

## Chapter 2 – Zoning Districts

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## 2.1 ESTABLISHMENT OF DISTRICTS

Land within the jurisdiction of the Plan Commission is classified and divided into the following Zoning Districts:

### A. Residential Districts

- R1 Low Density Single-Family Residential
- R2 Low Density Single-Family and Two-Family Residential
- R3 Medium Density Single-Family and Two-Family Residential
- R4 High Density Mixed Residential
- MF High Density Multi-Family Residential

### B. Business Districts

- LB Local Business
- PB Professional Business
- UB Urban Business
- GB General Business
- AB Accommodation Business

### C. Industrial Districts

- I1 Light Industrial
- I2 General Industrial
- I3 Technology Industrial
- AG General Agriculture

### D. Mixed-Use Districts

- MU-OSR Mixed-Use – Open Space, Recreation
- MU-COR Mixed-Use – Commercial, Office, Residential
- PUD Planned Unit Development
- LC Legacy Core District

### E. Public Districts

PI: Public Institutional

PPR: Public Parks and Recreation

### E.F. Overlay Districts

- O1 I-65 Corridor Overlay

## 2.2 PERMITTED USES

- A. **Applicability.** Buildings, structures, or land must only be used in a manner permitted in the Zoning Districts where they are located. Buildings or structures must be erected, reconstructed, or structurally altered in compliance with this ordinance.
- B. **Land Use Specified.** Each land use is classified as a permitted, not permitted, or a special exception use for each Zoning District in the use tables of this chapter (the "Use Table") or elsewhere in this Ordinance.
- C. **Special Exception Uses.** A special exception use requires a greater degree of review because of its potential impact upon the immediate neighborhood and the community. The WBZA reviews a special exception petition's characteristics and impacts to determine its suitability in each location for those Zoning Districts in which it is permitted. Special exception approval is subject to a public hearing by the WBZA and review ([11.12 – Special Exceptions](#)).
- D. **Unlisted or Questionable Land Uses.** Uses not listed in the use tables or otherwise permitted by this Ordinance are prohibited. The Administrator determines land use category if not specifically listed. This determination is appealable to the WBZA ([11.3 – Appeals of Administrative Decisions](#)).
- E. **Organization.** The Use Table presents uses in the following order:
- Primary uses
  - Accessory uses to primary uses
- Primary uses are arranged within the table by use classification, category of primary uses, and then by specific use type.
- F. **Primary Use Classifications, Categories & Specific Use Types**
1. **Primary Use Classifications.** All primary land uses in the Use Table are organized into one of the following five general land use classifications:
    - Residential Uses
    - Civic, Public & Institutional Uses

- Commercial Sales, Service & Repair Uses
- Industrial, Manufacturing & Wholesale Uses
- Agriculture

2. **Primary Use Categories and Specific Use Types.** Primary uses are further organized into use categories and specific use types under each general classification. The use table is organized into the above five general land use classifications, use categories and specific use types.

3. **Classifications and Categories Are Mutually Exclusive.** The general land use classifications and use categories listed in the use table are mutually exclusive. For example, the use "Lodging Accommodations," cannot be classified in a different use category, such as "Group Living," unless otherwise expressly allowed by this Ordinance.

- G. **General Explanation of Table Cell Entries.** In each of the table cells, the entry indicates whether use limitations apply to the specific use, and then, separated by a hyphen, if special exception review is required prior to establishment of the use under this Ordinance. For example, a cell entry "L-SE" means the use is subject to use limitations (the "L"), and the use is subject to special exception review (the "SE") prior to its establishment.

- H. **Permitted, Limited, Not Permitted, Special Exception Review**

- **Permitted Use - No Use Limitations Apply ("P").** A "P" in a table cell indicates the use is permitted in the respective zone district and is not subject to use limitations.
- **Permitted Use - Subject to Use Limitations ("L").** "L" in a table cell indicates the use is permitted in the zone district subject to compliance with the use limitations referenced in the second column of the use table ("Use Limitations").

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- Uses Not Permitted ("NP"). "NP" in a table cell indicates the use is not permitted in the specific zone district.
- Use Subject to Special Exception Review ("SE"). "SE" in a table cell indicates the use is generally appropriate in the neighborhood context and zone district. Special exception uses may have the potential for limited impacts on adjacent properties or on the established character of the neighborhood context or zone district. "SE" uses are subject to WBZA public hearing according to Special Exception Review, which grants the Board the authority to impose conditions on the specified use to mitigate any potential impacts. Such uses must comply with any applicable use

limitations noted in the condition column of the use table ("Use Limitations"), as well as the review criteria stated in [11.12, Special Exceptions](#).

- Enclosure of Uses.** All primary, accessory, and temporary uses must be established, operated, and maintained within an enclosed structure, unless otherwise specifically allowed by this Ordinance. The use tables indicate when a use may be established, operated, or maintained outside an enclosed structure by including an asterisk "\*" next to the specific use type. For example, the asterisk following the "Telecommunication Tower\*" use type indicates a telecommunication tower use need not be enclosed.

## 2.3 RESIDENTIAL DEVELOPMENT STANDARDS AND USES

### A. Purpose

1. **R1 Low-density Single-family Residential** - This is a low-density suburban residential district. The lot area and minimum floor area requirements are larger than the other residential districts. Development in this district is typically at a density of less than 1 dwelling unit per 2 acres.
2. **R2 Low-density Single-family and Two-family Residential** - This is a low-density single-family district, which could include two-family dwellings with development plan approval. This district is primarily suited for suburban residential development in areas contiguous to the urban centers of the town. Development in this district typically ranges from 0.50 dwelling units per acre (without public water and public sewer) to 1.75 dwelling units per acre (with public water and public sewer).
3. **R3 Medium-density Single-family and Two-Family Residential** - This is a medium-density single-family district, which may include two-family dwellings with development plan approval. Development in this district typically ranges from 1.75 to 3.00 dwelling units per acre. In this district, residential development at these densities requires connection to public water and public sewer utilities.
4. **R4 High-density Mixed Residential** - This is a high-density mixed district, which may include narrow-lot single-family homes, two-family dwellings, and small-scale multi-family dwellings with development plan approval. Development in this district typically ranges from 3.00 to 7.00 dwelling units per acre. In this district, residential development at these densities requires connection to public water and public sewer utilities.
5. **MF High-density Multi-family Residential** - This is a high-density multi-family district. Development in this district is typically at a density of up to 22 dwelling units per acre. Development in this district requires connection to public water and public sewers.

	R1	R2	R3	R4	MF
<b>B. Lot Requirements</b>					
Maximum Density (units/acre)	1.0	1.75	3.0	7.0	22.0
Minimum Lot Size (s.f.)					
Single-Family Dwelling	12,000	9,000	6,000	2,000	N/A
Multi-Family Dwelling (s.f. per dwelling unit)	N/A	4,500	3,000	2,100	1,800
Minimum Lot Width	90'	70'	50'	24'	100'
Minimum Lot Frontage/Street Frontage (1)	50'	50'	40'	24'	80'
<b>C. Building Placement Requirements</b>					
	<a href="#">See Fig. 2-1</a>	<a href="#">See Fig. 2-2</a>	<a href="#">See Fig. 2-3</a>	<a href="#">See Fig. 2-4</a>	<a href="#">See Fig. 2-5</a>
Minimum Front Setback	30'	25'	20'	10'	25'
Minimum Street Side Setback	20'	15'	10'	7'	15'
Minimum Side Yard Setback	10'	7'	5'	5'	10'
Minimum Rear Setback	20'	20'	10'	10'	10'
Min. Separation of Primary and Accessory Buildings	10'	10'	6'	6'	10'
Garage Along Street Setback	30'	25'	20'	20'	20'
<b>D. Building Requirements</b>					
Maximum Building Height	35'	35'	35'	45'	50'
Maximum Lot Coverage	50%	50%	60%	80%	70%
Minimum Ground Floor Area (s.f.)					
1 Story Dwelling	1,200	1,200	960	700	N/A
Dwelling with more than 1 story	900	850	750	400	N/A
Min. Floor Area per D.U. for Multi-Family Dwellings	N/A	N/A	N/A	(3)	(4)

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- (1) Any lot without street frontage must have an unobstructed access easement at least 12' wide.  
 (2) The side yard setback between attached single-family units multi-family units within the same building is 0'.

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- (3) 450 s.f. + 150 s.f. per bedroom  
 (4) 400 s.f. + 150 s.f. per bedroom

**E. Parking Requirements**

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

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USES**F. Architectural Standards**

See [9:4 – Residential Architectural Standards](#)

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P – Permitted

NP - Not Permitted

L - Subject to Use Limitations

SE - Special Exception Approval Required

USE	Use Limitation	R1	R2	R3	R4	MF
<b>RESIDENTIAL PRIMARY USES</b>						
<b>Household Living</b>						
Dwelling, Multifamily		NP	NP	NP	P	P
Dwelling, Single Family Detached		P	P	P	NP	NP
Dwelling, Single Family Attached		NP	NP	P	P	NP
Dwelling, Two Family		NP	NP	P	P	P
Dwelling, Townhomes		NP	NP	NP	P	NP
Live/Work Dwelling	1	NP	NP	NP	NP	L
Manufactured Home Park	§3.7	L	L	L	NP	NP
<b>Group Living</b>						
Assisted Living		NP	NP	NP	NP	P
Fraternity, Sorority, or Student Housing		NP	NP	NP	NP	P
Group Residential Facility		NP	SE	P	P	P
Nursing Home, Hospice		NP	NP	NP	NP	P
<b>CIVIC, PUBLIC &amp; INSTITUTIONAL PRIMARY USES</b>						
<b>Basic Utilities</b>						
Utility, Major Impact	2	SE	SE	SE	SE	SE
Utility, Minor Impact	3	P	P	P	P	P
<b>Community/Public Services</b>						
Community Center	4	L	L	L	L	L
Child Care Center	§3.5	NP	NP	NP	L	L
Hospital		NP	NP	NP	NP	P
Municipal & Government Buildings		SE	P	P	P	P
<b>Cultural/Special Purpose/Public Parks &amp; Open Space</b>						
Cemetery	5	L	L	L	L	NP

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Libraries		P	P	P	P	P
Publicly Owned Park or Recreational Facility	6	L	L	L	L	L
<b>USE</b>	<b>Use Limitation</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>MF</b>
<b>Education</b>						
Colleges & Universities		SE	SE	SE	SE	P
Elementary & Secondary Schools		P	P	P	P	P
<b>Public &amp; Religious Assembly</b>						
All Types	7	L	L	L	L	L
<b>COMMERCIAL SALES, SERVICES, AND REPAIR PRIMARY USES</b>						
<b>Arts, Recreation &amp; Entertainment</b>						
Arts, Recreation, Entertainment, Indoor	8	L-SE	L-SE	L-SE	L	L
<b>Lodging Accommodations</b>						
Bed & Breakfast		P-SE	P-SE	P-SE	P-SE	P-SE
<b>INDUSTRIAL, MANUFACTURING, AND WHOLESALE PRIMARY USES</b>						
<b>Communications &amp; Information</b>						
Antennas Not Attached to a Tower	§3.4	L-SE	NP	NP	NP	NP
Amateur Radio Antenna	§3.4	P	P	P	P	SE
Telecommunication Towers	§3.4	L-SE	NP	NP	NP	NP
Telecommunication Facilities – All Others	§3.4	L-SE	NP	NP	NP	NP
<b>Mining &amp; Extraction and Energy Producing Systems</b>						
Mineral Extraction	9	L-SE	L-SE	L-SE	L-SE	L-SE
<b>Transportation Facilities</b>						
Terminal Station/Service Facility for Passenger System	10	L	L	L	L	L
<b>AGRICULTURE PRIMARY USES</b>						
Farm		P	P	P	P	P
Garden, Urban		L	L	L	L	L
<b>ACCESSORY TO PRIMARY RESIDENTIAL USE</b>						
Unlisted Accessory Uses	§3.1	L	L	L	L	L
Accessory Dwelling Unit		NP	NP	NP	NP	NP
Garden	§3.1	L	L	L	L	L
Keeping of Household Animals	§3.1	L	L	L	L	L
Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers, and Recreational Vehicles	§3.1, §3.8(A)	L	L	L	L	L
Animal Exercise Run	11, §3.1	L	L	L	L	L
Outdoor Storage, Residential	12, §3.1	L	L	L	L	L
Short-Term Rental	§3.10	L	L	L	L	L

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Vehicle Storage, Repair and Maintenance	§3.1	L	L	L	L	L
Yard or Garage Sales	13, §3.1	L	L	L	L	L

**Residential Use Limitation Notes**

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1. Live/Work Dwelling. 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



<p>use, by 10:00 p.m. Sunday through Thursday, and by 11:00 p.m. Friday and Saturday.</p> <p>5. <u>Cemetery</u>. 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.</p> <p>6. <u>Publicly Owned Park or Recreation Facility</u>. In all Zoning Districts where permitted with limitations, a publicly owned park or recreation facility must comply with the following:</p> <p>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.</p> <p>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.</p> <p>7. <u>Public and Religious Assembly Uses</u>. In residential districts where permitted with limitations, a public or religious assembly use must comply with the following:</p> <p>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.</p> <p>b. Conference center, club, or lodge use is prohibited.</p> <p>8. <u>Arts, Recreation, and Entertainment, Indoor Uses</u>. 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.</p> <p>9. Mineral Extraction is prohibited within urban areas as defined in I.C. 36-7-4-1103.</p> <p>10. <u>Terminal Station/Service Facility for Passenger System</u>. In all residential districts where permitted with limitations, the use is limited to a stop or station for the mass passenger transit system; and</p>	<p>parking for the use of passengers or employees of the passenger transit provider.</p> <p>11. <u>Animal Exercise Run</u>. In all Zoning Districts where permitted with limitations, an Animal Exercise Run accessory use must comply with the following:</p> <p>a. Outdoor animal exercise runs cannot exceed 200 square feet;</p> <p>b. The use must be at least 20 feet from any habitable building on an adjacent lot;</p> <p>c. The use must be in the rear half of the lot; and</p> <p>d. The use must be visually screened from adjacent residential property by a solid fence or wall.</p> <p>12. <u>Outdoor Storage, Residential</u>. In all Zoning Districts where permitted with limitations, an Outdoor Storage, Residential accessory use must comply with the following:</p> <p>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.</p> <p>b. Automobile parts and tools, equipment, and supplies used for automobile repair must not be stored outdoors.</p> <p>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.</p> <p>13. <u>Yard or Garage Sales</u>. In all Zoning Districts where permitted with limitations, Yard or Garage Sales:</p> <p>a. Must not exceed 72 total hours;</p> <p>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;</p> <p>c. Items offered for sale must not have been bought or consigned for resale purposes; and</p> <p>d. All external evidence of the sale must be removed immediately upon the sale's conclusion.</p>	GENERAL PROVISIONS
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## 2.4 BUSINESS DEVELOPMENT STANDARDS AND USES

### A. Purpose

1. **LB Local Business** – This district is designed and located in neighborhoods to accommodate the primary needs of the area. This district locates convenience and necessity facilities close to consumers in limited areas near residences. Development in this district requires connection to public water and public sewers and development plan approval.
2. **PB Professional Business** – This district is established as a buffer between commercial and residential districts. This district allows selected business and professional uses having limited contact with the public. Development in this district requires connection to public water and public sewers and development plan approval.
3. **UB Urban Business** – This district is designed to address the needs of existing and future downtown development. This district carries virtually all the characteristics of the GB district but without commercial setbacks, bufferyards, or other design requirements common to suburban development. Development in this district requires connection to public water and public sewers and development plan approval.
4. **GB General Business** – This district is designed to include central business districts in established urban places. This district would be used for most types of business and service uses. Development in this district requires connection to public water and public sewers and development plan approval.
5. **AB Accommodation Business** – This district is established for commercial uses commonly found along interstate and highway corridors and promote coordinated quality development in these areas. Uses in this district may range in scale and intensity but are closely related to the needs of the traveling public. Development in this district requires connection to public water and public sewers and development plan approval.

