

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 |
|--|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| 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 | | | | |
| | See Fig. 2-11 | See Fig. 2-12 | See Fig. 2-13 | See Fig. 2-14 |
| 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 |
|---|----------------|----|------|------|------|
| RESIDENTIAL PRIMARY USES | | | | | |
| Household Living | | | | | |
| Dwelling, Single Family Detached | | SE | SE | NP | SE |
| Dwelling, Two Family | | SE | SE | NP | SE |
| Group Living | | | | | |
| Nursing Home, Hospice | | P | NP | NP | NP |
| CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USES | | | | | |
| Basic Utilities | | | | | |
| Utility, Major Impact | 1 | SE | SE | SE | SE |
| Utility, Minor Impact | 2 | P | P | P | P |
| Community/Public Services | | | | | |
| 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 |
| Cultural/Special Purpose/Public Parks & Open Space | | | | | |
| Cemetery | 5 | L | L | NP | L |
| Publicly Owned Park or Recreational Facility | 6 | L | L | L | L |
| Education | | | | | |
| Elementary & Secondary Schools | | NP | NP | NP | P |
| Public & Religious Assembly | | | | | |
| All Types | 7 | NP | L-SE | NP | L |
| COMMERCIAL SALES, SERVICES, AND REPAIR PRIMARY USES | | | | | |
| Adult Business | | | | | |
| All Types | §3.3 | NP | L-SE | NP | NP |
| Arts, Recreation & Entertainment | | | | | |
| 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 |

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|--------------------|--|----------------------------|------|------|------|------|
| | | Parking of Vehicles | | | | |
| | Parking Garage | 10 | L | L | L | NP |
| DISTRICTS | Parking Lot | | P | P | P | NP |
| | Heavy Vehicle Parking Lot | 16 | L-SE | L-SE | L-SE | NP |
| | Eating & Drinking Establishments | | | | | |
| SPECIFIC USES | Restaurant, Class B | | P-SE | NP | NP | NP |
| | Lodging Accommodations | | | | | |
| | Bed & Breakfast | | NP | NP | NP | P-SE |
| | Office | | | | | |
| DESIGN STANDARDS | Office, All Others | | P | NP | P | NP |
| | Retail Sales, Service & Repair | | | | | |
| | 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 |
| | Vehicle/Equipment Sales, Service & Repair | | | | | |
| LIGHTING | Automobile Services, Light | | P | P | NP | NP |
| | Automobile Services, Heavy | 14 | L-SE | L | NP | NP |
| | Auto/Motorcycle/Boat/Light Truck Sales or Rentals | 15 | L | L | NP | NP |
| PARKING | Heavy Vehicle/Equipment Sales, Rentals & Service | 16 | NP | L | NP | NP |
| | Service Station, Local | 13 | L | L | L | NP |
| | INDUSTRIAL, MANUFACTURING, AND WHOLESALE PRIMARY USES | | | | | |
| SIGNS | Communications & Information | | | | | |
| | Antennas Not Attached to a Tower | §3.4 | NP | NP | NP | L-SE |
| | Amateur Radio Antenna | §3.4 | P | P | P | P |
| SUBDIVISION | 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 |
| ADMIN | Industrial Services | | | | | |
| | Contractors, Special Trade – General | 17 | L | L | NP | NP |
| | Contractors, Special Trade – Heavy/Contractor Yard | 18 | L-SE | L | L-SE | NP |
| PROCESS | Food Preparation and Sales, Commercial | | P | P | NP | NP |
| | Laboratory, Research, and Development Services | 19 | L | L | L | NP |
| | Manufacturing & Extraction and Energy Producing Systems | | | | | |
| DEFINITIONS | 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 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.
2. Minor Impact Utility. In all Zoning Districts where permitted with limitations, a minor impact utility is permitted with the following:

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- 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.

- 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.

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- 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.

- 7. Public and Religious Assembly Uses. When located within 500 feet of a residential district, a public or religious assembly use must comply with the following:

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- 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.

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- 3. Community Center. In all Zoning Districts where permitted with limitations:

- a. A community center cannot have an outdoor public address system or any type of amplified music or sound device.
- b. Overnight accommodations are prohibited.
- c. Where a community center includes accessory outdoor recreation or entertainment services facilities within or abutting a residential district, all outdoor lighting must be extinguished when the outdoor facilities are not in use, by 10:00 p.m. Sunday through Thursday, and by 11:00 p.m. Friday and Saturday.

- b. Conference center, club, or lodge use is prohibited.

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- 4. Fairgrounds. In all Zoning Districts where permitted with limitations, fairgrounds must be at least 500 feet from a residential district. This requirement may be reduced by the Administrator if the applicant can show a smaller separation will have no significant effect on the nearby residential district.

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

- a. If the Arts, Recreation and Entertainment Services, Outdoor use is located within 200 feet of a residential district, outdoor public address systems and other types of amplified music or sound devices are prohibited.

- b. Outdoor lighting must be extinguished when outdoor facilities are not in use, by 10:00 p.m. Sunday through Thursday, and by 11:00 p.m. on Friday and Saturday.

- c. Unless within a completely enclosed structure, courts or swimming pools must be located at least 50 feet from the boundary of a residential district.

- 5. Cemetery. In all Zoning Districts where permitted with limitations, a cemetery may include a crematorium. A crematorium must be at least 500 feet from a residential district.

- 6. Publicly Owned Park or Recreation Facility. In all Zoning Districts where permitted with limitations, a publicly owned park or recreation facility must comply with the following:

- a. Outdoor lighting must be extinguished when outdoor facilities are not in use, by 10:00 p.m. Sunday through Thursday, or 11:00 p.m. Friday and Saturday.

- 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:
 - a. Wild or dangerous animal boarding and breeding services are prohibited.
 - b. No more than 25 non-neutered or non-spayed dogs older than 6 months may be kept on the premises at any time.
 - c. Overnight accommodations are allowed.
 - d. 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:
 - a. Principal Use. All principal use activities, other than outdoor dog runs or exercise areas, must be conducted within a totally enclosed building.
 - b. 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.
 - c. 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.
 - d. Minimum Lot Area: 3 acres.
 - e. 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.

- f. 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:

- 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.

- 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:

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|--------------------|
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- No more than 40% of the street frontage containing the entrance to the use is required to have a fence;

- e. Vehicles being displayed, serviced, or stored cannot be parked on streets, alleys, public sidewalks, or public landscaped parkways.

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- The street frontage of an automobile retail display area; or
- Any portion of a lot line containing a building wall.

- 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.

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- 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](#)).

- 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.

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- 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.

- 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.

LANDSCAPE

- 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:

LIGHTING

- a. Outdoor public address or loudspeaker systems are prohibited.

- 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.

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- 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.

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- 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.

- 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.

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- 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.

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- 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.

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- 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:
 - a. 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. 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:
 - a. Uses are permitted except for Massage Establishments. Massage Establishments are only permitted with a Special Exception from the Board of Zoning Appeals.
 - b. 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:
 - a. Facilities shall be designed to minimize safety concerns for nearby properties. Each facility must utilize a safe backstop and/or conducted shooting in a sage direction as determined by the Whitestown Police Department and must contain all of the bullets, shot, or any other debris on the range facility.
 - b. All shooting stations shall be located at least 1,000 feet from any existing residential structure within any jurisdiction.
 - c. All shooting stations shall be at least 200 feet from any property line.
 - d. 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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