

**CHELSEA ZONING ORDINANCE
INDEX**

Article/Section	Page
1 Enacting Clause, Title, Purposes	1-1
1.01 Enacting Clause	1-1
1.02 Title	1-1
1.03 Purpose	1-1
2 Definitions	2-1
2.01 Interpretation	2-1
2.02 Definitions	2-1
3 General Provisions	3-1
3.01 Establishment of Zoning Districts	3-1
3.02 Official Zoning Map	3-2
3.03 Compliance with Regulations	3-4
3.04 Use Regulations	3-4
3.05 Yard Requirements	3-5
3.06 Corner Lots	3-5
3.07 Lot Width	3-5
3.08 Height of Buildings or Structures	3-6
3.09 Distance Between Grouped Buildings	3-6
3.10 Accessory Buildings Structures and Uses	3-6
3.11 Essential Services	3-8
3.12 Access to Streets	3-8
3.13 Visibility at Intersections	3-8
3.14 Curb Cuts and Driveways	3-9
3.15 Temporary Use	3-9
3.16 Completion of Construction	3-9
3.17 Wireless Communications Facilities Regulations	3-10
3.18 Illegal Dwellings	3.17
3.19 Accessory Structures for Physical Disabilities	3.17
3.20 Natural Feature Setback	3.17
3.21 Recreational Area within Residential Developments	3.18
3.22 Sale of Vehicles	3.18
3.23 Temporary Shelters	3.19
4 Zoning Districts	4-1
4.01 Agricultural (AG-1)	4-1
4.02 Residential Districts	4-4
4.03 Single-family Residential-Low Density (RS-1)	4-5
4.04 Single-family Residential-Moderate Density (RS-2)	4-7
4.05 Two-family Residential (RS-3)	4-9
4.06 Mobile Home Residential (MH-1)	4-11
4.07 Moderate Density Residential (RM-1)	4-17
4.08 Multiple-family Residential-High Density (RM-2)	4-20
4.09 Municipal Use District (MU-1)	4-23
4.10 Single Family Residential-Annexation (RS-A)	4-25
4.11 Office District (O-1)	4-27
4.12 Commercial Districts	4-29

INDEX - continued

4.13	Neighborhood Commercial (C-1)	4-30
4.14	General Commercial (C-2)	4-32
4.15	Highway Service Commercial (C-3)	4-34
4.16	Restricted Commercial (C-4)	4-36
4.17	Central Business (C-5)	4-41
4.18	Medical Center District (MC)	4-44
4.19	Central Business Mixed Use CBD-MU(C-6)	4-48
4.20-4.21	Reserved for Future Use	4-53
4.22	General Industrial District (I-1)	4-54
4.23	Light Industrial (I-2)	4-56
4.24-4.31	Reserved for Future Use	4-59
4.32	Planned Unit Development District (PUD)	4-60
4.33	Reserved for Future Use.	4-64
4.34	Planned Events District (PED)	4-65
4.35	Planned Mixed Use District (PMU)	4-70
4.36	Gateway Overlay Zoning District	4-74
4.37	M52 Corridor Protection and Promotion	4-81
5	Supplementary District Regulations	5-1
5.01	Home Occupations	5-1
5.02	Storage of Materials	5-2
5.03	Standards for Single-family Dwellings	5-3
5.04	Fences	5-5
5.05	Performance Standards	5-7
5.06	Requirements for Group Foster Care Homes	5-9
5.07	Adult Entertainment	5-11
5.08	Site Condominium Review	5-13
5.09	Buildable Lots	5-17
5.10	Bed and Breakfast Operations	5-20
5.11	Group Day Care Home and Child Care Centers, Conditions for Approval	5-22
5.12	Landscaping Requirements	5-23
5.13	Seasonal Outdoor Displays and Sales	5-24
5.14	Commercial Design Standards	5-25
5.15	Keeping of Animals in Residential Districts	5-30
5.16	Site Lighting	5-31
5.17	Waste Receptacle Enclosures	5-36
5.18	Mechanical Equipment	5-37
5.19	Sidewalks & Bike Paths	5-37
5.20	Car Wash Standards	5-38
5.21	Community Incubator Kitchens	5-40
6	Sign Regulations	6-1
6.01	Purpose	6-1
6.02	Definitions	6-1
6.03	General Sign Regulations	6-3
6.04	Signs Permitted in All Districts	6-4
6.05	Prohibited Signs	6-5
6.06	Signs Permitted in All Residential Districts	6-7
6.07	Signs Permitted in Commercial, Office and	6-8

