

Current

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Use Standards

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4.1 Permitted and Special Exception Land Uses

A. Use Table Generally.

B. Table 4.1 Permitted and Special Exception Land Uses lists principal use types and indicates for each zoning district whether the use type is permitted by right, permitted by special exception, or prohibited in a zoning district. A principal use is the primary or predominant use on a lot or parcel of land.

1. The range of available zoning districts is listed across the top of the table and the range of use types are listed down the left side.
2. The column on the far right-hand side of the table includes a cross reference to any applicable use-specific standard applied to the use type, regardless of the zoning district where it is proposed.
3. Development Standards and allowable location for accessory uses are listed in Section 4.1 Accessory Use Table.

C. Permitted Uses. A "P" in a cell of the Permitted and Special Exception Use table indicates that the specific use type is permitted by right in the corresponding zoning district, subject to compliance with any use-specific standards referenced in the Permitted and Special Exception Use table and the development standards of the district.

D. Special Exception Uses. An "S" in a cell of the Permitted and Special Exception Use table indicates that the specific use type is permitted in the corresponding zoning district only upon approval of a special exception in accordance with Section 2.4 (P) Special Exception, and any use-specific standards referenced in the principal use table. The development standards of the District and any conditions, or commitments shall be attached to the Special Exception approval letter.

E. Short-term rental unit. An * in a cell of the Use Table indicates that the Use Standards should be consulted to determine under which stipulations a short-term rental use may occur in a particular district.

F. Prohibited Uses. A blank cell in the principal use table indicates that the specific use type is prohibited in the corresponding zoning district.

G. Additional Standards Apply.

1. When a specific use type is permitted in a zoning district and there is a cross reference included under the "Additional Standards" column, there are additional use-specific standards that apply to the use, regardless of the zoning district where it is proposed.
2. A Development Plan may be required per Section 2.3 (E).
3. Whenever development is contemplated within 100 feet of a burial ground as defined by IC 14-21-1-3, a development will also be subject to IC 14-21-1-26.5.

H. Uses Not Listed. For use types not listed in the Permitted and Special Exception Use table, the Administrator shall determine which use category or use type to which the land use most closely aligns in accordance with provisions of this Section. In making such determinations, the Administrator shall consider all relevant characteristics of the unlisted use and be directed by the following factors and variables:

1. The function, product, or physical characteristics of the use;
2. The impact on adjacent lands created by the use;
3. The type, size, and nature of buildings and structures associated with the use;
4. The type of sales (retail, wholesale), and the size and type of items sold and displayed on the premises;
5. The types of items stored (such as vehicles, inventory, merchandise, chemicals, construction materials, scrap and junk, and raw materials including liquids and powders);

6. The volume and type of vehicle traffic generated by the use, and the parking demands of the use;
7. Any processing associated with the use, including assembly, manufacturing, warehousing, shipping, distribution, and whether it occurs inside or outside a building;
8. Any dangerous, hazardous, toxic, or explosive materials associated with the use;
9. The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes; and
10. Any prior determinations made by the Administrator, or decisions made by the Board of Zoning Appeals. The Administrator may also determine that a proposed use does not align with any of the use classifications, in which case, the petitioner may appeal the determination or seek a use variance.

I. Effect of Approval of Unlisted Use.

1. After the Administrator determines the most appropriate use category or use type for the unlisted use, it is subject to any and all requirements of that use category or use type (e.g., additional standards).
2. The Administrator shall also determine whether the unlisted use is likely to be common or recur frequently, and whether its omission from the list is likely to lead to uncertainty and confusion. On determining that the unlisted use is likely to be common and would lead to confusion if unlisted, the Administrator shall initiate an application for a text amendment to add the use type to this Ordinance.

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		A-1	A-2	R-R	R-1	R-2	R-3	R-4	C-1	C-2	L-I	H-I	R-D	P-D	Classifications & Additional Standards
Agriculture															
Agricultural Processing	Agricultural packing and processing (non-animal)	P	P								P	P			4.2,D,1,a
	Agricultural storage and distribution	P	P						S	S	P	P			4.2,D,1,b
	Farm co-op facility	P	P								P	S			4.2,D,1,c
Animal-Related Uses	Animal boarding (including kennels)	P	S	S						P	P			P	4.2,D,2,a 4.3,B,1,a
	Animal Feeding Operation (AFO)	P	P												4.2,D,2,b 4.3,B,1,b
	Equestrian Facility	P	P	P	S								P	P	4.2,D,2,c 4.3,B,1,c
Crop Production	Aquaculture	P	P												4.2,D,3,a
	Horticulture	P	P												4.2,D,3,b
	Row, field, and tree crops, pasture land	P	P												4.2,D,3,c
	Silviculture	P	P										P		4.2,D,3,d
	Viticulture	P	P											P	4.2,D,3,e
	Apiary	P	P	S									S		4.2,D,3,f
High Intensity Agriculture	Concentrated animal feeding operation (CAFO)		P												4.2,D,4,a 4.3,B,2,a
	Confined feeding operation (CFO)		P												4.2,D,4,b 4.3,B,2,b
	Packing and processing animal products	S	P									S			4.2,D,4,c
Product Sales	Farm equipment sales & service	S							S	P	P	S			4.2,D,5,a 4.3,B,3
	Farm supply sales	P	S						S	P	P	S			4.2,D,5,b 4.3,B,3
	Farmer's market	P	S	P	S				P	P			P	P	4.2,D,5,c 4.3,B,3
	Pick-your-own establishments	P	P	S									P		4.2,D,5,d 4.3,B,3
	Agritourism	P	S	S											4.2,D,5,e 4.3,B,3
	Community Garden				P	P	P	P	p	S			P	P	4.2,D,6,a 4.3,B,4,a
Urban Agriculture	Indoor Urban Farm						S		S	P	P	P		P	4.2,D,6,b,1) 4.3,B,4,b,1)
	Outdoor Urban Farm								S	S	P	P		P	4.2,D,6,b,2) 4.3,B,4,b,2)

		A-1	A-2	R-R	R-1	R-2	R-3	R-4	C-1	C-2	L-I	H-I	R-D	P-D	Classifications & Additional Standards
Residential															
Group Living	Assisted living			S		S	S		P	P				P	4.2E,1,a 4.3.C.1,a
	Continuing care retirement community (CRCC)			S			P		P	S				P	4.2E,1,b 4.3.C.1,b
	Group home	P		P	P	P	P	P	P	S				P	4.2E,1,c 4.3.C.1,c
	Nursing home			S		S	P		P	P				P	4.2E,1,d
	Rooming house	S			S	P	P		S					P	4.2E,1,e 4.3.C.1,d
Individual Dwelling	Duplex				S	P	P	P	S					P	4.2.E,2,a 4.3.C,2,a
	Live/work dwelling	S					P		P	P				P	4.2.E,2,b 4.3.C,2,b
	Manufactured home park							P							4.2.E,2,c 4.3.C,2,c
	Mobile home							P							4.2.E,2,d.4 4.3.C,2,c.
	Multi-family dwelling, large						S		P	S				P	4.2.E,2,e,1) 4.3.C,2,d
	Multi-family dwelling, med.					S	P		P	S					4.2.E,2,e,2) 4.3.C,2,d
	Multi-family dwelling, small					P	P		P	S					4.2.E,2,e,3) 4.3.C,2,d
	Quadplex dwelling					P	P	S	P					P	4.2.E,2,f
	Single-family attached					S	P	S	P					P	4.2.E,2,g 4.3.C. 2,e
	Single-family detached	P	S	P	S	P	P	P	P	S				P	4.2.E,2,h 4.2.E,2.d.1 4.3.C.2.c.
	Type-B Conforming Manuf. Home	S	S	S	S	S	S	P	S	S					4.2.E,2.d.2. 4.3.C.2.c.
	Type-C Conforming Manuf. Home	S		S	S		S	P							4.2.E,2.d.3 4.3.C.2.c.
	Triplex dwelling					P	P	S	P					P	4.2.E,2,i
Cottage home	S		S	S		S	P						P	4.2.E,2,j	

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		A-1	A-2	R-R	R-1	R-2	R-3	R-4	C-1	C-2	L-I	H-I	R-D	P-D	Classifications & Additional Standards
Institutional															
Civic	Assembly, major	S						S		P	P			P	4.2,F1,a,1) 4.3, D,1,a
	Assembly, minor	P						P		P	P		P	P	4.2,F1,a,2) 4.3, D,1,a
	Cemetery	P		S	S	P	P			P	S			P	4.2,F1,b 4.3, D,1,a
	Cultural facility			S	S	S	S			P	P		S	P	4.2,F1,c
	Government facility	S			S		S			P	P	P			4.2,F1,d
	Nature preserve	P		P	S	P	P	P					P	P	4.2,f,1,e
	Public recreation facility	P		P	S	P	P	P	P	P			P	P	4.2,F1,f
	Public safety facility	S		S	S	S	S	S	S	P	P	S	S	P	4.2,F1,g
Day Care	Day care center (child/adult)	S		S	S	S	S	S	P	P	S			P	4.2,F1,h 4.3,D,2,a
Education	College or university								S	S					4.2,F2,a 4.3,D,3,a
	Other post-secondary educational facility									S	P				4.2,F2,b 4.3,D,3,a
	School	P			S	P	P		P	P	S			P	4.2,F2,b 4.3,D,3,a
Health Care	Medical Care Office				S	S	S		P	P	P	S		P	4.2,F3,a
	Hospital								S	P	S			P	4.2,F3,b 4.3.D.4.
Religious Institution	Religious institution (place of worship)	S		S	S	S	S		P	P				P	4.2,F4,a
Transportation	Airport (commercial or private)			S							S	S		P	4.2, F5,a
	Park and ride facility						S		P	P	P	S		P	4.2, F5,b
	Passenger terminal, surface transportation						S		P	P	P			P	4.2, F5,c
	Taxi or limousine service								P	P	S			P	4.2, F5,d
Utilities	Commercial solar energy sytem	S	S								S	S		P	4.2,F6,a 4.3,D,5,a
	Utility facility, major	S							S	S	P	P		P	4.2,F6,b,1) 4.3,D,5,b
	Utility facility, minor	P	P	P	S	P	P	P	P	P	P	P	P	P	4.2,F6,b,2) 4.3,D,5,b
	Wireless telecommunication facility, major	P	P	S					S	P	P	P			4.2,F6,c,1) 4.3,D,5,c
	Wireless telecommunication facility, minor	P	P	P			P		P	P	P	P		P	4.2,F6,c,2) 4.3,D,5,c
	Micro wind energy convergence systems (WECS)	P	P	S	S	S	S			S	S	P	S	S	4.2F6.d 4.3,D,6
	Non-commercial WECS - small	S	P							S	S	P		S	4.2F6.d 4.3,D,6
	Non-commercial WECS - large	S	S								S	S		S	4.2F6.d 4.3,D,6

