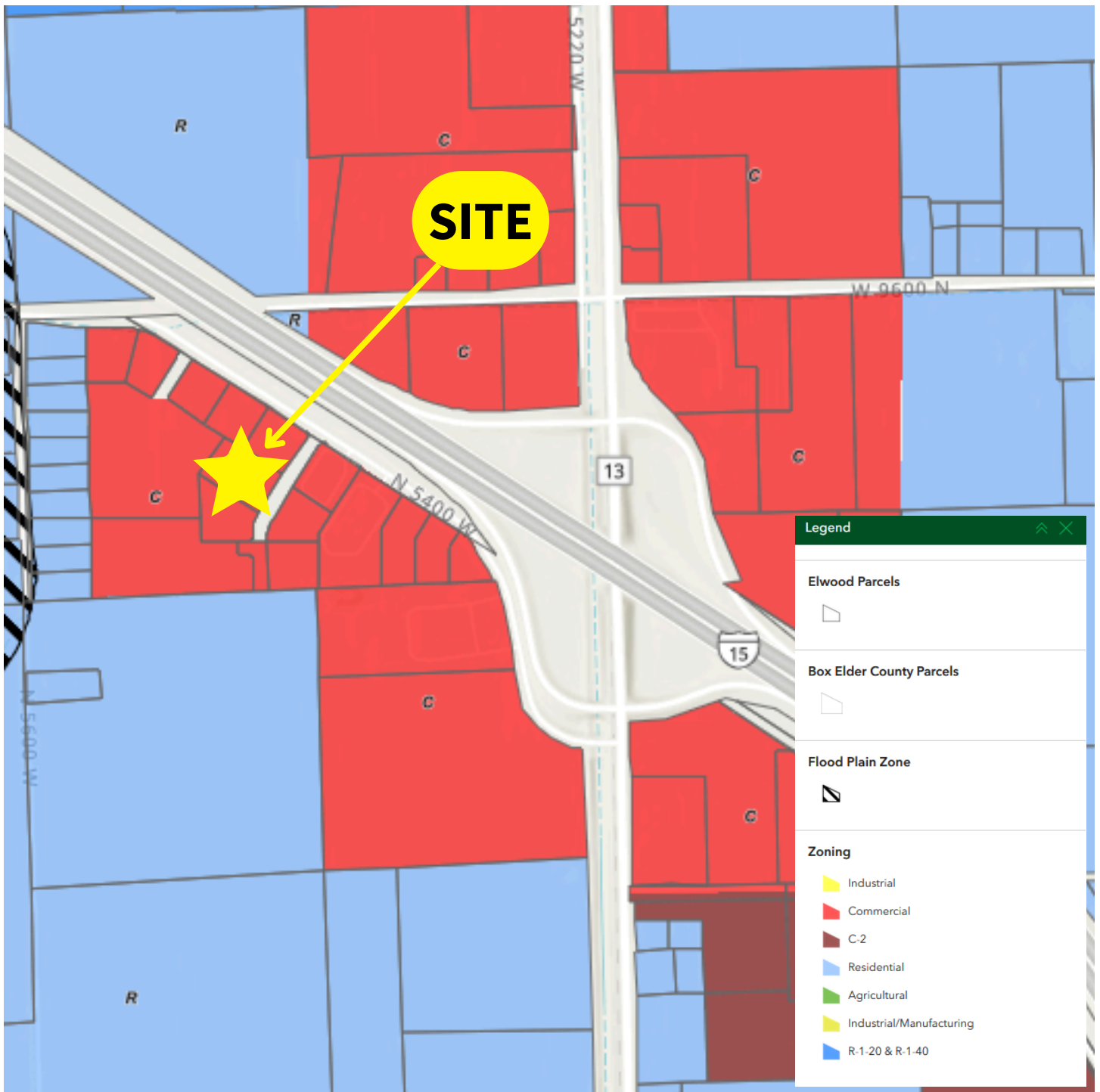


# Elwood Town Zoning



\* This graphic and zoning information is provided as a courtesy and remains the property of Elwood Town. User is advised to verify all information.

## COMMERCIAL DISTRICT

### § 155.185 PURPOSE.

The purpose of the C-1 Community Commercial (C-1 Zone) and C-2 Regional Commercial (C-2 Zone) and C-3 Light Industrial Commercial (C-3 Zone) Zones is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the city. It is also to separate into multiple zones uses based upon type of activity which are compatible and complementary, as well as intensity, of land utilization and accessory needs.

