

SECTION 3.0 ZONING: ZONING DISTRICTS

3.1 ESTABLISHMENT

In order to carry out the purposes and provisions of this Ordinance, the County is hereby divided into thirteen (13) Zoning Districts known as:

**Table 1
Zoning Districts**

Symbol	Description	Comprehensive Plan Density Classification			
		High	Medium	Low	Very Low
A1	Agricultural Districts				X
FP	Flood Plain Districts (With FW and FF Subdistricts)				X
RR	Rural Residential Districts				X
R1	Single-Family Residential Districts			X	
R2	Two- (2-) Family Residential Districts		X		
R3	Multi-Family Residential Districts	X			
RMH	Residential Mobile Home Districts	X	X		
LB	Local Business Districts	X	X		
GB	General Business Districts	X	X		
HB1	Highway Business Districts	X	X		
HB2	Intensive Highway Business Districts	X	X		
I1	Light Industrial Districts	X			
I2	Heavy Industrial Districts	X			

Refer to Section 3.3 for cross-references to formerly established Zoning Districts.

3.2 PURPOSE OF ZONING DISTRICTS

For the interpretation of this Ordinance, the Zoning Districts have been formulated to realize the general purposes set forth in the General Provisions of this Ordinance. In addition, the specific purpose of each Zoning District shall be as follows:

A1 Agricultural Districts are established to preserve and protect the decreasing supply of agricultural land by limiting indiscriminate infiltration of urban development into rural areas. The maximum density is one (1) dwelling unit per twenty (20) acres.

FP Flood Plain Districts and FW or FF Floodway or Flood Fringe Subdistricts are established to guide development in the flood prone areas of waterways as to avoid or limit damage resulting from high water. Uses permitted in these Zoning Districts are generally open space, agricultural and recreational.

RR Rural Residential Districts are established to permit some degree of development in the rural areas of the County where public facilities are unavailable and to provide for more intense development where public facilities are available. Placing a maximum density of one (1) dwelling per twenty (20) acres for dwellings with individual sewage systems will help to avoid problems while allowing individual housing preference to be satisfied.

R1 Single Family Residential Districts are established to permit one- (1-) family dwellings in urbanizing areas of the County that may expect to be served by centralized sewer and water facilities in the immediate future. Density shall not exceed two and one-half (2.5) dwelling units per gross acre with sewer services and one (1) dwelling unit per gross acre without sewer services.

R2 Residential Districts are established to permit medium density residential development of one- (1-) and two- (2) family dwelling units. Density shall not exceed four (4) dwelling units per gross acre and one (1) dwelling unit per gross acre without sewer service.

R3 Residential Districts are established to permit two- (2-) family and multiple family dwellings in communities. Centralized water and sewer facilities are required for higher density development. Density shall not exceed six (6) dwelling units per gross acre.

RMH Residential Mobile Home Districts are established to encourage the development of well-planned mobile home parks. Such Zoning Districts should abut upon a major collector road or street. Mobile home parks shall comply with all state regulations, as well as those general standards specified in this Ordinance.

LB Local Business Districts are established to provide areas for convenient business uses that tend to meet the daily shopping needs of the residents of an immediate neighborhood. These Zoning Districts should be carefully and strategically located.

GB General Business Districts are established to provide areas that are appropriate for all kinds of businesses and services, particularly large space users such as department stores, specialty stores and the like. Shopping centers are good examples of uses in the GB District. It is necessary that GB Districts be located along a major collector.

HB1 Highway Business Districts are established for highway-oriented businesses requiring large tracts of land but generally considered to be low traffic generators.

HB2 Intensive Highway Business Districts are established to provide for highway-oriented intensive uses or high traffic generators.

I1 Light Industrial Districts are established to encourage the development of industries and wholesale business establishments that are clean, quiet and free of hazardous or objectionable elements, that operate entirely within enclosed structures and generate little industrial traffic. These Zoning Districts are further proposed to act as transitional districts between Heavy Industrial Districts and Business Districts.