	LB	PB	UB	GB	AB
<b>B. Lot Requirements</b>					
Minimum Lot Size	No min.	No min.	No min.	No min.	No min.
Minimum Lot Width	No min.	No min.	No min.	No min.	No min.
Minimum Lot Frontage/Street Frontage (1)	No min.	No min.	No min.	No min.	No min.
<b>C. Building Placement Requirements</b>	<a href="#">See Fig. 2-6</a>	<a href="#">See Fig. 2-7</a>	<a href="#">See Fig. 2-8</a>	<a href="#">See Fig. 2-9</a>	<a href="#">See Fig. 2-10</a>
Minimum Front Setback					
Where abutting a residential district	20'	20'	10'	20'	20'
All others	20'	20'	0'	20'	20'
Minimum Street Side Setback					
Where abutting a residential district	15'	15'	7'	15'	15'
All others	0'	0'	0'	15'	15'
Minimum Side Setback					
Where abutting a residential district	10'	10'	5'	10'	10'
All others	0'	0'	0'	10'	10'
Minimum Rear Setback					
Where abutting a residential district	10'	10'	10'	10'	10'
All others	0'	0'	0'	10'	10'
Min. Separation of Primary and Accessory Buildings	10'	10'	6'	10'	10'

	LB	PB	UB	GB	AB
Garage Along Street Setback					
Where abutting a residential district	20'	20'	20'	20'	20'
All others	0'	0'	0'	10'	10'

**D. Building Requirements**

Building Height	35'	35'	75'	75'	35'
Lot Coverage	80%	80%	90%	75%	80%

Notes:

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

**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

L - Subject to Use Limitations

NP - Not Permitted

SE - Special Exception Approval Required

USE	Use Limitation	LB	PB	UB	GB	AB
<b>RESIDENTIAL PRIMARY USES</b>						
<b>Household Living</b>						
Live/Work	1	L	NP	L	NP	NP
<b>Group Living</b>						
Assisted Living		P	P	SE	SE	NP
Fraternity, Sorority, or Student Housing		NP	NP	NP	SE	NP
Group Residential Facility		P	NP	NP	NP	NP
Nursing Home, Hospice		P	P	NP	NP	NP
<b>CIVIC, PUBLIC &amp; INSTITUTIONAL PRIMARY USES</b>						
<b>Basic Utilities</b>						
Utility, Major Impact	2	SE	SE	SE	SE	SE
Utility, Minor Impact	3	P	P	P	P	P
<b>Community/Public Services</b>						
Community Center	4	L	L	L	L	L
Child Care Center	§3.5	L	NP	L	L	NP
Hospital		P	NP	NP	P	NP
Municipal & Government Buildings		P	P	P	P	P
<b>Cultural/Special Purpose/Public Parks &amp; Open Space</b>						
Libraries		P	NP	P	NP	NP
Museum		NP	P	P	P	NP
Publicly Owned Park or Recreational Facility	5	L	L	L	L	L
<b>Education</b>						
Colleges & Universities		NP	P	NP	P	P

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DISTRICTS	Elementary & Secondary Schools			P	P	P	P	P
	Trade or Business School			NP	P	NP	P	P
	Public & Religious Assembly							
SPECIFIC USES	All Types 6			L	L	L	L-SE	NP
	COMMERCIAL SALES, SERVICES, AND REPAIR PRIMARY USES							
	Adult Business							
DESIGN STANDARDS	All Types §3.3			NP	NP	NP	NP	L-SE
	Arts, Recreation & Entertainment							
	Arts, Recreation, Entertainment, Indoor			P	P	P	P	P
LANDSCAPE	Arts, Recreation, Entertainment, Outdoor 7			NP	L	NP	L	L
	Parking of Vehicles							
	Parking Garage 8			NP	L	L	L	L
LIGHTING	Parking Lot			P	NP	P	P	NP
	Eating & Drinking Establishments							
	Restaurant, Class A			P	P	P	P	P
PARKING	Restaurant, Class B			P-SE	P	P	P	P
	Taverns & Lounges			P-SE	P	P	P	P
	Lodging Accommodations							
SIGNS	Bed & Breakfast			NP	NP	P	NP	P
	Hotel or Motel			NP	NP	P	P	P
	Office							
SUBDIVISION	Dental/Medical Office or Clinic 9			L	L	L	L	NP
	Office, All Others			P	P	P	P	P
	Retail Sales, Service & Repair							
ADMIN	Animal Sales and Services, Household Pets 10			NP	NP	L	L	NP
	Animal Sales and Services, All Others 11			NP	NP	NP	L	NP
	Food Sales or Market 12			L	NP	L	L	NP
PROCESS	Kennel, Small 13			L-SE	NP	NP	L-SE	NP
	Liquor Store			P-SE	NP	P-SE	P-SE	NP
	Pawn Shop 14			L-SE	NP	L	NP	NP
DEFINITIONS	Landscape Contractor 15			L-SE	NP	NP	L	NP
	Retail Sales, Service & Repair, Special Handling 24			NP	NP	NP	L-SE	NP
	Retail Sales, Personal Service, & Repair 23			L	NP	L	L	L
	Vehicle/Equipment Sales, Service & Repair							
	Automobile Services, Light			P	NP	NP	P	NP
	Automobile Services, Heavy 17			NP	NP	NP	L-SE	NP
	Auto/Motorcycle/Boat/Light Truck Sales or Rentals 18			NP	NP	NP	L	NP
	Service Station, Local 16			SE	NP	NP	SE	L
Business Development Standards and Uses								
Chapter 2 - Zoning Districts								

USE	Use Limitation	LB	PB	UB	GB	AB
Service Station, Truck Stop		NP	NP	NP	NP	P
<b>INDUSTRIAL, MANUFACTURING, AND WHOLESALE PRIMARY USES</b>						
<b>Communications &amp; Information</b>						
Antennas Not Attached to a Tower	§3.4	L-SE	NP	NP	L-SE	NP
Amateur Radio Antennal	§3.4	P	P	P	P	P
Communication Services	§3.4	NP	NP	NP	L	NP
Telecommunication Towers	§3.4	NP	NP	NP	L-SE	NP
Telecommunication Facilities – All Others	§3.4	L-SE	L-SE	NP	NP	NP
<b>Mining &amp; Extraction and Energy Producing Systems</b>						
Mineral Extraction	19	L-SE	L-SE	L-SE	L-SE	L-SE
<b>Transportation Facilities</b>						
Terminal Station/Service Facility for Passenger System	20	P	P	P	P	P
<b>Wholesale Storage, Warehouse &amp; Distribution</b>						
Mini-storage facility	21	L	NP	NP	L	NP
Vehicle Storage, Commercial	22	NP	NP	NP	L	NP
<b>AGRICULTURE PRIMARY USES</b>						
Garden, Urban		L	L	L	L	L
Roadside Produce Stand		P	NP	NP	P	NP

### Business Use Limitation Notes

1. Live/Work Dwelling. 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



GENERAL PROVISIONS	Administrator if the applicant can show a smaller separation will have no significant effect on the nearby residential district.	Sunday through Thursday, or 11:00 p.m. Friday and Saturday.
DISTRICTS	b. Solid waste facilities must be in a completely enclosed structure and at least 500 feet from any residential district.	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.
SPECIFIC USES	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.	6. <u>Public and Religious Assembly Uses</u> . When located within 500 feet of a residential district, a public or religious assembly use must comply with the following:
DESIGN STANDARDS	3. <u>Minor Impact Utility</u> . In all Zoning Districts where permitted with limitations, a minor impact utility is permitted 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.
LANDSCAPE	a. Electric substations are prohibited in residential districts.	b. Conference center, club, or lodge use is prohibited.
LIGHTING	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.	7. <u>Arts, Recreation, and Entertainment, Outdoor Uses</u> . In all Zoning Districts where permitted with limitations, an Arts, Recreation, and Entertainment, Outdoor use must comply with the following:
PARKING	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.	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.
SIGNS	4. <u>Community Center</u> . In all Zoning Districts where permitted with limitations:	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.
SUBDIVISION	a. A community center cannot have an outdoor public address system or any type of amplified music or sound device.	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.
ADMIN	b. Overnight accommodations are prohibited.	8. <u>Parking Garage</u> . 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
PROCESS	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.	
DEFINITIONS	5. <u>Publicly Owned Park or Recreation Facility</u> . 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.	

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|--|--------------------|
|  | GENERAL PROVISIONS |
|  | DISTRICTS          |
|  | SPECIFIC USES      |
|  | DESIGN STANDARDS   |
|  | LANDSCAPE          |
|  | LIGHTING           |
|  | PARKING            |
|  | SIGNS              |
|  | SUBDIVISION        |
|  | ADMIN              |
|  | PROCESS            |
|  | DEFINITIONS        |
- 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.
9. 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.
10. 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:
- All sales and services must be for household pets only. Wild or dangerous animal services and sales are prohibited.
  - 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.
  - 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.
  - 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.
11. Animal Sales and Services, All Others. In all Zoning Districts where permitted with limitations, an Animal Sales and Services, All Others use must comply with the following:
- Wild or dangerous animal boarding and breeding services are prohibited.
  - No more than 25 non-neutered or non-spayed dogs older than 6 months may be kept on the premises at any time.
  - Overnight accommodations are allowed.
  - Where located abutting a residential district, a minimum 50-foot wide landscaped buffer must be provided. The buffer is intended to substantially mitigate potential adverse effects from the animal service use.
12. Food Sales or Market. In all Zoning Districts where permitted with limitations, a Food Sales or Market use must comply with the following:
- 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.
  - 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.
13. Kennel, Small. In all Zoning Districts where permitted with limitations, Small Kennels must comply with the following:
- Principal Use. All principal use activities, other than outdoor dog runs or exercise areas, must be conducted within a totally enclosed building.
  - Dumpsters. Any dumpsters used by a kennel must be enclosed on four (4) sides with an opaque fence equipped with a lockable gate and must not be visible from lot lines. Any disposal of bio-hazardous waste must be in conformance with State and local requirements.
  - Noise. Any activities must not generate a noise level of greater than 60 decibels for more than 4 hours in any 24-hour period at any property line.
  - Minimum Lot Area: 3 acres.
  - Where a Small Kennel located in the agricultural district, the outermost edge of the facility (including the parking lot and runs) must be at least 500 feet from the property line. Where a Small Kennel is located in an industrial, business, or mixed-use district, the



GENERAL PROVISIONS	outermost edge of the facility (including the parking lot and runs) must be at least 500 feet from the nearest agricultural, residential, or mixed-use zoning district boundary.	
DISTRICTS	14. <u>Pawn Shop</u> . In all Zoning Districts where permitted with limitations, a pawn shop cannot be established, operated, or maintained within 1,000 feet of another pawn shop.	b. The fence or wall must be constructed high enough to conceal vehicles, equipment, or parts located on the lot; provided the wall or fence does not interfere with vision clearance at the intersections (4.9 – Vision Clearance Standards).
SPECIFIC USES	15. <u>Landscape Contractor</u> . In all Business Districts where permitted with limitations, only outdoor retail sales are permitted, and outdoor repair or service uses must take place indoors.	c. Permitted fence or wall materials consist of wood, brick, masonry or other similar durable materials as approved by the Administrator. Salvaged doors, corrugated or sheet metal, and chain link are prohibited fence or wall materials.
DESIGN STANDARDS	16. <u>Service Station</u> . 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:	18. <u>Auto/Motorcycle/Boat/Light Truck Sales or Rentals</u> . In all Zoning Districts where permitted with limitations, an Auto/Motorcycle/Boat/Light Truck Sales or Rentals use must comply with the following:
LANDSCAPE	a. The structure housing the primary use must be setback at least 8 feet from a residential district	a. Outdoor public address or loudspeaker systems are prohibited.
LIGHTING	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.	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.
PARKING	c. If the use abuts a residential district, the hours of operation are limited to 7:00 a.m. to 10:00 p.m.	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.
SIGNS	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.	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.
SUBDIVISION	17. <u>Automobile Services, Heavy</u> . In all Zoning Districts where permitted with limitations, an Automobile Services, Heavy use must comply with the following:	e. Vehicles being displayed, serviced, or stored cannot be parked on streets, alleys, public sidewalks, or public landscaped parkways.
ADMIN	a. The lot must be enclosed with a solid fence or wall except for:	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.
PROCESS	<ul style="list-style-type: none"> <li>No more than 40% of the street frontage containing the entrance to the use is required to have a fence;</li> <li>The street frontage of an automobile retail display area; or</li> <li>Any portion of a lot line containing a building wall.</li> </ul>	g. For facilities engaged only in the rental of automobiles, the land area assigned for storage
DEFINITIONS		

of rental automobiles must not be included when computing required off-street parking spaces.

19. Mineral Extraction. Mineral Extraction is prohibited within urban areas as defined in I.C. 36-7-4-1103.
20. 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.
21. 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.
22. Vehicle Storage, Commercial. 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.

23. Retail Sales, Personal Services, & Repair. In all Business 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 Appeals.
24. Retail Sales, Service & Repair, Special Handling. In all Business Districts where permitted with limitations and requires a Special Exception from the Board of Zoning Appeals, Special Handling establishments must provide proof of license to sell and compliance with state requirements.

GENERAL  
PROVISIONS

DISTRICTS

SPECIFIC  
USESDESIGN  
STANDARDS

LANDSCAPE

LIGHTING

PARKING

SIGNS

SUBDIVISION

ADMIN

PROCESS

DEFINITIONS

## 2.5 INDUSTRIAL DEVELOPMENT STANDARDS AND USES

### A. Purpose

1. **I1 Light Industry** – This district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehousing operations. Development in this district requires connection to public water and public sewers and development plan approval.
2. **I2 General Industry** - This district is established for all types of industrial uses requiring both enclosed and unenclosed spaces for storage, manufacturing, and fabricating. Development in this district requires connection to public water and public sewers and development plan approval.
3. **I3 Technology Industrial** - This district is established for industrial and office uses that focus on engineering or manufacturing technology. Uses may include corporate offices, high tech manufacturing, and research and development facilities. Development in this district requires connection to public water and public sewers and development plan approval.
4. **AG General Agriculture** - This district is established for all types of agricultural uses and to conserve significant farm land and open space in the community through the creation of contiguous parcels of non-residential acreage and maximizing the clustering of rural residential lots. Development in this district does not require connection to public water or sewers.

