

# HENDERSON COUNTY ZONING ORDINANCE

Adopted April, 1982

Amended – Article II, Section 2.01 Definitions, Added: Consumer Fireworks, June 2011

Amended – Article XIX, H-C, Highway Commercial District, Section 19.02. Permitted Uses, Added: (R) Consumer Fireworks, June 2011

Amended – Article XXI, M-1, Light Industrial District, Section 21.02. Permitted Uses, Added: (AA) Consumer Fireworks, June 2011

Amended – Article XVIII, C-2, General Business District, Section 18.02. Permitted Uses, Added: (RR) Consumer Fireworks, July 2011

Amended – Article II, Section 2.01 Definitions, Added: Non-Residential Structure, Private, April 2012

Amended – Article IV. General Provisions, Section 4.25. Accessory Buildings (C), (E), (G) and H(3), April 2012

Amended – Article XXIII, Agricultural District, Section 23.03. Conditional Uses, Added: (K), April 2012

Amended- Article VII, Amendments, Section 7.06. Action by the Legislative Body on Zoning Ordinance Amendment, May 2012

Amended- Article II Definitions, Agricultural Use; Article IV General Provisions, Section 4.16 Lot of Record; Article VIII Non-Conforming Uses and Structures, Section 8.03 Non-Conforming Lots of Record; Article XXV, Schedule of Regulations, January 2013

Added: Article XXIX, Regulation of Cellular Antenna Towers, Section 29.01, June 2014

Removal - Article XXIII, Agricultural District, Section 23.03 (E) wireless transmitting, June 2014

Amended – Article XXVIII, Airport Height Restrictions Regulations, September 2014

Added: - Article IV, General Provisions, Section 4.38. Variances and Conditional Use Permits, January 2015

Amended – Article II Definitions, Agricultural Use Section 2.01, January 2015

Amended – Article XXXIII, Agricultural District, Section 23.02, Permitted Uses (D); Section 23.03 Conditional Uses (K); Section 23.04, Exceptions (C), January 2015

Added: Article XXX, Solar Energy System, Section 30.01 Design Standards; Section 30.02 Requirements, December 2019

# TABLE OF CONTENTS

<u>ARTICLE</u>		<u>PAGE</u>
I	PURPOSE	Cover
II	DEFINITIONS	1-13
III	ESTABLISHMENT OF ZONING DISTRICTS	14-15
IV	GENERAL PROVISIONS	16-29
V	BOARD OF ZONING ADJUSTMENT	30-35
VI	ADMINISTRATION, ENFORCEMENT AND VIOLATIONS	36-39
VII	AMENDMENTS	40-43
VIII	NON-CONFORMING USES AND STRUCTURES	44-45
IX	OFF-STREET PARKING AND LOADING REQUIREMENTS	46-52
X	SIGNS AND OUTDOOR ADVERTISING DISPLAYS	53-56
XI	R-1, SINGLE FAMILY RESIDENTIAL DISTRICT	57-60
XII	R-2, TWO FAMILY RESIDENTIAL DISTRICT	61-62
XIII	R-3, MULTI-FAMILY RESIDENTIAL DISTRICT	63-64
XIV	R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT	65-68
XV	R-MH, RESIDENTIAL MOBILE HOME DISTRICT	69-74
XVI	P-1, PROFESSIONAL/SERVICE DISTRICT	75-77
XVII	C-1, NEIGHBORHOOD BUSINESS DISTRICT	78-80
XVIII	C-2, GENERAL BUSINESS DISTRICT	81-85
XIX	H-C, HIGHWAY COMMERCIAL DISTRICT	86-88
XX	DELETED	
XXI	M-1, LIGHT INDUSTRIAL DISTRICT	89-92
XXII	M-2, HEAVY INDUSTRIAL DISTRICT	93-94
XXIII	AG, AGRICULTURAL DISTRICT	95-97
XXIV	FLOOD PRONE AREAS	98-100
XXV	SCHEDULE OF REGULATIONS	101-102
XXVI	SM, SURFACE MINING DISTRICT	103-104
XXVII	SURFACE MINING REGULATIONS	105-138
XXVIII	CITY-COUNTY AIRPORT HEIGHT RESTRICTION REGULATIONS	139-147
XXIX	CELLULAR ANTENNA TOWERS REGULATIONS	148-156
XXX	SOLAR ENERGY SYSTEM (SES)	157-159