

2.1 PUBLIC DISTRICTS STANDARDS AND USES

- A. Purpose
1. **Public, Institutional** – This district is intended to provide locations for large-scale public facilities, worship facilities, and concentrations of other public institutions.
2. **Public, Parks & Recreation**– This district is established to promote active and passive greenspace uses in a manner maintaining the feel and character inherent to the district. Development in this district requires connection to public water and public sewers and development plan approval.

	P-I	P-PR
B. Lot Requirements		
Maximum Density (units/acre)	N/A	N/A
Minimum Lot Size		
Residential Use (per dwelling unit)	N/A	N/A
Nonresidential Use	15,000sf	No min.
Minimum Lot Width		
Residential Use	N/A	N/A
Nonresidential Use	No min.	No min.
Minimum Lot Frontage/Street Frontage (1)		
Residential Use	N/A	N/A
Nonresidential Use	No min.	No min.
C. Building Placement Requirements	See Fig. 2-15	See Fig. 2-15
Minimum Front Setback		
Residential Use	N/A	N/A
Nonresidential Use	20'	15'
Minimum Street Side Setback		
Residential Use	N/A	N/A
Nonresidential Use	7'	7'
Minimum Side Setback		
Residential Use	N/A	N/A
Nonresidential Use	5'	5'
Minimum Rear Setback		
Residential Use	N/A	N/A
Nonresidential Use	10'	5'
Min. Separation of Primary and Accessory Buildings		
Residential Use	N/A	N/A
Nonresidential Use	6'	10'
Garage Along Street Setback		
Residential Use	N/A	N/A
Nonresidential Use	0'	0'

Commented [NP1]: Unsure what the standards for lot area should be. Maybe I can look to other zoning districts to see.

	P-I	P-PR
<b>D. Building Requirements</b>		
Building Height		
Residential Use	N/A	N/A
Nonresidential Use	50'	40'
Mixed Residential and Nonresidential Use	N/A	N/A
Lot Coverage		
Residential Use	N/A	N/A
Nonresidential Use	80%	80%
Ground Floor Area (s.f.)		
1 Story Dwelling		
Residential Use	N/A	N/A
Nonresidential Use	No min.	No min.
Dwelling with more than 1 story		
Residential Use	N/A	N/A
Nonresidential Use	No min.	No min.
Min. Floor Area per D.U. for Multi-Family Dwellings	N/A	N/A

**Notes:**

(1) Any lot without street frontage must have an unobstructed access easement at least 25' wide.

(2) The side yard setback between attached single family units and multi-family units within the same building is 0'

**E. Parking Requirements**

See [CHAPTER 7 – PARKING AND LOADING STANDARDS](#)

**F. Architectural Standards**

See [9:5 – Business and Mixed Use Architectural Standards](#)

**G. Use Table**

P - Permitted

NP - Not Permitted

L - Subject to Use Limitations

SE - Special Exception Approval Required

USE	Use Limitations	P-I	P-PR
<b>RESIDENTIAL PRIMARY USES</b>			
<b>Household Living</b>			
Dwelling, Multifamily		NP	NP
Dwelling, Single Family Detached		NP	NP
Dwelling, Single Family Attached		NP	NP
Dwelling, Two Family		NP	NP
Dwelling, Townhome		NP	NP
Live/Work Dwelling	1	NP	NP
<b>Group Living</b>			
Assisted Living		NP	NP
Fraternity, Sorority, or Student Housing		NP	NP
Group Residential Facility		NP	NP
Nursing Home, Hospice		NP	NP
<b>CIVIC, PUBLIC &amp; INSTITUTIONAL PRIMARY USES</b>			
<b>Basic Utilities</b>			
Utility, Major Impact	2	SE	SE
Utility, Minor Impact	3	P	P
<b>Community/Public Services</b>			