	I1	I2	I3	AG
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### B. Lot Requirements

Maximum Density (units/acre)	N/A	N/A	N/A	0.5
Minimum Lot Size (s.f.)	20,000	30,000	20,000	15,000
Minimum Lot Width	100'	120'	100'	200'
Minimum Lot Frontage/Street Frontage	45'	60'	45'	50'

### C. Building Placement Requirements

	<a href="#">See Fig. 2-11</a>	<a href="#">See Fig. 2-12</a>	<a href="#">See Fig. 2-13</a>	<a href="#">See Fig. 2-14</a>
Minimum Front Setback				
Residential Uses	N/A	N/A	N/A	50'
Nonresidential Uses	20'	30'	25'	20'
Minimum Street Side Setback				
Residential Uses	N/A	N/A	N/A	25'
Nonresidential Uses	15'	20'	15'	15'
Minimum Side Setback				
Residential Uses	N/A	N/A	N/A	10'
Nonresidential Uses	10'	10'	10'	10'
Minimum Rear Setback				
Residential Uses	N/A	N/A	N/A	40'
Nonresidential Uses	10'	20'	20'	10'
Min. Separation of Primary and Accessory Buildings	10'	10'	10'	10'
Garage Along Street Setback	20'	20'	20'	20'

### D. Building Requirements

Maximum Building Height	75'	75'	75'	35'
Maximum Lot Coverage	N/A	N/A	N/A	50%
Minimum Ground Floor Area (s.f.)				
1 Story Dwelling	N/A	N/A	N/A	1,200
Dwelling with more than 1 story	N/A	N/A	N/A	900

**E. Parking Requirements**See [CHAPTER 7 – PARKING AND LOADING STANDARDS](#)**F. Architectural Standards**See [9:6 – Industrial Architectural Standards](#)**G. Use Table**

P - Permitted

NP - Not Permitted

L - Subject to Use Limitations

SE - Special Exception Approval Required

USE	Use Limitation	I1	I2	I3	AG
<b>RESIDENTIAL PRIMARY USES</b>					
<b>Household Living</b>					
Dwelling, Single Family Detached		SE	SE	NP	SE
Dwelling, Two Family		SE	SE	NP	SE
<b>Group Living</b>					
Nursing Home, Hospice		P	NP	NP	NP
<b>CIVIC, PUBLIC &amp; INSTITUTIONAL PRIMARY USES</b>					
<b>Basic Utilities</b>					
Utility, Major Impact	1	SE	SE	SE	SE
Utility, Minor Impact	2	P	P	P	P
<b>Community/Public Services</b>					
Community Center	3	NP	NP	NP	L
Correctional Institution		NP	SE	NP	NP
Child Care Center	§3.5	L	L	L	L
Fairgrounds	4	NP	L	NP	L
Municipal & Government Buildings		P	P	P	P
<b>Cultural/Special Purpose/Public Parks &amp; Open Space</b>					
Cemetery	5	L	L	NP	L
Publicly Owned Park or Recreational Facility	6	L	L	L	L
<b>Education</b>					
Elementary & Secondary Schools		NP	NP	NP	P
<b>Public &amp; Religious Assembly</b>					
All Types	7	NP	L-SE	NP	L
<b>COMMERCIAL SALES, SERVICES, AND REPAIR PRIMARY USES</b>					
<b>Adult Business</b>					
All Types	§3.3	NP	L-SE	NP	NP
<b>Arts, Recreation &amp; Entertainment</b>					
Arts, Recreation, Entertainment, Indoor		NP	NP	NP	P
Arts, Recreation, Entertainment, Outdoor	8	NP	NP	NP	L
Sports and/or Entertainment Arena or Stadium	9	NP	L-SE	L-SE	NP
Shooting Range	26	NP	NP	NP	L-SE

GENERAL PROVISIONS	USE	Use Limitation	I1	I2	I3	AG
DISTRICTS	<b>Parking of Vehicles</b>					
	Parking Garage	10	L	L	L	NP
	Parking Lot		P	P	P	NP
	Heavy Vehicle Parking Lot	16	L-SE	L-SE	L-SE	NP
SPECIFIC USES	<b>Eating &amp; Drinking Establishments</b>					
	Restaurant, Class B		P-SE	NP	NP	NP
	<b>Lodging Accommodations</b>					
	Bed & Breakfast		NP	NP	NP	P-SE
DESIGN STANDARDS	<b>Office</b>					
	Office, All Others		P	NP	P	NP
	<b>Retail Sales, Service &amp; Repair</b>					
	Animal Sales and Services, All Others	11	L	NP	NP	NP
LANDSCAPE	Kennel, Medium or Large	12	L-SE	L-SE	NP	L
	Retail Sales, Personal Services, & Repair	25	L	L	NP	NP
	<b>Vehicle/Equipment Sales, Service &amp; Repair</b>					
	Automobile Services, Light		P	P	NP	NP
LIGHTING	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
PARKING	<b>INDUSTRIAL, MANUFACTURING, AND WHOLESALE PRIMARY USES</b>					
	<b>Communications &amp; Information</b>					
	Antennas Not Attached to a Tower	§3.4	NP	NP	NP	L-SE
	Amateur Radio Antenna	§3.4	P	P	P	P
SIGNS	Communication Services	§3.4	L	L	L	NP
	Telecommunication Towers	§3.4	NP	NP	NP	L-SE
	Telecommunication Facilities – All Others	§3.4	NP	NP	NP	L-SE
	<b>Industrial Services</b>					
SUBDIVISION	Contractors, Special Trade – General	17	L	L	NP	NP
	Contractors, Special Trade – Heavy/Contractor Yard	18	L-SE	L	L-SE	NP
	Food Preparation and Sales, Commercial		P	P	NP	NP
	Laboratory, Research, and Development Services	19	L	L	L	NP
ADMIN	<u>Data Center Tier 1 – Up to 125,000 square feet</u>	<u>27 &amp; 28</u>	<u>L-SE</u>	<u>L-SE</u>	<u>L</u>	<u>NP</u>
	<u>Data Center Tier 2 – Up to 500,000 square feet</u>	<u>27 &amp; 28</u>	<u>NP</u>	<u>L-SE</u>	<u>L</u>	<u>NP</u>
	<u>Data Center Tier 3 – 500,000 square feet and above</u>	<u>27 &amp; 28</u>	<u>NP</u>	<u>NP</u>	<u>L-SE</u>	<u>NP</u>

Manufacturing & Extraction and Energy Producing Systems					
Manufacturing, Fabricating, & Assembly – General	18	L	L	L	NP
Manufacturing, Fabricating, & Assembly – Heavy	18	NP	L	NP	NP
Mining & Extraction and Energy Producing Systems					
Oil, Gas – Transmission Facility		NP	P	P	P
Mineral Extraction	20	L-SE	L-SE	L-SE	L-SE
Wind Energy Conversion System		NP	NP	NP	SE
USE	Use Limitation	I1	I2	I3	AG
Transportation Facilities					
Airport		NP	SE	NP	NP
Terminal Station/Service Facility for Passenger System	21	P	P	P	P
Waste Related Services					
Automobile Parts Recycling Business	22	NP	L-SE	NP	NP
Composting Facility		P	P	NP	P-SE
Junkyard		NP	NP	NP	NP
Recycling Center	18	NP	L	NP	NP
Recycling Collection Station	18	L	L	NP	NP
Recycling Plant, Scrap Processor	18	NP	L	NP	NP
Solid Waste Facility	18	NP	L-SE	NP	L-SE
Wholesale Storage, Warehouse & Distribution					
Automobile Towing Service Storage Yard	18	L	L	NP	NP
Mini-storage facility	23	P	P	NP	NP
Wholesale Trade or Storage/Distribution Center		P	P	NP	NP
Vehicle Storage, Commercial	18	P	P	NP	NP
AGRICULTURE PRIMARY USES					
Anhydrous Ammonia Storage & Distribution		P	P	P	SE
Aquaculture	24	L	L	L	P
Confined Feeding		NP	NP	NP	P
Farm		P	P	P	P
Garden, Urban		NP	NP	NP	P
Plant Nursery		L	L	L	P
Roadside Produce Stand		P	P	NP	P
Sale Barn for Livestock		NP	P	NP	P
Slaughterhouse		NP	SE	NP	P

**Industrial Use Limitation Notes**

1. 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



GENERAL PROVISIONS	separation will have no significant effect on the nearby residential district.	5. <u>Cemetery</u> . 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.
DISTRICTS	b. Solid waste facilities must be in a completely enclosed structure and at least 500 feet from any residential district.	6. <u>Publicly Owned Park or Recreation Facility</u> . In all Zoning Districts where permitted with limitations, a publicly owned park or recreation facility must comply with the following:
SPECIFIC USES	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.	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.
DESIGN STANDARDS	2. <u>Minor Impact Utility</u> . In all Zoning Districts where permitted with limitations, a minor impact utility is permitted with the following:	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.
LANDSCAPE	a. Electric substations are prohibited in residential districts.	7. <u>Public and Religious Assembly Uses</u> . When located within 500 feet of a residential district, a public or religious assembly use must comply with the following:
LIGHTING	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.	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.
PARKING	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.	b. Conference center, club, or lodge use is prohibited.
SIGNS	3. <u>Community Center</u> . In all Zoning Districts where permitted with limitations:	8. <u>Arts, Recreation, and Entertainment, Outdoor Uses</u> . In all Zoning Districts where permitted with limitations, an Arts, Recreation, and Entertainment, Outdoor use must comply with the following:
SUBDIVISION	a. A community center cannot have an outdoor public address system or any type of amplified music or sound device.	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.
ADMIN	b. Overnight accommodations are prohibited.	b. Outdoor lighting must be extinguished when outdoor facilities are not in use, by 10:00 p.m.
PROCESS	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.	
DEFINITIONS	4. <u>Fairgrounds</u> . 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.	



- 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.
9. 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.
10. 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.
11. Animal Sales and Services, All Others. In all Zoning Districts where permitted with limitations, an Animal Sales and Services, All Others use must comply with the following:
- Wild or dangerous animal boarding and breeding services are prohibited.
  - No more than 25 non-neutered or non-spayed dogs older than 6 months may be kept on the premises at any time.
  - Overnight accommodations are allowed.
  - Where located abutting a residential district, a minimum 50-foot wide landscaped buffer must be provided. The buffer is intended to substantially mitigate potential adverse effects from the animal service use.
12. Kennel, Medium or Large. In all Zoning Districts where permitted with limitations, Kennels must comply with the following:
- Principal Use. All principal use activities, other than outdoor dog runs or exercise areas, must be conducted within a totally enclosed building.
  - Dumpsters. Any dumpsters used by a kennel must be enclosed on four (4) sides with an opaque fence equipped with a lockable gate and must not be visible from lot lines. Any disposal of bio-hazardous waste must be in conformance with State and local requirements.
  - Noise. Any activities must not generate a noise level of greater than 60 decibels for more than 4 hours in any 24-hour period at any property line.
  - Minimum Lot Area: 3 acres.
  - Where a Medium Kennel located in the agricultural district, the outermost edge of the facility (including the parking lot and runs) must be at least 1,000 feet from the property line. Where a Medium Kennel is located in an industrial, business, or mixed-use district, the outermost edge of the facility (including the parking lot and runs) must be at least 1,000 feet from the nearest agricultural, residential, or mixed-use zoning district boundary.
  - Where a Large Kennel located in the agricultural district, the outermost edge of the facility (including the parking lot and runs) must be at least 1,500 feet from the property line. Where a Large Kennel is located in an industrial, business, or mixed-use district, the outermost edge of the facility (including the parking lot and runs) must be at least 1,500 feet from the nearest agricultural, residential, or mixed-use zoning district boundary.
13. 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:
- The structure housing the primary use must be setback at least 8 feet from a residential district
  - 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.
  - If the use abuts a residential district, the hours of operation are limited to 7:00 a.m. to 10:00 p.m.

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- 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.

14. Automobile Services, Heavy. In all Zoning Districts where permitted with limitations, an Automobile Services, Heavy use must comply with the following:

- a. The lot must be enclosed with a solid fence or wall except for:
  - No more than 40% of the street frontage containing the entrance to the use is required to have a fence;
  - The street frontage of an automobile retail display area; or
  - Any portion of a lot line containing a building wall.
- b. The fence or wall must be constructed high enough to conceal vehicles, equipment, or parts located on the lot; provided the wall or fence does not interfere with vision clearance at the intersections ([4.9 – Vision Clearance Standards](#)).
- c. Permitted fence or wall materials consist of wood, brick, masonry or other similar durable materials as approved by the Administrator. Salvaged doors, corrugated or sheet metal, and chain link are prohibited fence or wall materials.

15. 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.

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.

17. 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.
18. 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.
19. 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.
20. Mineral Extraction. Mineral Extraction is prohibited within urban areas as defined in [I.C. 36-7-4-1103](#).
21. 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.
22. Automobile Parts Recycling Business. In all Zoning Districts where permitted with limitations, an Automobile Parts Recycling Business use must comply with the following:
- 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.
  - Vehicle parts must be arranged in an orderly manner. Outdoor aisles must be graveled or covered with a dust-free surface material, and the site, along with abutting rights-of-way, must be kept free of weeds and litter. The dismantling area cannot be visible from the street or from abutting Residential or Business zoned properties. Outdoor storage areas must be enclosed by a solid wall or fence, except where the business adjoins a similar use along a side or rear lot line. Provision must be made to control, contain, and collect for proper disposal oil, antifreeze, and other liquids generated by the dismantling or storage of motor vehicles or parts. Disposal of CFC's (chlorofluorocarbons) from vehicle air conditioners must be done in accordance with all applicable rules and regulations.
23. 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.
24. Aquaculture. In all Zoning Districts where permitted with limitations, the outdoor storage of waste material from fish processing is prohibited.
25. Retail Sales, Personal Services, & Repair. In all Industrial Districts where permitted with limitations, retail sales and personal services are permitted subject to compliance with the following standards:
- Uses are permitted except for Massage Establishments. Massage Establishments are only permitted with a Special Exception from the Board of Zoning Appeals.
  - Retail sales and services is limited to 20% or up to 5,000 square feet, whichever is less, of the overall gross square footage of the building.
26. Shooting Range. In all districts where permitted with limitations, outdoor shooting ranges are subject to compliance with the following standards:
- Facilities shall be designed to minimize safety concerns for nearby properties. Each facility must utilize a safe backstop and/or conducted shooting in a safe direction as determined by the Whitestown Police Department and must contain all of the bullets, shot, or any other debris on the range facility.
  - All shooting stations shall be located at least 1,000 feet from any existing residential structure within any jurisdiction.
  - All shooting stations shall be at least 200 feet from any property line.
  - Warning signs identifying the presence of the shooting range shall be posted at 100-foot intervals along the entire perimeter of the shooting range facility property boundary.

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27. Data Centers. In all zoning districts where permitted with limitations, a data center use must comply with the following:

- a) Where data centers are adjacent to residential, educational facilities, healthcare facilities, places of worship, or public parks, any data center building or ancillary equipment should (1) be located at least 200 feet from those uses. A lesser standard may be permitted via the Special Exception process.
- b) Prior to a Development Plan Approval, the applicant shall provide written verification from the applicable service provider stating the following:
  - 1. Adequate capacity is available on the applicable supply lines and substation to ensure that the capacity available to serve the other needs of the service area is consistent with the normal projected load growth envisioned by the provider;
  - 2. Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed use;
  - 3. Any system designed for cooling and operation of the facility (electricity, water, or other means) will be adequate and will not negatively impact the surrounding region.

28. Data Centers. In all zoning districts where permitted with limitations, a data center is encouraged to comply with the following:

- a) Burying power lines serving the subject property is encouraged along the subject property frontage and on-site where possible.
- b) Green building techniques are encouraged. Examples include the following:
  - 1. Orient buildings to take advantage of passive cooling and daylight opportunities.
  - 2. Utilize alternative energy sources including but not limited to: solar systems as referenced in Section 3.11, wind, hydro, etc.) to the maximum extent possible.
  - 3. Utilize reclaimed water for cooling, if available.
  - 4. Implement energy management best practices such as but not limited to: those promoted through the U.S. Department of Energy's Better Buildings initiative and U.S. Green Building Council's LEED Certification system.

## 2.6 MIXED-USE DEVELOPMENT STANDARDS AND USES

### A. Purpose

1. **MU-OSR Mixed-Use – Open Space, 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.
2. **MU-COR Mixed-Use – Commercial, Office, Residential** – This district is established to accommodate developments containing a variety of commercial, office, and residential uses. Development in this district requires connection to public water and public sewers and development plan approval.
3. **PUD - Planned Unit Development** – This district is established to encourage large-scale, identity-building developments mixing uses, building types, and building arrangements. Development in this district requires connection to public water and public sewers and development plan approval. See Section [11.10 – Planned Unit Development](#).