Industrial Districts

INDEX - continued

6.08	Outdoor Advertising Signs (Off-Site Signs)	6-11
6.09	Temporary Signs	6-12
6.10	Exempted Signs	6-14
6.11	Nonconforming Signs	6-15
6.12	Permits and Fees	6-16
6.13	Required Procedures, Standards and Findings by the Zoning Board of Appeals	6-17
7	Off-Street Parking and Loading Regulations	7-1
7.01	General Requirements for Off-Street Parking	7-1
7.02	Plans	7-1
7.03	Location of Off-Street Parking Areas	7-1
7.04	Residential Districts	7-1
7.05	Off-Street Parking Area Design	7-1
7.06	Collective Parking	7-4
7.07	Determining Requirements	7-4
7.08	Schedule of Required Parking Spaces	7-4
7.09	Exception	7-9
7.10	General Requirements for Off-Street Loading and Unloading	7-10
7.11	Plans and Specifications	7-10
7.12	Off-Street Loading Area Design	7-10
7.13	Off-Street Loading Space Requirements	7-10
7.14	Storage and Repair	7-11
8	Special Land Uses	8-1
8.01	Purpose	8-1
8.02	Authority to Grant Permits	8-1
8.03	Application and Fee	8-1
8.04	Data, Exhibits and Information Required in Application	8-1
8.05	Public Hearing Notice	8-2
8.06	Planning Commission Action on Special Use Permit	8-2
8.07	Standards for Review	8-2
8.08	Conditions of Approval	8-3
8.09	Action Required	8-4
8.10	Effect of Approval	8-4
8.11	Site Plan Approval	8-4
8.12	Maintenance	8-4
8-13	Expansions & Changes in Use	8-5
8-14	Voiding of Special Use Permit	8-5
8-15	Discontinuance	8-5
9	Site Plan Review	9-1
9.01	General Provisions	9-1
9.02	Buildings, Structures and Uses Requiring Site Plan Review	9-1
9.03	Preliminary Site Plan	9-2

9.04	Final Site Plan	9-6
------	-----------------	-----

INDEX - continued

9.05	Combining Preliminary and Final Site Plans	9-12
9.06	Amendment of Approved Site Plan	9-12
9.07	Modification of Plan During Construction	9-13
9.08	Phasing of Development	9-13
9.09	Administrative Amendments to Approved Site Plans	9-13
9.10	Inspection	9-14
9.11	Performance Guarantees	9-14
9.12	As-Built Drawings	9-15
9.13	Fees	9-16
10	Nonconformities	10-1
10.01	General Provisions	10-1
10.02	Nonconforming Uses of Land	10-1
10.03	Nonconforming Structures	10-1
10.04	Nonconforming Uses of Structures	10-3
10.05	Nonconformities and Site Plan Review	10-4
10.06	Change of Tenancy or Ownership	10-4
10.07	Nonconforming Lots	10-4
10.08	Expansion and Substitution	10-5
10.09	Unsafe Structures	10-6
10.10	Nonconformities Created by Gateway Overlay District and Commercial Design Standards	10-7
11	Administration and Enforcement	11-1
11.01	Office of Planning & Zoning Inspector	11-1
11.02	Duties of Planning & Zoning Inspector	11-1
11.03	Zoning Compliance Permit	11-1
11.04	Certificate of Occupancy	11-3
11.05	Pending Applications for Building Permits	11-3
11.06	Records	11-3
11.07	Fees	11-4
11.08	Compliance with Plans	11-4
11.09	Violations and Penalties/Sanctions	11-4
12	Zoning Board of Appeals	12-1
12.01	Board Established	12-1
12.02	Membership	12-1
12.03	Appointment of Members	12-1
12.04	Alternate Members	12-1
12.05	General Regulations	12-2
12.06	Authority of Zoning Board of Appeals	12-6
12.07	Administrative Review	12-6
12.08	Variances	12-7
12.09	Expansion and Substitution of Nonconformities	12-10
12.10	Site Plan Review	12-10
12.11	Special Uses & PUD's	12-10
12.12	Automatic Stay of Board of Appeals Decision; Time for Appeal to Court; Provision for Security	12-11

INDEX - continued

13 Amendments	13-1
13.01 Initiating Amendments	13-1
13.02 Fees	13-1
13.03 Amendment Procedure	13-1
13.04 Public Hearing	13-1
13.05 Information Required	13-1
13.06 Findings Required for a Zoning Map Amendment	13-2
13.07 Findings Required for a Text Amendment	13-3
13.08 Publication	13-4
13.09 Conformance to Court Decree	13-4
13.10 Rehearing on Amendments	13-4
14 Legal Status	14-1
14.01 Conflict with Other Laws	14-1
14.02 Validity & Severability Clause	14-1
14.03 Period of Effectiveness	14-1
14.04 Effective Date	14-1
14.05 Date of Adoption	14-1
15 Standards, Regulations & Procedures for Special Zoning District	15-1
15.01 Purpose	15-1
15.02 Procedures	15-1
15.03 Special Zoning District Agreement	15-8
15.04 Continuing Applicability of Regulations	15-8
15.05 Construction	15-8
15.06 Phasing of Development	15-8
15.07 Circulation and Access	15-9
15.08 Utilities	15-10
15.09 Open Space Regulations	15-11
15.10 Parking Regulations	15-11
15.11 Density Calculations	15-11
15.12 Common Areas and Facilities	15-12
15.13 Site Plan Requirements	15-13
15.14 Amendment and Revision	15-13
15.15 Expiration of Plan Approvals	15-15
15.16 Extension of Time Limits	15-16
15.17 Modifications during Construction	15-16
15.18 Performance Guarantees	15-16
15.19 Violations	15-16
APPENDIX A	I-II