REGULATION

 TABLE OF CONTENTS PAGE

 1- THE ROLE OF EACH PARTICIPANT 5

 2- THE BASIS OF DECISION-MAKING 6

 3- CODE OF CONDUCT 7

 4- ZONING TEXT AMENDMENT PROCEDURE 9

 5- ZONING DISTRICT CHANGE 10

 6- APPEAL OF ADMINISTRATIVE DECISION 11

 8- SPECIAL USES 11

 9- LOT SPLIT 12

 10-SITE PLAN REVIEW 13

CARBONDALE PLANNING COMMISION

INDEX

 PAGE

## FEE SCHEUDLE 14

# ZONING DISTRICT USE APPENDIX \_\_\_\_\_\_\_\_\_ 15

# ARTICLE 1 TITLE & JURISDICTION \_\_ \_\_\_\_\_\_\_\_\_\_\_ 19

# ARTICLE 1A BY LAWS 19

ARTICLE 2 PURPOSE & INTENT 21

ARTICLE 3 RULES & DEFINITIONS \_\_\_\_\_ \_ 22

ARTICLE 4 GENERAL PROVISION \_\_\_\_\_\_ 36

ARTICLE 5 DISTRICT REGULATION \_\_\_\_\_ \_ 36

 R-S Residential Suburban District \_\_\_\_\_\_\_ 36

 R-1 Residential Low Density District 37

 R-2 Residential Medium Density District 38

##  R-3 Multiple Family Dwelling District High Density 40

 M-P Manufacture Home Park Residential District 43

##  B-1 Business Local Business District 44

##  B-2-Business General District 46

 B-3-Business – Heavy Business District 48

 I-1 Industrial District 51

 I-2 Medium Industrial District 53

 I-3 Heavy Industrial district 54

#  P-D Planned Development District \_\_\_\_ \_\_\_\_\_ 55

#  T-H Townhouse Subdivision Development \_\_59

ARTICLE 6 SUPPLEMENTARY DISTRICT REGULATIONS 62

 Height regulations 62

##  Accessory Structures 63

Use limitation of accessory structures 63

Temporary uses permitted 64

Determination of structure set back lines 64

 Fences 66

 Walls, Hedges, Shrubbery & Trees 69

 Home Occupations 70

 Swimming Pools 72

ARTICLE 7 OFF STREET PARKING AND LOADING REGUATIONS 73

ARTICLE 8 SIGN REGULATIONS 78

ARTICLE 9 NONCONFORMITIES 95

ARTILCE 10 SPECIAL USE PERMITS 98

##  Day care center

 Auto wrecking yard

 Funeral, mortuary or crematory services

 Wind powered generating systems

 Bed & Breakfast

 Time limits

ARTICLE 11 CONDITIONAL USE 102

ARTICLE 12 ZONING PERMITS 105

ARTICLE 13 SITE PLAN REVIEW 106

ARTICLE 14 BOARD OF APPEALS 121

ARTICLE 15 AMENDMENTS (CHANGES) 125

ARTILCE 16 ADMINISTRATION 128

ARTICLE 17 VIOLATIONS AND PENALTIES 130

ARTICLE 18 VARIANCE 133

ARTICLE 19 BUILDING CODES 136

ARTICLE 20 ELECTRIAL CODES 145

ARTICLE 21 PLUMBING CODES 155

ARTILCE 22 ENFORCEMENT 163

ARTICLE 23 SPECIAL ADDITION REGULATIONS 165

ARTICLE 24 EXISTING MOBI8LE HOME 7 MOBILE HOME PARKS 169

## ARTICLE 25 OCCUPANCY USE PERMIT 173

FLOOD PLAIN 174

ARTICLE 26 APPROVAL EFFECTIVE DATE 175

 FORMS & PERMITS

ACCESSORY BUILDING PERMIT

COMMERCIAL & MULTI-FAMILY BUILDING PERMIT

FENCE PERMIT APPLICATION

OCCUPANCY USE PERMIT 201

RESIDENTIAL BUILDING PERMIT DRAWING CHECKLIST

REZONING APPLICATION FORM

SIGN PERMIT APPLICATION

SINGLE FAMILY & DUPLEX RESIDENTIAL BLDG PERMIT

SITE PLAN REVIEW APPLICATION

SPECIAL USED PERMIT APPLICATION

VARIANCE APPLICATION

ZONING APPEAL OF ADMINISTRATIVE DECISION

CHECK LIST

FINAL PLAT CHECKLIST

MANUFACTURED HOME PARK DEVELOPMENT CHECK LIST

PLANNED DEVELOPMENT CHECKLIST

RESIDENTIAL BULDING PERMIT DRAWING CHECKLIST

SITEPLAN REVIEW CHECKLIST

TOWNHOUSE DEVELOPMENT CHECKLIST