	MU-OSR	MU-COR
<b>B. Lot Requirements</b>		
Maximum Density (units/acre)	1.0	15.0
Minimum Lot Size		
Residential Use (per dwelling unit)	6,000	1,800
Nonresidential Use	No min.	No min.
Minimum Lot Width		
Residential Use	50'	40'
Nonresidential Use	No min.	No min.
Minimum Lot Frontage/Street Frontage (1)		
Residential Use	40'	30'
Nonresidential Use	No min.	No min.
<b>C. Building Placement Requirements</b>		
	<a href="#">See Fig. 2-15</a>	<a href="#">See Fig. 2-15</a>
Minimum Front Setback		
Residential Use	20'	10'
Nonresidential Use	20'	0'
Minimum Street Side Setback		
Residential Use	10'	7'
Nonresidential Use	7'	0'
Minimum Side Setback		
Residential Use (2)	5'	5'
Nonresidential Use	5'	0'
Minimum Rear Setback		
Residential Use	20'	10'
Nonresidential Use	10'	0'
Min. Separation of Primary and Accessory Buildings		
Residential Use	6'	6'
Nonresidential Use	6'	10'
Garage Along Street Setback		
Residential Use	20'	20'
Nonresidential Use	0'	0'



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	<b>D. Building Requirements</b>			
DISTRICTS	Building Height			
	Residential Use		35'	45'
	Nonresidential Use		50'	40'
SPECIFIC USES	Mixed Residential and Nonresidential Use		N/A	50'
	Lot Coverage			
	Residential Use		60%	80%
DESIGN STANDARDS	Nonresidential Use		80%	80%
	Ground Floor Area (s.f.)			
	1 Story Dwelling			
LANDSCAPE	Residential Use		960	700
	Nonresidential Use		No min.	No min.
	Dwelling with more than 1 story			
LIGHTING	Residential Use		750	400
	Nonresidential Use		No min.	No min.
	Min. Floor Area per D.U. for Multi-Family Dwellings		N/A	(3)
PARKING	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'			
SIGNS	(3) 450 s.f. + 150 s.f. per bedroom			
	<b>E. Parking Requirements</b>			
	See <a href="#">CHAPTER 7 – PARKING AND LOADING STANDARDS</a>			
SUBDIVISION	<b>F. Architectural Standards</b>			
	See <a href="#">9:5 – Business and Mixed Use Architectural Standards</a>			
	<b>G. Use Table</b>			
ADMIN	P - Permitted		NP - Not Permitted	
	L - Subject to Use Limitations		SE - Special Exception Approval Required	
PROCESS	<b>USE</b>	<b>Use Limitations</b>	<b>MU-OSR</b>	<b>MU-COR</b>
	<b>RESIDENTIAL PRIMARY USES</b>			
	<b>Household Living</b>			
DEFINITIONS	Dwelling, Multifamily		NP	P
	Dwelling, Single Family Detached		SE	P
	Dwelling, Single Family Attached		NP	P
DEFINITIONS	Dwelling, Two Family		NP	P
	Dwelling, Townhome		NP	P
	Live/Work Dwelling	1	NP	L
DEFINITIONS	<b>Group Living</b>			
	Assisted Living		NP	P
	Fraternity, Sorority, or Student Housing		NP	P
DEFINITIONS	Group Residential Facility		NP	P
	Nursing Home, Hospice		NP	P
	<b>CIVIC, PUBLIC &amp; INSTITUTIONAL PRIMARY USES</b>			
DEFINITIONS	<b>Basic Utilities</b>			
	Utility, Major Impact	2	SE	SE

Utility, Minor Impact	3	P	P
<b>Community/Public Services</b>			
Community Center	4	NP	L
Fairgrounds	5	L	NP
<b>USE</b>	<b>Use Limitations</b>	<b>MU-OSR</b>	<b>MU-COR</b>
Hospital		NP	P
Municipal & Government Buildings		P	P
<b>Cultural/Special Purpose/Public Parks &amp; Open Space</b>			
Cemetery	6	L	L
Libraries		NP	P
Museum		NP	P
Publicly Owned Park or Recreational Facility	7	L	L
<b>Education</b>			
Colleges & Universities		NP	P
Elementary & Secondary Schools		P	P
Trade or Business School		NP	P
<b>Public &amp; Religious Assembly</b>			
All Types	8	L	L
<b>COMMERCIAL SALES, SERVICES, AND REPAIR PRIMARY USES</b>			
<b>Arts, Recreation &amp; Entertainment</b>			
Arts, Recreation, Entertainment, Indoor	9	P	L
Arts, Recreation, Entertainment, Outdoor	10	L	L
Sports and/or Entertainment Arena or Stadium	11	L-SE	NP
<b>Parking of Vehicles</b>			
Parking Garage	12	NP	L
<b>Eating &amp; Drinking Establishments</b>			
Restaurant, Class A		NP	P
Restaurant, Class B		NP	P
Taverns & Lounges		NP	P
<b>Lodging Accommodations</b>			
Bed & Breakfast		P-SE	P
Hotel or Motel		NP	P
<b>Office</b>			
Dental/Medical Office or Clinic	13	NP	L
Office, All Others		NP	P
<b>Retail Sales, Service &amp; Repair</b>			
Animal Sales and Services, Household Pets	14	NP	L
Food Sales or Market	15	NP	L
Liquor Store		NP	SE
Landscape Contractor	16	NP	L

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	Vehicle/Equipment Sales, Service & Repair			
DISTRICTS	USE	Use Limitations	MU-OSR	MU-COR
	Automobile Services, Light		NP	P
	Auto/Motorcycle/Boat/Light Truck Sales or Rentals	18	NP	L
	Service Station, Local	17	NP	SE
SPECIFIC USES	<b>INDUSTRIAL, MANUFACTURING, AND WHOLESALE PRIMARY USES</b>			
	<b>Communications &amp; Information</b>			
	Antennas Not Attached to a Tower	§3.4	L-SE	NP
DESIGN STANDARDS	Amateur Radio Antenna	§3.4	P	P
	Communication Services	§3.4	NP	L
	Telecommunication Towers	§3.4	L-SE	NP
	<b>Industrial Services</b>			
LANDSCAPE	Contractors, Special Trade – General	19	NP	L
	Laboratory, Research, and Development Services	20	NP	L
	<b>Manufacturing &amp; Extraction and Energy Producing Systems</b>			
LIGHTING	Manufacturing, Fabricating, & Assembly – General	21	NP	L
	<b>Mining &amp; Extraction and Energy Producing Systems</b>			
	Oil, Gas – Transmission Facility		P	P
	Mineral Extraction	22	L-SE	L-SE
PARKING	<b>Transportation Facilities</b>			
	Terminal Station/Service Facility for Passenger System	23	P	P
	<b>Wholesale Storage, Warehouse &amp; Distribution</b>			
	Mini-storage facility	24	NP	L
SIGNS	<b>AGRICULTURE PRIMARY USES</b>			
	Farm		P	NP
	Garden, Urban		L	L
	Plant Nursery		L	NP
SUBDIVISION	Roadside Produce Stand		P	NP
	<b>ACCESSORY TO PRIMARY RESIDENTIAL USE</b>			
	Unlisted Accessory Uses	§3.1	NP	L
ADMIN	Garden	§3.1	NP	L
	Keeping of Household Animals	§3.1	NP	L
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers, and Recreational Vehicles	§3.1, §3.8(A)	NP	L
	Animal Exercise Run	25, §3.1	NP	L
PROCESS	Outdoor Storage, Residential	26, §3.1	NP	L
	Short-Term Rental	§3.10	NP	L
	Vehicle Storage, Repair and Maintenance	§3.1	NP	L
	Yard or Garage Sales	27, §3.1	NP	L
DEFINITIONS	<div>Mixed-Use Development Standards and Uses</div> <div>Chapter 2 - Zoning Districts</div>			

**Mixed-Use District Use Limitation Notes**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                              |                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <p>1. <u>Live/Work Dwelling Use Limitations.</u> 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.</p> | <p>Administrator if the applicant can show a smaller separation will have no significant effect on the nearby residential district.</p>                                                                                                                                                                                      | GENERAL PROVISIONS |
| <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                              | DISTRICTS          |
| <p>b. Any repair, assembly, or fabrication of goods is limited to the use of hand tools or domestic mechanical equipment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>b. Solid waste facilities must be in a completely enclosed structure and at least 500 feet from any residential district.</p>                                                                                                                                                                                             | SPECIFIC USES      |
| <p>c. The commercial activity must not exceed 50% of the gross floor area of the use.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>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.</p>                                                                                                                     | DESIGN STANDARDS   |
| <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>3. <u>Minor Impact Utility.</u> In all Zoning Districts where permitted with limitations, a minor impact utility is permitted with the following:</p>                                                                                                                                                                     | LANDSCAPE          |
| <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>a. Electric substations are prohibited in residential districts.</p>                                                                                                                                                                                                                                                      | LIGHTING           |
| <p>f. Outside storage of any flammable and combustible liquids and flammable gases is prohibited.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>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.</p>                                                                                                                                                    | PARKING            |
| <p>g. Nonresidential storage in the Live/Work Dwelling is limited to no more than 10% of the space dedicated to the commercial activity.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>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.</p>            | SIGNS              |
| <p>2. <u>Major Impact Utility.</u> In all Zoning Districts where permitted with limitations, a major impact utility is permitted with the following:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>4. <u>Community Center.</u> In all Zoning Districts where permitted with limitations:</p>                                                                                                                                                                                                                                 | SUBDIVISION        |
| <p>a. Sanitary sewer treatment plants must be at least 500 feet from any residential district. This requirement may be reduced by the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>a. A community center cannot have an outdoor public address system or any type of amplified music or sound device.</p>                                                                                                                                                                                                    | ADMIN              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>b. Overnight accommodations are prohibited.</p>                                                                                                                                                                                                                                                                           | PROCESS            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>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.</p> | DEFINITIONS        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>5. <u>Fairgrounds.</u> 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</p>                                                          |                    |

GENERAL PROVISIONS	have no significant effect on the nearby residential district.	
DISTRICTS	6. <u>Cemetery</u> . 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.	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.
SPECIFIC USES	7. <u>Publicly Owned Park or Recreation Facility</u> . In all Zoning Districts where permitted with limitations, a publicly owned park or recreation facility must comply with the following:	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.
DESIGN STANDARDS	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.	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.
LANDSCAPE	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.	11. <u>Sports and/or Entertainment Arena or Stadium</u> . 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.
LIGHTING	8. <u>Public and Religious Assembly Uses</u> . In residential districts where permitted with limitations, a public or religious assembly use must comply with the following:	12. <u>Parking Garage</u> . 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.
PARKING	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.	13. <u>Dental/Medical Office or Clinic</u> . 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.
SIGNS	b. Conference center, club, or lodge use is prohibited.	14. <u>Animal Sales and Services, Household Pets</u> . In all Zoning Districts where permitted with limitations, an Animal Sales and Services, Household Pets use must comply with the following:
SUBDIVISION	9. <u>Arts, Recreation, and Entertainment, Indoor Uses</u> . 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.	a. All sales and services must be for household pets only. Wild or dangerous animal services and sales are prohibited.
ADMIN	10. <u>Arts, Recreation, and Entertainment, Outdoor Uses</u> . In all Zoning Districts where permitted with limitations, an Arts, Recreation, and Entertainment, Outdoor use must comply with the following:	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.
PROCESS		
DEFINITIONS	<i>Mixed-Use Development Standards and Uses</i>	<i>Chapter 2 - Zoning Districts</i>

- |  |                    |
|--|--------------------|
|  | GENERAL PROVISIONS |
|  | DISTRICTS          |
|  | SPECIFIC USES      |
|  | DESIGN STANDARDS   |
|  | LANDSCAPE          |
|  | LIGHTING           |
|  | PARKING            |
|  | SIGNS              |
|  | SUBDIVISION        |
|  | ADMIN              |
|  | PROCESS            |
|  | DEFINITIONS        |
- 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.



GENERAL PROVISIONS	19. <u>Contractors, Special Trade – General</u> . 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.	a. Outdoor animal exercise runs cannot exceed 200 square feet;
DISTRICTS		b. The use must be at least 20 feet from any habitable building on an adjacent lot;
SPECIFIC USES		c. The use must be in the rear half of the lot; and
DESIGN STANDARDS	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.	d. The use must be visually screened from adjacent residential property by a solid fence or wall.
LANDSCAPE	20. <u>Laboratory, Research and Development Services</u> . 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.	26. <u>Outdoor Storage, Residential</u> . In all Zoning Districts where permitted with limitations, an Outdoor Storage, Residential accessory use must comply with the following:
LIGHTING		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.
PARKING	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.	b. Automobile parts and tools, equipment, and supplies used for automobile repair must not be stored outdoors.
SIGNS	22. <u>Mineral Extraction</u> . Mineral Extraction is prohibited within urban areas as defined in I.C. 36-7-4-1103.	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.
SUBDIVISION	23. <u>Terminal Station/Service Facility for Passenger System</u> . 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.	27. <u>Yard or Garage Sales</u> . In all Zoning Districts where permitted with limitations, Yard or Garage Sales:
ADMIN	24. <u>Mini-Storage Facility</u> . 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.	a. Must not exceed 72 total hours;
PROCESS	25. <u>Animal Exercise Run</u> . In all Zoning Districts where permitted with limitations, an Animal Exercise Run accessory use must comply with the following:	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;
DEFINITIONS		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. <u>Retail Sales, Personal Services, &amp; Repair</u> . 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 Appeals.

## 2.7 I-65 CORRIDOR OVERLAY

- A. **Purpose.** This district is established to provide consistent and coordinated treatment of the properties bordering I-65 within Whitestown. The I-65 Corridor is a premier office and industrial business location and employment center whose vitality, quality, and character are important to adjacent residents, employees, business owners, taxing districts, and the community as a whole. Therefore, this district seeks to promote the aesthetic qualities of properties within the corridor through:

- Coordinated development within the district;
- Establishment of high standards for buildings, landscaping, and other improvements constructed on properties within the corridor which permit innovative site designs while encouraging efficient land usage; and
- Establishment of development requirements that encourage substantial capital investments in properties within the district while promoting the quality, scale, and character of development consistent with existing and planned uses within the corridor.

This district further seeks to foster development that creates a sense of identity and increases property values, protects real estate investment, encourages commercial activity, and attracts new businesses. This sense of identity is promoted through coordinated design principles for site planning, buildings, landscaping, and signage. These principles guide individual development activities to be harmonious with the overall theme described below. Development in this district requires connection to public water and public sewers and development plan approval.

- B. **Boundaries.** The I-65 Corridor Overlay boundaries are noted on the Zoning Map.
- 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

### D. Site Design Standards.

1. Primary Building Orientation. The facades of all primary buildings located within the I-65 Corridor Overlay facing I-65, Indianapolis Road, or any other primary thoroughfare identified in the Comprehensive Plan must contain at least one main entrance as described in 2.7(E)(4) below. Unless otherwise approved by the WPC, loading docks must not be located on a façade facing I-65, Indianapolis Road, or any other primary thoroughfare identified in the Comprehensive Plan.
2. Accessory Buildings. All accessory buildings permitted in the underlying zoning district are permitted. Accessory buildings within the I-65 Overlay must have the same building proportions, architectural features, construction materials, and in general be architecturally compatible with the principal building with which it is associated.
3. Building Height. Principal buildings for residential uses must have a minimum height of 20 feet. Principal buildings for non-residential uses must comply with the underlying zoning district.
4. Commercial Buildings. Retail and office buildings must be oriented with their longest axis parallel to the adjoining street to create a sense of enclosure along the street, with parking to the rear, and if necessary, to the side of the building. Retail and office buildings are encouraged to

have office or residential uses above the first floor of the building.

