

Article

2

Zoning Districts

*City of Shelbyville
Unified Development
Ordinance*

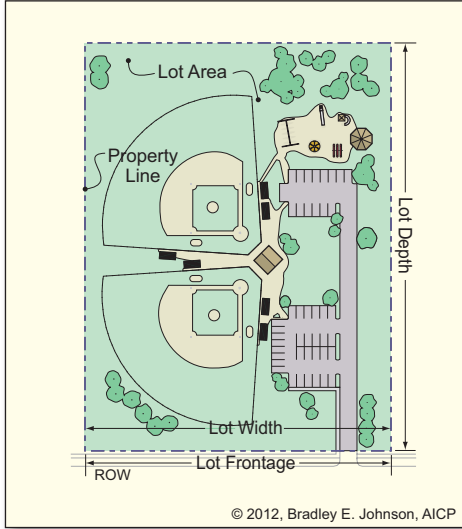
Parks and Open Space (PK) District

2.01 PK District Intent, Permitted Uses, and Special Exception Uses

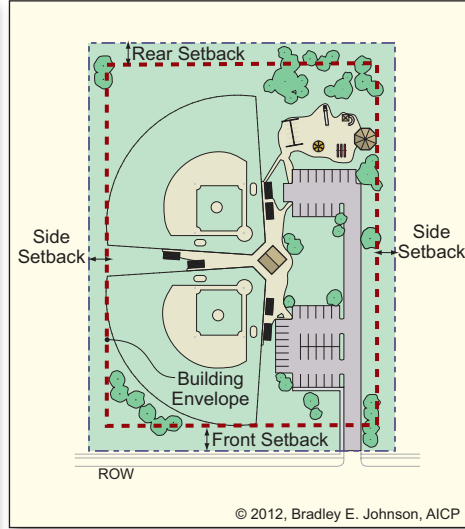
Intent	Permitted Uses	Special Exception Uses
<p>The Parks and Open Space (PK) District is intended to provide appropriate zoning regulations for public parks, open space, and private recreation developments. This district should be integrated with residential districts and natural features. Shelbyville should strive to use this district to provide usable open spaces and recreation amenities for the City's residential neighborhoods.</p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • circus or carnival <p>Institutional Uses</p> <ul style="list-style-type: none"> • community center • fairgrounds <p>Park Uses</p> <ul style="list-style-type: none"> • driving range • golf course and/or country club • nature preserve/center • park, private • park, public 	<p>Commercial Uses</p> <ul style="list-style-type: none"> • health spa • recreational uses (large scale) • retreat center <p>Institutional Uses</p> <ul style="list-style-type: none"> • cemetery • government facility • government office • library • lodge or private club • museum or gallery • parking lot or parking garage (primary use) • police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none"> • campground/rv park <p>Utility Uses</p> <ul style="list-style-type: none"> • utility substation • water tower • wellfield or public pumphouse

Parks and Open Space (PK) District

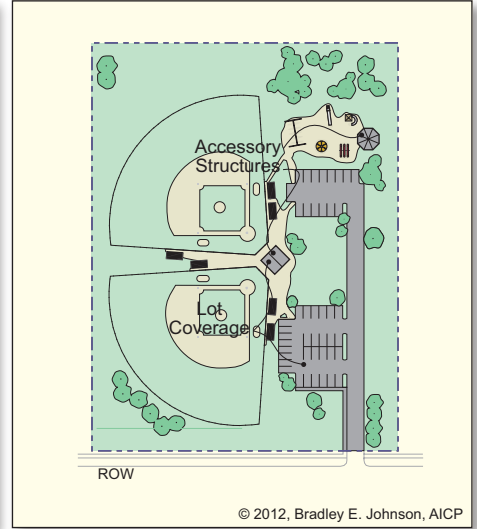
2.02 PK District Development Standards



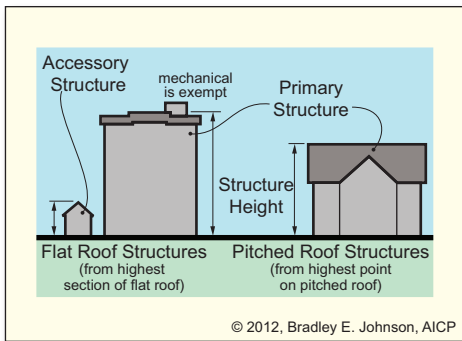
- Minimum Lot Area**
 - 2 acres
- Maximum Lot Area**
 - none
- Minimum Lot Width**
 - 65 feet (measured at the front building setback line)
- Minimum Lot Frontage**
 - 50 feet (on a public street, with access from that street)
- Maximum Lot Depth**
 - none



- Minimum Front Yard Setback**
 - 50 feet for primary and accessory structures when adjacent to an arterial street
 - 30 feet for primary and accessory structures when adjacent to a collector street
 - 20 feet for primary and accessory structures when adjacent to a local street
- Minimum Side Yard Setback**
 - 10 feet for primary and accessory structures
- Minimum Rear Yard Setback**
 - 10 feet for primary and accessory structures



- Maximum Lot Coverage**
 - 25% (of the lot area may be covered by structures and other hard surfaces)
- Minimum Living Area per Dwelling**
 - not applicable
- Minimum Ground Floor Area**
 - not applicable
- Maximum Primary Structures per Lot**
 - not applicable



- Maximum Structure Height**
 - 35 feet for primary structures
 - 25 feet for accessory structures

Additional Development Standards that Apply		
Accessory Use and Structures	Landscaping	Setback
• AS-01..... 5-3	• LA-01..... 5-35	• SB-01..... 5-60
• AS-02..... 5-5	• LA-02..... 5-36	Signs
• AS-03..... 5-6	• LA-05..... 5-38	• SI-01..... 5-65
Density and Intensity	• LA-06..... 5-39	• SI-05..... 5-71
• DI-01..... 5-15	Lighting	• SI-06..... 5-72
Entrance and Drive	• LT-01..... 5-42	Special Exception
• ED-01..... 5-16	Lot	• SE-01..... 5-91
• ED-04..... 5-20	• LO-01..... 5-45	Structure
Environmental	Outdoor Storage	• SR-01..... 5-92
• EN-01..... 5-22	• OS-01..... 5-50	Telecommunication Facility
Fence and Wall	Parking	• TC-01..... 5-93
• FW-01..... 5-24	• PK-01..... 5-51	Temporary Use
• FW-03..... 5-24	• PK-06..... 5-54	• TU-01..... 5-96
Floodplain	Public Improvement	Utility Services
• FP-01..... 5-26	• PI-01..... 5-58	• US-01..... 5-100
Floor Area	Recreational Vehicle Park	Vision Clearance
• FA-01..... 5-27	• RV-01..... 5-59	• VC-01..... 5-101
Height		Wind Turbine System
• HT-01..... 5-28		• WT-01..... 5-102
		• WT-02..... 5-104