Changed

		A-1	A-2	R-R	R-1	R-2	R-3	R-4	C-1	C-2	L-I	H-I	R-D	P-D	Classifications & Additional Standards
Commercial															
Adult Uses	Sexually oriented business								S	S	S	S			4.2,G,1,a 4.3,E,1,a
Animal Care	Animal care, major	P	S						S	P	S			P	4.2,G,2,a,1) 4.3, E,2,a
	Animal care, minor	P				S			P	P	P			P	4.2,G,2,a,2) 4.3, E,2,a
Eating Establishments	Bar or nightclub				S	S	S		P	P	P	S		P	4.2,G,3,a 4.3, E,3,a
	Coffee shop					S			P	P	P	P		P	4.2,G,3,b 4.3, E,3,a
	Brewpub					S			P	P	P	S		P	4.2,G,3,c 4.3,E,3,b
	Food/alcohol production	S								S	P	P		P	4.2,G,3,d 4.3, E,3,c
	Micro-brewery/-distillery/-winery	S							P	P	P	P		P	4.2,G,3,e 4.3, E,3,c
	Restaurant, dine-in	S				S			P	P	P	S		P	4.2,G,3,e 4.3, E,3,b
	Restaurant, take-out					S			P	P	P			P	4.2,G,3,f 4.3, E,3,b
	Restaurant with drive-through								S	P	P			P	4.2,G,3,g 4.3, E,3,b
Offices	Flex Tenant Space					S			P	P	P	S		P	4.2,G,4,a 4.3,E,4,a
	Professional, general								S	P	P	S		P	4.2,G,4,b 4.3,E,4,a
Outdoor Advertising	Outdoor advertising	P								P		S	P		4.2,G,5,a
Personal Services	Funeral home/mortuary/crematory					S			P	P	S			P	4.2,G,6,a
	Lawncare/landscaping	S							P	P	P			P	4.2,G,6,b
	Personal service, major								P	P	S				4.2,G,6,c
	Personal service, minor	S				S			P	P	P			P	4.2,G,6,d
	Repair establishment	S							P	P	P	S		P	4.2,G,6,e
Recreation	Golf course/driving range	S			S	S			S				P	P	4.2,G,7,a
	Indoor								P	P	S		P	P	4.2,G,7,b
	Intensive	S							S	S			P		4.2,G,7,c 4.3,E,6,a
	Outdoor	S							S	P	P		P	P	4.2,G,7,d
	Recreation sales								P	P	P		P	P	4.2,G,7,e
Retail Sales	Bulky item sales	S							S	P	S				4.2,G,8,a 4.3, E,7,a
	Retail sales, major									S	S			P	4.2,G,8,b,1) 4.3, E,7,b
	Retail sales, minor					S			P	P	P	S		P	4.2,G,8,b,2) 4.3, E,7,b
	Retail sales, moderate								P	P	P	S		P	4.2,G,8,b,3) 4.3, E,7,b

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		A-1	A-2	R-R	R-1	R-2	R-3	R-4	C-1	C-2	L-I	H-I	R-D	P-D	Classifications & Additional Standards
Commercial															
Vehicle-Related	Fuel sales								S	P	P			P	4.2.G.9.a 4.3.E.8.a&b
	Large vehicles or equipment	S	S							P	P				4.2.G.9.b 4.3.E.8.a
	Parking facility								P	P	P			P	4.2.G.9.c 4.3.E.8.a&c
	Sales or rental								S	P	P			P	4.2.G.9.d 4.3.E.8.a&d
	Storage	S							S	S	P			P	4.2.G.9.e 4.3.E.8.a
	Vehicle establishment, major	S							S	P	P				4.2.G.9.f,1) 4.3.E.8.a&e
	Vehicle establishment, minor	S							P	P	S			P	4.2.G.9.f,2) 4.3.E.8.a
Visitor Accommodations	Bed & breakfast	S		S	S		P		P	S				P	4.2.G.10.a 4.3.E.9.a
	Short-term rental unit	*	*	*	*	*	*	*	*	*				*	4.2.G.10.b 4.3.E.9.b
	Campground/RV park	S								S			P	P	4.2.G.10.c 4.3.E.9.c
	Hotel						S		P	P				P	4.2.G.10.d 4.3.E.9.d
	Motel						S		S	P				P	4.2.G.10.d 4.3.E.9.e
Industrial															
Extractive Industry	Extractive Industry		P									S			4.2.H.1.a 4.3.F.1
Industrial Services	Industrial service, major	S									S	P			4.2.H.2.a,1) 4.3.F.2
	Industrial service, minor									S	P	P		P	4.2.H.2.a,2) 4.3.F.2
Manufacturing and Production	Manufacturing, major										S	P			4.2.H.3.a 4.3.F.3.a
	Manufacturing, moderate									S	P	P			4.2.H.3.b 4.3.F.3.b
	Manufacturing, minor	S							S	P	P	P			4.2.H.3.c 4.3.F.3.c
	Makers Space								P	S	S				4.2.H.3.d
Warehousing & Freight	Freight movement	S								P	P	P		P	4.2.H.4.a
	Self-storage	S							S	P	P			P	4.2.H.4.b 4.3.F.4.a
	Warehouse and distribution								S	S	P	P		P	4.2.H.4.c 4.3.F.4.b
Waste-Related	Composting/Recycling center		P								S	S			4.2.H.5.a 4.3.F.5.a
	Incinerator		P									S			4.2.H.5.b 4.3.F.5.b
	Landfill		P									S			4.2.H.5.c 4.3.F.5.c

4.2 Use Classifications

- A. Purpose.** This section is intended to provide a systematic framework for identifying, describing, categorizing, consolidating, and distinguishing land uses to determine how a specific land use activity, or combination of activities, is to be considered when applying the principal use table and other provisions in this Ordinance.
- B. Organization of Uses.** Section 4.2, Use Classifications, organizes principal uses by use classifications, use categories, and use types to provide a systematic basis for identifying, describing, categorizing, consolidating, and distinguishing land uses to determine whether a specific use is permitted in a particular zoning district.
1. Use Classifications. The use classifications identify and define broad classifications of land use and include agricultural, residential, institutional, commercial, and industrial uses. Use classifications are further broken down into a series of general "use categories" and specific "use types." **The definitions that follow in this section for the use types are in addition to the definitions found in Section 8 Definitions and Measurement.**
 2. Use Categories. The use categories describe the major sub-groups of the respective use classifications and are based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. For example, the Residential Use Classification is divided into the Individual Dwelling and Group Living use categories. Use categories are further broken down into a series of individual "use types".
 3. Use Types. The specific use types are included in the respective use category. They identify the specific principal uses that are considered to fall within characteristics identified in the use category. For example, duplexes, live/work dwellings, manufactured home parks, multi-family dwellings, quadplex dwellings, single-family attached dwellings, single-family detached dwellings, and triplex dwellings are use types in the Individual Dwelling Use Category.
- C. Developments with Multiple Principal Uses.** When all principal uses of a development fall within one use category, the entire development is assigned to that use category. When the principal uses of a development fall within different use categories, then each principal use is classified in the applicable use category and each use is subject to applicable regulations for that use category. Developments with multiple principal uses, such as shopping centers, shall incorporate only those use types allowed in the applicable zoning district.
- D. Agriculture Use Classification.**
1. **Agricultural Processing.** Agricultural Processing includes low-to-moderate intensity agricultural-related or supporting industries engaged in the preparation, storage, packaging, distribution, and marketing of agricultural products.
 - a. Agricultural packing and processing (non-animal). An agriculturally related use of land engaged in the preparation and packaging of agricultural products (including foodstuffs, medicines, fuel, or raw materials) for further off-site processing, use, or consumption.
 - b. Agricultural storage and distribution. A use of land engaged in the post-harvest retention and distribution of agricultural products including foodstuffs, seeds, harvest by-products, and raw materials for further processing. Such facilities may be above or below ground, and can also include facilities for loading, weighing, washing, or preparing commodities for transport.
 - c. Farm co-op facility. An agriculturally-related privately-owned commercial use engaged in the marketing of agricultural products produced for sale or cooperative purchase of goods for use on farms by two or more farmers.
 2. **Animal-Related Uses.** Uses related to the provision of medical services and treatment to animals (including pets, breeding stock, and livestock) including veterinary services, animal hospitals, breeding facilities, training facilities, and the boarding of animals related to the provision of these services.