5. Site Circulation. The following standards apply; however, the Plan Commission, Town Council, or Administrator may approve access points if deemed appropriate to improve traffic circulation in the area or due to the size of the development:

- a. New curb cuts are prohibited unless specifically approved by the Plan Commission or Administrator prior to installation.
- b. Access roads must be provided for parcels along the I-65 Corridor. The access road may: (1) be dedicated right-of-way, or (2) remain private if constructed to public road standards and public access is provided using cross access easements.
- c. Approval of a zoning petition containing an illustrative concept plan showing vehicular drive cuts does not constitute approval of curb cuts by the Town Council.
- d. Developments must provide for vehicular and pedestrian connectivity between adjacent lots or parcels in order to encourage and facilitate circulation without directly accessing perimeter streets.
- e. Curb cuts on the same side of the street must be separated a minimum of 400 feet. Curb cuts are prohibited within 200 feet of any intersection of public streets. Opposing curb cuts must align squarely or be offset not less than 200 feet.
- f. Streets must align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets must extend to the boundary line of the parcel to be developed to provide for normal circulation of traffic within the vicinity. Regard must be given to the Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged

and are only permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary.

6. Signs.

- a. On-Premise Signs. A sign plan must be submitted to the WPC as part of the Development Plan. Signs for each proposed use must be uniform in character as approved by the WPC. Should a sign plan be replaced with a new design, the amended sign plan must be approved by the WPC. Individual signs that conform to the Zoning Ordinance and the sign plan do not require approval by the WPC but do require a sign permit for each sign.
- b. Off-Premise Signs. Off-premise signs are prohibited within the I-65 Corridor Overlay. Incidental signs located at the entrances to commercial or industrial subdivisions are exempt from this requirement.

- E. **Architectural Design Standards**. The development plan submittal must include the architectural design of buildings to be constructed in the development. In reviewing the architectural design, the WPC will consider the following factors:

1. Building Design. The appearance of a building is based upon the quality of its design and its relationship to the surroundings. New buildings are not required to imitate surrounding buildings but must incorporate their salient design features. Pre-existing buildings on adjoining parcels are not a factor in the design of new buildings unless they are consistent with the architectural objectives of this Overlay.
2. Building Facades. To avoid long, monotonous, uninterrupted walls or roof planes, building facades must incorporate changes in pattern, texture, or color. Facades constructed with more than one material must only change material along a horizontal or vertical line (not a diagonal line). In the case of a change



along a horizontal line, the heavier material must be placed beneath the lighter material. Front and side facades of buildings located on corner lots must have the same materials and architectural detailing.

3. Roofs. Flat roofs must be edged by a railing or parapet. Rooftop mechanical equipment must be camouflaged on all sides or visually integrated into the overall design of the building. Rooftop mechanical equipment must not be visible from adjoining residential districts or uses.
4. Entrances. Building entrances must be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and detailing of the building. The location, orientation, proportion, and style of doors must reflect the architectural style of the building. Building facades for industrial and warehouse uses must be designed with a main entrance and at least two window openings associated with the entry door.
5. Windows. All window design must be compatible with the style, materials, color, details, and proportion of the building. The number of panes, manner of opening, decorative trim, and use of shutters must be consistent with the architectural style of the building.
6. Awnings. Fixed or retractable awnings are permitted if: (a) they complement the building's architectural style, materials, colors, and details; (b) do not conceal architectural features (such as cornices, columns, pilasters, or decorative details); (c) do not impair façade composition; and (d) are designed as an integral part of the façade.
7. Additional Requirements for Retail and Commercial Buildings. The following requirements are applicable to buildings having office and retail as the primary use.
  - a. Storefronts must be integrally designed with the overall façade

character. Ground floor retail, service, and restaurant uses should have large pane display windows, but the windows should not exceed 75% of the total ground floor façade area. Buildings with multiple storefronts must have a unified design through the use of common materials, architectural detailing, signage, and lighting consistent with the overall building style.

- b. Drive-thru windows must be designed as a related, integrated architectural element and part of the overall design composition of the building. Stacking for drive-thru lanes is confined to the sides and rear of the parcel. Stacking for drive-thru facilities is not permitted along the front of the building nor is staking allowed to spill onto adjoining properties nor into the right-of-way.
- c. Roofs. Pitched roofs must be clad in wood shingles, slate, composition asphalt shingle, or standing-seam metal panels. Asphalt shingles must be colored to resemble gray slate; standing-seam panels may be gray, black, dark blue, dark green, or barn red. If appropriate to the style of the building, dormers may be used if designed with the correct details, proportion, and style. Belvederes, cupolas, and pergolas are permitted if appropriate to the style, well-proportioned, and fully detailed. All vents, attic ventilators, turbines, flues, and other roof penetrations must be painted to match the color of the roof or flat black, except those made of metal may be left natural. Gutters and downspouts must be appropriate to or visually integrated with the architectural style of the building.
8. Exterior Building Materials. Unless otherwise approved by the BZA, exterior building materials must comply with the following requirements:
  - a. Foundation. The exposed foundation must be constructed with one or more

GENERAL PROVISIONS	of the following: (1) red brick; (2) stone (limestone, granite, fieldstones, etc.); and/or (3) split-face block or architectural pre-cast concrete, if the surface looks like brick or stone.	limestone, provided the building design also incorporates architecturally appropriate details of contrasting color and material;
DISTRICTS		
SPECIFIC USES	b. Façade Walls of Buildings. The following standards apply to all uses except industrial buildings and warehouse facilities. Façade walls of buildings must be constructed of one or more of the following materials:	iv. Architectural metal panels; v. Glass (up to 75% of the façade area); and vi. Ornamental metal.
DESIGN STANDARDS	i. Red brick or stone;	
LANDSCAPE	ii. Smooth cut cedar shingles;	
LIGHTING	iii. Wood clapboard siding;	
PARKING	iv. Wood beaded siding;	d. Accent and Trim Elements. The use of accent and trim elements (accent panels, banding, cornices, canopies/awnings, etc.) is recommended to add visual interest and break down the scale of facades. Permitted building trim materials include: brick, clay, stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, and formed polymers.
SIGNS	v. Stucco with smooth finish, or dryvit (or equivalent), not to exceed 20% of the overall non-window façade area;	e. Color. Colors used on building facades must be complementary. Natural, muted colors (earth tones or neutral colors) should serve as the primary façade color, with brighter colors used only as accents. Accent colors are considered a maximum of 10% of the exterior building color, excluding windows and doors.
SUBDIVISION	vi. Architectural metal panels;	
ADMIN	vii. Glass (up to 75% of the façade area); and	
PROCESS	viii. Ornamental metal.	
DEFINITIONS	c. Façade Walls of Industrial Buildings and Warehouses Facilities (including self-storage and mini-warehouse uses) visible from I-65 must be constructed of one or more of the following materials:	
	i. Red brick facades trimmed with split-faced aggregate block of a color and texture resembling Indiana limestone, provided it also includes red brick accents such as windowsills, lintels above windows and doorways, building corners, parapet coping, etc.	
	ii. Split-faced aggregate block of a color and texture resembling Indiana limestone, provided it also includes red brick accents;	
	iii. Pre-cast concrete wall panels of a color and texture resembling either red brick or Indiana	

## 2.8 LEGACY CORE DISTRICT (LC)

Unless explicitly stated in this section, standards and processes should comply with applicable sections of the UDO.

- A. **Purpose.** This district is established to maintain the traditional compact form of Whitestown's historic core. The properties within this district are poised for change ranging from rehabilitation of existing homes to infill development to new construction. This district seeks to coordinate development activity for compatibility between uses and contribution of the building form to the urban fabric. This district seeks to promote mixed-use infill in a pedestrian-oriented pattern.

- B. **Boundaries.** Potential boundaries of the Legacy Core District and sub-district areas, including the Core Area and Transition Area, are shown in Figure 1. The Core Area is characteristic of a mixed-use environment with higher densities to sustain the commercial components and foster pedestrian-oriented development. The Transition Area is less dense with a higher focus on connectivity to the Big 4 Trail and smaller niche commercial.

The Legacy Core District boundary is considered a baseline with the intent it may shift as parcels are rezoned and redeveloped. Parcels not denoted within the Legacy core District may be rezoned to the LC District if they are within 200 feet of an area rezoned LC. If only a portion of the parcel to be rezoned is located within 200 feet the entirety of the parcel may be rezoned. At the time of the rezone, areas not designated as Core or Transition by Figure 1, will be classified as Transition Area.

- C. **Uses.** All uses permitted in the MU-COR zoning district, subject to their limitations, are permitted except the following uses are prohibited within the Legacy Core District:
1. Buildings with a ground-floor footprint larger than 16,000 s.f.
  2. Drive-thru windows
  3. Confined feeding
  4. Junk yard
  5. Manufacture, use, or storage of explosives

6. Slaughterhouses
7. Sanitary landfill
8. Restricted waste site
9. Adult businesses
10. Those uses listed under the Industrial, Manufacturing, and Wholesale Primary Uses section of the MU-COR Zone

Additional uses not listed in the MU-COR Zoning District that are permitted, include:

- [1.4.](#) Roof-top patio
- [2.5.](#) Private and public plazas and parks
- [3.6.](#) Walk-up pickup windows

- D. **Compatibility with Surrounding Development.** In addition to the criteria identified in Section 11.8(E), Development Plans submitted within the Legacy Core District are reviewed for compatibility of the proposed development with the surrounding neighborhood on the following criteria:

- Location and treatment of entryways,
- Surface materials, finishes, and textures,
- Size of the building footprint,
- Eave heights,
- Building silhouette,
- Spacing between buildings,
- Setbacks from public rights-of-way,
- Proportions of windows, bays, doorways, etc.,
- Shadow patterns from massing and features, and
- Landscaping.

- E. **Site Design Standards.** Higher density residential and mixed commercial uses should be centered at the intersection of Main Street and Pierce Street. Small niche retail, live-work dwellings, and attached single-family is encouraged along the Big 4 Trail.

1. Primary Building Orientation. The facades of all primary buildings located within the Legacy Core District must face public

GENERAL  
PROVISIONS

DISTRICTS

SPECIFIC  
USESDESIGN  
STANDARDS

LANDSCAPE

LIGHTING

PARKING

SIGNS

SUBDIVISION

ADMIN

PROCESS

DEFINITIONS

streets or the Big-4 Rail Trail and must contain at least one main entrance as described in 2.8(F).

a. loading docks and residential garages must not be located on a façade facing any primary thoroughfare identified in the Comprehensive Plan or the Big 4 Trail.

i. Developments within this district are exempt from the loading docks and loading berths quantity and size requirements in UDO Section 7.3.

2. Accessory Uses and Structures.

a. Public art is a permitted accessory use. Other accessory structures and outdoor storage is prohibited.

b. Dumpster enclosures shall be in compliance with UDO Section 4.1 I. When possible, dumpster enclosures shall be integral to the structure. Dumpster enclosures are prohibited between the primary structure and the right-of-way. Refer to UDO Section 5.8 for additional screening information.

c. Ground mechanical equipment may not be located in any front or side yard. Mechanical equipment located in the rear yard must be screened by a masonry wall of similar architecture to the primary structure. Refer to UDO Section 5.8 for additional screening information.

d. Outdoor dining shall be in compliance with UDO Section 3.9.

3. Fencing.

a. Outdoor dining may use fencing to designate seating areas.

b. Fences for outdoor dining areas may encroach into the right-of-way.

c. Permitted fence materials include wood, brick, stone, or decorative metal. Chain-link and barbed wire is prohibited.

4. Building Form. Building massing and the location of the building on the lot are key in maintaining and enhancing the character of the Legacy Core.

	Core Area	Transition Area
<b>A. Lot Requirements</b>		
Maximum Density (units/acre)	No maximum	No maximum
Minimum Lot Size (s.f.)		
Single-Family Detached Dwelling	N/A	6,000
Single-Family Attached Dwelling, Townhome	No minimum	2,000
Multi-Family Dwelling (s.f. per dwelling unit)	No minimum	No minimum
Mixed Use Structure	No minimum	No minimum
Maximum Lot Size	2 acres	2 acres
Minimum Lot Width	24'	24'
Minimum Lot Frontage/Street Frontage <sup>1</sup>	24'	24'
<b>B. Building Placement Requirements</b>		
Minimum Front Setback (min/max)	0' / 20'	10' / none
Minimum Street Side Setback (min/max)	0' / 20'	10' / none
Minimum Side Yard Setback (min/max)	0' / none	3' / none
Minimum Rear Setback (min/max)	10' / none	10' / none
<b>C. Building Requirements</b>		
Maximum Building Height (min/max)	2 / 4 stories	1 / 3 stories
Maximum Lot Coverage	100%	90%
Minimum Ground Floor Area (s.f.)		
1 Story Dwelling		
Residential Use	No min.	700'
Nonresidential Use	No min.	No Min.
Dwelling with more than 1 story		
Residential Use	400'	400'
Nonresidential Use	No Min.	No Min.
Min. Floor Area per D.U. for Multi-Family Dwellings	400+150sq ft per bedroom	450+150sq ft per bedroom

**Notes:**

(1) Frontage along the Big 4 Trail can be substituted for the required lot/street frontage so long as there is a shared access easement or private street network connecting parcels to a street frontage with public right-of-way.

Building Form Restrictions. Additional restrictions as stated below supersede building form listed in the above table.

## 1. Building Height.

- The maximum reach of parapets, dormers or other roof articulations can be extended by a maximum of 10 feet above the top story of the structure.
- Four-story buildings are not permitted within 100 feet of Pierce Street.

- Structures adjacent to the Bridle Oaks Residential development are permitted a maximum height of two stories.
- Swimming pool amenities shall be fully screened from the public right-of-way and the Big 4 Trail with a masonry wall, fence, vegetative screening, or combination.
- For mixed-use commercial and residential structures, there is no maximum residential density for units located on upper floors. A maximum of 50% of the ground floor is permitted to be residential units when facing a public street or the Big 4 Trail. Live/work



dwellings on the ground floor do not have a maximum density.

- a. Live/Work dwellings are encouraged along the Big 4 Trail.

- 4. Structures within 100 feet of the intersection of Main Street and Pierce Street need to be setback at least 5 feet from the property line.

- 5. For structures with a ground flood building footprint of 16,000 square feet or smaller and above stories that encompass a footprint greater than 16,000 square feet:

- a. Pedestrian breezeways on the ground level must be a minimum of 10 feet wide.
- b. For building facades greater than 180 feet, measured along the second story building elevation, a pedestrian breezeway should occur.

- 4. Building Types. Types of structures within this district include:

- a. Single Family Residential Detached Dwellings. Not permitted within the Core Area.
- b. Single Family Residential Attached Dwellings / Townhomes. Encouraged along Peters Street and the Big 4 Trail.
- c. Multifamily Residential Dwellings. Basement dwelling units are not permitted.
- d. Mixed-Use/ Commercial and Residential.
- e. Commercial and Office.

- 5. Parking

- a. Off-street parking is prohibited between the primary structure and the right-of-way of any primary thoroughfare identified within the Thoroughfare Plan. Parking areas should be located behind the primary building. Where necessary, parking may be located in the side yard of the lot.

- i. Single-family residential detached uses are excluded.

- b. Minimum parking requirements for residential uses including multi-family must be met in accordance with UDO Section 7.10.

- c. Minimum parking requirements for non-residential uses may be reduced as follows:

- i. Restaurants/eateries/bakery use should comply with 1 parking stall per 4 chairs or 25% of max occupancy, whichever is less.