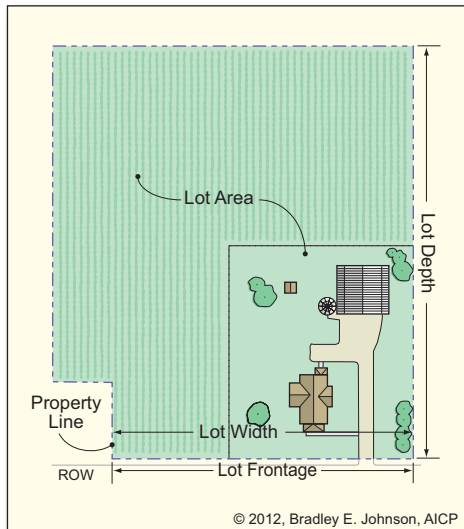
Agriculture (AG) District

2.03 AG District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The Agriculture (AG) District is intended to maintain areas within Shelbyville's zoning jurisdiction for agriculture. This district is further intended to reduce conflicts between residential and agricultural land uses and limit development in areas with minimal infrastructure. Shelbyville should strive to protect this district from conflicting, non-agricultural land uses and those uses that are incompatible with the available infrastructure.</p>	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • farm (general) • farmer's market (for sale of products grown on-site) • winery <p>Institutional Uses</p> <ul style="list-style-type: none"> • cemetery <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve/center • park, public <p>Residential Uses</p> <ul style="list-style-type: none"> • farmstead <p>Utility Uses</p> <ul style="list-style-type: none"> • utility substation • wellfield or public pumphouse 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural products sales, distribution, and storage facility • farmer's market (for sale of products grown off-site) • livestock auction/sales facility <p>Commercial Uses</p> <ul style="list-style-type: none"> • health spa • kennel • recreational uses (large scale) • retreat center <p>Industrial Uses</p> <ul style="list-style-type: none"> • agricultural products terminal • mineral extraction and processing <p>Institutional Uses</p> <ul style="list-style-type: none"> • fairgrounds • police, fire, or rescue station <p>Residential Uses</p> <ul style="list-style-type: none"> • bed and breakfast facility • dwelling, single-family <p>Utility Uses</p> <ul style="list-style-type: none"> • sewage treatment plant • telecommunications facility • water tower

Agriculture (AG) District

2.04 AG District Development Standards



Minimum Lot Area

- 20 acres

Maximum Lot Area

- none

Minimum Lot Width

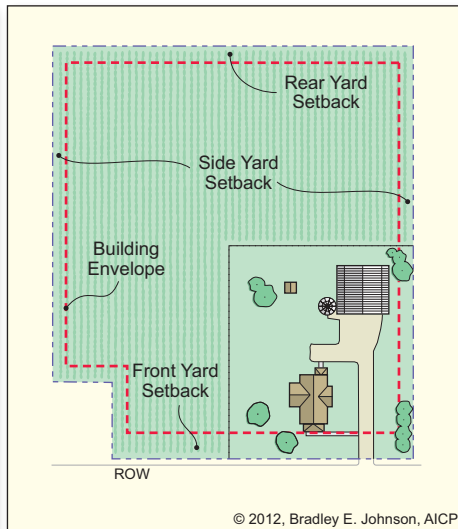
- 150 feet (measured at the front building setback line)

Minimum Lot Frontage

- legal access to a public street

Maximum Lot Depth

- none



Minimum Front Yard Setback

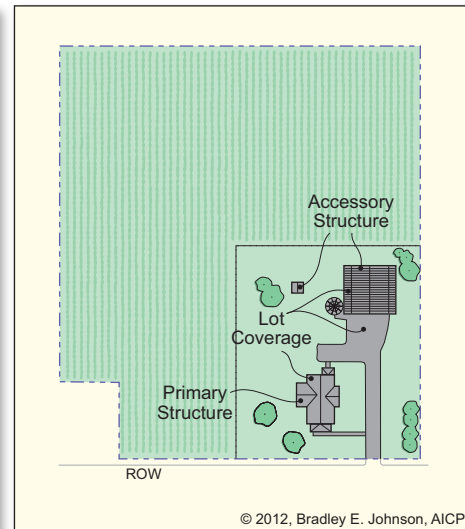
- 50 feet for primary and accessory structures when adjacent to an arterial street
- 50 feet for primary and accessory structures when adjacent to a collector street
- 50 feet for primary and accessory structures when adjacent to a local street

Minimum Side Yard Setback

- 50 feet for primary structures
- 25 feet for accessory structures

Minimum Rear Yard Setback

- 50 feet for primary structures
- 25 feet for accessory structures



Maximum Lot Coverage

- 20% (of the lot area may be covered by structures and other hard surfaces)

Minimum Living Area per Dwelling

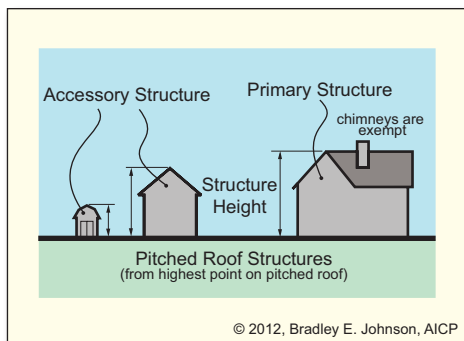
- 1,000 square feet

Minimum Ground Floor Area

- 1,000 square feet

Maximum Primary Structures per Lot

- 1 primary residential structure, no limit for agricultural structures



Maximum Structure Height

- 35 feet for primary structures
- 25 feet for accessory structures
- all agricultural structures are exempt from height restrictions