- a. Animal boarding, including kennels. Animal boarding includes uses engaged in the daily and overnight care of animals, regardless of size. Accessory uses include grooming, health care, training, and limited forms of veterinary or medical care.
 - b. Animal Feeding Operation (AFO). AFO means a lot or facility, other than an aquatic animal production facility, where all of the following conditions are met: (1) Animals, other than aquatic animals, have been, are, or will be stabled or confined and fed or maintained for a total of forty-five (45) days or more in any twelve (12) month period. (2) Crops, vegetation, forage growth, or post-harvest residues are not sustained in the normal growing season over at least fifty percent (50%) of the lot or facility.
 - c. Equestrian Facility. A use including buildings and grounds engaged in accommodating, training, or providing care for horses, mules, donkeys, and other equids.
3. **Crop Production.** Uses engaged in the production and harvesting of foodstuffs, seeds, fuel, feed, and similar agricultural products.
- a. Aquaculture. Aquaculture is the breeding, rearing, and harvesting of plants and animals in all types of water environments including ponds, rivers, lakes, and man-made facilities such as tanks, cages, and raceways.
 - b. Horticulture. Horticulture is the cultivation of plants, including flowers, landscaping materials, medicinal plants, and ornamental plants in fields, greenhouses, or laboratories. Plants grown for the purposes of food, fuel, feed, or seeds is considered a row, field, or tree crop.
 - c. Row, field, and tree crops. An activity including the planting, tending, harvesting, and temporary storage of plants and plant materials for the purposes of food, fuel, feed, or seed purposes.
 - d. Silviculture. Uses related to growing and harvesting of trees, timber, or woody-stemmed plants for commercial use, typically conducted in accordance with a forestry or resource management plan.
 - e. Viticulture. Viticulture is the cultivation of grapes, berries, and other fruits primarily for the purposes of making wine. Such uses may include vineyards, shading structures, and storage and processing facilities. Facilities that process grapes, honey, or berries into wine are winery (Alcohol Production) uses, which may be included on-site or operated separately.
 - f. Apiary. Apiary (also known as a bee yard) is a place where beehives of honey bees are kept. Also this use may include incidental retail related to the honey (honey, candy, soaps etc.) provided the honey is produced by the apiary operator, manufacture and sale of beekeeping supplies, equipment and other uses related to apiary agritourism and education.
4. **High Intensity Agriculture.** Uses engaged in high intensity and potentially intrusive activities related to the on-site care, feeding, breeding, and processing of animals for livestock purposes, including but not limited to cattle, chickens, pigs, goats, sheep, turkeys, geese, and ducks.
- a. Concentrated Animal Feeding Operation (CAFO). A CAFO is an animal feeding operation that confines animals for more than 45 days during a growing season in an area that does not produce vegetation, and that includes the minimum number of animals specified in 327 IAC 15-16. Similar operations with fewer animals are considered to be a confined feeding operation (CFO). Establishment of a CAFO requires approval from IDEM as well as compliance with the standards in this Ordinance.
 - b. Confined feeding operation (CFO). A CFO is an animal feeding operation engaged in raising of animals for food, fur or recreation in lots, pens, ponds, sheds or buildings, where they are confined, fed and maintained for at least 45 days during any year, and where there is no ground cover or vegetation present over at least half of the animals' confinement area. A CFO is an operation with 300 or more cattle, 600 or more swine or sheep, 30,000 or more poultry, or 500 horses in confinement. Animal operations with fewer animals are considered to be AFO uses. Establishment of a CFO requires approval from IDEM as well as compliance with the standards in this Ordinance.
 - c. Packing and processing animal products. A commercial establishment engaged in the

- slaughter of cattle and other livestock and processing of carcasses for wholesale or retail sale. The use may also include further processing and packaging of meat, meat products, and by products also for retail or wholesale sale.
5. **Product Sales.** Uses involved in retail and wholesale sales of products and services that are directly or indirectly related to agriculture.
 - a. **Farm equipment sales & service.** An establishment for the sale, rental, and/or service of equipment normally or routinely used on farms and in gardens, and related parts, tools and accessories, but not non-farm equipment or materials. The use may also offer on-site or off-site equipment repair services and temporary storage of products for sale or delivery.
 - b. **Farm supply sales.** A use engaged in the retail or wholesale sale of supplies such as feed, fertilizer, seed, chemicals, and other products intended specifically for use on farms or in gardens.
 - c. **Farmers' market.** A use that includes the sale of horticulture or agriculture products, including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees and greens, fresh produce, honey, cider, and similar agriculture products.
 - d. **Pick-your-own establishments.** A commercial enterprise in which agriculture products produced on a site are marketed and sold directly to consumers without an intermediate wholesaler or distributor, other than a farm co-op organization. Uses can also include a "farm share" arrangement under which periodic delivery of farm products is made for a subscription fee.
 - e. **Agritourism.** An activity at an agricultural, horticultural, or agribusiness operation where the general public is allowed or invited to participate in, view, or enjoy the activities for recreational, entertainment, or educational purposes, including farming, ranching, historic and cultural agricultural activities or natural resource based activities and attractions, including hunting, fishing, hiking, and trail riding
 6. **Urban Agriculture.** Uses involved in the production and harvesting of foodstuffs, seeds, and similar agricultural products within established settlements and generally at a less land-intensive scale than required for crop-production uses.
 - a. **Community garden.** A neighborhood-based, non-commercial development with the primary purpose of providing space for members of the community to grow plants for beautification, education, recreation, community distribution, or personal use. These developments are non-profit; managed by public or civic entities, nonprofit organizations, or other community groups; and volunteer-operated, although operation may involve paid staff of municipal or nonprofit organizations.
 - b. **Urban Farm.** A commercial development dedicated to growing plant products, along with related tasks (washing, packaging, and storing), for wholesale or retail sales, situated within a town, village, or the developed area immediately adjacent to the boundary of a town or village.
 - 1) **Indoor.** All activities occur within completely enclosed buildings; operations include greenhouses, vertical farming, hydroponics, aquaponics, and aquaculture.
 - 2) **Outdoor.** Activities occur in unenclosed or partially enclosed structures, including growing beds and fields, hoophouses, orchards, or indoor-type uses adapted to outdoor production. May include indoor operations along with outdoor operations.

E. Residential Use Classification.

1. **Group Living.** Group Living includes use types that provide for the residential occupancy of a building by a group. Tenancy is arranged on a monthly or longer basis. Generally, group living development has a common eating area for residents. The residents may receive care, training, or treatment. Accessory uses may include recreational facilities, dining facilities, and parking of vehicles for occupants and staff.
 - a. **Assisted living.** A residential facility with support and supervisory personnel for the elderly that provide rooms, meals, personal care, and supervision of self-administered medication. They may provide other services such as recreational and social activities.

financial services, transportation, laundry, and other services appropriate for the residents and designed to provide a relatively independent lifestyle. Examples include congregate care and rest homes.

- b. Continuing care retirement community. (CCRC) A CCRC is a retirement community configured as a single unified campus that includes independent living dwellings, assisted living facilities, and skilled nursing facilities that are owned and operated by a private company that provides a continuum of care to residents of the community. A CCRC may include on-site dining, medical care, and recreation and social facilities in addition to guest lodging and employee housing.
 - c. Group home. A facility that houses not more than ten children that are either in need of service under Indiana Code 31-34-1 or who have committed a delinquent act under Indiana Code 31-37-2-2, Indiana Code 31-37-2-3, or Indiana Code 31-37-2-5. Group homes are not subject to covenants, deeds or other instruments pertaining to the transfer, sale, lease, or use of property and they may not be prohibited on the grounds that they are a business, the persons living in a group home are not related, or for any other reason. All group homes must be licensed by the state and abide by Indiana Code 12-174-5.
 - d. Nursing home. A nursing home, convalescent home, skilled nursing facility (SNF), care home, rest home or intermediate care facility. This facility provides a type of residential care. It is a place of residence for people who require, as determined by a local hospital social worker, their primary physician and their nursing facility provider, continual nursing care and have significant difficulty coping with the required activities of daily living. Nursing aides and skilled nurses are usually available 24 hours a day, and most are large congregate care facilities with government funding. These facilities are supplemental or competing classes to home care, home health, community services-non-facility and home and community-based Medicaid waiver services. This does not include the home or residence of any individual who cares for or maintains only persons related to him or her by blood or marriage.
 - e. Rooming house. A dwelling that provides rental accommodations to tenants in up to 5 individual rooms for periods of one week or longer. The dwelling is accessed by a shared entry with a common kitchen. Meals may be provided to the tenants.
2. **Individual Dwelling.** Individual dwelling uses includes use types that provide for the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis. Accessory uses commonly associated with household living are recreational activities, raising of pets, hobbies, and parking of the occupants' vehicles.
- a. Duplex. A single structure comprised of two dwelling units that share common vertical walls or horizontal floors/ceilings. Both dwelling units are on the same lot.
 - b. Live/work dwelling. A structure or portion of a structure combining a dwelling unit with an integrated nonresidential work space typically used by one or more of the residents. The nonresidential work space is found on the building's ground floor.
 - c. Manufactured home park. A parcel of land containing two or more dwelling sites (whether owned in fee simple or as leaseholds), with required improvements and utilities, that are leased for the long term placement of manufactured or mobile homes, and shall include any street used or intended for use as part of the community. It may also include accessory structures incidental to the operation of the community such as a laundry facility, playground, pool, office, storage, or maintenance building. The use does not involve the sales of dwellings that are parked for inspection or maintained in an off-site location.
 - d. Manufactured home. A transportable dwelling unit which is a minimum of eight feet in width and which is set on a concrete pad or tied down, with wheels, axles, and towing chassis remaining intact, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical system contained therein, and which was manufactured either: Prior to June 15, 1976 and bears a seal attached under Indiana Public Law 135, 1971, certifying that it was built in compliance with the standards established by the Indiana Administrative Building Council, or subsequent to or on June 15, 1976 and bears a seal, certifying that it was built in compliance with the Federal Mobile Home Construction and Safety Standards (1974 U.S.C. 5401 *et seq.*)

- 1) Type-A Conforming Manufactured Home. A manufactured home, as defined above, that complies with the following specifications:
 - a) Shall have been constructed on or after 1 January of the year that includes the date 20 years prior to the date of permanent installation and must have or exceed 950 square feet of occupied space per I.C. 36-7-4-1106(d).
 - b) Shall be attached to a permanent foundation of masonry construction and have a permanent perimeter enclosure constructed in accordance with the One- and Two-Family Dwelling Code.
 - c) Shall have wheels, axles, and towing chassis removed.