Community Center	4	P	SE
Fairgrounds	5	NP	P
<b>USE</b>	<b>Use Limitations</b>	<b>P-I</b>	<b>P-PR</b>
Hospital		P	NP
Municipal & Government Buildings		P	L
<b>Cultural/Special Purpose/Public Parks &amp; Open Space</b>			
Cemetery	6	P	NP
Libraries		P	NP
Museum		P	NP
Publicly Owned Park or Recreational Facility	7	L	P
<b>Education</b>			
Colleges & Universities		P	NP
Elementary & Secondary Schools		P	NP
Trade or Business School		P	NP
<b>Public &amp; Religious Assembly</b>			
All Types	8	SE	NP
<b>COMMERCIAL SALES, SERVICES, AND REPAIR PRIMARY USES</b>			
<b>Arts, Recreation &amp; Entertainment</b>			
Arts, Recreation, Entertainment, Indoor	9	L	P
Arts, Recreation, Entertainment, Outdoor	10	L	P
Sports and/or Entertainment Arena or Stadium	11	L-SE	L-SE
<b>Parking of Vehicles</b>			
Parking Garage	12	P	NP
<b>Eating &amp; Drinking Establishments</b>			
Restaurant, Class A		NP	NP
Restaurant, Class B		NP	NP
Taverns & Lounges		NP	NP
<b>Lodging Accommodations</b>			
Bed & Breakfast		NP	NP
Hotel or Motel		NP	NP
<b>Office</b>			
Dental/Medical Office or Clinic	13	NP	NP
Office, All Others		NP	NP
<b>Retail Sales, Service &amp; Repair</b>			
Animal Sales and Services, Household Pets	14	NP	NP
Food Sales or Market	15	NP	L-SE
Liquor Store		NP	NP
Landscape Contractor	16	NP	NP
Retail Sales, Personal Services, & Repair	28	NP	NP
<b>Vehicle/Equipment Sales, Service &amp; Repair</b>			
<b>USE</b>	<b>Use Limitations</b>	<b>P-I</b>	<b>P-PR</b>
Automobile Services, Light		NP	NP

**Commented [NP2]:** Could envision a scenario where certain types of eating and drinking establishments could be permitted under the L-SE designation. Maybe as an accessory use.

Auto/Motorcycle/Boat/Light Truck Sales or Rentals	18	NP	NP
Service Station, Local	17	NP	NP
<b>INDUSTRIAL, MANUFACTURING, AND WHOLESALE PRIMARY USES</b>			
<b>Communications &amp; Information</b>			
Antennas Not Attached to a Tower	§3.4	L-SE	L-SE
Amateur Radio Antenna	§3.4	P	P
Communication Services	§3.4	NP	L
Telecommunication Towers	§3.4	L-SE	L-SE
<b>Industrial Services</b>			
Contractors, Special Trade – General	19	NP	NP
Laboratory, Research, and Development Services	20	NP	NP
<b>Manufacturing &amp; Extraction and Energy Producing Systems</b>			
Manufacturing, Fabricating, & Assembly – General	21	NP	NP
<b>Mining &amp; Extraction and Energy Producing Systems</b>			
Oil, Gas – Transmission Facility		NP	NP
Mineral Extraction	22	NP	NP
<b>Transportation Facilities</b>			
Terminal Station/Service Facility for Passenger System	23	P	NP
<b>Wholesale Storage, Warehouse &amp; Distribution</b>			
Mini-storage facility	24	NP	NP
<b>AGRICULTURE PRIMARY USES</b>			
Farm		NP	L
Garden, Urban		NP	P
Plant Nursery		NP	L
Roadside Produce Stand		NP	NP

#### P-I & P-PR District Use Limitation Notes

1. Live/Work Dwelling Use Limitations. In all Zoning Districts where permitted with limitations, a Live/Work Dwelling's commercial activity may be any nonresidential primary use permitted in the same Zoning Districts that the Live/Work Dwelling is established, subject to the limitations below. The following commercial activities, when not otherwise specifically listed as permitted in the applicable Zoning Districts, are permitted in a Live/Work Dwelling use: art gallery, artist studio, professional studio, office (excluding dental/medical office and clinic) and other similar activities determined by the Administrator.
  - a. A Live/Work Dwelling use is not a "residential use" or "residential district" or "Protected District," nor in any other way be accorded residential protection (e.g. separation) against the effects of surrounding industrial

uses as may otherwise be required by this Ordinance.

