uses .....	17-1
17.3	Conditional Uses.....	17-2
17.4	Development Standards .....	17-3
17.5	Conditional Use Evaluation Criteria.....	17-4
17.6	Signs.....	17-5
17.7	Procedure To Obtain Conditional Use Authorization.....	17-5

17.8 Lighting.....	17-5
17.9 Parking.....	17-5
17.10 Special Provisions.....	17-5
<b>Chapter 18-Open Space District (OS).....</b>	<b>18-1</b>
18.1 Purpose.....	18-1
18.2 Permitted Uses.....	18-1
18.3 Conditional Uses.....	18-1
18.4 Development Standards.....	18-1
18.5 Conditional Use Evaluation Criteria.....	18-2
18.6 Signs.....	18-2
18.7 Procedure To Obtain Conditional Use Permits.....	18-2
18.8 Modifying Regulations.....	18-3
<b>Chapter 19-Residential-Commercial-Historical (RCH).....</b>	<b>19-1</b>
<b>Chapter 20-Hillside Protection Overlay Zone (HPO).....</b>	<b>20-1</b>
20.1 Purpose and Intent.....	20-1
20.2 Applicability and Special Exeption.....	20-2
20.3 Overlay Zone.....	20-2
20.4 Maps.....	20-2
20.5 Application Procedure.....	20-3
20.6 Required Reports.....	20-3
20.7 Approval Required Before Excavation.....	20-5
20.8 Bonding.....	20-6
20.9 Appeals.....	20-6
20.10Development of Records.....	20-6
Exhibit A	
Exhibit B	
<b>Chapter 21-Subdivisions.....</b>	<b>21-1</b>
21.1 General.....	21-1
21.2 Application.....	21-1
21.3 Approval Process.....	21-2
21.4 Procedure.....	21-2
21.5 Authority to Delay Approval.....	21-4
21.6 Preliminary Plat.....	21-4
21.7 Construction Drawings.....	21-9
21.8 Final Map Requirements.....	21-11
21.9 Improvements and Improvements Standards.....	21-16
21.10 Performance Bonds.....	21-19
21.11 Release of Security.....	21-21
21.12 Authorization To Start Construction.....	21-23
21.13 Fees, Inspections, Permits, Violations, Enforcements, and Penalties.....	21-23
21.14 Vacating or Amendment to Subdivision Plat.....	21-25

<b>Chapter 22-Signs</b> .....	<b>22-1</b>
22.1 Purpose and Objectives.....	22-1
22.2 Categories of Signs .....	22-2
22.3 Requirements .....	22-9
22.4 Permit Application.....	22-11
22.5 Permit Process.....	22-12
22.6 Permits Required.....	22-14
22.7 Unlawful Signs.....	22-15
22.8 Prohibited Signs.....	22-15
22.10 Sign Maintenance.....	22-18
22.11 Code Compliance.....	22-18
22.12 Penalties.....	22-20
22.13 Effective Date.....	22-20
22.14 Definitions and Tables.....	22-20
 <b>Chapter 23-Mixed Use Zoning</b> .....	 
Repealed by Ordinance 2016-01	
 <b>Chapter 24-Home Occupations</b> .....	 <b>24-1</b>
24.1 Definition .....	24-1
24.2 Purpose and Intent.....	24-1
 <b>Chapter 26-Site Deleopment Plans</b> .....	 <b>26-1</b>
26.1 Purpose.....	26-1
26.2 Authority .....	26-1
26.3 Requirements .....	26-1
26.4 Approval Procedures.....	26-5
26.5 Standards of Approval .....	26-10
26.6 Appeal of Decision .....	26-12
26.7 Amendments to Approved Site Development Plan .....	26-12
26.8 Revocation of Approval.....	26-13
26.9 Expiration.....	26-13
26.10 Applicability .....	26-13
 <b>Appendix A</b> .....	 <b>app-1</b>
A.1 Leeds Present Zoning Map .....	app-1
A.2 Leeds Expanded Area (Future) Zoning Map .....	app-2