A Type-A Conforming Manufactured Home shall be treated as a Single-Family Detached Dwelling for purposes of this ordinance.

- 2) Type-B Conforming Manufactured Home. A manufactured home, as defined above, meeting all of the requirements of a Type-A Conforming Manufactured Home, except that it shall have been constructed after 1 January 1981 but before 1 January of the year that includes the date 20 years prior to the date of permanent installation
- 3) Type-C Conforming Manufactured Home. A manufactured home, as defined above, meeting all of the requirements of a Type-A Conforming Manufactured Home, except that it has fewer than 950 square feet of occupied space and no square-footage minimum.
- 4) Mobile Home. Any manufactured home, as defined above, that does not meet the requirements of any Conforming Manufactured Home use, as defined above.
- e. Multi-family dwelling. A dwelling comprised of more than four dwelling units that share common vertical walls or horizontal floors/ceilings (or both) that are not on individual lots. Examples include apartments and condominiums.
 - 1) Small. Comprising no fewer than five and no more than 16 units.
 - 2) Medium. Comprising no fewer than 17 and no more than 28 units.
 - 3) Large. Comprising no fewer than 29 units.
- f. Quadplex dwelling. A type of residential structure that includes four individual dwelling units located on one lot or configured so that each unit is on its own individual lot.
- g. Single-family attached dwelling. A dwelling containing more than four dwelling units that is physically attached to one or more dwelling units, each on its own lot. Individual lots may or may not be surrounded by a larger tract that incorporates shared parking, recreation features, or access. The larger tract may or may not be owned in common by the landowners of individual lots. Examples include townhouses, patio homes, and row houses.
- h. Single-family detached dwelling. A dwelling containing one dwelling unit that is occupied by one family and that is not physically attached to any other principal structure on an individual lot. For regulatory purposes, this term does not include some manufactured dwellings, any recreational vehicles, or any other forms of temporary or portable housing. A Type-A conforming manufactured home is treated similar to a single-family detached dwelling.
- i. Triplex dwelling. A type of residential structure that includes three individual dwelling units located on one lot or configured so that each unit is on its own individual lot.
- j. Cottage home. A type of residential structure that is intended for single-family detached use, but does not carry a minimum square footage. This type of housing is designed to accommodate smaller footprint homes, guest homes, and vacation cottages.

F. Institutional Use Category.

1. **Civic.** The Civic Use Category includes use types of a public, nonprofit, or charitable nature that provide a local service to people of the community in a variety of facilities. Uses include meeting areas for civic or fraternal club activities, as well as indoor facilities used primarily for business or professional conferences, seminars, and training programs. Generally, such

uses are open to or provide services to members of the general public. This includes, but is not limited to, assembly facilities, public safety facilities, community and cultural facilities. Accessory uses may include parking, training facilities, kitchens/cafeterias, recreation areas, offices, meeting rooms, storage, food sales or consumption.

- a. Assembly. A facility for assembly, including buildings that primarily provide meeting areas for civic, fraternal, business or professional organizations for conferences, seminars, recreation, training programs, sports, or entertainment. Examples include private clubs or lodges, YMCA, YWCA, swim and tennis club, country club, boys and girls club, meeting facilities, auditoriums, banquet halls, dinner theaters, convention centers, amphitheaters, stadiums, coliseums, and conference centers.
 - 1) Major. An assembly use with more than 15,000 square feet of gross floor area.
 - 2) Minor. An assembly use with no more than 15,000 square feet of gross floor area.
 - b. Cemetery. Uses intended for the burial of the dead and dedicated for cemetery purposes. The use shall include a mausoleum, columbarium, or chapel along with accessory storage and equipment area. A cemetery use shall not include a crematory or mortuary.
 - c. Cultural facility. A use that provides education, training, or resources of a public, nonprofit, or charitable nature. Examples include community centers, libraries, art galleries, and museums. Accessory uses may include offices, meeting rooms, food preparation, parking, health, and therapy areas.
 - d. Government facility. A facility that provides for the general operations and functions of local, state, or federal governments. Examples include government operations or maintenance facilities, school administration offices, and government offices. Accessory uses may include maintenance, storage (indoor and outdoor), fueling facilities, auditoriums, communications equipment, and parking areas.
 - e. Nature preserve. An area of land and/or water that is reserved or preserved and protected for wildlife, flora, fauna or features of geological or other special interest. They may include walking paths, viewing areas, seating, and research facilities.
 - f. Public recreation facility. A facility that provides recreation services to the general public. Examples include recreation centers, senior centers, community centers, parks and gardens, and publicly owned golf courses.
 - g. Public safety facility. A facility that provides public safety services to the general public. Examples include fire stations, police stations, EMS stations, and governmental training facilities such as an outdoor shooting range or fire training facility. Accessory uses may include offices, teaching rooms, meeting areas, food preparation and consumption areas, sleeping quarters, communications equipment, storage, parking, and maintenance facilities.
 - h. Day care center (child/adult). A residential facility that provides child or adult care on a twenty-four (24) hour basis for more than ten children; or a residential facility with a capacity of not more than ten children that does not meet the residential structure requirements of a group home; or that operates under a license issued under Indiana Code 12-17.4; or that provides for delivery of mental health services that are appropriate to the needs of the individual; and complies with the rules adopted under Indiana Code 4-22-2 by the Division of Family and Children. A day care does not include detention facilities.
2. **Education.** The Education Use Category includes use types that provide for all levels of education. Examples include elementary, secondary, post-secondary, technical, and specialized instructional schools.
- a. College or university. A public or private institution for post-secondary education offering courses in general or technical education, which operates within buildings on land owned or leased by the institution for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student and faculty centers, athletic facilities, dormitories, fraternities and sororities, residential units, and other facilities which further the educational mission of the institution in a campus setting. In no event shall this definition prohibit a college or university from engaging in an activity historically conducted by the institution.

- b. Other post-secondary educational facility. A post-secondary school other than a college or university that provides on-site training for business, commercial, and/or trade skills such as accounting, data processing, automobile repair, construction skills, and computer repair. This use type includes satellite classrooms for larger colleges and universities.
 - c. School. An educational institution that provides elementary or secondary education. Accessory uses may include offices, play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care.
3. Health Care. The Health Care Use Category includes use types that provide medical or surgical care and treatment to patients as well as laboratory services. Accessory uses may include offices, laboratories, laundry facilities, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities, housing for staff or trainees, and limited accommodations for family members.
 - a. Medical Care Office . An outpatient facility where patients are admitted for examination and treatment by one or more physicians, dentists, opticians, psychiatrists, or psychologists. Patients receive outpatient care only, which may be provided overnight (as in the case of sleep disorder centers). Accessory uses may include sleeping rooms for care workers and members of patient's families.
 - b. Hospital. A hospital with highly specialized personnel, equipment, procedures, or facilities for the treatment of unique conditions, patients, or specific ailments. Examples include psychiatric hospitals, hospitals for children, hospitals that specialize in cancer care, or hospitals that focus on treating particular conditions such as burns.
4. Religious Institution. The Religious Institutions Use Category includes use types that provide meeting areas for religious activities. Accessory uses may include kitchens/cafeterias, recreation areas, offices, meeting rooms, and parking.
 - a. Religious institution (place of worship). A place in which worship, ceremonies, rituals, and education are held, together with accessory uses (including locations used for education and recreation activities), operated and maintained under the direction of the religious group. Examples include churches, mosques, synagogues, and temples. Accessory uses may include parking, caretaker's housing, pastor's housing, day care, and group living facilities for persons associated with the religious organization, such as convents.
5. **Transportation.** The transportation use category includes use types that provide for the landing and takeoff of airplanes and helicopters, and passenger terminals for surface transportation. Accessory uses may include freight handling areas, concessions, offices, parking, maintenance, and fueling facilities.
 - a. Airport (commercial or private). A facility that provides for the landing and take-off of aircraft, including helicopters, and all necessary facilities for the housing, maintenance, and repair of aircraft.
 - b. Park and ride facility. A facility that provides mass transportation service from a parking lot.
 - c. Passenger terminal, surface transportation. A facility where the principal use is the handling, receiving, transfer, and discharging of passengers of various modes of surface transportation. Examples include terminals for bus, trolley, railroad, shuttle van, or other similar vehicular services.
 - d. Taxi or limousine service facility. A facility that provides transportation service via a taxi, limousine, or shuttle, and includes storage and maintenance of vehicles.
6. **Utilities.** The Utilities Use Category includes both major and minor utilities as well as wireless telecommunications facilities and wind energy conversion systems. Major utilities are infrastructure services that provide regional or community-wide service. Minor utilities are neighborhood or subdivision infrastructure services that need to be located in or near the neighborhood or subdivision where the service is provided. Communication or broadcasting facilities and wireless telecommunication facilities are also types of utilities. Services may be publicly or privately provided. Accessory uses may include offices, parking, monitoring, storage areas, or data transmission equipment.