- b. Any repair, assembly, or fabrication of goods is limited to the use of hand tools or domestic mechanical equipment.
- c. The commercial activity must not exceed 50% of the gross floor area of the use.
- d. The commercial activity cannot have more than 2 employees or assistants on the premises at one time. The employees or assistants may be in addition to residents of the Live/Work Dwelling.
- e. Signs are limited to not more than 2 non-animated, non-illuminated wall or window signs with a maximum total area of 20 square feet.

- f. Outside storage of any flammable and combustible liquids and flammable gases is prohibited.
  - g. Nonresidential storage in the Live/Work Dwelling is limited to no more than 10% of the space dedicated to the commercial activity.
2. Major Impact Utility. In all Zoning Districts where permitted with limitations, a major impact utility is permitted with the following:
- a. Sanitary sewer treatment plants must be at least 500 feet from any residential district. 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.
  - b. Solid waste facilities must be in a completely enclosed structure and at least 500 feet from any residential district.
  - c. The expansion of transmission line capacity does not require a zoning permit provided such expansion may be accomplished within an existing right-of-way or with existing structures or poles.
3. Minor Impact Utility. In all Zoning Districts where permitted with limitations, a minor impact utility is permitted with the following:
- a. Electric substations are prohibited in residential districts.
  - b. Exposed electric substation transformers must be enclosed by a fence or wall at least 6 feet high and adequate to obstruct view, noise, and passage of persons.
  - c. A minor impact utility use must be at least 50 feet from the nearest boundary of any lot containing a single- or two-unit dwelling use existing at the time of application for the utility use unless the utility has been sited and designed to assure its compatibility with adjacent dwelling units.
4. Community Center. In all Zoning Districts where permitted with limitations:
- a. A community center cannot have an outdoor public address system or any type of amplified music or sound device.
  - b. Overnight accommodations are prohibited.
  - c. Where a community center includes accessory outdoor recreation or entertainment services facilities within or abutting a residential district, all outdoor lighting must be extinguished when the outdoor facilities are not in use, by 10:00 p.m. Sunday through Thursday, and by 11:00 p.m. Friday and Saturday.
5. Fairgrounds. In all Zoning Districts where permitted with limitations, fairgrounds must be at least 500 feet from a residential district. 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.
6. Cemetery. In all Zoning Districts where permitted with limitations, a cemetery may include a crematorium. A crematorium must be at least 500 feet from a residential district.
7. Publicly Owned Park or Recreation Facility. In all Zoning Districts where permitted with limitations, a publicly owned park or recreation facility must comply with the following:
- a. Outdoor lighting must be extinguished when outdoor facilities are not in use, by 10:00 p.m. Sunday through Thursday, or 11:00 p.m. Friday and Saturday.
  - b. Any recreation facility not completely enclosed (e.g. basketball or racquet sport courts) must be at least 50 feet from the boundary of a residential district.
8. Public and Religious Assembly Uses. In residential districts where permitted with limitations, a public or religious assembly use must comply with the following:
- a. The following operations must be terminated by 11:00 p.m.: (i) daily operations of uses and activities accessory to a primary public or religious assembly use, including but not limited to, accessory recreation uses or activities; and (ii) daily operations of other primary uses located on the same zone lot as the public or religious assembly use, including but not limited to, child care centers or elementary or secondary schools, but not including a primary household living use located on the same zone lot.
  - b. Conference center, club, or lodge use is prohibited.
9. Arts, Recreation, and Entertainment, Indoor Uses. In all residential districts where permitted with limitations, seating capacity in a permitted Arts,

Recreation, and Entertainment, Indoor use is limited to no more than 100 people.