Additional Development Standards that Apply		
Accessory Use and Structures	Keeping of Animals	Signs
• AS-01 5-3	• KA-03 5-32	• SI-01 5-65
• AS-02 5-5	Kennel	• SI-02 5-70
Density and Intensity	• KL-01 5-33	• SI-03 5-71
• DI-01 5-15	• KL-02 5-34	• SI-05 5-71
Entrance and Drive	Landscaping	• SI-06 5-72
• ED-01 5-16	• LA-06 5-39	Special Exception
• ED-02 5-18	Lighting	• SE-01 5-91
Environmental	• LT-01 5-42	Structure
• EN-01 5-22	Loading	• SR-01 5-92
Fence and Wall	• LD-01 5-44	Telecommunication Facility
• FW-01 5-24	Lot	• TC-01 5-93
• FW-02 5-24	• LO-01 5-45	Temporary Use
• FW-03 5-24	Outdoor Storage	• TU-01 5-96
• FW-04 5-25	• OS-01 5-50	• TU-02 5-97
Floodplain	Parking	• TU-03 5-98
• FP-01 5-26	• PK-01 5-51	Utility Services
Floor Area	• PK-02 5-52	• US-01 5-100
• FA-01 5-27	Public Improvement	Vision Clearance
Height	• PI-01 5-58	• VC-01 5-101
• HT-01 5-28	Setback	Wind Turbine System
Home Business	• SB-01 5-60	• WT-01 5-102
• HB-01 5-29		• WT-02 5-104

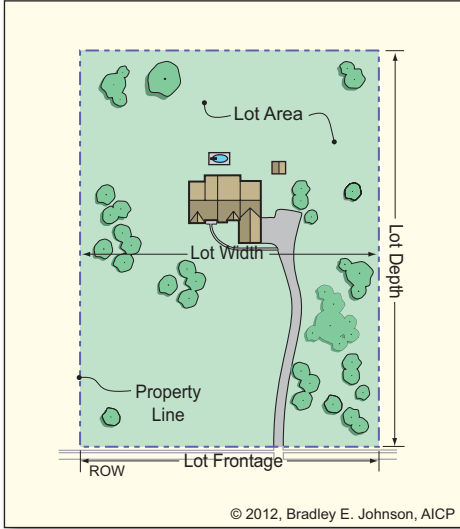
Agriculture/Rural Residential (AR) District

2.05 AR District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The Agriculture/Rural Residential (AR) District is intended to provide areas for a mixture of agricultural and residential land uses. This mixture is intended to maintain farming operations, while also allowing increased development in areas adjacent to developed infrastructure and on property not especially suited for agricultural uses. Shelbyville should strive to protect the agricultural uses in this district from conflicting land uses, while promoting development that will provide unique, rural housing options and the future ability to extend municipal infrastructure.</p>	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • animal boarding • farm (general) • winery <p>Institutional Uses</p> <ul style="list-style-type: none"> • cemetery <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve/center • park, public <p>Residential Uses</p> <ul style="list-style-type: none"> • farmstead • dwelling, single-family • fair housing facility (small) <p>Utility Uses</p> <ul style="list-style-type: none"> • utility substation • wellfield or public pumphouse 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • farmer's market (for sale of products grown off-site) <p>Commercial Uses</p> <ul style="list-style-type: none"> • health spa • kennel • recreational uses (large scale) • retreat center <p>Industrial Uses</p> <ul style="list-style-type: none"> • mineral extraction and processing <p>Institutional Uses</p> <ul style="list-style-type: none"> • fairgrounds • police, fire, or rescue station • school (P-12) <p>Park Uses</p> <ul style="list-style-type: none"> • driving range • golf course and/or country club <p>Residential Uses</p> <ul style="list-style-type: none"> • bed and breakfast facility • boarding house • fair housing facility (large) <p>Utility Uses</p> <ul style="list-style-type: none"> • sewage treatment plant • telecommunications facility • water tower

Agriculture/Rural Residential (AR) District

2.06 AR District Development Standards



Minimum Lot Area

- 2 acres (using a septic system)
- 1 acre (using a public sewer)

Maximum Lot Area

- none

Minimum Lot Width

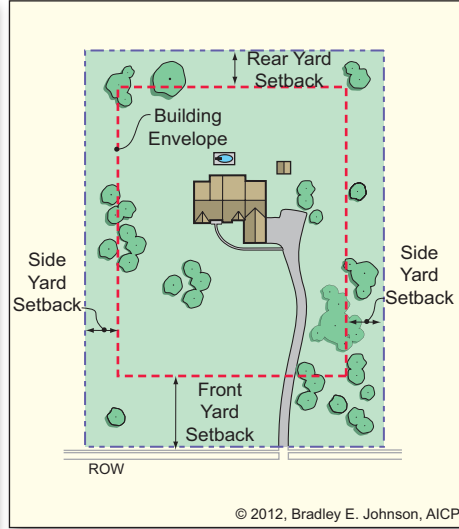
- 150 feet (measured at the front building setback line)

Minimum Lot Frontage

- 50 feet

Maximum Lot Depth

- 3 ½ times the lot width



Minimum Front Yard Setback

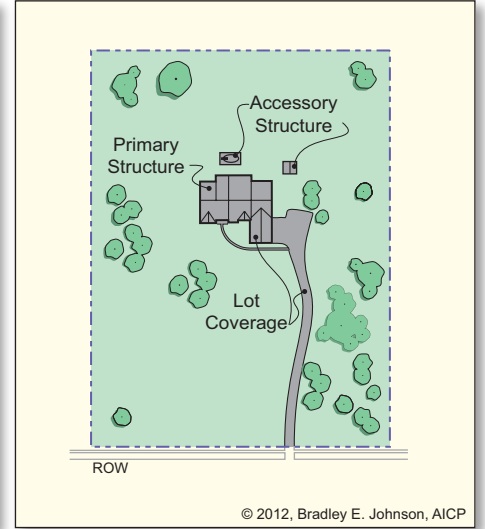
- 50 feet for primary and accessory structures when adjacent to an arterial street
- 50 feet for primary and accessory structures when adjacent to a collector street
- 50 feet for primary and accessory structures when adjacent to a local street

Minimum Side Yard Setback

- 35 feet for primary structures
- 25 feet for accessory structures

Minimum Rear Yard Setback

- 35 feet for primary structures
- 25 feet for accessory structures



Maximum Lot Coverage

- 35% (of the lot area may be covered by structures and other hard surfaces)

Minimum Living Area per Dwelling

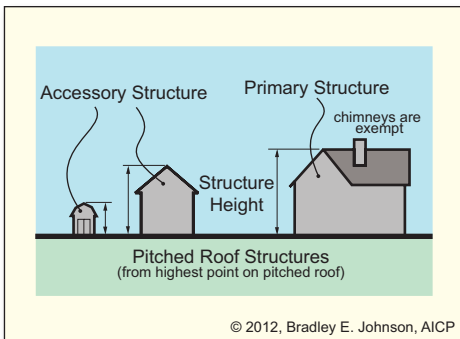
- 1,000 square feet (dwelling, farm)
- 1,600 square feet (dwelling, non-farm)

Minimum Ground Floor Area

- 1,000 square feet

Maximum Primary Structures per Lot

- 1 primary residential structure, no limit for agricultural structures



Maximum Structure Height

- 35 feet for primary structures
- 25 feet for accessory structures
- all agricultural structures are exempt from height restrictions