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- a. Commercial solar energy system. An industrial-scale group or series of photo-voltaic (or solar) panels placed to convert solar radiation into usable direct current electricity and provide that electricity to the larger electrical network. Refer to Chapters 7 and 8 of this ordinance, "Wind Energy Convergence and Solar Energy Systems" and "Definitions", for detailed definitions and descriptions, policies and procedures, regulations and requirements, and expectations.
- b. Utility facility. All facilities and equipment related to the provision, distribution, collection, transmission, or disposal of water, stormwater, sanitary sewage, natural gas, electricity, cable television, telephones, and wired telecommunications.
 - 1) Utility facility, major - A utility providing regional or community-wide service that normally entails the construction of new buildings or structures. Examples include wastewater treatment plants, potable water treatment plants, electrical generation plants, utility equipment, and storage yards.
 - 2) Utility facility, minor - A utility providing a localized service or network function that is small in scale and impact. Examples include natural gas border stations, utility substations, water towers, water and sewage pump stations, stormwater management facilities, and telephone exchanges.
- c. Wireless telecommunication facility - A facility engaged in the transmission or reception of wireless communications signals consisting of digital or analog voice and data information. Wireless telecommunications facilities include free-standing towers, antenna, and ground-based equipment. Antenna may also be placed on buildings and other structures such as water towers, electrical transmission towers, church steeples, and other vertical projections. Accessory uses typically include equipment buildings and parking areas.
 - 1) Wireless telecommunication facility, major. A structure erected on the ground and used primarily for the support of antennas for wireless telephone, and similar communication purposes and utilized by commercial, governmental, or other public or quasi-public users. The term includes microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. The term does not include private home use of satellite dishes and television antennas, or amateur radio operators as licensed by the FCC.
 - 2) Wireless telecommunication facility, minor - The collocation of wireless telecommunications equipment on an existing tower, building, or other vertical projection, provided the addition of the equipment does not increase the structure's overall height by more than 20 feet. Also included are freestanding towers for telecommunications equipment that are designed or configured to be concealed or not appear as a traditional wireless telecommunications facility.
- d. Wind Energy Conversion Systems (WECS). Pursuant to their absence in the table of permitted uses and Section 7.1.D.2. of this ordinance, commercial WECS, as defined in Section 8 of this ordinance, are prohibited. Micro and non-commercial WECS are facilities that convert wind power into electrical energy and primarily provide this power for localized consumption.

G. Commercial Use Classification

1. **Adult Uses.** The Adult Use Category includes use types that sell, distribute, or present material or feature performances or other activities that emphasize the depiction or display of specified sexual activities or specified anatomical areas.
 - a. Sexually oriented business. A commercial establishment involved in the provision of services, entertainment, or retail sales of goods intended solely for consumption by persons over the age of 18, including sexually oriented bookstores, retail, or entertainment, or any combination of the foregoing. Generally speaking, sexually-oriented bookstores maintain ten percent or more of their stock in adult-oriented material while sexually-oriented businesses maintain 25 percent or more of their stock in adult-oriented material.
2. **Animal Care.** The Animal Care Use Category is characterized by use types related to the provision of medical services and treatment to animals, including veterinary services, animal hospitals, and the boarding of animals related to the provision of these services.

a. Animal care. A facility for the provision of medical services and treatment to animals, including veterinary services, animal hospitals, and the boarding of animals related to the provision of these services. Examples include animal shelters, kennels, grooming facilities, animal hospitals, veterinary offices, and veterinary clinics.

1) Major. Animal care uses that include outdoor kennels, runs, or exercise areas.

2) Minor. Animal care uses that do not include outdoor kennels, runs, or exercise areas.

3. Eating Establishments. The Eating Establishments Use Category includes use types that prepare and sell food and beverages for immediate or direct on- or off-premise consumption. Examples include restaurants (including brewpubs) with indoor and outdoor seating, bars or nightclubs, restaurants with drive-through service, specialty eating establishments (ice cream parlors, bakery shops, dessert shops, juice or coffee houses). Accessory uses may include bars or cocktail lounges associated with the establishment, decks and patios for outdoor seating, drive-through facilities, facilities for live entertainment or dancing, customer and employee parking areas, and valet parking facilities.

a. Bar or nightclub. An establishment primarily devoted to the sale of alcoholic beverages for on-site consumption, where the sale of food is incidental. Activities may include dancing or other forms of entertainment (including live performances that are not considered adult entertainment uses) such as billiard tables, darts, and karaoke.

b. Coffee shop. An establishment engaged primarily in the retail sale of coffee, tea, and other brewed non-alcoholic beverages. Food and in-home brewing equipment and supplies may also be sold at retail. Seating and entertainment uses are allowed as accessory uses.

c. Brewpub. An establishment that combines dine-in restaurant service with on-site micro-level production of beer (or wine or alcoholic spirits).

d. Food production. A commercial establishment engaged in the production of food or food products primarily for off-site consumption. Examples include bakeries, butchers, catering establishments, and kitchen facilities devoted to the bulk preparation of meals for cooking in an alternative location.

e. Microbrewery/brewpub/micro-distillery/micro-winery. An establishment engaged in the production and packaging of malt beverages or wine for distribution, retail, or wholesale both on and off-premise. A microbrewery is a facility that produces less than 15,000 barrels of beer per year and sells the majority of the beer it produces for off-site resale and consumption. A micro-winery produces less than 100,000 gallons of wine per year. A micro-distillery produces less than 15,000 gallons of alcoholic spirits per year. Accessory uses may include a taproom, seating areas, ancillary sales of related merchandise, event space, and warehouse space for stored product.

f. Alcohol production facility. An establish engaged in the production and packaging of alcoholic beverages for distribution, retail, and wholesale both on and off-premise. A brewery produces 15,000 or more barrels of beer per year and sells the bulk of its product for off-site resale and consumption. A winery produces 100,000 gallons of wine or more per year, primarily for off-site re-sale and consumption. A distillery produces 15,000 or more gallons of spirits per year, mostly for off-site re-sale and consumption. Accessory uses may include a taproom, seating areas, ancillary sales of related merchandise, event space, and warehouse space for stored product.

g. Restaurant, dine-in. An establishment whose function or purpose is the selling of food in a ready-to-consume state, in individual servings, in which the customer consumes these foods while seated at tables or counters located in or immediately adjacent to the building in which the use is located.

h. Restaurant, take-out. An establishment engaged in the preparation of foods and drinks intended for off-site consumption.

i. Restaurant with drive-through. An establishment that prepares and sells food and beverages for immediate or direct on- or off-premise consumption that includes the ability to order, pay for, and collect food without leaving a private vehicle.

4. **Offices.** The Office Use Category includes use types that provide for activities that are conducted in an office setting and generally focus on business, professional, or financial services. Examples include offices for conducting the affairs of a general business establishment, financial services or sales of real estate or other personal property, investment banking, stock brokerage, investment services, real estate sales, offices for lawyers, accountants, engineers, architects, planners, and similar professions. Accessory uses may include cafeterias, day care facilities, recreational or fitness facilities, parking, or other amenities primarily for the use of employees in the office.
 - a. Flex Tenant Space. An office that include indoor or outdoor storage of equipment, raw materials, finished products for sale off-site, or incidental fabrication or assembly of products.
 - b. Professional, General. A room or suite of rooms or building used for conducting the affairs of a business, profession, service industry or government.
5. **Outdoor Advertising.** The Outdoor Advertising Use Category includes uses engaged in advertising goods or services provided primarily in off-site locations.
 - a. Outdoor advertising. The placement of advertisements or bills advertising goods, services, or messages.
6. **Personal Services.** The Personal Service Use Category is characterized by use types related to the provision of services or product repair for consumers.
 - a. Funeral home/mortuary/crematory. An establishment providing human funeral services, embalming, and memorial services. Crematories are accessory uses to a funeral home.
 - b. Lawn care/landscaping. An establishment engaged in the provision of lawn care, maintenance, and landscaping services to residential and commercial clients in off-site areas. Accessory uses include equipment and materials storage areas.
 - c. Personal service. An establishment meeting frequent or recurrent service needs of a personal nature, including the repair of small personal items such as shoes, watches, jewelry, and clothing. Examples include laundromats, massage therapy and day spas, laundry and dry-cleaning pick-up and drop-off establishments, banks, savings and loans, credit unions, photography studios, mailing or packaging services, photocopy services, screen printer, barber/beauty shops, and tanning and nail salons.
 - 1) Major. A personal services establishment with more than 4,000 square feet of gross floor area.
 - 2) Minor. A personal services establishment with no more than 4,000 square feet of gross floor area.
 - d. Repair establishment. An establishment engaged in the provision of repair services of durable consumer and households goods, computers, yard equipment, lawn mowers, lamps, and small household appliances.
7. **Recreation.**
 - a. Golf course/driving range. A commercial establishment including tract of land laid out with at least nine holes and/or a designated area intended solely for the repeated practice of driving or putting swings. The use is improved with tees, greens, fairways, and hazards. It may also include a clubhouse (with or without eating facilities), shelters, maintenance facilities, an irrigation system, and outdoor storage of materials and equipment.
 - b. Indoor. A private indoor (entirely within an enclosed structure) use providing for sport and recreation activities that are operated or carried on primarily for financial gain. Examples of indoor commercial recreation uses include, but are not limited to, fitness centers, bowling alleys, dance halls, skating rinks, theaters, arcades, indoor commercial swimming pools, and racquet and tennis club facilities (indoor).
 - c. Intensive. Private indoor or outdoor recreation facilities engaged in activities that produce loud noise, bright light, traffic, or that include potentially dangerous operations such as archery or the discharge of firearms. Examples include shooting or archery ranges, theme parks, go-cart facilities, racetracks, and paintball facilities.