- ii. For all other commercial/retail/office uses, required parking may be reduced by 50% of UDO Section 7.10 requirements.

- d. On-street parking and public parking within 600' of the use may be counted toward the minimum parking requirement.

- e. Shared parking should comply with requirements in UDO Section 7.7 E.

- f. Bicycle parking should comply with requirements in UDO Sections 7.9 and 7.10. Public bicycle parking spaces can be counted towards these requirements. No bicycle parking is required for single-family detached and single-family attached including townhomes.

- i. Bicycle parking is permitted to be located in the public right of way. If placed in the right-of-way, a 5 foot clearance is required to permit pedestrian traffic.

- g. Tuck-under, activated, integrated, and stand-alone parking structures are permitted. Rooftop open-air parking shall be screened with a parapet of at least four feet in height. Individual parking spaces for structure parking facilities shall be a minimum of 8.5 feet in width and 16 feet in depth. Internal circulation and parking levels shall be oriented so that a horizontal, rather than sloped, plane faces the principal thoroughfare abutting the structure. On the ground level where vehicles are visible, decorative screening shall be used to conceal vehicles.

- i. Tuck-under parking consists of a single row of covered parking spaces beneath a building. Stand-



alone parking structures are free-standing structures and the sole use on a parcel. Activated structures are parking structures located within an occupied building, fully or partially connected to a residential use.

#### 6. Pedestrian Standards.

- a. All sidewalks adjacent to the right-of-way shall be a minimum of 5 feet wide. Sidewalks located in the rear of structures or adjacent to off-street parking shall be a minimum of 5 feet.
- b. A minimum of 5 feet clearance must be provided around all amenities and plantings within the pedestrian space.
- c. Sidewalk connections are required to connect uses along the trail to access the Big 4 Trail.
- d. All other standards in UDO Section 9.11 will apply.

#### 7. Signs

- a. Permanent ground monument signs are not permitted in this district. For all other sign regulations refer to UDO Chapter 8.

#### 8. Landscaping

- a. Developments within this district are exempt from UDO Section 5.6 except when a development within the Legacy Core District abuts a different zoning district.
- b. Developments within this district are exempt from open space percentage requirements.
- c. Developments within this district are exempt from UDO Section 5.4. For landscaping requirements along street frontage, 1 street tree is required every 40 feet. It is permissible to allow 30-50 feet spacing on center if utilities and other infrastructure are present that may interfere with planting.
  - i. Plantings for street trees shall incorporate one of the following:

1. Tree grates shall be a minimum of 5 x 5 feet. Trees planted within sidewalk shall include tree vaults to contain the roots. Tree grates shall be grey in color and contain a GFI outlet and irrigation.
2. A raised landscape bed, a minimum of 6 inches high. Raised beds shall be a minimum of 5 x 5 feet.
3. A road verge between the sidewalk surface and on-street parking the landscaped area shall be a minimum of 5 feet wide.
  - ii. Street frontage landscaping, including trees, are prohibited within the on-street parking area.
  - iii. Street trees shall be maintained by the ownership association.
- d. Foundation plantings must be provided in accordance with the below:
  - i. Mixed-use, commercial, or office only structures in the Core Area are not required to provide foundation plantings.
  - ii. Structures with the first floor residential in the Core Area, when facing a public or private street or the Big 4 Trail, are required to provide a minimum of 5 foot wide landscape area.
  - iii. Any structure type within the Transition Area, when facing a public or private street or the Big 4 Trail, are required to provide a minimum of 5 foot wide landscape area.
  - iv. For every 40 feet of building frontage, 8 shrubs shall be provided to satisfy these above requirements.
- e. Best Management Practices including bioswales and rain gardens are encouraged to improve stormwater management. If any are provided, they shall be maintained by the ownership association.
- f. For landscaping requirements within parking lots refer to UDO Section 5.5 B. For screening of facilities and equipment refer to UDO Section 5.8. UDO

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Section 5.10 for a list of approved trees and shrubs.

9. Lighting

- a. Developments within this district are exempt from UDO Section 6.6 F.
- b. For structures located within 5 feet of a property line, light emitted from wall sconce fixtures can exceed 0.3 foot-candles but cannot exceed 0.5 foot-candles at the property lines. Other regulations within UDO Section 6.6 B. will apply.
- c. All site lighting shall be coordinated throughout the district and be of uniform design, color, and materials. Detail sheets of the approved light pole fixtures are on file at the Planning Department Office.

F. **Architectural Design Standards.** The development plan submittal must include the architectural design of buildings to be constructed in the development. In reviewing the architectural design, the WPC must consider the following factors:

1. Building Design. The appearance of a building is based upon the quality of its design and its relationship to the surroundings. New buildings are not required to imitate surrounding buildings but must incorporate their salient design features. Pre-existing buildings on adjoining parcels are not a factor in the design of new buildings unless they are consistent with the architectural objectives of this District.
2. Building Facades. To avoid long, monotonous, uninterrupted walls or roof planes, building facades must incorporate changes in pattern, texture, or color. Facades constructed with more than one material must only change material along a horizontal or vertical line (not a diagonal line). In the case of a change along a horizontal line, the heavier material must be placed beneath the lighter material. Front and side facades of buildings located on corner lots must have the same materials and architectural detailing.
  - a. Exterior finishes shall be of high-quality and durability. Colors shall be muted tones, including shades of red, brown,

tan, and grey. No fluorescent, neon, or other high intensity colors. Accent colors are permitted if used on less than 10% of façade.

- b. Facades facing public streets and the Big 4 Trail shall have a minimum of 75% of permitted primary materials and a maximum of 25% of standard materials. Facades not facing public streets and the Big 4 Trail shall have a minimum of 50% of permitted primary materials and a maximum of 50% of standard materials.
  - i. The following are permitted primary building materials:
    1. Brick (not including thin brick or brick veneer),
    2. Glass,
    3. Natural stone or cultured stone that simulates natural stone or limestone
  - ii. The following are permitted standard building materials:
    1. Stucco (Portland cement plaster) with three coats over metal lath or wire fabric lath,
    2. Pre-cast concrete panel (tilt-wall) incorporating exposed aggregate, hammered, or sandblasted surfaces, or covered with a decorative based acrylic coating,
    3. Lap siding (wood, composite, or fiber cement siding)
    4. Pre-finished architectural metal panel, which may or may not include an embossed finish with an appearance of masonry or stucco
  - iii. Accent materials other than those listed above may be substituted on up to 10% of any street-facing façade.
  - iv. Recesses, such as upper story patios, windows, and residential

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- ii. do not conceal architectural features (such as cornices, columns, pilasters, or decorative details);
  - iii. do not impair façade composition;
  - iv. are designed as an integral part of the façade;
  - v. do not obstruct the pedestrian walkways.
7. Storefronts. Storefronts must be integrally designed with the overall façade character. Ground floor retail, service, and restaurant uses should have large pane display windows, but the windows should not exceed 75% of the total ground floor façade area. Buildings with multiple storefronts must have a unified design through the use of common materials, architectural detailing, signage, and lighting consistent with the overall building style.

## 2.9 IMAGES

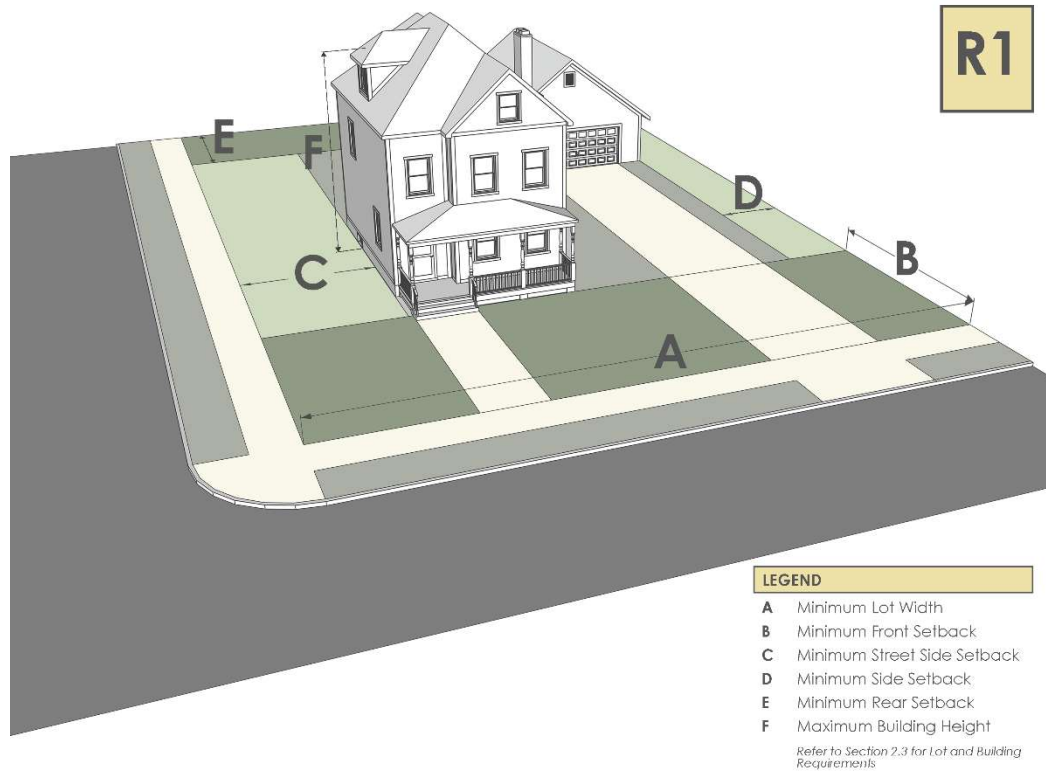


Figure 2-1: R1 Zoning Development Standards

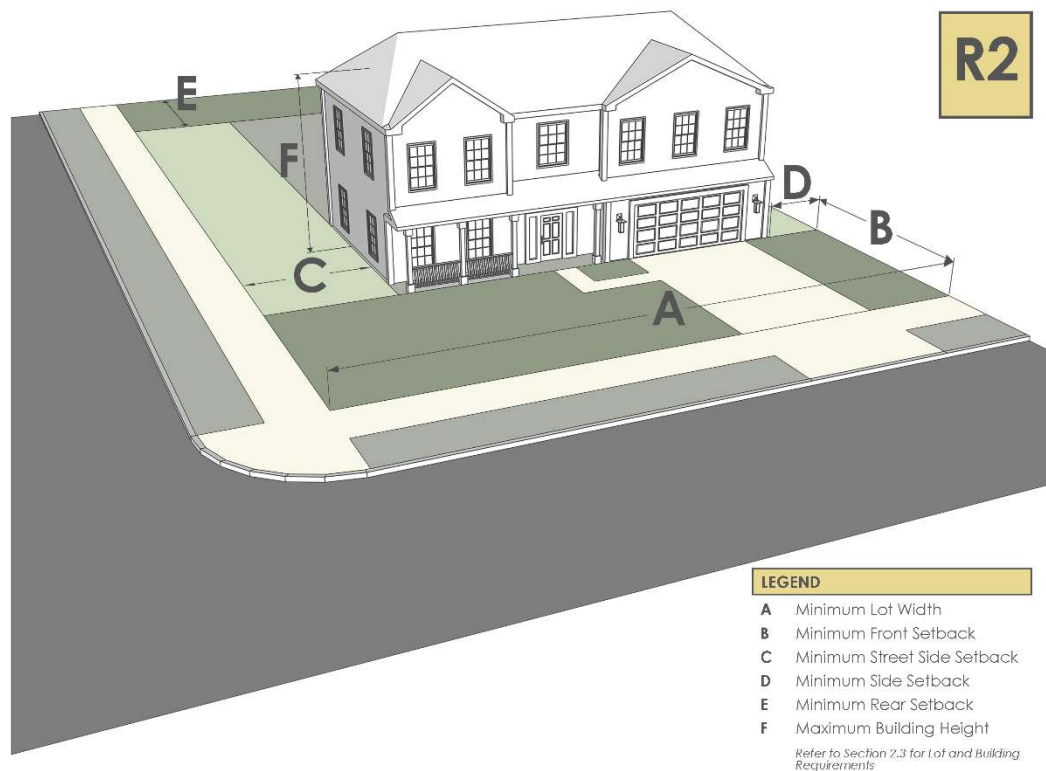


Figure 2-2: R2 Zoning Development Standards



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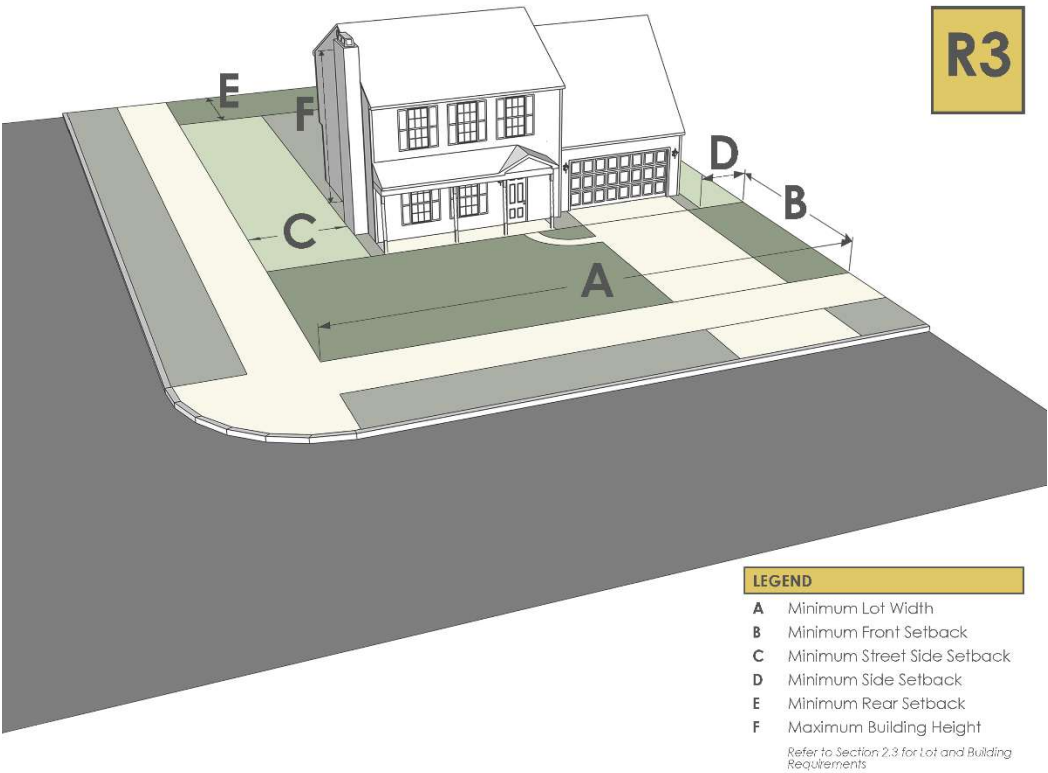