Additional Development Standards that Apply

<p>Accessory Use and Structures</p> <ul style="list-style-type: none"> • AS-01 5-3 • AS-02 5-5 <p>Density and Intensity</p> <ul style="list-style-type: none"> • DI-01 5-15 <p>Entrance and Drive</p> <ul style="list-style-type: none"> • ED-01 5-16 • ED-02 5-18 <p>Environmental</p> <ul style="list-style-type: none"> • EN-01 5-22 <p>Fence and Wall</p> <ul style="list-style-type: none"> • FW-01 5-24 <p>Floodplain</p> <ul style="list-style-type: none"> • FP-01 5-26 <p>Floor Area</p> <ul style="list-style-type: none"> • FA-01 5-27 <p>Height</p> <ul style="list-style-type: none"> • HT-01 5-28 <p>Home Business</p> <ul style="list-style-type: none"> • HB-01 5-29 <p>Keeping of Animals</p> <ul style="list-style-type: none"> • KA-01 5-31 	<p>Landscaping</p> <ul style="list-style-type: none"> • LA-06 5-39 • LT-01 5-42 <p>Lot</p> <ul style="list-style-type: none"> • LO-01 5-45 <p>Outdoor Storage</p> <ul style="list-style-type: none"> • OS-01 5-50 <p>Parking</p> <ul style="list-style-type: none"> • PK-01 5-51 • PK-02 5-52 <p>Public Improvement</p> <ul style="list-style-type: none"> • PI-01 5-58 <p>Setback</p> <ul style="list-style-type: none"> • SB-01 5-60 <p>Signs</p> <ul style="list-style-type: none"> • SI-01 5-65 • SI-02 5-70 • SI-03 5-71 • SI-05 5-71 • SI-06 5-72 <p>Special Exception</p> <ul style="list-style-type: none"> • SE-01 5-91 <p>Structure</p> <ul style="list-style-type: none"> • SR-01 5-92 	<p>Telecommunication Facility</p> <ul style="list-style-type: none"> • TC-01 5-93 <p>Temporary Use</p> <ul style="list-style-type: none"> • TU-01 5-96 • TU-02 5-97 • TU-03 5-98 <p>Utility Services</p> <ul style="list-style-type: none"> • US-01 5-100 <p>Vision Clearance</p> <ul style="list-style-type: none"> • VC-01 5-101 <p>Wind Turbine System</p> <ul style="list-style-type: none"> • WT-01 5-102
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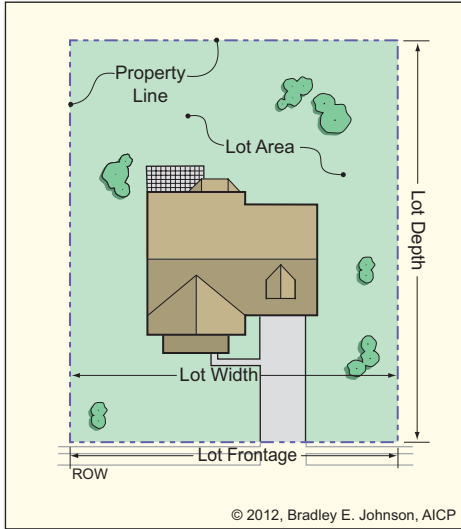
Single-family Residential (R1) District

2.07 R1 District Intent, Permitted Uses, and Special Exception Uses

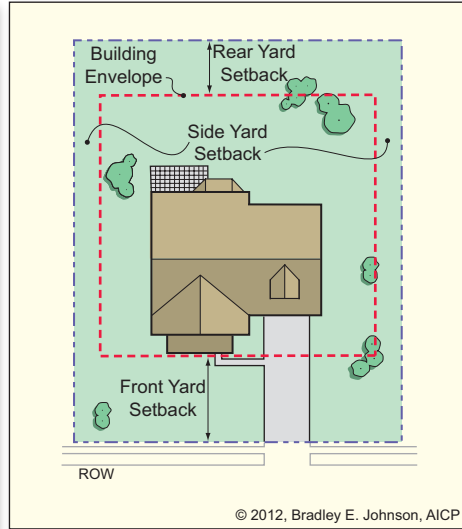
Intent	Permitted Uses	Special Exception Uses
<p>The Single-family Residential (R1) District is intended to provide an area exclusively for single-family homes. This district may be used to provide a transition between the Agriculture (AG) and Agriculture/Rural Residential (AR) areas and those of higher density residential uses. Shelbyville should strive to protect this district from conflicting industrial and commercial land uses and to integrate these neighborhoods with higher density residential areas, institutions, commercial centers, and parks in the community.</p>	<p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve/center • park, public <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, single-family • fair housing facility (small) • farmstead 	<p>Institutional Uses</p> <ul style="list-style-type: none"> • cemetery • day care center • police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none"> • driving range • golf course and/or country club <p>Residential Uses</p> <ul style="list-style-type: none"> • fair housing facility (large) <p>Utility Uses</p> <ul style="list-style-type: none"> • water tower

Single-family Residential (R1) District

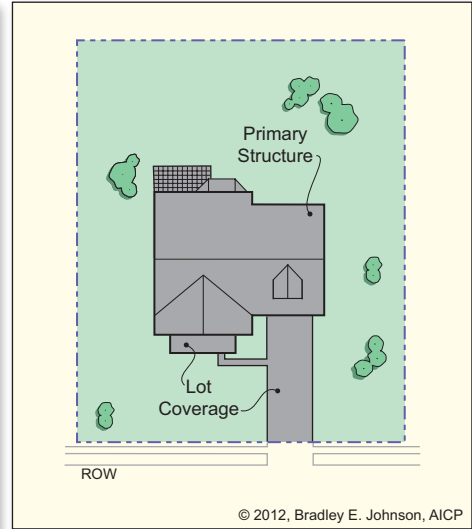
2.08 R1 District Development Standards



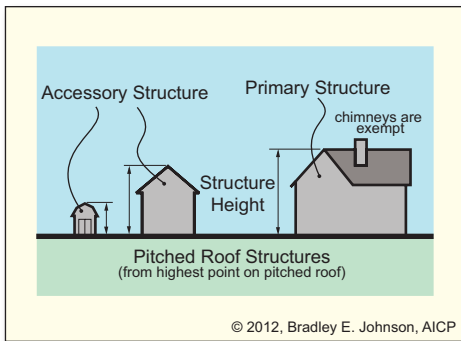
- Minimum Lot Area**
 - 10,000 square feet
- Maximum Lot Area**
 - none
- Minimum Lot Width**
 - 80 feet (measured at the front building setback line)
- Minimum Lot Frontage**
 - 45% of the lot width
- Maximum Lot Depth**
 - none



