

**MASON COUNTY ZONING ORDINANCE
TABLE OF CONTENTS**

ARTICLE 1	TITLE, PURPOSES, AND LEGAL CLAUSES	1
Section 1.01	Short Title	
Section 1.02	Repeal of Ordinance	
Section 1.03	Statement of Purposes	
Section 1.04	Scope	
Section 1.05	Lot Use Limitation	
Section 1.06	Validity and Severability Clause	
Section 1.07	Interpretation	
Section 1.08	Conflict with Other Laws	
Section 1.09	Vested Rights	
Section 1.10	Fees, Charges and Expenses	
ARTICLE 2	INTERPRETATIONS AND DEFINITIONS	3
Section 2.01	Interpretations	
Section 2.02	Definitions (Alphabetized)	
ARTICLE 3	GENERAL PROVISIONS	35
Section 3.01	Accessory Buildings, Structures and Uses	
Section 3.01a	Accessory Dwelling Units	
Section 3.02	Building Grades	
Section 3.02a	Breezeways	
Section 3.03	Buildings To Be Moved	
Section 3.04	Corner Clearance and Visibility	
Section 3.05	Cross District Averaging	
Section 3.06	Essential Services	
Section 3.07	Farm Markets	
Section 3.08	Fences	
Section 3.09	Highway Intersections	
Section 3.10	Home Occupations	
Section 3.11	Setback Measurement	
Section 3.12	Funneling (Key Hole Development)	
Section 3.13	Landscaping	
Section 3.14	Plant Materials	
Section 3.15	Screening Walls	
Section 3.16	Lot Size Averaging	
Section 3.17	Supplemental Setbacks for Properties Along Railroad Rights-of-Way.	
Section 3.18	Ponds	
Section 3.19	Keeping of Animals.	
Section 3.20	One and Two Family Dwellings	
Section 3.21	Single Family Cluster Housing	
Section 3.22	Outdoor Storage in Residential Districts	
Section 3.23	Swimming Pools	
Section 3.24	Temporary Dwelling Structure	
Section 3.25	Satellite Dish Antennas	
Section 3.26	Keeping of Pets	
Section 3.27	Nonconformities	
Section 3.28	Height Exceptions	
Section 3.29	Adult Foster Care Family Homes	
Section 3.30	Day Care Family Homes	

Section 3.31	Agribusiness Uses	
Section 3.32	Repair and Cleanup of Damaged or Destroyed Buildings	
Section 3.33	Trailer Coaches	
Section 3.34	Supplementary Setback Provisions for Waterfront Lots in All Districts	
Section 3.35	Supplementary Provisions for Single Wide Mobile Home Uses	
Section 3.36	Temporary Outdoor Commercial Uses	
Section 3.37	Wind Energy Systems, On-Site	
Section 3.38	Single Family Dwellings in AG District and F District	
Section 3.39	Unclassified Uses	
Section 3.40	On-Site Use Temporary Met Towers	
Section 3.41	Agritourism Enterprise, Class I	
ARTICLE 4	ZONING DISTRICTS AND MAP	77
Section 4.01	Districts Established	
Section 4.02	District Boundaries	
Section 4.03	District Boundaries Interpreted	
Section 4.04	Zoning of Vacated Areas	
Section 4.05	Division of County	
Section 4.06	Access Management	
ARTICLE 5	AGRICULTURAL DISTRICT (AG)	79
Section 5.01	Statement of Purpose	
Section 5.02	Principal Permitted Uses	
Section 5.03	Special Land Uses	
Section 5.04	Area and Size Requirements	
ARTICLE 6	RURAL ESTATES DISTRICT (RE)	83
Section 6.01	Statement of Purpose	
Section 6.02	Principal Permitted Uses	
Section 6.03	Special Land Uses	
Section 6.04	Area and Size Requirements	
ARTICLE 7	RECREATIONAL RESIDENTIAL DISTRICT (RR)	87
Section 7.01	Statement of Purpose	
Section 7.02	Principal Permitted Uses	
Section 7.03	Special Land Uses	
Section 7.04	Area and Size Requirements	
ARTICLE 8	SINGLE-FAMILY RESIDENTIAL DISTRICT (R).	90
Section 8.01	Statement of Purpose	
Section 8.02	Principal Permitted Uses	
Section 8.03	Special Land Uses	
Section 8.04	Area and Size Requirements	
ARTICLE 9	MANUFACTURED HOME PARK DISTRICT (MHP)	93
Section 9.01	Statement of Purpose	
Section 9.02	Principal Permitted Uses	
Section 9.03	Special Land Uses	
Section 9.04	Area and Size Requirements	

