



**NORTH EAST TOWNSHIP
ZONING ORDINANCE
No. 2014 - 001**

Adopted: January 20, 2014
Effective: January 30, 2014

TABLE OF CONTENTS

PAGE

ARTICLE I - GENERAL PROVISIONS	
101 Title	1
102 Effective Date	1
103 Objectives	1
104 Compliance	2
105 Severability	2
106 Conflict	3
107 Municipal Responsibility and Liability	3
ARTICLE II - DEFINITIONS	
201 General Terms	4
202 Defined Terms	4
ARTICLE III - DISTRICT REGULATIONS	
301 Zoning Map	14
302 Zoning Districts	14
303 District Boundaries	14
304 Description of Districts	14
305 Permitted Use and Conditional Use Table	16
ARTICLE IV - LOT AND YARD REQUIREMENTS	
401 Lot and Yard Requirements Table	18
402 Application of Lot and Yard Requirements	23
ARTICLE V - SUPPLEMENTARY REGULATIONS	
501 Non-Conforming Uses	27
502 Existing Lots of Record	28
503 Performance Standards	28
504 Agriculture (Roadside Stands)	30
505 Helistops or Airstrips	31
506 Walls, Fences and Screening	32
507 Temporary Structures	33
508 Off-Street Loading and Parking	34
509 Signs	37
510 Mineral Extraction	42
511 Renewable Energy Source	45
512 Water Recreation and Storage Areas	45
513 Problem Development Lands	46
514 Mobile Homes	46

	PAGE
515 Home Occupations	47
516 Animal Raising and Care	48
517 Campgrounds	48
518 Mobile Home Parks	49
519 Billboards	50
520 Heliports or Airports	50
521 Junkyards and Similar Storage Areas	51
522 Landfills	51
523 Treatment Facilities	52
524 Setbacks for Excavations	52
525 Driveway Setback	53
526 Swimming Pools	53
527 Windmills	54
528 Set Back from Streams and Creeks	54
529 Residential Set Backs from Agricultural District	54
530 Horses, Cows and Similarly Sized Animals	54
531 Housing of Farm Animals	54
532 Outside Wood Furnaces	54
533 Business Offices In R-2 Residential Districts	55
 ARTICLE VI - ADMINISTRATION, ENFORCEMENT AND VIOLATIONS	
601 Zoning Officer	56
602 Duties of the Zoning Officer	56
603 Rights of the Zoning Officer	56
604 Zoning Permits	57
605 Notice of Violation	58
606 Enforcement Penalties	58
 ARTICLE VII -ZONING HEARING BOARD	
701 General	60
702 Appeals	60
703 Variances	61
704 Non-Conforming Uses	62
705 Validity Challenge	62
706 Appeal from Board's Decision	62
 ARTICLE VIII –AMENDMENTS	
801 General	63
802 Petitions	63
803 Referral	63
804 Action	63
805 Curative Amendments	63
806 Repealer	64

ARTICLE IX – CONDITIONAL USES		
901	General	65
902	Application	65
903	Review	65
904	Criteria for Approval	66
905	Public Hearing Option	67
906	Notice Requirements	67

ARTICLE X - AIRPORT ZONING		
1001	Declaration of Policy	70
1002	Definitions	70
1003	Airport Surface Zones	73
1004	Airport Surface Zone Height Limitations	74
1005	Airport Zoning Requirements	75
1006	Non-Conforming Uses	75
1007	Permits and Variances	76
1008	Enforcement and Notice	78
1009	Zoning Hearing Board	78

ARTICLE XI - WIRELESS COMMUNICATION SERVICES FACILITIES		
1101	Purpose	79
1102	Definitions	79
1103	Permitted Use Regulations	81
1104	Special Exception Use Regulations	81
1105	Application Requirements	82
1106	Performance Standards	84

REFERENCE ZONING MAP

SUPPLEMENT I – GAS & OIL – #2011-004 – Oct. 17, 2011

SUPPLEMENT II – WIND ENERGY FACILITIES - #2013-002 – Nov. 4, 2013

The following Ordinances should be reviewed for the applicability to the intended activity or development:

- **SUBDIVISION AND LAND DEVELOPMENT - #83-005 Sept. 28, 1983**
- **BLUFF SETBACKS - #90-003 – May 7, 1990**
- **COMPREHENSIVE PLAN – June 6, 2005**
- **STORMWATER MANAGEMENT - #2011-003 – Sept. 14, 2011**
- **FLOODPLAIN ORDINANCE – #2013-004 – Dec. 30, 2013**