- Minimum Front Yard Setback**
 - 50 feet for primary and accessory structures when adjacent to an arterial street
 - 30 feet for primary and accessory structures when adjacent to a collector street
 - 20 feet for primary and accessory structures when adjacent to a local street
- Minimum Side Yard Setback**
 - 10 feet for primary structures
 - 4 feet for accessory structures
- Minimum Rear Yard Setback**
 - 20 feet for primary structures
 - 4 feet for accessory structures



- Maximum Lot Coverage**
 - 45% (of the lot area may be covered by structures and other hard surfaces)
- Minimum Living Area per Dwelling**
 - 1,400 square feet
- Minimum Ground Floor Area**
 - 800 square feet
- Maximum Primary Structures per Lot**
 - 1



- Maximum Structure Height**
 - 35 feet for primary structures
 - 15 feet for accessory structures

Additional Development Standards that Apply		
Accessory Use and Structures	Home Business	Signs
• AS-01..... 5-3	• HB-01..... 5-29	• SI-01..... 5-65
• AS-02..... 5-5	Keeping of Animals	• SI-02..... 5-70
Architectural	• KA-01..... 5-31	• SI-04..... 5-71
• AR-01..... 5-9	Landscaping	• SI-05..... 5-71
Density and Intensity	• LA-06..... 5-39	• SI-06..... 5-72
• DI-01..... 5-15	Lighting	Special Exception
Entrance and Drive	• LT-01..... 5-42	• SE-01..... 5-91
• ED-01..... 5-16	Lot	Structure
• ED-03..... 5-19	• LO-01..... 5-45	• SR-01..... 5-92
Environmental	Outdoor Storage	Temporary Use
• EN-01..... 5-22	• OS-01..... 5-50	• TU-01..... 5-96
Fence and Wall	Parking	• TU-02..... 5-97
• FW-01..... 5-24	• PK-01..... 5-51	• TU-03..... 5-98
• FW-02..... 5-24	• PK-03..... 5-52	Utility Services
Floodplain	Public Improvement	• US-01..... 5-100
• FP-01..... 5-26	• PI-01..... 5-58	Vision Clearance
Floor Area	Setback	• VC-01..... 5-101
• FA-01..... 5-27	• SB-01..... 5-60	Wind Turbine System
Height	Sidewalk	• WT-01..... 5-102
• HT-01..... 5-28	• SD-01..... 5-64	

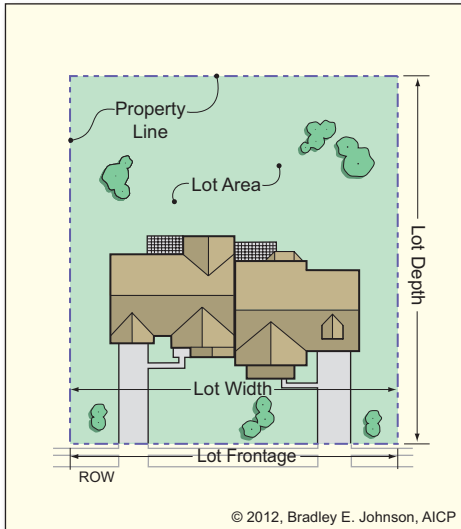
Two-family Residential (R2) District

2.09 R2 District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The Two-family Residential (R2) District is intended to provide an area for two-family dwellings, such as duplexes and "patio homes".</p> <p>Shelbyville should strive to protect this district from conflicting land uses and to integrate these neighborhoods with the other residential areas, institutions, neighborhood commercial centers, and parks of the community.</p>	<p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve/center • park, public <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, two-family • fair housing facility (small) 	<p>Institutional Uses</p> <ul style="list-style-type: none"> • cemetery • community center • day care center • police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none"> • driving range • golf course and/or country club <p>Residential Uses</p> <ul style="list-style-type: none"> • assisted living facility • dwelling, single-family • fair housing facility (large) • farmstead • nursing home • retirement facility <p>Communication Uses</p> <ul style="list-style-type: none"> • water tower

Two-family Residential (R2) District

2.10 R2 District Development Standards



Minimum Lot Area

- 10,000 square feet

Maximum Lot Area

- none

Minimum Lot Width

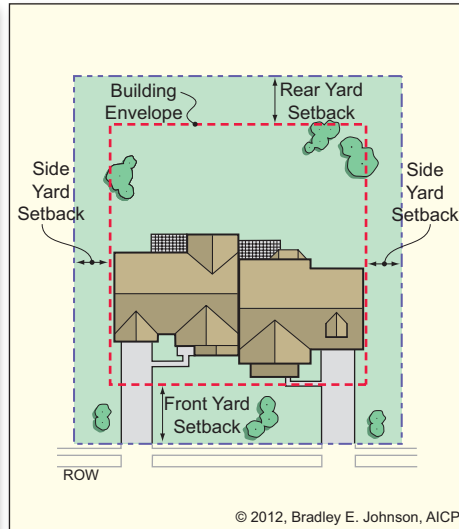
- 80 feet (measured at the front building setback line)

Minimum Lot Frontage

- 45% of the lot width (on a public street, with access from that street)

Maximum Lot Depth

- none



Minimum Front Yard Setback

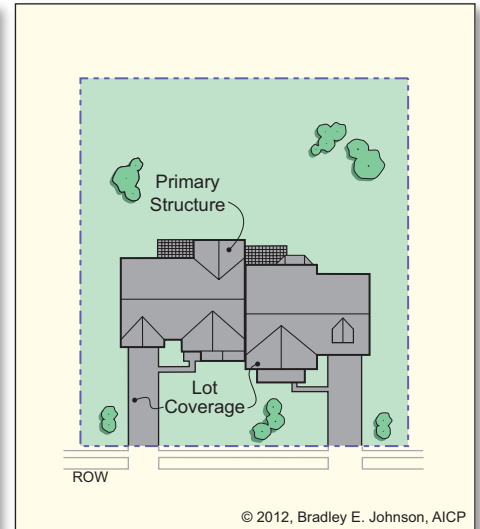
- 50 feet for primary and accessory structures when adjacent to an arterial street
- 30 feet for primary and accessory structures when adjacent to a collector street
- 20 feet for primary and accessory structures when adjacent to a local street

Minimum Side Yard Setback

- 7 feet for primary structures
- 4 feet for accessory structures

Minimum Rear Yard Setback

- 15 feet for primary structures
- 4 feet for accessory structures



Maximum Lot Coverage

- 65% (of the lot area may be covered by structures and other hard surfaces)