ARTICLE 10	HIGHWAY COMMERCIAL DISTRICT (C-1)	94
	Section 10.01 Statement of Purpose	
	Section 10.02 Principal Permitted Uses	
	Section 10.03 Special Land Uses	
	Section 10.04 Area and Size Requirements	
	Section 10.05 Access	
ARTICLE 10a	NEIGHBORHOOD COMMERCIAL (C-2)	98
	Section 10.01a Statement of Purpose	
	Section 10.02a Principal Permitted Uses	
	Section 10.03a Special Land Uses	
	Section 10.04a Area and Size Requirements	
	Section 10.05a Access	
ARTICLE 10b	MIXED USE TRANSITIONAL DISTRICT (C-3)	102
	Section 10.01b Statement of Purpose	
	Section 10.02b Principal Permitted Uses	
	Section 10.03b Special Land Uses	
	Section 10.04b Area and Size Requirements	
	Section 10.05b Access	
ARTICLE 11	INDUSTRIAL DISTRICT (I)	105
	Section 11.01 Statement of Purpose	
	Section 11.02 Principal Permitted Uses	
	Section 11.03 Special Land Uses	
	Section 11.04 Area and Size Requirements	
ARTICLE 12	NATURAL RIVER DISTRICT (NR)	108
	Section 12.01 Repeal of Natural Rivers District	
	Section 12.02 Replacement of Natural District	
ARTICLE 13	GREENBELT DISTRICT (GB)	109
	Section 13.01 Statement of Purpose	
	Section 13.02 Principal Permitted Uses	
	Section 13.03 Special Land Uses	
	Section 13.04 Area and Size Requirements	
	Section 13.05 Native Vegetation Strip	
	Section 13.06 Flood Areas and Grade Level	
	Section 13.07 Sanitary Waste and Subsoil Drainage Systems	
ARTICLE 14	FORESTRY DISTRICT (F)	112
	Section 14.01 Statement of Purpose	
	Section 14.02 Principal Permitted Uses	
	Section 14.03 Special Land Uses	
	Section 14.04 Area and Size Requirements	
ARTICLE 15	AIRPORT ZONING OVERLAY ZONE	114
	Section 15.01 Intent	

- Section 15.02 Definitions
- Section 15.03 Zones
- Section 15.04 Ordinance Administration
- Section 15.05 Permits
- Section 15.06 Judicial Action
- Section 15.07 Federal Laws and Federal Aviation Regulations

ARTICLE 16 SPECIAL LAND USE CONDITIONS, REVIEW, AND APPROVAL 122

- Section 16.01 Statement of Purpose
- Section 16.02 Review and Approval Authority
- Section 16.03 Data Required
- Section 16.04 Public Hearing Requirements
- Section 16.05 Standards for Approval
- Section 16.06 Issuance of a Zoning Permit
- Section 16.07 Reapplication
- Section 16.08 Site Plan Amendments in Conjunction with a Special Land Use
- Section 16.09 Validity and Revocation of Special Land Use Permits
- Section 16.10 Amending a Special Land Use

ARTICLE 17 SPECIAL LAND USE REQUIREMENTS 126

- Section 17.01 Adult Entertainment Uses
- Section 17.02 Adult Foster Care Large Group Homes
- Section 17.03 Agribusiness Uses
- Section 17.04 Agriculture Equipment/ Sales and or Service
- Section 17.04a Agricultural Storage Facilities
- Section 17.05 Airports/Landing Fields
- Section 17.06 Agritourism, Class II
- Section 17.07 Automobile Service Stations
- Section 17.08 Automobile Repair Garage
- Section 17.09 Bed and Breakfast Operations
- Section 17.10 Boarding Stables
- Section 17.11 RESERVED
- Section 17.12 Campground
- Section 17.13 Car Wash
- Section 17.14 Cemetery
- Section 17.14a Churches and Other Place of Religious Assembly
- Section 17.15 Clinics
- Section 17.16 Clubs
- Section 17.17 Composting Facilities
- Section 17.18 Hospice or Palliative Care Facilities
- Section 17.19 Commercial Cottages or Cabins
- Section 17.20 Dirt Bike Trails
- Section 17.21 Drive-in/drive-thru Establishments
- Section 17.22 Dry Cleaning Plant
- Section 17.23 RESERVED
- Section 17.24 Fuel Storage (Bulk)
- Section 17.25 Forest Industries
- Section 17.26 Funeral Homes
- Section 17.27 General Contractors, Including other special trade contractors
- Section 17.28 Golf Courses
- Section 17.29 Golf Driving Ranges
- Section 17.30 Greenhouses
- Section 17.31 Group Day Care Homes
- Section 17.32 RESERVED