10. Arts, Recreation, and Entertainment, Outdoor Uses. In all Zoning Districts where permitted with limitations, an Arts, Recreation, and Entertainment, Outdoor use must comply with the following:

- a. If the Arts, Recreation and Entertainment Services, Outdoor use is located within 200 feet of a residential district, outdoor public address systems and other types of amplified music or sound devices are prohibited.
- b. Outdoor lighting must be extinguished when outdoor facilities are not in use, by 10:00 p.m. Sunday through Thursday, and by 11:00 p.m. on Friday and Saturday.
- c. Unless within a completely enclosed structure, courts or swimming pools must be located at least 50 feet from the boundary of a residential district.

11. Sports and/or Entertainment Arena or Stadium. In all Zoning Districts where permitted with limitations, a Sports and/or Entertainment Arena or Stadium use must be at least 500 feet from a residential district. 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.

12. Parking Garage. In all Zoning Districts where permitted with limitations, a parking garage is limited to enclosed structures or structures enclosed except for portions of the parking structure over 45 feet above grade. Any unenclosed parking deck must have screening walls at least 4 feet in height. All lighting on the unenclosed parking deck must use fully shielded fixtures, not exceeding 6,500 lumens per fixture, and installed to not project glare off the lot.

13. Dental/Medical Office or Clinic. In all Zoning Districts where permitted with limitations, up to 20 patients or clients may stay overnight at any one time in a Dental/Medical Office or Clinic use.

14. Animal Sales and Services, Household Pets. In all Zoning Districts where permitted with limitations, an Animal Sales and Services, Household Pets use must comply with the following:

- a. All sales and services must be for household pets only. Wild or dangerous animal services and sales are prohibited.

b. Overnight boarding is permitted within a completely enclosed building. For uses over 20,000 s.f. in GFA dedicated primarily to retail sales, no more than 15% of the GFA can be devoted to overnight boarding.

c. The use must be completely enclosed except outdoor animal runs or other areas in which dogs are allowed outside of an enclosed structure off leash (an "outdoor run"). An outdoor run must comply with the following conditions:

- Outdoor runs are not permitted within 20 feet of a residential structure in a residential district.
- The outdoor run may operate only between 6:30 a.m. and 9:00 p.m.
- No more than 25 non-neutered or non-spayed dogs older than 6 months may be kept on the premises at any time.

d. Facilities must be constructed, maintained, and operated so animal sounds and smells cannot be discerned on adjacent lots when the outdoor run is not in use.

15. Food Sales or Market. In all Zoning Districts where permitted with limitations, a Food Sales or Market use must comply with the following:

a. Accessory outdoor sales and displays, including outdoor sales of fruits or vegetables, must occupy no greater than 1/4 the gross floor area of the structure containing the Food Sales or Market primary use.

b. Outdoor storage is prohibited unless enclosed by a fence or wall adequate to conceal such storage from adjacent residential property or public right-of-way.

16. Landscape Contractor. In all Mixed-Use Districts where permitted with limitations, only outdoor retail sales are permitted, and outdoor repair or service uses must take place indoors.

17. Service Station, Local. In all Zoning Districts, where Service Stations are permitted with limitations, automobile wash, laundry, detail or polishing shops are permitted subject to compliance with the following standards:

- a. The structure housing the primary use must be setback at least 8 feet from a residential district
- b. Adequate landscaping and solid fencing must be installed to control the effects of

noise when a bay is located adjacent to a residential use or a residential district.

- c. If the use abuts a residential district, the hours of operation are limited to 7:00 a.m. to 10:00 p.m.
- d. In addition to any other required off-street parking, the use must provide for each washing stall, sufficient hard-surfaced and dust-free space on the lot to accommodate at least 3 vehicles waiting to be washed.