Minimum Living Area per Dwelling

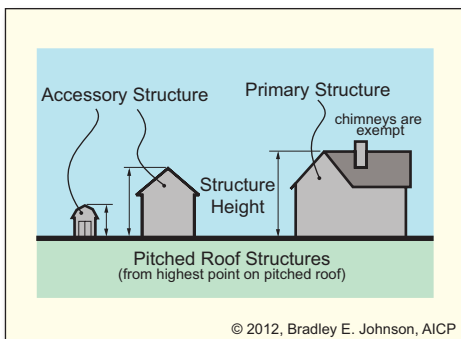
- 1,400 square feet

Minimum Ground Floor Area

- not applicable

Maximum Primary Structures per Lot

- 1



Maximum Structure Height

- 45 feet for primary structures
- 15 feet for accessory structures

Additional Development Standards that Apply

Accessory Use and Structures	Home Business	Signs
• AS-01..... 5-3	• HB-01..... 5-29	• SI-01..... 5-65
• AS-02..... 5-5	Keeping of Animals	• SI-02..... 5-70
Architectural	• KA-01..... 5-31	• SI-04..... 5-71
• AR-01..... 5-9	Landscaping	• SI-05..... 5-71
Density and Intensity	• LA-06..... 5-39	• SI-06..... 5-72
• DI-01..... 5-15	Lighting	Special Exception
Entrance and Drive	• LT-01..... 5-42	• SE-01..... 5-91
• ED-01..... 5-16	Lot	Structure
• ED-03..... 5-19	• LO-01..... 5-45	• SR-01..... 5-92
Environmental	Outdoor Storage	Temporary Use
• EN-01..... 5-22	• OS-01..... 5-50	• TU-01..... 5-96
Fence and Wall	Parking	• TU-02..... 5-97
• FW-01..... 5-24	• PK-01..... 5-51	• TU-03..... 5-98
• FW-02..... 5-24	• PK-03..... 5-52	Utility Services
Floodplain	Public Improvement	• US-01..... 5-100
• FP-01..... 5-26	• PI-01..... 5-58	Vision Clearance
Floor Area	Setback	• VC-01..... 5-101
• FA-01..... 5-27	• SB-01..... 5-60	Wind Turbine System
Height	Sidewalk	• WT-01..... 5-102
• HT-01..... 5-28	• SD-01..... 5-64	

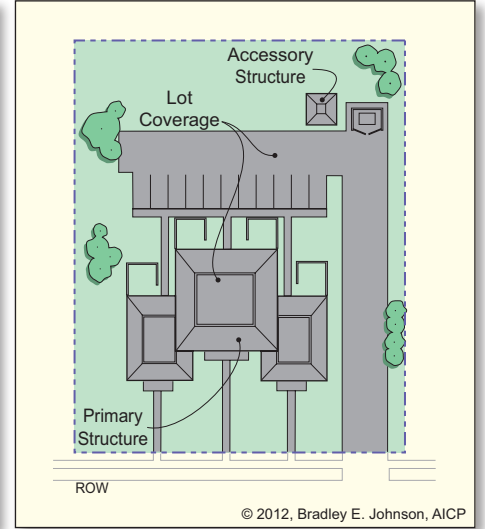
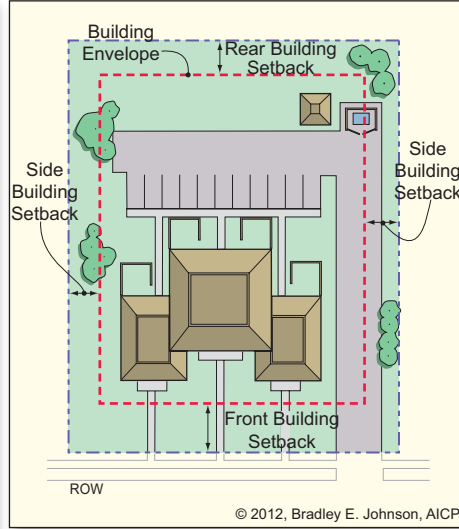
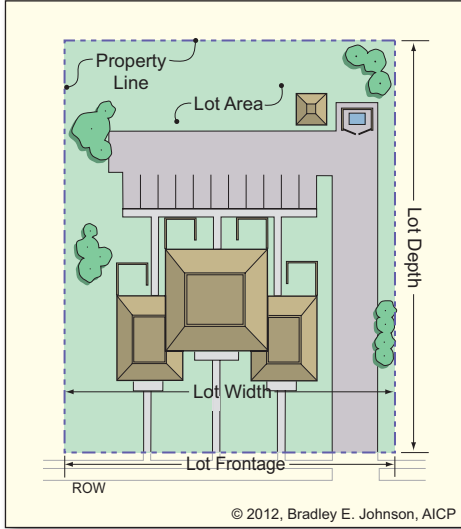
Multiple-family Residential (RM) District

2.11 RM District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The Multiple-family Residential (RM) District is intended to provide an area for multiple-family dwellings, such as apartment houses, apartments complexes, and condominiums. This district may be used to provide a transition between other residential and non-residential land uses.</p> <p>Shelbyville should strive to protect this district from conflicting industrial land uses and to integrate these developments with the other residential areas, commercial areas, institutions, and parks in the community.</p>	<p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve/center • park, public <p>Residential Uses</p> <ul style="list-style-type: none"> • assisted living facility • dwelling, multiple-family • dwelling, two-family • fair housing facility (small) • nursing home • retirement facility 	<p>Institutional Uses</p> <ul style="list-style-type: none"> • community center • day care center • police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none"> • driving range • golf course and/or country club <p>Residential Uses</p> <ul style="list-style-type: none"> • boarding house • fair housing facility (large) <p>Utility Uses</p> <ul style="list-style-type: none"> • water tower

Multiple-family Residential (RM) District

2.12 RM District Development Standards



Minimum Lot Area

- 4,500 square feet per dwelling unit

Maximum Lot Area

- none

Minimum Lot Width

- 100 feet (measured at the front building setback line)

Minimum Lot Frontage

- 50 feet (on a public street, with access from that street)

Maximum Lot Depth

- none

Minimum Front Yard Setback

- 50 feet for primary and accessory structures when adjacent to an arterial street
- 30 feet for primary and accessory structures when adjacent to a collector street
- 20 feet for primary and accessory structures when adjacent to a local street

Minimum Side Yard Setback

- 40 feet for primary structures (if an apartment complex)
- 10 feet for primary structures (if a single apartment house)
- 10 feet for accessory structures