- Section 17.33 Hospitals
- Section 17.34 Hotel
- Section 17.35 Incinerators
- Section 17.36 RESERVED
- Section 17.37 Junkyards
- Section 17.38 Kennels, Commercial or Boarding
- Section 17.39 RESERVED
- Section 17.40 Manufacturing
- Section 17.40a Meteorological Towers (other than on-site use)
- Section 17.41 Migrant Labor Housing
- Section 17.42 Mini-Warehousing/Storage
- Section 17.43 Motels
- Section 17.44 Mud Bogging Pit
- Section 17.45 Multiple-Family Dwellings
- Section 17.46 Nursing Homes
- Section 17.47 Open Air Businesses
- Section 17.48 RESERVED
- Section 17.49 Public Facilities
- Section 17.50 Public Utility Buildings
- Section 17.51 RESERVED
- Section 17.52 Recreation, Indoor
- Section 17.53 Recreation, Outdoor
- Section 17.54 Recreational Vehicle Campsite Condominiums
- Section 17.55 Recycling (Light)
- Section 17.56 Recycling
- Section 17.57 Research Facilities
- Section 17.58 Retail Sales
- Section 17.59 Sand and Gravel Extraction Operations
- Section 17.60 Sawmills, planing mills, wood product plants
- Section 17.61 Schools, Colleges and Universities, Commercial Trade
- Section 17.62 Schools, (Public, Public, Private or Parochial, Elementary or Secondary)
- Section 17.63 Single Family Detached Dwelling
- Section 17.63a Tanneries and Slaughter Houses
- Section 17.63b Transitional or Emergency Housing
- Section 17.64 Truck Terminal or Distribution Center
- Section 17.65 Truck Trailer Drop Yard
- Section 17.66 Two Family Dwellings
- Section 17.67 Veterinary Clinics
- Section 17.67a Warehouses
- Section 17.68 Wineries, Micro-Breweries and Micro-Distilleries
- Section 17.69 Wireless Communication Facilities
- Section 17.70 Utility Grid Wind Energy Systems
- Section 17.71 On Site Wind Energy Systems over 66 feet.

ARTICLE 18 SITE PLAN REVIEW AND APPROVAL

194

- Section 18.01 Statement of Purpose
- Section 18.02 Improvements Which Require Site Plan Approval
- Section 18.03 Data Required for Site Plans
- Section 18.04 Action on Site Plans
- Section 18.05 Standards for Granting Site Plan Approval
- Section 18.06 Site Plan Amendments
- Section 18.07 Review of Condominium Projects
- Section 18.08 Drawings of Record
- Section 18.09 Performance Guarantees
- Section 18.10 Validity and Revocation of Site Plan Approval

ARTICLE 23	PLANNED UNIT DEVELOPMENT DISTRICT	236
Section 23.01	Intent	
Section 23.02	Application of Planned Unit Development Provisions	
Section 23.03	Design Standards	
Section 23.04	Procedure for Review and Approval	
Section 23.05	Appeals	
Section 23.06	Time Limit for Approved Planned Unit Developments	
ARTICLE 24	ZONING BOARD OF APPEALS	247
Section 24.01	Statement of Purpose	
Section 24.02	Creation and Membership	
Section 24.03	Organization	
Section 24.04	Jurisdiction	
Section 24.05	Authorized Appeals	
Section 24.06	Procedures	
Section 24.07	Review by Circuit Court	
ARTICLE 25	ADMINISTRATION, PENALTIES, AMENDMENT AND OTHER REMEDIES	251
Section 25.01	Administrative Official	
Section 25.02	Permits Required	
Section 25.03	Violations	
Section 25.04	Amendments	
Section 25.05	Publication and Delivery of Notice of Public Hearing	
Section 25.06	Schedule of Fees, Charges, and Escrow Expenses	
Section 25.07	Stop Work Orders	
Section 25.08	Issuance of Civil Infraction Citations	
ARTICLE 26	EFFECTIVE DATE	256