I2 Heavy Industrial Districts are established to provide for major manufacturing, processing, warehousing and research and testing operations. These activities require extensive community facilities and reasonably good access to major collectors and interstate highways. They may also have extensive open storage and service areas and may generate heavy industrial-type traffic (trucks, semis, etc.), but shall be prohibited if they create nuisances beyond the limitations of this Ordinance.

3. All fences and walls shall be located at least fifteen (15) feet from interior road or street centerlines and at least eighteen (18) inches from the pavement edge of roads, streets, driveways, parking spaces and walks.
4. Fences and walls shall be appropriately designed for the function intended and shall be substantially constructed to withstand conditions of soil, weather and use.

* Unless topographic conditions would otherwise serve the same purpose.

H. Community Facilities

Essential community facilities and services for the type of mobile home park under construction, such as schools, recreation areas, police and fire protection, shall be reasonably accessible to the park, and provisions shall be made assuring these facilities and services.

I. Sanitary Facilities

1. The mobile home park shall be provided with a complete sanitary sewer system that shall connect with an existing approved sanitary sewer outlet or shall be provided with a separate treatment plant, to be provided by the Developer in accordance with the minimum requirements of the Indiana State Board of Health and/or the Indiana Stream Pollution Control Board.
2. The plans for the installation of a sanitary sewer system shall be provided by the Developer of a mobile home park and approved by the Indiana State Board of Health. Upon the completion of the sanitary sewer installation, the plans for such system shall be filed with the Planning Commission.

J. Skirting and Site Improvements

All mobile homes shall be skirted and anchored to the ground by approved strapping or manufacturer-installed anchoring devices.

SECTION 8.0 ZONING: REGULATIONS FOR THE LB, GB, HB1 AND HB2 DISTRICTS

The following regulations shall apply in all LB, GB, HB1 and HB2 Districts in addition to all the other requirements of this Code.

8.1 INTENT

- A. LB Local Business Districts are established to provide areas for convenient business uses that tend to meet the daily shopping needs of the residents of an immediate neighborhood. These Districts should be carefully and strategically located.
- B. GB General Business Districts are established to provide areas that are appropriate for all kinds of businesses and services, particularly large space users such as department stores, specialty stores and the like. Shopping centers are good examples of uses in the GB District. It is necessary that GB Districts be located along major collectors.
- C. HB1 Highway Business Districts are established for highway-oriented businesses requiring large tracts of land but generally considered to be low traffic generators.

- D. HB2 Intensive Highway Business Districts are established to provide for highway-oriented intensive uses or high traffic generators.

8.2 PERMITTED USES, ACCESSORY USES AND COMMISSION APPROVED USES

The following table identifies those uses that are permitted uses (P), permitted accessory uses (PA) or Commission Approved Uses (CA) in the LB, GB, HB1 and HB2 Districts, as indicated, provided that they comply with the Property Development Standards set forth in Section 8.3 and Section 11.0.

Table 10
LB, GB, HB1 and HB2: Permitted Uses, Accessory Uses and Commission Approved Uses

Use	LB	GB	HB 1	HB 2
Accounting, Auditing and Bookkeeping Service	P	P		
Advertising Structure		P	P	P
Agricultural Credit Institution	P	P		
Amusement Enterprise (Billiards, Arcade Games of Skill or Science, Video/Electronic Games)		CA		
Antique and/or Secondhand Store	P	P		
Apartment for Residential Use in Business Building, subject to Section 10.1 E	CA	CA		
Apparel Shop	P	P	CA	CA
Appliance Store, Household	CA	P		
Assembly Hall for Use by Nonprofit Organization	CA	CA		
Attorney's Office	P	P		
Automobile Body Shop and/or Painting		CA	CA	
Automobile Parts Store	P	P		CA
Automobile Rental and/or Leasing Agency		P	CA	P
Automobile Repair Shop	CA	CA		P
Automobile Sales, New and/or Used		P	CA	P
Bait Sales, Live	P	P		
Bakery, Retail, Baking and Selling	CA	P		
Bakery, Retail, Selling Only	CA	P		P
Bank or Financial Institution	CA	P		P
Banking or Savings Service, Drive-In	CA	CA		P
Barber Shop	P	P		
Beauty Shop	P	P		

