



Certification of Recommendation

Whitestown Plan Commission

August 23, 2023

RE: PROPOSED AMENDMENTS TO THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE (PC23-045-TA).

In accordance with IC 36-7-4-607, the Whitestown Plan Commission hereby certifies their recommendation to the Whitestown Town Council as described below.

At their public hearing on August 14, 2023 the Whitestown Plan Commission gave a favorable recommendation to adopt proposed amendments to the Whitestown Unified Development Ordinance with a 6-0 vote as set forth in IC 36-7-4-602(b). The proposed amendments include revisions to Chapters 2 and 12. A redline copy showing the proposed amendments are contained in the attached **Exhibit A**. A clean version of the entire UDO with the proposed revisions incorporated is attached as **Exhibit B**.

If you have any questions, please contact me at your earliest convenience.

Respectfully,

Jill Conniff, AICP
Planning Staff

Exhibit A

Ordinance Language to Amend

Language to be deleted is [~~stricken-through~~]. Language to be added is [underlined].

Unified Development Ordinance

Chapter 2 Zoning Districts

2.5 Industrial Development Standards and Uses

USE	Use Limitation	I1	I2	I3	AG
Parking of Vehicles					
Parking Garage	10	L	L	L	NP
Parking Lot		P	P	P	NP
<u>Heavy Vehicle Parking Lot</u>	<u>16</u>	<u>L-SE</u>	<u>L-SE</u>	<u>L-SE</u>	<u>NP</u>
Eating & Drinking Establishments					
Restaurant, Class B		P-SE	NP	NP	NP
Lodging Accommodations					
Bed & Breakfast		NP	NP	NP	P-SE
Office					
Office, All Others		P	NP	P	NP
Retail Sales, Service & Repair					
Animal Sales and Services, All Others	11	L	NP	NP	NP
Kennel, Medium or Large	12	L-SE	L-SE	NP	L
Retail Sales, Personal Services, & Repair	25	L	L	NP	NP
Vehicle/Equipment Sales, Service & Repair					
Automobile Services, Light		P	P	NP	NP
Automobile Services, Heavy	14	L-SE	L	NP	NP
Auto/Motorcycle/Boat/Light Truck Sales or Rentals	15	L	L	NP	NP
Heavy Vehicle/Equipment Sales, Rentals & Service	16	NP	L	NP	NP
Service Station, Local	13	L	L	L	NP

16. **Heavy Vehicle Parking Lot and** Heavy Vehicle/Equipment Sales, Rentals, and Service. In all Zoning Districts where permitted with limitations, a **Heavy Vehicle Parking Lot use or** Heavy Vehicle/Equipment Sales, Rentals, and Service use must be located at least 500 feet from the nearest boundary of any residential district **or use** existing at the time of application. This requirement may be reduced by the Administrator if the applicant can show a smaller separation will have no significant effect on the nearby residential district **or use**.

2.7 I-65 Corridor Overlay

C. Uses. All uses permitted in the underlying zoning district are permitted except the following uses are prohibited within the I-65 Corridor Overlay District:

1. Confined feeding
2. Junk yard
3. Manufacture, use, or storage of explosives
4. Slaughterhouses
5. Sanitary landfill
6. Restricted waste site
7. Adult businesses
8. **Heavy vehicle parking lot**
- ~~9.~~ Any other use excluded by the underlying zoning district

Chapter 12 Definitions

Heavy Vehicle Parking Lot. A site primarily used for the parking of heavy vehicles including, but not limited to, semi-trucks, trailers, and other multi-axle vehicles.

Exhibit B
