

Article III. General Regulations

1 I. **Nonconforming Signs.** Any sign lawfully in place prior to the effective date of these
2 regulations that does not conform to these regulations with respect to area, height, setback,
3 location, number or lighting, shall be considered a nonconforming sign. Such signs may
4 receive normal maintenance and repair; however no nonconforming sign shall be enlarged,
5 extended, changed in design or altered to advertise a different business or product, unless it
6 is brought into conformance with these standards.

7
8 1. A nonconforming sign that has been damaged or destroyed beyond 50% of its appraised
9 value for a period of six months; that has been abandoned for a period of six months or
10 more; or that identifies a business, activity or product that has not existed at that
11 location for six months or more must be removed.
12

Section 3.17 Source Protection Areas

13
14
15 A. To protect the quality of public water supplies, and associated source protection areas:

16
17 1. No development shall be allowed within a 200-foot radius of a well or spring that serves
18 a public water supply, except for activities, structures and uses that directly relate to the
19 water system; and

20 2. To the extent physically feasible, all on-site septic systems, including leach fields, shall
21 be located outside of a designated source protection area.
22

23 B. All development within designated source protection areas, except for agriculture,
24 forestry, single and two family dwellings, associated accessory uses and structures, and uses
25 that are specifically prohibited under Subsection D, shall be subject to conditional use review
26 by the Development Review Board under Section 5.4, to include findings that:

27
28 1. The proposed development is consistent with the Source Protection Plan as most
29 recently adopted and approved by the state, does not include a prohibited activity or
30 use under Subsection B, and does not present a threat to the public water supply.

31
32 2. There shall be no on-site discharge of hazardous materials from floor drains; all floor
33 drains will drain into holding tanks.

34
35 3. All drainage ways and sediment traps shall be regularly maintained in full working order
36 by the owner.

37
38 4. Site clearing and disturbance, and on-site paving, roofing, and other impervious surfaces
39 that increase surface runoff and limit water infiltration and recharge, are minimized. All
40 runoff from impervious surfaces shall be diverted to areas covered with vegetation for
41 surface infiltration.
42

43 5. The storage and application of fertilizers, pesticides, herbicides and other chemicals
44 shall comply with all state and federal regulations and best management practices.
45

1 6. Above ground storage tanks for oil, gasoline or other petroleum products shall be placed
2 in a building or other impervious containment area to prevent spills and leaks from
3 reaching groundwater (also see Section 3.12).

4
5 7. The use of sodium chloride for ice control shall be minimized.

6
7 C. The DRB, as a condition of approval, may required groundwater monitoring on-site or in
8 the immediate vicinity of the project.

9
10 D. The following uses and activities are specifically prohibited within designated source
11 protection areas:

12
13 1. Operations, including home based businesses, which manufacture, use, process, store or
14 dispose of hazardous materials or wastes in amounts that could threaten public water
15 supplies, including but not limited to metal plating, chemical manufacturing, wood
16 preserving, photographic processing, motor vehicle service, auto body repair, furniture
17 stripping, and dry cleaning materials.

18
19 2. Solid and hazardous waste landfills, storage and transfer facilities, dumps, and salvage
20 yards.

21
22 3. Outdoor storage of salt, de-icing materials, snow dumps, pesticides or herbicides.

23
24 4. The storage or spreading of sludge from wastewater treatment facilities.

25
26 5. Cemeteries.

27
28 6. The storage of unregistered vehicles, unless stored in an enclosed structure and parked
29 on an impervious surface or drained of all fluids.

30
31 7. Installation of floor drains or sumps that discharge directly to the ground.

32
33 8. Underground storage tanks, and above ground storage tanks that lack an adequate
34 impervious containment area.

35
36 **Section 3.18 Steep Slopes**

37
38 A. **Purpose.** The purpose of this section is to regulate land subdivision and development to
39 minimize site disturbance and construction on steep slopes (15% to 25%), and to avoid site
40 disturbance on very steep slopes (> 25%) in order to:

41
42 1. Maintain existing topography, including natural (pre-development) elevations, grades
43 and drainage patterns.

44 2. Minimize impervious surfaces, stormwater runoff, channeling, flooding and soil erosion,
45 on steep slopes.