- d. **Outdoor.** A private outdoor use providing facilities for sport activities, which is operated or carried on primarily for financial gain, outdoors. Examples of outdoor commercial recreation uses include, but are not limited to, miniature golf facilities, outdoor commercial tourist attractions, ropes courses, and skateboard or BMX parks.
- e. **Recreation sales.** A commercial enterprise engaged in the retail or wholesale sale of sporting equipment, recreation-related supplies or materials, or the provision of training or lessons. Recreation sales do not include the sales of motorcycles, snowmobiles, boats, recreational vehicles, or trailers for these kinds of devices.
8. **Retail Sales.** The Retail Sales Use Category includes use types involved in the sale, lease, or rent of new or used products to the general public. Accessory uses may include offices, storage of goods, limited assembly, processing, or repackaging of goods for on-site sale, concessions, ATM machines, outdoor display/sales areas, and parking. Use types within this use category are categorized based on their intensity, scale, and function.
- a. **Bulky item sales.** An establishment engaged in the retail sale and display of large or bulky consumer goods for sale, including but not limited to truck camper tops, bed liners, prefabricated outdoor buildings, play equipment, portable storage containers, or hot tubs.
- b. **Retail sales.** An establishment that sells goods directly to the consumer, where such goods are available for immediate purchase and removal by the purchaser. Examples include stores selling, leasing, or renting consumer, home, and business goods, whether new or used, including art and art supply stores, audio/video stores, bicycle sales, book stores, clothing stores, convenience stores, department stores, dry good sales, electronic equipment stores, fabric shops, furniture stores, florist shops, garden supply centers, gift shops, grocery stores, hardware stores, stores that sell household products, jewelry stores, office supply stores, pet and pet supply stores, and pharmacies. Accessory uses may include storage of products for sale, offices, concessions, seating areas, areas for testing of products prior to purchase, and provision of product-related service or repair.
- 1) **Major.** A retail sales establishment with more than 35,000 square feet of gross floor area on the ground floor for a single tenant, or more than 70,000 square feet on the ground floor serving multiple tenants, including outparcels.
 - 2) **Minor.** A retail sales establishment with less than 15,000 square feet of gross floor area.
 - 3) **Moderate.** A retail sales establishment with between 15,000 and 35,000 square feet of gross floor area.
9. **Vehicle-Related.** Includes use types involving the direct sale; rental; storage; and servicing of automobiles, trucks, boats, motorcycles, recreational vehicles, and other consumer motor vehicles intended to transport persons or goods over land or water or through the air, whether for recreation, commerce, or personal transport. Accessory uses may include offices, sales of parts, maintenance facilities, parking, outdoor display, and vehicle storage.
- a. **Fuel sales.** Buildings and premises where gasoline, oils and greases, and automobile accessories may be supplied and dispensed at retail (or in connection with a private operation where the general public is excluded from use of facilities). Permissible uses exclude major mechanical and body work, straightening of body parts, painting, welding, storage of inoperable automobiles, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in fuel sales establishments.
- b. **Large vehicles or equipment.** An establishment engaged in the display, sale, leasing, servicing, or rental of heavy equipment of 12,000 or more pounds gross vehicular weight (GVW). The use may also consist of a vehicle or series of vehicles that service or repair heavy equipment on-site.
- c. **Parking facility.** A parking lot or structure on a site or portion of a site dedicated to vehicular ingress and egress, off-street parking, parking aisles, internal travel ways, fire lanes, and other areas dedicated to vehicular use, but not necessarily including vehicular storage areas. This definition includes parking garages and deck parking.

- d. Sales and rental. Establishments primarily engaged in the sales, leasing, or short-term rental of new or used passenger vehicles. Parts sales and service may be incorporated into such establishments, as well as financing.
- e. Storage. A use, whether indoor or outdoor, devoted solely to the storage of operable motor vehicles. Such uses may include cleaning and minor maintenance facilities as accessory uses.
- f. Vehicle establishment. Uses involving the servicing of motorized vehicles.
 - 1) Major. Establishments that are primarily engaged in towing, and major repair such as transmission, engine repair, and bodywork and repainting.
 - 2) Minor. Establishments that are primarily engaged in washing cars, tire sales, and minor repair such as diagnostic work, lubricating, wheel alignment and inspections, but no vehicle sales or rental.

10. Visitor Accommodations. The Visitor Accommodations Use Category includes use types that provide lodging units or space for short-term stays for rent, lease, or interval occupancy. Accessory uses may include pools and other recreational facilities, limited storage, restaurants, bars, supporting commercial, meeting facilities, offices, and parking.

- a. Bed & breakfast. A private residence, typically a single-family detached structure engaged in the renting of one or more rooms on a daily basis to tourists, vacationers, or business people where the provision of meals is limited to guests only.
- b. Short-term rental unit. A private residence, either owner-occupied or vacant when not employed for this use, and typically a single-family detached structure, engaged in renting one or more rooms on a daily basis or longer to tourists, vacationers, or business travelers; similar to the bed & breakfast use, but without the provision of meals and subject to particular use standards unique to the use. Rentals generally take place through AirBnB, VRBO, or similar online/app-based venues.
- c. Campgrounds/RV park. Any area, place, parcel or tract of land on which two or more campsites are occupied or intended for occupancy or facilities established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of campsites and facilities is granted gratuitously, or by rental fee, lease or conditional sale, or by covenants, restrictions and easements. Campground does not include a summer camp, migrant labor camp, park for manufactured homes, or a storage area for unoccupied camping units.
- d. Hotel. A building or group of buildings in which sleeping accommodations are offered to the public and intended for temporary occupancy on an overnight or short term basis. Access to individual sleeping rooms is through a shared common entrance located adjacent to a front desk that is staffed 24 hours a day. Accessory uses may include restaurants, bars, offices, and on-site recreational facilities. Some rooms may include in-room kitchen, dining, and laundry facilities.
- e. Motel. A building or group of buildings in which sleeping accommodations are offered to the public and intended for temporary occupancy on an overnight or short term basis. Access to individual sleeping rooms may take place directly from outdoor parking areas, shared outdoor access-ways.

H. Industrial Use Classification

- 1. **Extractive Industry.** The Extractive Industry Use Category includes use types involving the extraction, removal, or basic processing of minerals, liquids, gases, or other natural resources as prescribed within IC 36-7-4-1103. Such uses also include quarrying, well operation, drilling, mining, or other procedures typically done at an extraction site. Accessory uses may include offices, limited wholesale sales, security or caretakers quarters, outdoor storage, and maintenance facilities. Examples include quarries, borrow pits, mining, and sand and gravel operations.
 - a. Extractive industry. A use involving the extraction, removal, or basic processing of minerals, liquids, gases, or other natural resources.

2. **Industrial Services.** The Industrial Service Use Category includes use types involving the repair or servicing of industrial, business, or consumer machinery equipment, products, or byproducts. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Examples include machine shops; tool repair; heavy equipment servicing and repair; and general industrial service uses. Accessory uses may include limited retail or wholesale sales, offices, parking, warehousing, and outdoor storage.
- a. Industrial service - Establishments engaged in the repair or servicing of agriculture, industrial, business, or consumer machinery, equipment, products, or by-products. Few customers, especially the general public, come to the site.
 - 1) Major - Uses that include, but are not limited to, heavy equipment sales, rental, or storage; heavy equipment servicing and repair; building, heating, plumbing, or electrical contractors; fuel oil or bottled gas distributors; septic tank services; and well drilling.
 - 2) Minor - Uses that include, but are not limited to tool repair, electric motor repair; repair of scientific or professional instruments; and laundry, dry-cleaning, and carpet cleaning plants, that typically are, or can be, contained within an enclosed building.
3. **Manufacturing and Production.** The Manufacturing and Production Use Category includes use types involving the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. This use category also includes custom industries (establishments primarily engaged in the on-site production of goods by use of hand tools and small-scale equipment). Goods are generally not displayed or sold on site, but if so, such sales are a subordinate part of total sales. Relatively few customers come to the manufacturing site. Accessory uses may include retail or wholesale sales, offices, cafeterias, parking, employee recreation facilities, warehouses, storage yards, repair facilities, truck fleets, fueling facilities, security and caretaker's quarters.
- a. Manufacturing, major - Uses that tend to require large amounts of bulk or unrefined materials which are typically processed and stored outdoors on the site. These uses require a significant amount of energy for the processing of raw materials, and are likely to generate significant noise, vibration, dust, glare, heat, odor, smoke, truck traffic, in the immediate vicinity of the use. Examples include manufacturing and assembly of machinery; manufacturing of petroleum or petroleum-related products; rubber and plastics manufacturing; and adhesives, coatings, or paint manufacturing.
 - b. Manufacturing, moderate - Uses that primarily involve indoor processing or assembly of finished or partially finished goods, but may require large stockpiles of raw material and involve moderate outdoor use likely to generate moderate noise, vibration, dust, glare, heat, odor, smoke, truck traffic, or any or all of the above.. Moderate manufacturing examples include uses otherwise classified as minor manufacturing, but with larger traffic volume, larger production volume, or both; uses otherwise classified as major manufacturing that require minimal or no outdoor processing and storage, lower traffic volume, lower production volume, or any or all of these; and specific examples such as metal fabrication, die casting, production of mid-sized and larger electronics and appliances, and similar types of uses.
 - c. Manufacturing, minor - Uses that involve indoor processing or assembly of finished or partially finished goods and do not require large stockpiles of raw material. Processing and storage activities take place within enclosed buildings, which limit the creation of noise, vibration, dust, glare, heat, odor, and smoke. Minor manufacturing examples include production or repair of small electronic parts and equipment; sewing or assembly of textiles into consumer products; computer and electronics assembly; furniture assembly; and the assembly of pre-fabricated parts.
 - d. Makers Space - Makers spaces are geographic areas where institutions and companies cluster and connect with start-ups, artists and creatives, business incubators and accelerators. Such areas are flexible by design and encourage live-work.