Figure 2-3: R3 Zoning Development Standards

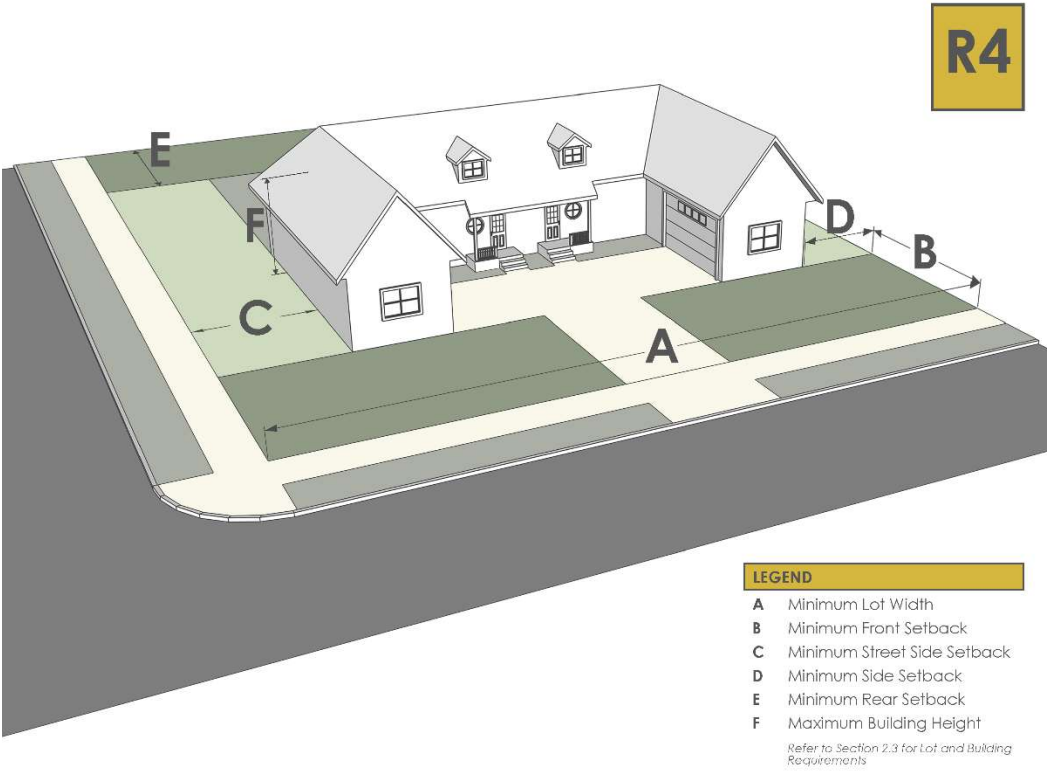


Figure 2-4: R4 Zoning Development Standards



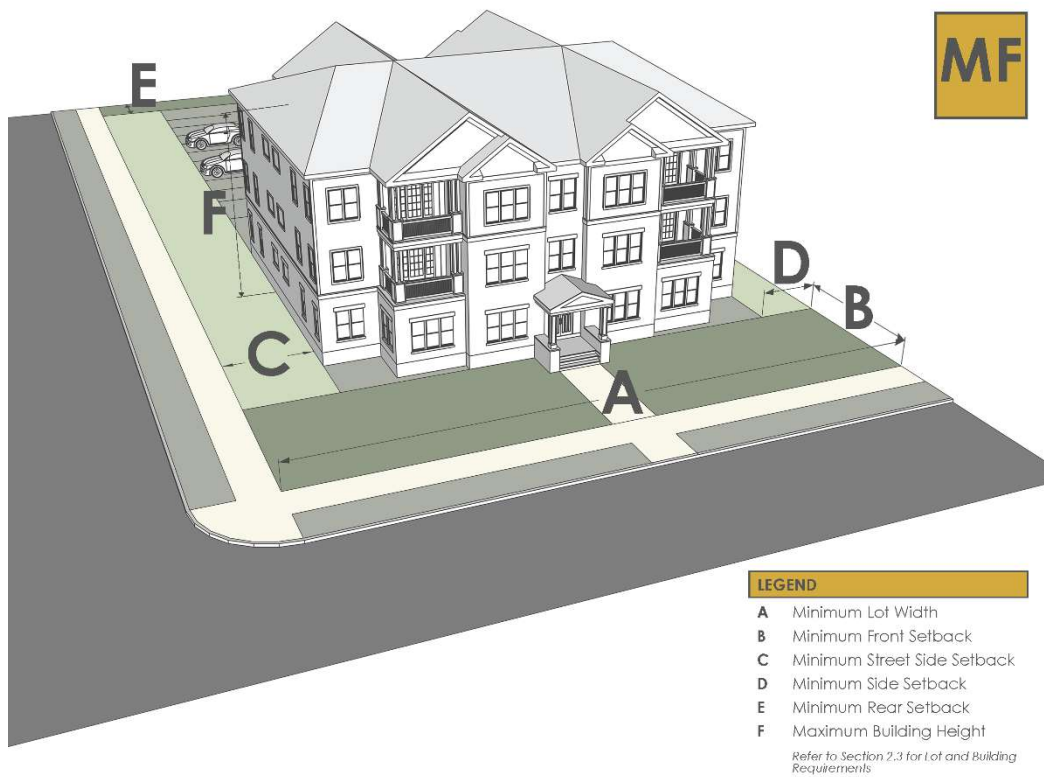


Figure 2-5: MF Zoning Development Standards

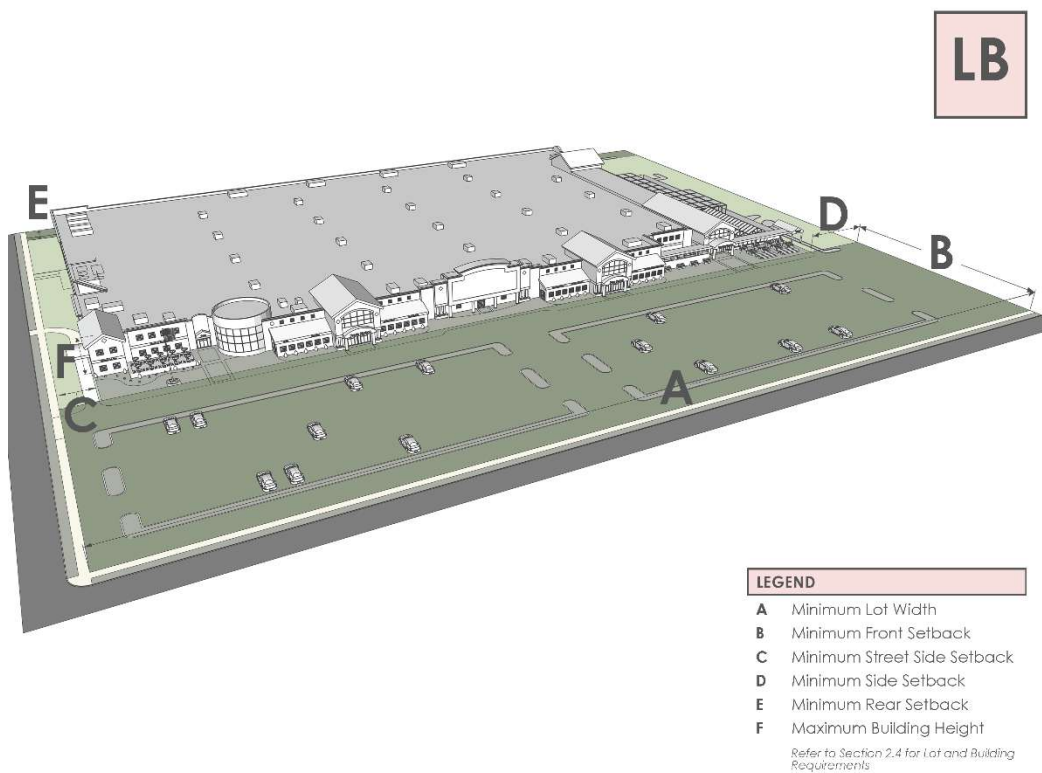


Figure 2-6: LB Zoning Development Standards

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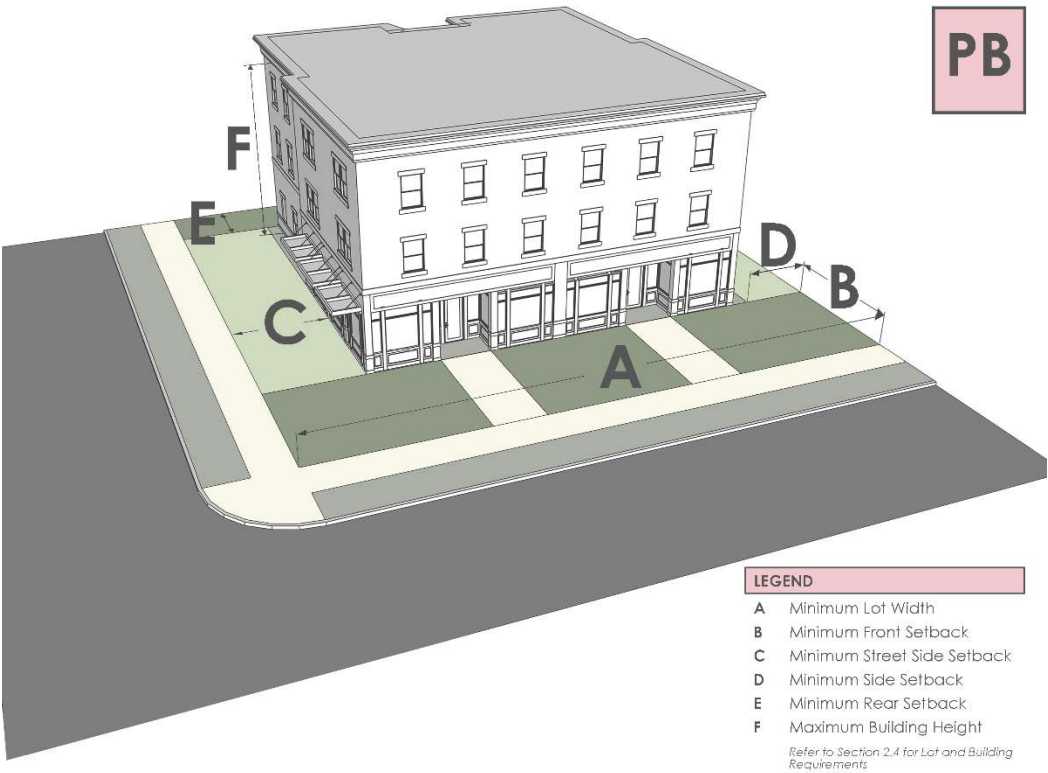