Table 10
LB, GB, HB1 and HB2: Permitted Uses, Accessory Uses and Commission Approved Uses
 (continued)

Use	LB	GB	HB 1	HB 2
Bicycle Shop	P	P	P	P
Boat Sales, Service, Storage and/or Rental		CA	P	
Bond and/or Mortgage Company	CA	P		
Book and/or Stationery Store	P	P		
Bowling Alley	CA	P		
Bus Passenger Station		P		CA
Business Service and/or Office, Professional	CA	P		
Cafeteria	CA	P		P
Camera and/or Photo Supply Store	P	P		
Candy, Nut and/or Confectionery Shop	P	P		P
Car Wash, Automatic		P		P
China, Glassware and/or Metalware Shop	CA	P		P
Church	P	P		P
Cigar and/or Tobacco Store	P	P		P
Clinic	CA	P		
Clothing Store, Rental	P	P		P
Clothing Store, Family	P	P		
Computer Sales and/or Service Stores	P	P		
Convenience Store with Gasoline Sales	CA	CA		CA
Credit Adjustment and/or Collection Agency, Consumer		P		
Dairy Product Store	CA	P		P
Dance Hall, Studio and/or School		P		
Delicatessen	CA	P		
Department Store		P		
Detective and/or Protective Agency		P		
Diaper Service		P		
Direct Mail and/or Stenographic Service		P		

Table 10
LB, GB, HB1 and HB2: Permitted Uses, Accessory Uses and Commission Approved Uses
(continued)

Use	LB	G B	HB 1	HB 2
Drapery, Curtain and/or Upholstery Shop	P	P		
Dressmaking Shop	P	P		
Driving School		P		
Drug and/or Proprietary Store	P	P		
Electrical Repair Shop	P	P		
Employment Agency, Private		P		
Exterminating Service	CA	P		
Farm and Garden Supply Store	CA	P	P	
Farm Equipment Sales and/or Service Store		P	P	
Finance Company, Installment Sales	CA	P		
Floor Covering Store	CA	P	P	
Florist Shop	P	P		
Formal Wear Rental Shop	P	P		
Fraternal Organization	CA	P		
Fruit and/or Vegetable Market	P	P		
Funeral Home or Mortuary	P	P		
Furniture Sales, Service and/or Repair Store	CA	P	P	
Furrier and/or Fur Sales Store	P	P		
Garage, Parking	CA	P		P
Garage, Public	CA	P		P
Gasoline Service Station	CA	CA	CA	CA
Gift, Novelty and/or Souvenir Shop	P	P	P	P
Golf Course, Miniature		P	P	
Golf Driving Range		P	P	
Greenhouse, Commercial	CA	P		
Grocery Store	P	P		
Hardware Store	CA	P	P	

Table 10
LB, GB, HB1 and HB2: Permitted Uses, Accessory Uses and Commission Approved Uses
 (continued)

Use	LB	G B	HB 1	HB 2
Health and Fitness Center	CA	P		
Health Foods Store	P	P		
Hobby, Toy and/or Game Store	P	P		
Hospital	CA	P		
Hotel or Motel		P	P	
Ice Cream Parlor or Store	P	P		
Insurance Agent, Broker and/or Service Office	P	P		
Jewelry Store		P	P	
Kennel and/or Animal Hospital	CA	CA	CA	
Laboratory, Medical or Dental	P	P		
Laboratory, Testing, Commercial		P	P	
Laundry and/or Dry Cleaning Center, Coin-Operated	CA	P		
Laundry and/or Dry Cleaning Center, Commercial	P	P		
Liquor Store	CA	CA		CA
Lodge or Private Club		P	P	
Lumber and/or Building Materials Dealer		CA	P	
Lunch Room	CA	P		
Marina		P	CA	
Marine Sales Dealership		P	P	P
Meat and/or Fish Shop	P	P		
Medical or Dental Office	P	P		
Monument Sales Dealership		P	P	
Motorcycle and/or Motor Scooter Sales and/or Service Shop	P	P		
Municipal or Government Building	P	P	CA	P
Museum and/or Art Gallery	CA	P		
Music and/or Recordings Store	P	P		
News Dealer	P	P		

