

**Beacon**TM

Howard County, IN

MI

**Overview****Legend****Parcels**

Parcels

Lease Holder

Not Defined

Easement Lines

Flood Hazard Best Available

AE

APPROXIMATE FLOODWAY

FLOODWAY

Regulated Drains

Road Centerlines

-- 0

— 1

— 2

— 3

— 4

— 5

— 6

<Null>

<all other values>

Parcel ID 34-04-30-452-004.000-002**Sec/Twp/Rng** 30-24-04**Property Address** N Ohio St
Kokomo**Alternate ID** 1311253**Class** INDUSTRIAL VACANT LAND**Acreage** 2.0**Owner Address** Myers, Ed

924 E SR 18

Galveston, IN 46932

District Kokomo City - Center Township**Brief Tax Description** PT SE4 30-24-4 2 AC

(Note: Not to be used on legal documents)

The data layer "Best Available Flood Hazard Area" ("Best Available") is the Effective with additional studies that have been reviewed and approved by the Division of Water. While this data has not yet been submitted to FEMA for inclusion in the FIRM or NFHL (DFIRMs), this data can be used for general planning, construction, and development purposes. However, Best Available cannot be used for flood insurance determinations. The majority of local jurisdictions have options for using best available data; however typically only the FEMA floodplain limits have been adopted into the local floodplain ordinance.

The floodplain data shown in the Best Available layer is generally more recent than the official FEMA NFHL data in the Effective layer. However, while the Best Available layer has been approved by the Division of Water, this data not gone through the due process standards FEMA requires for publication in the NFHL.

For more information please refer to the IDNR Flood Hazard Portal - [Flood Hazard Portal](#)

Date created: 3/13/2025

Last Data Uploaded: 3/13/2025 10:51:25 AM

Developed by **SCHNEIDER**
GEOSPATIAL

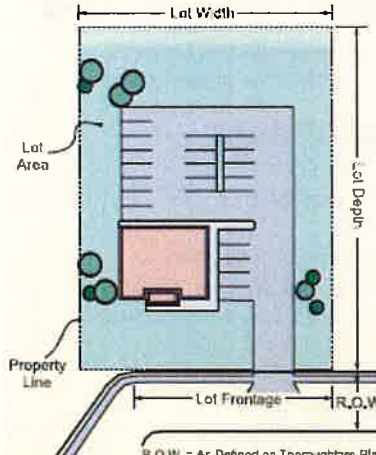
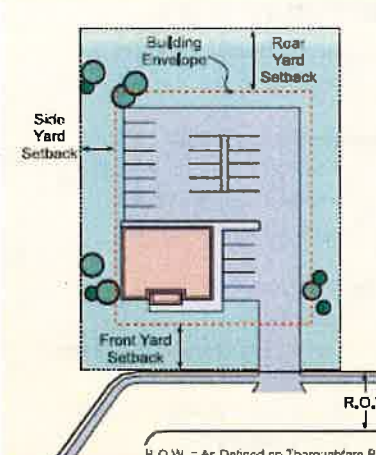
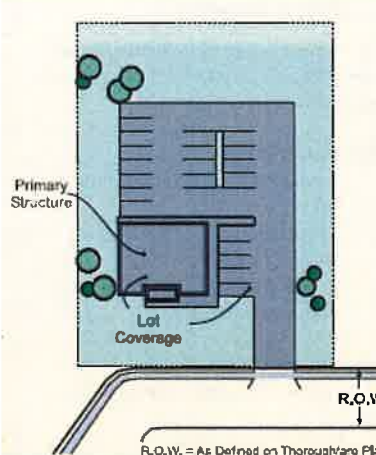
MI District