Minimum Rear Yard Setback

- 40 feet for primary structures (if an apartment complex)
- 15 feet for primary structures (if a single apartment house)
- 10 feet for accessory structures

Maximum Lot Coverage

- 65% (of the lot area may be covered by structures and other hard surfaces)

Minimum Living Area per Dwelling

- 600 square feet

Minimum Ground Floor Area

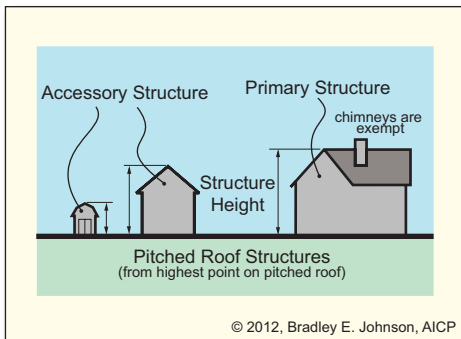
- not applicable

Maximum Primary Structures per Lot

- none

Minimum Separation Between Primary Structures

- 10 feet



Maximum Structure Height

- 65 feet for primary structures
- 15 feet for accessory structures

Additional Development Standards that Apply

Accessory Use and Structures	Home Business	Sidewalk
• AS-01..... 5-3	• HB-01..... 5-29	• SD-01..... 5-64
• AS-02..... 5-5	Keeping of Animals	Signs
• AS-04..... 5-7	• KA-02..... 5-31	• SI-01..... 5-65
Architectural	Landscaping	• SI-02..... 5-70
• AR-01..... 5-9	• LA-01..... 5-35	• SI-03..... 5-71
Density and Intensity	• LA-03..... 5-37	• SI-05..... 5-71
• DI-01..... 5-15	• LA-05..... 5-38	• SI-07..... 5-77
Entrance and Drive	• LA-06..... 5-39	Special Exception
• ED-01..... 5-16	Lighting	• SE-01..... 5-91
• ED-03..... 5-19	• LT-01..... 5-42	Structure
Environmental	Lot	• SR-01..... 5-92
• EN-01..... 5-22	• LO-01..... 5-45	Temporary Use
Fence and Wall	Outdoor Storage	• TU-01..... 5-96
• FW-01..... 5-24	• OS-01..... 5-50	• TU-02..... 5-97
• FW-02..... 5-24	Parking	Utility Services
Floodplain	• PK-01..... 5-51	• US-01..... 5-100
• FP-01..... 5-26	• PK-04..... 5-53	Vision Clearance
Floor Area	Public Improvement	• VC-01..... 5-101
• FA-01..... 5-27	• PI-01..... 5-58	Wind Turbine System
Height	Setback	• WT-01..... 5-102
• HT-01..... 5-28	• SB-01..... 5-60	

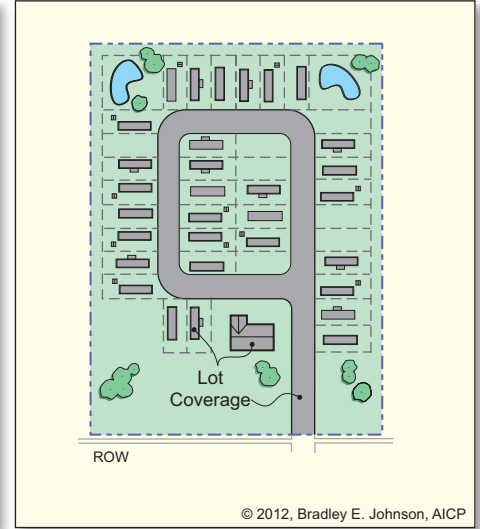
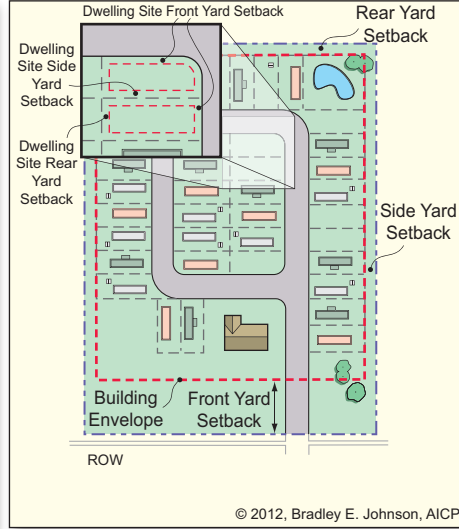
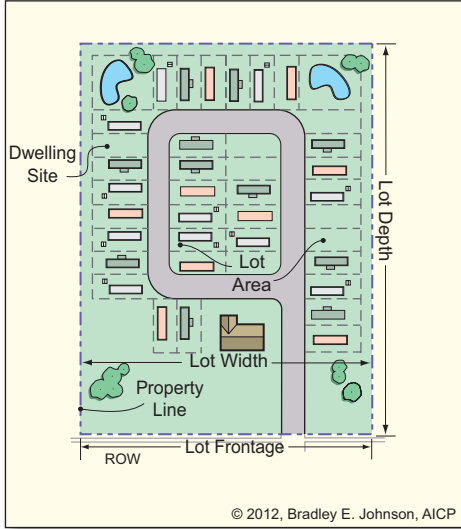
Manufactured Home Park (MP) District

2.13 MP District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The Manufactured Home Park (MP) District is intended to provide areas within the community for leased-lot parks of manufactured homes. All manufactured home parks shall be established and maintained in accordance with <i>IC 16-41-27 et seq.</i>, Rule 410 IAC 6-6, and all subsequent amendments to either. All such developments shall also be consistent with the requirements of the Indiana Board of Health.</p>	<p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve/center • park, public <p>Residential Uses</p> <ul style="list-style-type: none"> • mobile home/manufactured home park 	<p>Institutional Uses</p> <ul style="list-style-type: none"> • community center • day care center • police, fire, or rescue station <p>Utility Uses</p> <ul style="list-style-type: none"> • water tower

Manufactured Home Park (MP) District

2.14 MP District Development Standards



Minimum Lot Area

- 5 acres

Minimum Dwelling Site Area

- 4,000 square feet per dwelling site

Maximum Lot Area

- 10 acres

Minimum Lot Width

- 200 feet (measured at the front building setback line)

Minimum Lot Frontage

- 50 feet (on a public street, with access from that street)

Maximum Lot Depth

- none

Minimum Front Yard Setback

- All dwelling sites, management office, development amenities, and the like shall be at least 50 feet from any right-of-way

Minimum Side and Rear Yard Setback

- All dwelling sites, management office, development amenities, and the like shall be at least 50 feet from any side or rear property line