Table 10
LB, GB, HB1 and HB2: Permitted Uses, Accessory Uses and Commission Approved Uses
(continued)

Use	LB	G B	HB 1	HB 2
News Service Office with Publishing		P		
News Service Office without Publishing		P		
Night Club		P		P
Nursing Home	CA			
Optometrist's Office	P	P		
Paint, Glass and/or Wallpaper Store	P	P		
Park or Recreational Facility, Public	CA	CA	CA	CA
Parking Lot	P	P	P	P
Personal Service Establishment	CA	CA	CA	CA
Pet Shop	P	P		
Pharmacy	P	P		
Photocopying and/or Duplicating Service	P	P		
Photo Store, Drive-In		P	P	
Photographic Studio	CA	P		
Plumbing, Heating and/or Air-Conditioning Dealer	CA	P		
Police or Fire Station	P	P	P	P
Radio and/or Television Shop	P	P		
Radio and/or Television Station or Studio	P	P	P	
Railroad Right-of-Way and Necessary Uses	P	P	P	P
Railway or Bus Station		P		P
Real Estate Service	P	P		
Recreational Development, Private	CA	CA		
Recreational Enterprise, Outdoor Commercial	CA	P		
Recreational Vehicle Park			CA	CA
Recreational Vehicle Sales, Service and/or Rental			P	
Restaurant	P	P		
Restaurant, Carry-Out	CA	P		P
Restaurant, Drive-In	P	P		

Table 10
LB, GB, HB1 and HB2: Permitted Uses, Accessory Uses and Commission Approved Uses
 (continued)

Use	LB	G B	HB 1	HB 2
Savings and Loan Association or Credit Union	CA	P		P
School	P	P		
School, Trade or Business	CA	P		
Shoe Service and Repair Shop	P	P		
Sign (See Section 11.0.)	P	P	P	P
Skating Rink		P	P	
Specialty Food Shop	P	P		
Sporting Goods Store	P	P		
Sports Field or Arena			CA	CA
Stock Broker and/or Dealer		P		
Studio Business	CA	P		P
Supermarket		P		P
Tavern		P		P
Theater, Dinner	P	P		
Theater, Indoor		P	P	
Theater, Outdoor		P	P	
Travel Plaza				CA
Truck Rental and/or Leasing		P	CA	P
Truck Repair		CA	CA	
Truck Sales, New and/or Used		CA	CA	
Truck Service Center		CA	CA	
University, College or Other Institution of Higher Education, Public or Private		P		
Utility	CA	CA	CA	CA
Variety Store	CA	CA		
Vehicle Sales, All, Outdoor			P	P
Vehicle Storage, Disabled		CA		
Wastewater Treatment Facility	CA	CA	CA	CA

Table 10
LB, GB, HB1 and HB2: Permitted Uses, Accessory Uses and Commission Approved Uses
 (continued)

Use	LB	G B	HB 1	HB 2
Watch, Clock and/or Jewelry Repair Shop	P	P		
Water Supply Station	CA	CA	CA	CA
Welfare and/or Charitable Services Agency	CA	P		
Wireless Communication	P	P	P	P

8.3 PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and structures in the LB, GB, HB1 and HB2 Districts, provided that a residential use located in a business district shall comply with the property development standards set forth in Section 6.3 for R3 Districts Uses:

Table 11
LB, GB, HB1 and HB2: Property Development Standards

A. Minimum Lot Area	LB	GB	HB1	HB2
	4,356 sf	2,178 sf	43,560 sf	43,560 sf
B. Minimum Lot Width	100 ft.	80 ft.	150 ft.	150 ft.
C. Maximum Building Height	In Stories	3	4	3
	In Feet	35 ft.	45 ft.	35 ft.
D. Minimum Building Size (sq. ft.)	No Requirements			
E. Minimum Front Yard Setback ¹	Lots abutting a Major Collector Road or Street	65 ft.	55 ft.	85 ft.
	Lots abutting a Minor Collector Road or Street	40 ft.	30 ft.	60 ft.
	Lots abutting a Local Road or Street	30 ft.	30 ft.	40 ft.
F. Minimum Side Yard Setback (Two Required)	Each Yard	15 ft.	10 ft.	25 ft.
G. Minimum Rear Yard Setback		25 ft.	40 ft.	35 ft.
H. Other Requirements	See Section 11.0 for Off-Street Parking, Outdoor Advertising and Fences, Hedges and Walls Requirements			

1. For improved blocks where twenty-five (25) percent or more of the lots in the block frontage are occupied by buildings, the average setback of those buildings determines the dimensions of the front setback for any new building, provided that such structure does not encroach into the right-of-way.