4. **Warehousing & Freight.** The Warehouse and Freight Use Category includes use types involving the storage or movement of goods for themselves or other firms or businesses. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Examples include separate storage warehouses (used for storage by retail stores such as furniture and appliance stores); distribution warehouses; cold storage plants; and self-service storage. Accessory uses may include offices, truck fleet parking, outdoor storage, and maintenance areas.
 - a. Freight movement. Uses involved in the short-term storage and movement of goods for individuals or businesses. Goods are generally delivered to other firms or the final consumer. Accessory uses may include offices, truck parking, outdoor storage, maintenance areas, and security facilities.
 - b. Self-storage. A storage building or buildings divided into sections or compartments for the storage of business or personal items on a temporary or long-term basis only.
 - c. Warehouse and distribution. A use engaged in the temporary or long-term storage and distribution of manufactured products, supplies, products for sale or resale, equipment, or personal goods. Accessory uses may include offices and service operations.
5. **Waste-Related.** The Waste-Related Use Category includes use types that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, or uses that manufacture or produce goods or energy from the composting of organic material or processing of scrap or waste material. Examples include recycling centers, salvage and junk yards, transfer stations, major and minor landfills. Accessory uses may include offices, outdoor storage, recycling of materials, and repackaging and trans-shipment of by-products.
 - a. Composting/recycling center. A facility used for collection and processing of recyclable materials. Processing means the preparation of materials for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, sorting, shredding, and cleaning. Also includes uses where solid wastes are composted using composting technology. Accessory uses may include offices and repackaging and transshipment of by-products.
 - b. Incinerator. A solid or liquid waste facility engaged in the burning of waste products for the purpose of removal or generation of energy.
 - c. Landfill. A solid waste disposal facility consisting of an area of land or an excavation used for disposal of solid waste resulting from land clearing activities, construction, remodeling, repair, or demolition as well as household and other solid waste consisting of material that is not inert and likely to change its physical and chemical structure under expected conditions of disposal.

4.3 Use Standards

A. Use standards are the requirements applied to individual use types unless otherwise stated to the contrary. This section is intended to identify the use standards for all principal uses identified in Table 4.1: Permitted and Special Exception Use Table.

B. Agriculture Use Classification

1. Animal-Related Uses.
 - a. Animal boarding ((including kennels)
 - 1) The minimum lot area shall be at least two acres.
 - 2) All fenced runs or training areas shall maintain a 25-foot setback from lot lines and be at least 50 feet from any adjacent single-family dwellings on a different lot.
 - 3) Runs and training areas shall be enclosed with fencing at least six feet in height.
 - 4) All gates and entrances to the runs, kennels, and training areas shall remain locked when not in use.
 - 5) Reference IC 35-46-3 for companion animals.

- b. Animal Feeding Operation (AFO).
 - 1) Minimum Setbacks. All barns, pens, and enclosures shall be located at least 100 linear feet from lot lines and drinking water sources (except those intended for livestock).
 - a) Fencing or Pens Required. Animals (excluding waterfowl) shall be maintained within pens, fenced areas, or other suitable enclosures.
 - b) Maintenance Required. Pens, stalls, and grazing areas shall be maintained in a sanitary manner free from noxious odors.
 - c. Equestrian facility.
 - 1) The land on which the facility is located shall be at least two acres in size.
 - 2) No stalls or stables shall be within 200 feet of any existing adjoining residential dwelling and 100 feet from any adjoining potable water well being used for human consumption.
 - 3) Reference Board of Animal Health (BOAH) standards as prescribed under 345 IAC 14.
2. High Intensity Agriculture.
- a. Concentrated animal feeding operation (CAFO) and Confined feeding operation (CFO).
 - 1) There shall be a minimum separation for residential subdivisions, schools (any combination of K -12), public and private, restaurants, religious institution/place of worship, public, or private wells and/or water intakes, nature preserve / center, park or recreational facility (playgrounds and athletic facilities, unless located on the same property of 1,320 feet from any existing concentrated animal feeding (CAFO) operations (foundation wall nearest affected property) to non-agricultural districts and other aforementioned uses. This setback shall not apply to fences for areas where animals graze.
 - 2) Major drainage systems and water wells serving a CAFO and CFO shall be in compliance with IDEM standards prior to commencing operations.
 - 3) All CAFOS and CFOs shall have Indiana Department of Environmental Management (IDEM) approval within IDEM's rules for such uses prior to commencing operations.
 - b. Packing and processing animal products.
 - 1) Slaughter of animals shall take place inside a closed building in a confined area to prevent the transmission of sound and smell to the outside.
 - 2) Vehicular access to the facility shall not be obtained through residential districts.
 - 3) Animals shall be enclosed in gated enclosures with a minimum height of six (6) feet.
 - 4) Waste shall be stored in airtight containers and shall be confined in fully enclosed structures and disposed as prescribed by IDEM rules.
 - 5) All loading and unloading areas shall be screened from view from adjacent lands and public streets.
3. Product Sales. Sale of produce grown on-site or on an adjacent lot that is part of the same agricultural operation is permitted provided sales take place outside the right-of-way.
4. Urban Agriculture
- a. Community garden.
 - 1) Processing and long-term storage of plants and plant products are prohibited on-site, but tools and supplies may be stored within a compliant accessory building.
 - 2) A community garden shall be no larger than the standard area of three lots minus required setbacks, calculated based on the preferred lot dimensions for the applicable zoning district as stipulated in Chapter 3 of this ordinance.
 - 3) No visual screening required in the applicable district shall be required for a community garden other than as required for on-site parking screening.
 - 4) Composting is limited to materials generated on-site, must be visually shielded from off-site view, shall be at least 15' from any lot line, and should be located within or

- immediately adjacent to the garden. Incidental sale of such compost material is allowed as an accessory use to the principal use.
- 5) Although community gardens are to be operated in a non-commercial manner, the produce grown on-site may be sold either for the benefit of the nonprofit operating organization or for charitable support, or for personal profit in those situations in which the produce has been grown by and for the use by individual persons.
 - a) Corporate sales may be conducted on-site pursuant to the following stipulations: unless retail sales are expressly permitted in the applicable district, or are permitted by special exception or other conditional permission, and a special exception or other conditional permission has been obtained, on-site sales are limited to produce grown on-site, and no more than 25 percent of gross sales revenues may be generated from on-site sales.
 - b) Sales of produce by individuals who grew the produce for their own use is prohibited on-site and limited to participation in farmers' markets and through similar avenues in compliance with the terms of this ordinance.
 - b. Urban Farm.
 - 1) Indoor.
 - a) Within the R-3 and C-1 districts, such use is permitted only on a lot not more than 99' in width; within the R-3 district, a special exception may only be granted upon the condition that side setbacks be a minimum of 16.5'
 - b) Unless retail sales are expressly permitted in the applicable district, or are permitted by special exception or other conditional permission, and a special exception or other conditional permission has been obtained, on-site sales are limited to produce grown on-site, and no more than 25 percent of gross sales revenues may be generated from on-site sales.
 - c) Composting is limited to materials generated on-site, must be visually shielded from off-site view, shall be at least 15' from front and rear lot lines and 25' from side lot lines, and should be located within or immediately adjacent to the growing area. Incidental sale of such compost material is allowed as an accessory use to the principal use.
 - 2) Outdoor.
 - a) Within the C-1 district, all operations must occur inside side setbacks of 16.5' and on a lot no more than 99' in width.
 - b) Unless retail sales are expressly permitted in the applicable district, or are permitted by special exception or other conditional permission, and a special exception or other conditional permission has been obtained, on-site sales are limited to produce grown on-site, and no more than 25 percent of gross sales revenues may be generated from on-site sales.
 - c) Composting is limited to materials generated on-site, must be visually shielded from off-site view, shall be at least 15' from front and rear lot lines and 25' from side lot lines, and should be located within or immediately adjacent to the growing area. Incidental sale of such compost material is allowed as an accessory use to the principal use..
 - d) Hoophouses and other fabric-based and non-permanent structures shall not require building permits or be considered accessory buildings, but shall securely attached to the ground and be included when measuring lot coverage and building setbacks.