(Ord. 2022-006, passed 8-9-2022)

### § 155.186 SCHEDULE OF USES.

For a schedule of permitted and conditional uses for the Commercial Zones refer to §155.126.

(Ord. 2022-006, passed 8-9-2022)

### § 155.187 HEIGHT, SETBACK, AND COVERAGE STANDARDS.

(A) *Minimum lot acres.* The minimum lot size for a lot in the Commercial Zone shall be:

- (1) C-1 Zone: 21,780 square feet;
- (2) C-2 Zone: 43,560 square feet; and
- (3) C-3 Zone: 43,560 square feet.

(B) *Minimum lot width.* The minimum lot width for a lot in the Commercial Zone shall be:

- (1) C-1 Zone: 120 feet;
- (2) C-2 Zone: 150 feet; and
- (3) C-3 Zone: 150 feet.

(C) *Height standards.*

- (1) C-1 Zone:
  - (a) Minimum: one story; and
  - (b) Maximum: three stories or 45 feet, whichever height is shortest.
- (2) C-2 Zone:
  - (a) Minimum: one story; and
  - (b) Maximum: three stories or 45 feet, whichever height is shortest.
- (3) C-3 Zone:
  - (a) Minimum: one story; and
  - (b) Maximum: three stories or 45 feet, whichever height is shortest.

(D) *Setback standard.* The following setbacks are the minimum for all Commercial Zones:

- (1) Front: 20 feet for all buildings and walls or fences over three feet high;
- (2) Side: none, except ten feet adjacent to residential boundary;
- (3) Side facing street on corner lot: 20 feet; and
- (4) Rear: none, except ten feet where building rears on a residential zone or a street.

(E) *Lot coverage.* Maximum lot coverage: not over 60% of lot area by primary buildings or accessory buildings.

(Ord. 2022-006, passed 8-9-2022)

### § 155.188 SPECIAL REGULATIONS.

Hereinafter specified permitted and conditional uses shall be permitted in the Commercial Zones only when the following conditions are complied with:

- (A) All manufacturing shall be done within a completely enclosed building.
- (B) All uses shall be free from objection because of odor, dust, smoke, or noise.

(Ord. 2022-006, passed 8-9-2022)

### § 155.189 SITE DEVELOPMENT STANDARDS.

(A) Site development shall conform in all respects to §§155.245 through 155.256.

(B) Landscaping.

(1) The required 10% minimum landscaping shall be located, in full or in part, within the required minimum setbacks from streets and residential areas.

(2) Landscaping shall also be used, in conjunction with walls and fences, to screen trash containers and other outside storage areas from public view.

(3) All landscaping required by this subchapter shall include a sprinkler or other irrigation system and shall be perpetually maintained by the owner or lessee.

(4) Failure to maintain required landscaping in a condition substantially similar to its original approved condition shall subject the owner or lessee to a fine of up to \$100 per day, and/or revocation of business license, if, within ten days after the mailing of such notice, the violation is not brought into compliance.

(C) Commercial development sharing a common boundary with existing or proposed residential uses.

(1) The required minimum six-foot-high concrete or masonry wall shall be constructed concurrently with the foundation of the proposed building.

(2) No proposed commercial use shall be constructed which will allow a direct view into the rear yard of a residential use.

(3) (a) Loading docks shall be located a minimum of 100 feet from an existing or proposed residential use.

(b) Such loading docks shall incorporate screening whether in the form of landscaping or wing walls.

(Ord. 2022-006, passed 8-9-2022)

#### **§ 155.190 VEHICULAR CIRCULATION AND PARKING.**

(A) Parking for each use shall conform to §§ 155.295 through 155.315.

(B) No required parking shall be permitted in any required setback area.

(Ord. 2022-006, passed 8-9-2022)

#### **§ 155.191 SIGN REGULATIONS.**

The height, size, and location of permitted signs shall be in accordance with the regulations set forth in §§155.330 through 155.341.

(Ord. 2022-006, passed 8-9-2022)

#### **§ 155.192 SITE PLAN REQUIREMENTS.**

A site plan is required for all commercial developments in all Commercial Zones. See §155.246 for all site plan requirements and review process.

(Ord. 2022-006, passed 8-9-2022)