SECTION 9.0 ZONING: REGULATIONS FOR THE I1 AND I2 DISTRICTS

The following regulations shall apply in all I1 and I2 Districts in addition to all the other requirements of this Code.

9.1 INTENT

- A. I1 Light Industrial Districts are established to encourage the development of industries and wholesale business establishments that are clean, quiet and free of hazardous or objectionable elements, which operate entirely within enclosed structures and generate little industrial traffic. These Districts are further proposed to act as transitional Zoning Districts between Heavy Industrial Districts and Business Districts.
- B. I2 Heavy Industrial Districts are established to provide for major manufacturing, processing, warehousing and research and testing operations. These activities require extensive community facilities and reasonably good access to major collectors and interstate highways. They may also have extensive open storage and service areas and may generate heavy industrial-type traffic (trucks, semis, etc.), but shall be prohibited if they create nuisances beyond the limitations of this Ordinance.

9.2 PERMITTED USES, ACCESSORY USES AND COMMISSION APPROVED USES

The following table identifies those uses that are permitted uses (P), permitted accessory uses (PA) or Commission Approved Uses (CA) in the I1 and I2 Districts, provided that they comply with the Property Development Standards set forth in Section 9.3 and Section 11.0.

Table 12
I1 and I2: Permitted Uses, Accessory Uses and Commission Approved Uses

Use	I1	I2
Advertising Structure	P	P
Anhydrous Ammonia or Similar Liquefied Fertilizer, Storage and Distribution	CA	CA
Auction Sales Yard (Excluding Livestock)	CA	
Automatic Carwash	P	P
Automobile Body Shop and/or Painting	P	P
Automobile Parts Store	P	P
Automobile Repair Shop	P	P
Bottled Gas, Storage and Distribution	CA	CA
Concrete Batching Plant		CA
Concrete Block, Pipe, Beam, Slab or Panel Plant		CA
Concrete or Cement Mixing Plant		CA
Contractor Office and/or Storage Yard, General	P	P
Explosives Manufacturing, Storage and/or Use	CA	CA
Flea Market	P	
Garage, Public	P	P
Greenhouse, Commercial	P	
Heating and/or Electrical Power Generating Plant		CA
Industrial Park	P	P

Table 12
I1 and I2: Permitted Uses, Accessory Uses and Commission Approved Uses
(continued)

Use	I1	I2
Industry, Extractive		CA
Industry, Heavy		P
Industry, Light	P	P
Laboratory, Testing and/or Research, excluding the raising of animals for research and excluding the testing of fissionable materials	P	P
Landfill, Refuse Disposal or Dump	CA	CA
Laundry and/or Dry Cleaning, Coin-Operated	P	
Material Dealer	P	P
Material Storage, Open		P
Municipal or Government Building	P	P
Parking Lot, Public or Employee	P	P
Penal and/or Correctional Institution	CA	CA
Petroleum Tank Farm, Commercial	CA	P
Planned Unit Development (See Section 14.0.)	CA	
Plumbing, Heating and/or Air-Conditioning Dealer	P	
Police or Fire Station	P	P
Print Shop	P	P
Produce, Wholesale Terminal	CA	P
Race Track	CA	CA
Railroad Right-of-Way and Necessary Uses	P	P
Restaurant	P	
Salvage and/or Junk Yard		CA
Sign (See Section 11.0.)	P	P
Truck Freight Terminal	CA	CA
Truck Service Center	P	P
University, College or Other Institution of Higher Education, Public or Private	P	
Warehouse, Warehousing or Storage Facility	P	P
Wastewater Treatment Facility	CA	CA
Wholesale Supplier and/or Distributor	P	P
Wireless Communication	P	P