3.39 MI District Intent, Permitted Uses, and Special Exception Uses

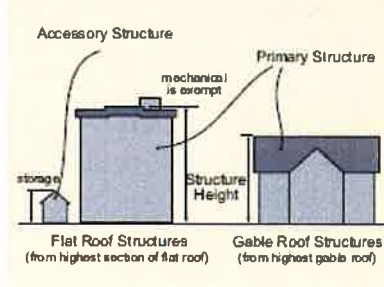
| District Intent | Permitted Uses | Special Exception Uses |
|---|---|--|
| <p>The MI (Moderate Intensity Industrial/Light Manufacturing) District is Intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> low to moderate impact industrial uses business parks, distribution operations, and industrial parks stand-alone building or multiple primary structures <p>Application of District</p> <ul style="list-style-type: none"> new and existing development <p>Development Standards</p> <ul style="list-style-type: none"> recognize the need for quality time, place and manner development standards to minimize impacts on surrounding properties while encouraging economic vitality do not require separation or buffering from uses with similar intensity assure that there are no negative effects on the natural environment minimize light, noise, water, and air pollution <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> AG, PR, IS, C2, LI, and HI <p>Planning Commission</p> <ul style="list-style-type: none"> zone property for MI only after determining that the site is appropriate for any of the possible uses allowed in this district be very sensitive to environmental protection <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> allow a special exception use only when it clearly is a benefit to the surrounding areas require significant buffering and separation from residential uses, environmental features, and historic areas if within the vicinity notify the property owners within a significant region of a petition for Special Exception, rather than just nearby property owners assure environmental protection prior to granting a special exception be very sensitive to the potential for light pollution, noise pollution, loading bays fronting roads, oversized signs, large truck traffic, ingress/egress, and pedestrian and vehicular safety | <p>Institutional</p> <ul style="list-style-type: none"> government operations (non-office) recycling sorting/distribution <p>Business: Office/Professional</p> <ul style="list-style-type: none"> construction trade office <p>Communication/Utilities</p> <ul style="list-style-type: none"> above-ground utility facility radio/TV station <p>Industrial Uses</p> <ul style="list-style-type: none"> assembly distribution facility flex-space light assembly light manufacturing outdoor storage research center self-storage facility sign painting/fabrication testing lab tool and die shop trucking terminal warehouse welding | <p>Institutional</p> <ul style="list-style-type: none"> crematorium police, fire or rescue station <p>Business: General</p> <ul style="list-style-type: none"> junk yard race track <p>Communication/Utilities</p> <ul style="list-style-type: none"> sewage treatment plant water treatment plant wireless telecommunications facility <p>Industrial Uses</p> <ul style="list-style-type: none"> bottled gas storage/distribution food production/processing incinerator storage tanks (nonhazardous) <p>General</p> <ul style="list-style-type: none"> off-site parking lot for a church, temple mosque or similar place of worship |

MI District

3.40 MI District Development Standards

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|  <p>Minimum Lot Area:</p> <ul style="list-style-type: none"> • 1 acre (43,560 square feet) <p>Minimum Lot Width:</p> <ul style="list-style-type: none"> • 130 feet <p>Minimum Lot Frontage:</p> <ul style="list-style-type: none"> • 90 feet on a Public Street with access from said Public Street <p>Sewer and Water:</p> <ul style="list-style-type: none"> • Requires municipal water and sewer hookup |  <p>Minimum Front Yard Setback:</p> <ul style="list-style-type: none"> • 25 feet when adjacent to an Arterial • 15 feet when adjacent to a Collector or Local Street <p>Minimum Side Yard Setback:</p> <ul style="list-style-type: none"> • 5 feet for Primary and Accessory Structures <p>Minimum Rear Yard Setback:</p> <ul style="list-style-type: none"> • 5 feet for Primary and Accessory Structures |  <p>Maximum Lot Coverage:</p> <ul style="list-style-type: none"> • Square feet of all primary and accessory structures, and impervious surface cannot exceed 85% of the Lot Area <p>Maximum Main Floor Area:</p> <ul style="list-style-type: none"> • 120,000 square feet for all structures combined |
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Additional Development Standards that Apply

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|  <p>Maximum Structure Height:</p> <ul style="list-style-type: none"> • 45 feet for the Primary Structure • 45 feet for Accessory Structures | <p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 6-3 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 6-4 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 6-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 6-6 <p>Floor Area (FA)</p> <ul style="list-style-type: none"> • FA-01 Page 6-7 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 6-8 <p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 6-9 • AS-07 Page 6-11 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-02 Page 6-12 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 6-13 | <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 6-18 • LA-05 Page 6-21 • LA-07 Page 6-23 • LA-08 Page 6-25 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 6-26 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 6-27 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 6-28 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 6-29 • SI-03 Page 6-30 • SI-09 Page 6-35 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 6-37 • PK-06 Page 6-38 • PK-07 Page 6-40 | <p>Loading (LD)</p> <ul style="list-style-type: none"> • LO-01 Page 6-42 <p>Entrance/Driveway (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 6-43 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 6-45 <p>Telecommunications Facility (TC)</p> <ul style="list-style-type: none"> • TC-01 Page 6-46 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 6-53 <p>Miscellaneous (MC)</p> <ul style="list-style-type: none"> • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55 • MC-05 Page 6-55 |
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(As amended by Ordinances No. 6375, 6426 and 6435, June 27, 2006.)