Figure 2-7: PB Zoning Development Standards



Figure 2-8: UB Zoning Development Standards

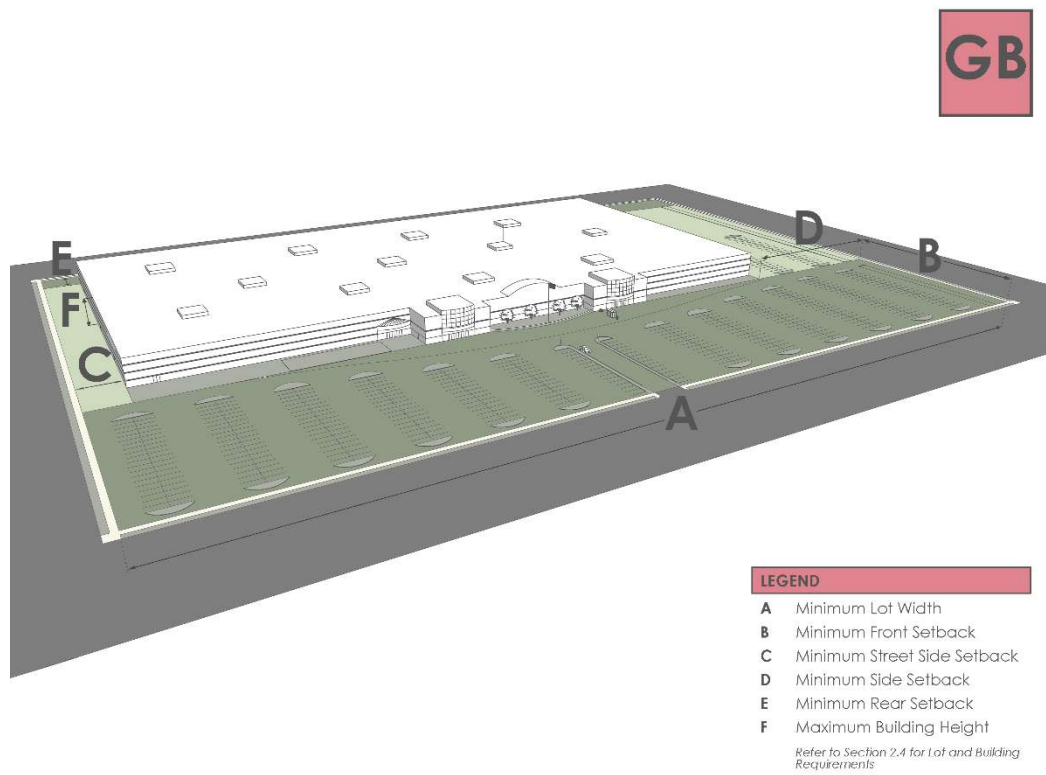


Figure 2-9: GB Zoning Development Standards

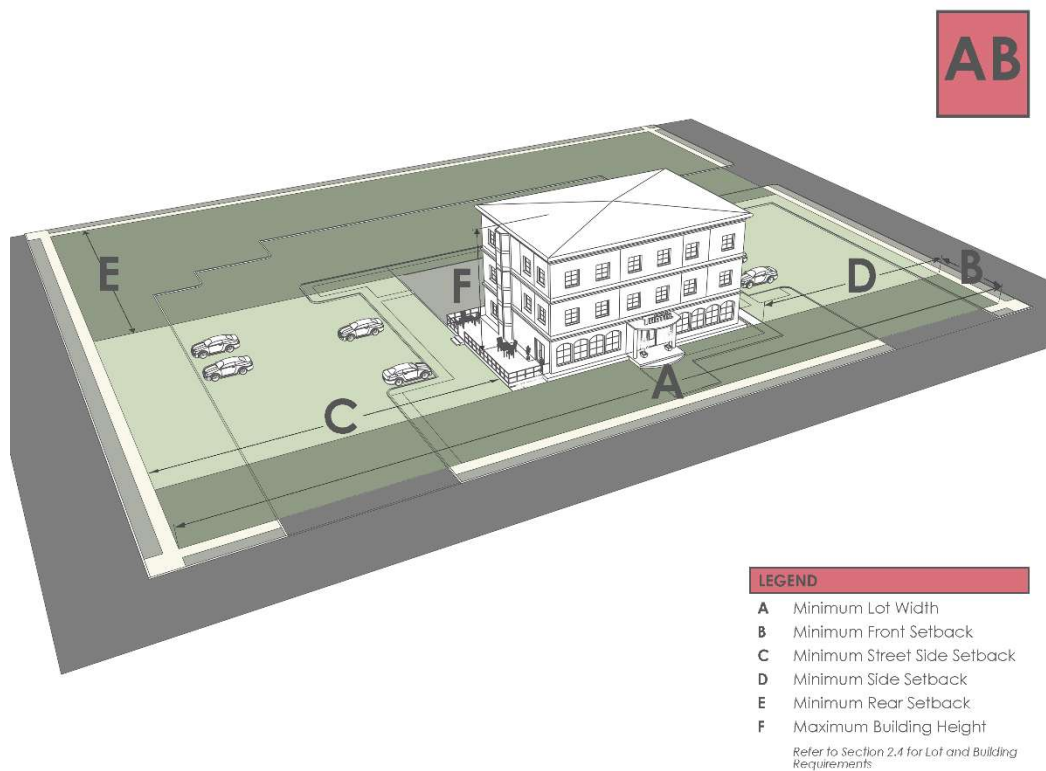


Figure 2-10: AB Zoning Development Standards

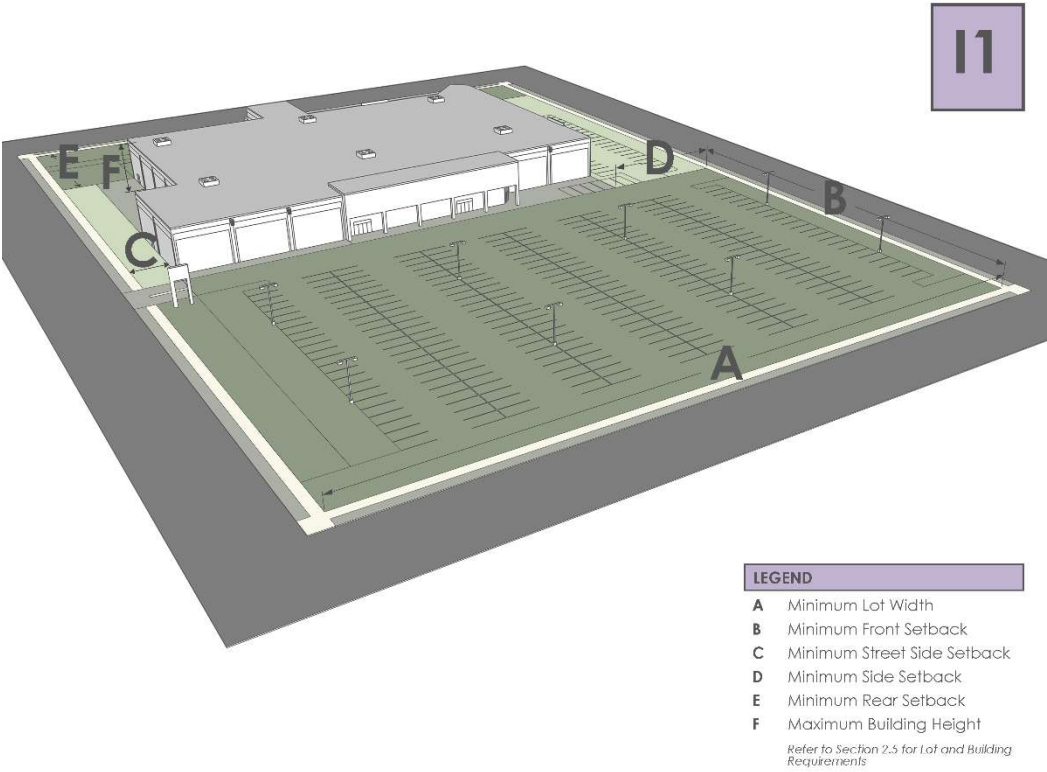


Figure 2-11: I1 Zoning Development Standards

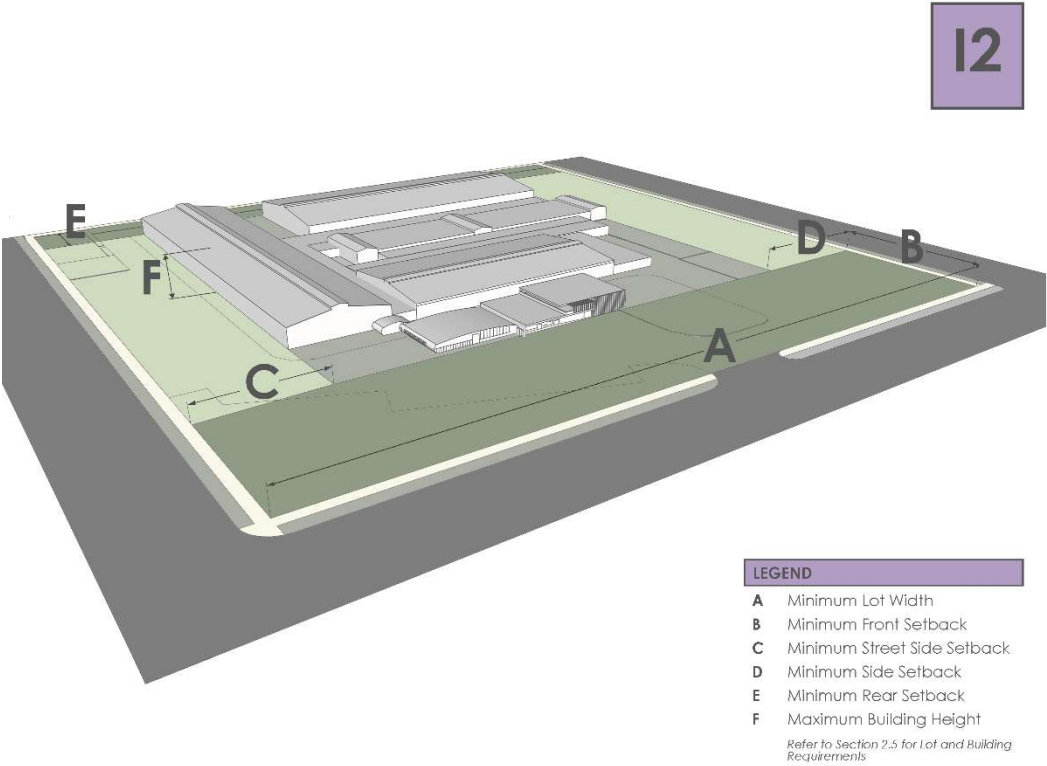


Figure 2-12: I2 Zoning Development Standards



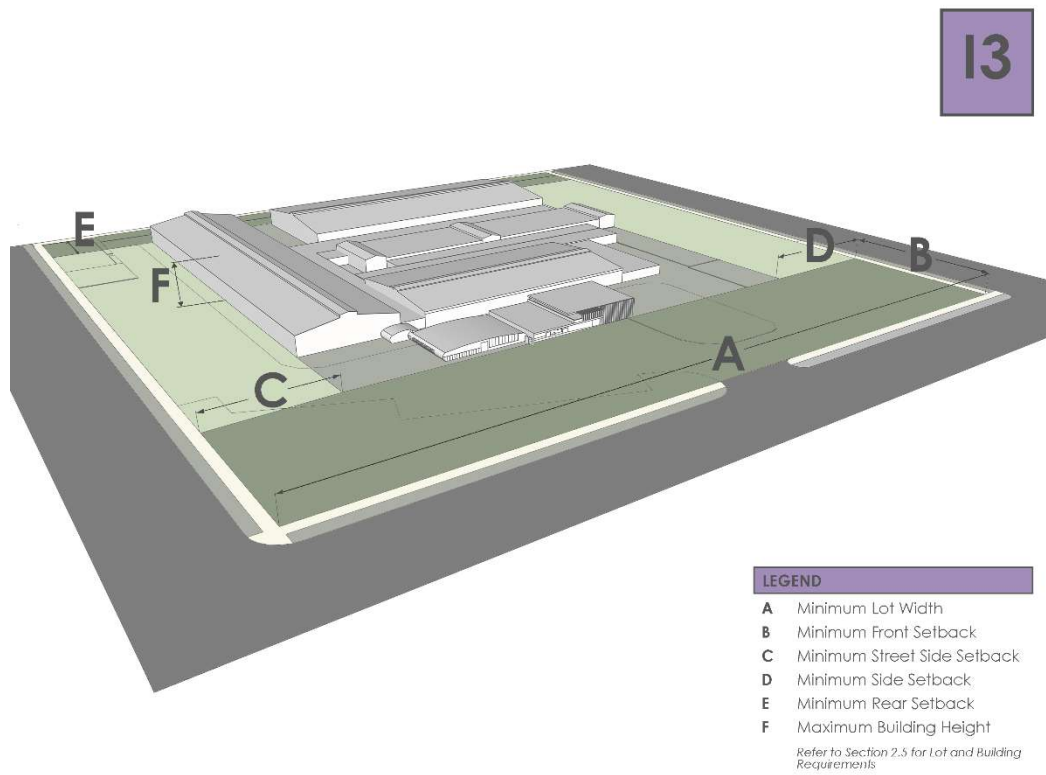


Figure 2-13: I3 Zoning Development Standards

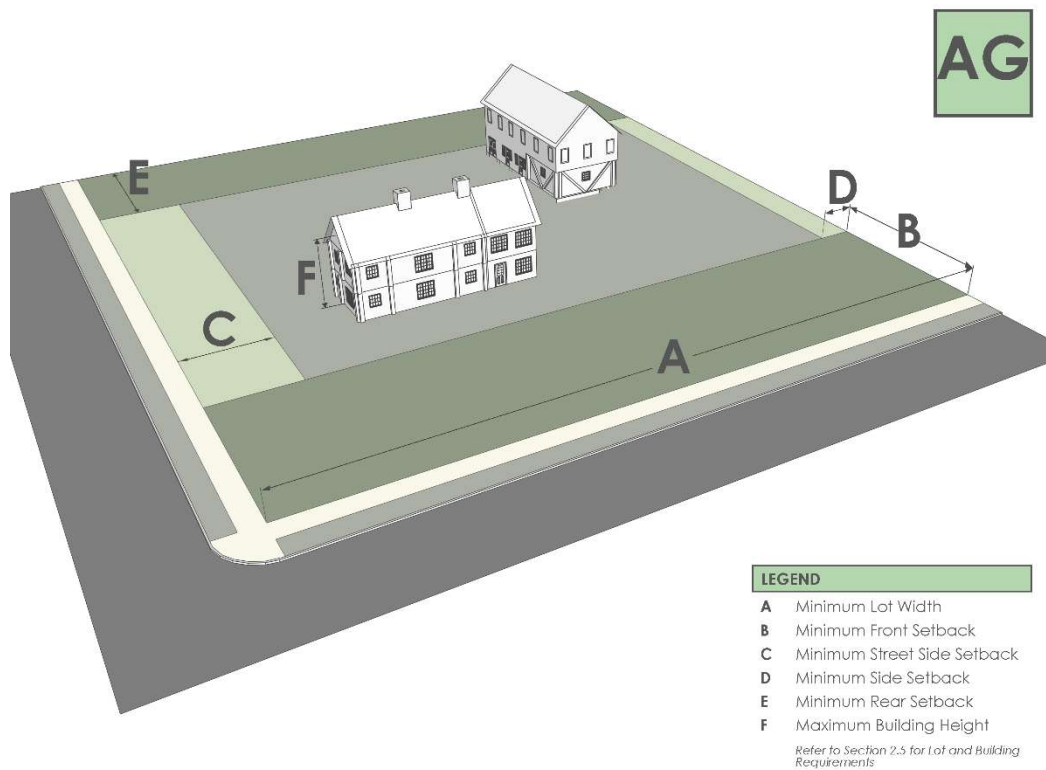


Figure 2-14: AG Zoning Development Standards

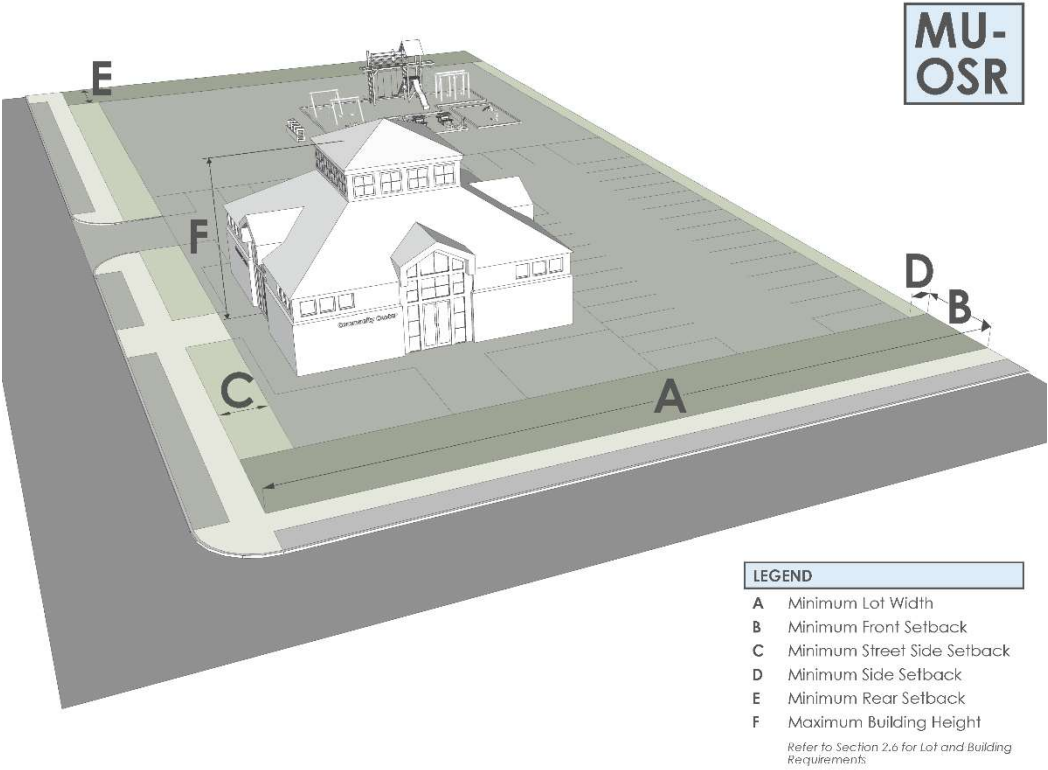


Figure 2-15: MU-OSR Zoning Development Standards

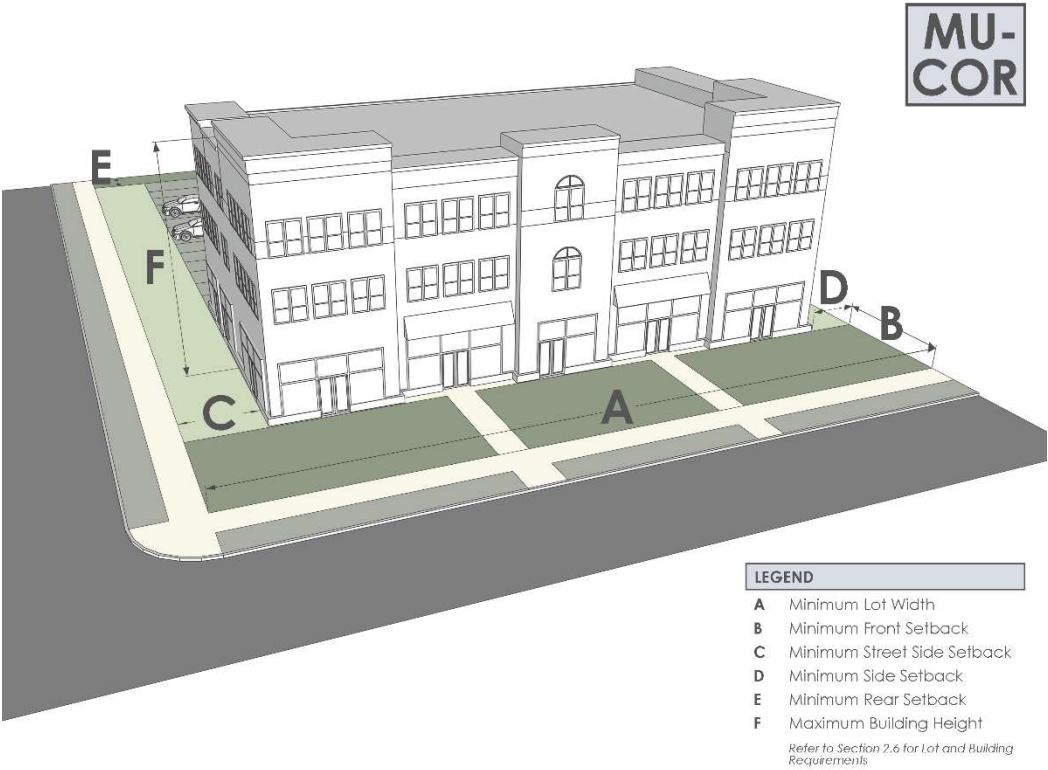


Figure 2-16: MU-COR Zoning Development Standards



Figure 1: Legacy Core Form Districts