18. Auto/Motorcycle/Boat/Light Truck Sales or Rentals. In all Zoning Districts where permitted with limitations, an Auto/Motorcycle/Boat/Light Truck Sales or Rentals use must comply with the following:

- a. Outdoor public address or loudspeaker systems are prohibited.
- b. Accessory uses and activities may include the retail sale of vehicle accessories, oil, grease, antifreeze, tires and batteries, and other similar products; and providing services of installing the above items, making minor mechanical adjustment, washing and polishing vehicles.
- c. The facility must not include heavy automobile service uses as an accessory or primary use unless permitted as a primary use in the subject Zoning District.
- d. Adjoining residential districts must be protected from the external effects of permitted outdoor vehicle or equipment display or storage areas by landscape buffers or an opaque fence or wall at least 5 feet high, by landscaped employee or public parking areas, or by other means to achieve the same protection purpose.
- e. Vehicles being displayed, serviced, or stored cannot be parked on streets, alleys, public sidewalks, or public landscaped parkways.
- f. As permitted, vehicles displayed outside a completely enclosed structure may have individual signs and, when provided, the signs must be located inside the vehicles.
- g. For facilities engaged only in the rental of automobiles, the land area assigned for storage of rental automobiles must not be included when computing required off-street parking spaces.

19. Contractors, Special Trade – General. In all Mixed-Use Districts, where permitted with limitations, trucks having a manufacturer's capacity of more than 2 tons cannot remain on the premises except as necessary to load and unload contents. Any unenclosed areas must have a fence or wall high enough to conceal any vehicles, equipment, or supplies located on the lot with asphalt, concrete, or any other dust-free surfacing. These areas must be maintained in good condition, free of weeds, dust, trash, and debris.

In all Industrial Districts where permitted with limitations, the use must be located at least 500 feet from any residential district. 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.

20. Laboratory, Research and Development Services. In all Zoning Districts where permitted with limitations, a Laboratory, Research and Development Services use may include sales facilities limited to non-retail sales and sales activities occupying no more than 20% of the gross floor area of the structure. Such use may include indoor storage space for parts and supplies.

21. In all Zoning Districts where permitted with limitations, the use must be located at least 500 feet from any residential district. 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.

22. Mineral Extraction. Mineral Extraction is prohibited within urban areas as defined in I.C. 36-7-4-1103.

23. Terminal Station/Service Facility for Passenger System. In all residential districts where permitted with limitations, the use is limited to a stop or station for the mass passenger transit system; and parking for the use of passengers or employees of the passenger transit provider.

24. Mini-Storage Facility. In all Zoning Districts where permitted with limitations, a Mini-Storage Facility use cannot have individual entrances to storage units from the exterior of the structure.

25. Animal Exercise Run. In all Zoning Districts where permitted with limitations, an Animal Exercise Run accessory use must comply with the following:

- a. Outdoor animal exercise runs cannot exceed 200 square feet;
- b. The use must be at least 20 feet from any habitable building on an adjacent lot;
- c. The use must be in the rear half of the lot; and
- d. The use must be visually screened from adjacent residential property by a solid fence or wall.

26. Outdoor Storage, Residential. In all Zoning Districts where permitted with limitations, an Outdoor Storage, Residential accessory use must comply with the following:

- a. The storage of junk, waste, discarded, or salvaged materials, or items customarily associated with indoor use (e.g. upholstered furniture or indoor appliances) is not allowed.
- b. Automobile parts and tools, equipment, and supplies used for automobile repair must not be stored outdoors.
- c. Heavy tools, equipment, and supplies typically used for commercial construction, such as backhoes, excavators, and stockpiles of brick, gravel, or lumber, must not be stored outdoors, except when used in connection with on-site construction and only for the duration of the construction.

27. Yard or Garage Sales. In all Zoning Districts where permitted with limitations, Yard or Garage Sales:

- a. Must not exceed 72 total hours;
- b. Must not have more than one sale from January 1st to June 30th and no more than one sale from July 1st to December 31st;
- c. Items offered for sale must not have been bought or consigned for resale purposes; and
- d. All external evidence of the sale must be removed immediately upon the sale's conclusion.

28. Retail Sales, Personal Services, & Repair. In all Mixed Use Districts where permitted with limitations, retail sales and personal services are permitted outright except for Massage Establishments. Massage establishments are only permitted with a Special Exception from the Board of Zoning Appeal