C. Residential Use Classification

1. Group Living.
 - a. Assisted living.
 - 1) If provided, shared food preparation, service, and major dining areas shall be centrally located on site.
 - 2) Common social and service facilities shall be provided at a minimum rate of thirty (30) square feet per dwelling or rooming unit in addition to the minimum amount of required open space set-aside.
 - 3) All facilities and services shall be solely for the use of residents and their guests (excluding food-service).
 - 4) Facilities for administrative services and limited medical services for the exclusive use of the residents may be located on the site.
 - b. Continuing care retirement community (CRCC).
 - 1) Retail, personal service, and institutional uses are intended to serve residents and their guests, and shall not be located within individual stand-alone buildings.
 - 2) The setback requirements of the zoning district are applied only to the development along the perimeter of the CCRC.
 - c. Group home.
 - 1) No group home in a residential zoning district shall be located within one thousand (1,000) feet of another group home, as measured between the closest points on their respective lot lines, unless the two properties are separated by a river, creek, railroad track or street with four or more travel lanes.
 - 2) Group homes in residential zoning districts shall follow Multi-Family Design Standards as specified in Section 5.9.
 - 3) Group homes shall obtain, comply with, and maintain a license from the Indiana State Department of Health and applicable portions of the Indiana Code.
 - d. Rooming house.
 - 1) Rooms may be rented to a maximum of five unrelated persons at any one time;
 - 2) The owner shall maintain the house as the owner's primary residence;
 - 3) Sleeping rooms in a rooming house shall:
 - a) Not include individual kitchen facilities; and
 - b) Be accessed by a common room or hallway, and shall not have individual access to the outside (except for emergency exits).
2. Individual Dwelling.
 - a. Duplex Dwelling.
 - 1) It shall be limited to a maximum of one driveway on a block face in the RR, R1,R2,R3 and R4 districts.
 - b. Live/Work Dwelling.
 - 1) The residential portion of the building shall occupy at least 50 percent of the gross floor area.
 - 2) The non-residential portion of the building is limited to an office, personal service, retail, makers space, or restaurant use type.
 - 3) Drive-through facilities are prohibited.
 - c. Manufactured Dwelling. All manufactured dwellings shall be set onto a permanent foundation and comply with the set-up, utility connection and underfloor space requirements set forth in IC 25-23.7.

- d. Multi-Family Dwelling. Multi-family dwellings established after the effective date of this Ordinance shall comply with the multi-family design standards in Section 5.9.
- e. Single-family attached.
 - 1) Single-family attached development established after the effective date of this Ordinance shall comply with the multi-family design standards in Section 5.9.
 - 2) The maximum number of attached dwelling units shall be eight per building.
 - 3) For attached units abutting a street or private drive without a sidewalk, the individual driveways for the units must be a minimum length of 20 feet as measured from back of curb or edge of pavement for streets and drives without a curb.
 - 4) Active recreation facilities must be placed a minimum of 50 feet from adjacent land used for single-family residential purposes.

D. Institutional Use Classification.

- 1. Civic.
 - a. Assembly (Major and Minor). An assembly use (major and minor) shall comply with the following standards:
 - 1) Outdoor courts, swimming pools, and athletic fields shall be located at least 50 feet from any lot line abutting a residential zoning district.
 - 2) Assembly uses in residential zoning districts shall be on a lot of at least two acres.
 - b. Cemetery. Except for the expansion of an existing cemetery that is an accessory use to a religious institution, a cemetery shall comply with the following standards:
 - 1) Be located on a lot or site at least three (3) acres in area;
 - 2) Provide space for on-site parking and maneuvering of funeral processions;
 - 3) Facilities require a 20' vegetated buffer.
 - c. Public Recreation Facility
 - 1) Outdoor courts, swimming pools, and athletic fields shall be located at least 50 feet from any lot line abutting a residential zoning district.
- 2. Day Care.
 - a. Day care center (child/adult). A day care center shall comply with the following standards:
 - 1) All state licensing requirements;
 - 2) Outdoor recreation areas shall:
 - a) Be located behind the front building line of the principal building;
 - b) Be completely enclosed by a fence that is at least four feet in height; and
 - c) Be safely segregated from parking, loading, or service areas.
- 3. Education.
 - a. Other post-secondary educational facility.
 - 1) Facilities within a post-secondary educational facility which generate significant noise or fumes, such as auto body or engine repair, industrial/auto body painting, or manufacturing processes, and that are adjacent to a residential district shall be at least 100 feet from any lot line abutting the residential zoning district.
- 4. Health Care.
 - a. Hospital. A hospital shall comply with the following standards:
 - 1) Be located on a site or parcel with an area of at least five acres;
 - 2) Be located on a parcel that fronts or has direct access to a major arterial or collector street;
 - 3) Locate the emergency vehicle entrance on a major arterial or collector street;

- 4) Not locate an emergency vehicle entrance in an area across the street from a residential zoning district; and
- 5) Be located on a site with sewer and water utilities.

5. Utilities.

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a. Commercial Solar Energy System (CSES). A CSES use shall comply with the following standards:

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- ~~1) Be on a site of at least five acres in area.~~
- ~~2) Meet all of the definitions and descriptions, policies and procedures, regulations and requirements and expectations set forth in Chapters 7 and 8 of this ordinance.~~

b. Utility facility (major and minor)

- 1) Setbacks.
 - a) Accessory structures shall comply with the required front yard setback for a principal structure, and the side and rear accessory structure setbacks.
 - b) The minimum front, side, and rear yard setback for all facilities shall be 50 feet from all property lines.
- 2) Landscaping. A Type C perimeter buffer (Section 5.3) is required.
- 3) Appearance. When located in a residential zoning district, all principal and accessory buildings shall have a pitched roof, and include materials compatible with residential buildings in the vicinity.

c. Wireless telecommunication facilities (major and minor).

- 1) Purpose. This section is intended to establish general standards for the siting of telecommunications towers and antennas that will:
 - a) Protect residential areas and land uses from potential adverse impacts of towers and antennas;
 - b) Encourage the location of towers in nonresidential areas;
 - c) Minimize the total number of new towers throughout the county;
 - d) Strongly encourage the joint use of new and existing tower sites as a primary option rather than construction of additional single-use towers;
 - e) Encourage the location of towers and antennas in areas where the adverse impact on the community is minimal;
 - f) Encourage towers and antennas to be carefully sited, designed, and screened to minimize their adverse visual impact;
 - g) Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently;
 - h) Consider the public health and safety concerns of communication towers and antennas; and
 - i) Encourage the use of engineering and careful siting of tower structures to avoid potential damage to adjacent properties from tower failure.
- 2) Applicability. All new telecommunications facilities, whether a principal or accessory use, shall comply with these standards unless specifically exempted below.
- 3) Exemptions. The following shall be exempt from the standards of this section (but shall be required to comply with other relevant standards in this Ordinance):
 - a) Satellite dish antennas.
 - b) Receive-only television or radio antennas for noncommercial use.
 - c) Antennas legally operated by FCC-licensed amateur radio operators.
 - d) Emergency communication towers owned by the county or other public agency

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- used wholly or in part for public safety or emergency communication purposes.
- e) Emergency communication towers owned by a volunteer fire department that are used wholly or in part for public safety or emergency communication purposes.
- 4) Freestanding towers. Freestanding telecommunications towers, whether as a principal or accessory use, shall comply with the following standards:
- a) Safety.
- i. Before obtaining a building permit, the applicant shall submit to the County Engineer engineering drawings for the tower, sealed by a licensed engineer (consulted by the petitioner), that include a statement that the tower will meet all applicable local, State, and Federal building codes and structural standards.
 - ii. Every two years after construction of a tower, the owner shall submit to the Administrator, a statement on the tower's structural soundness that is signed and sealed by an engineer. Every sixth year, the statement shall be signed and sealed by an independent, registered, and licensed engineer.
- c) Height. The height of a telecommunications tower, including any building or structure atop which the tower is located, shall not exceed 200 feet.
- d) Aesthetics.
- i. Towers shall either maintain a galvanized steel finish or be painted.
 - ii. Towers shall be camouflaged with the surrounding area, through paint, incorporation into architectural design/structure, or other means, to the maximum extent practicable.
 - iii. The exterior appearance of ground-based accessory structures located within a residential zoning district shall be designed to look like a residential structure typical of the district (e.g., with a pitched roof and frame or brick siding).
- e) Lighting. If lighting is required by the Federal Aviation Administration (FAA), it shall comply with FAA standards. Unless required by the FAA, strobe lights shall not be used for nighttime lighting and lighting shall be oriented so as not to project directly onto any surrounding residentially-zoned property. Documentation from the FAA that the lighting is the minimum lighting it requires shall be submitted to the Administrator before issuance of any building permit for the tower.
- f) Setbacks.
- i. The minimum front, side, and rear yard setback for all towers shall be 50 feet from all property lines. No part of a wireless telecommunications facility, including the security fence, any required guide wires or bracing, and required landscape screening shall be permitted in any required front yard setback.
 - ii. There shall be no setback requirements between the tower and other structures located on the subject property.
 - iii. Buildings associated with a telecommunications facility shall meet the minimum setback requirements for the zoning district where located.
 - iv. Setbacks may be required to be modified from the minimum per district if a fall zone requirement is larger than the required setback. See IC-8-1-32.3-17(b).
- g) Separation from Other Towers. New telecommunication towers shall not be located within one-half-mile of an existing telecommunications tower (unless the towers are placed on the same lot). This standard shall not apply to a telecommunications tower placed out of view in a building or other structure.
- h) Collocation.
- i. No freestanding telecommunications tower shall be allowed unless it is demonstrated that no suitable existing tower, building, or other structure within the coverage area is available for the collocation of antennas.
 - ii. New freestanding telecommunications towers shall be designed to

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