Minimum Dwelling Site Front Yard Setback

- 20 feet from the edge of pavement of interior streets (if private) or the right-of-way (if public)

Minimum Dwelling Site Side and Rear Yard Setback

- 8 feet for primary structures
- 4 feet for accessory structures

Maximum Lot Coverage

- 50% of the park's lot area may be covered by structures and other hard surfaces

Minimum Living Area per Dwelling

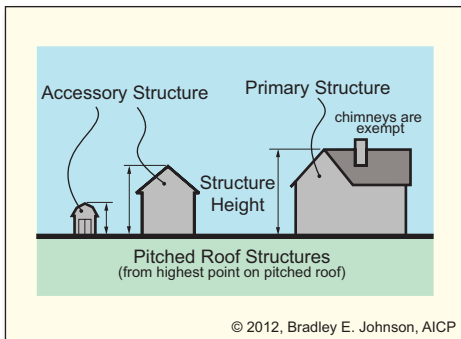
- 900 square feet

Minimum Ground Floor Area

- not applicable

Maximum Primary Structures

- 1 per dwelling site



Maximum Structure Height

- 35 feet for primary structures
- 15 feet for accessory structures

Additional Development Standards that Apply

Accessory Use and Structures	Home Business	Setback
• AS-01..... 5-3	• HB-01..... 5-29	• SB-01..... 5-60
• AS-02..... 5-5	Keeping of Animals	Sidewalk
• AS-05..... 5-7	• KA-02..... 5-31	• SD-01..... 5-64
Density and Intensity	Landscaping	Signs
• DI-01..... 5-15	• LA-01..... 5-35	• SI-01..... 5-65
Entrance and Drive	• LA-04..... 5-37	• SI-02..... 5-70
• ED-01..... 5-16	• LA-05..... 5-38	• SI-03..... 5-71
• ED-03..... 5-19	• LA-06..... 5-39	• SI-05..... 5-71
Environmental	Lighting	• SI-07..... 5-77
• EN-01..... 5-22	• LT-01..... 5-42	Special Exception
Fence and Wall	Lot	• SE-01..... 5-91
• FW-01..... 5-24	• LO-01..... 5-45	Structure
• FW-02..... 5-24	Manufactured Home Park	• SR-01..... 5-92
Floodplain	• MH-01..... 5-46	Temporary Use
• FP-01..... 5-26	Outdoor Storage	• TU-01..... 5-96
Floor Area	• OS-01..... 5-50	• TU-02..... 5-97
• FA-01..... 5-27	Parking	Utility Services
Height	• PK-01..... 5-51	• US-01..... 5-100
• HT-01..... 5-28	• PK-05..... 5-53	Vision Clearance
	Public Improvement	• VC-01..... 5-101
	• PI-01..... 5-58	Wind Turbine System
		• WT-01..... 5-102

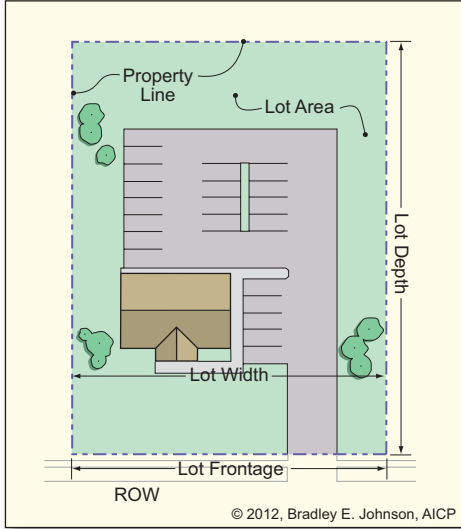
Institutional (IS) District

2.15 IS District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The IS (Institutional) District is intended to provide areas for varying intensities of institutionally owned lands, including places of worship, museums, schools, and State, County, and City government facilities.</p>	<p>Institutional Uses</p> <ul style="list-style-type: none"> • airport • cemetery • community center • day care center • fairgrounds • funeral home • government facility • government office • heliport • hospital/medical center • library • lodge or private club • medical or health clinic • museum or gallery • parking lot or parking garage (primary use) • place of worship • police, fire, or rescue station • post office • school (P-12) • trade or business school <p>Residential Uses</p> <ul style="list-style-type: none"> • assisted living facility • fair housing facility (large) • fair housing facility (small) • nursing home 	<p>Institutional Uses</p> <ul style="list-style-type: none"> • university or college <p>Utility Uses</p> <ul style="list-style-type: none"> • telecommunication facility

Institutional (IS) District

2.16 IS District Development Standards



Minimum Lot Area

- not applicable

Maximum Lot Area

- not applicable

Minimum Lot Width

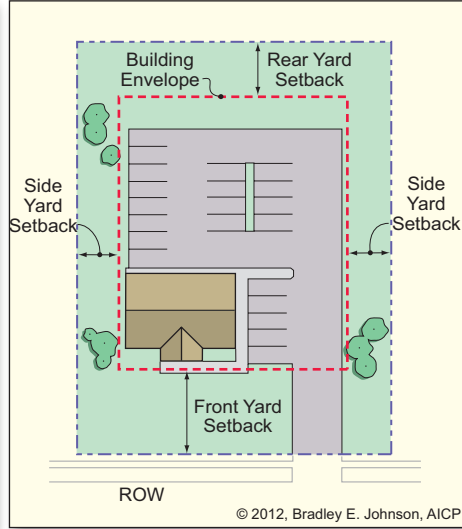
- not applicable

Minimum Lot Frontage

- not applicable

Maximum Lot Depth

- not applicable



Minimum Front Yard Setback

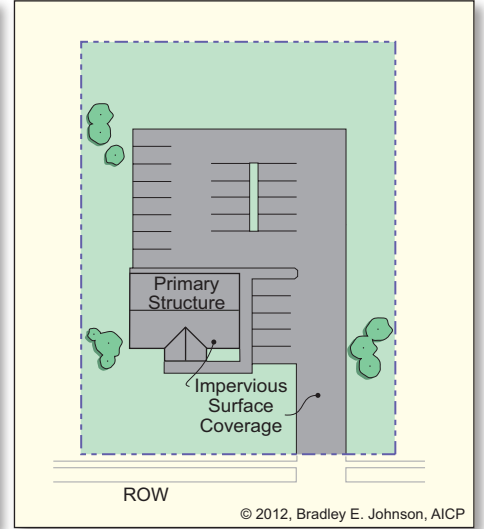
- 50 feet for primary and accessory structures when adjacent to an arterial street
- 50 feet for primary and accessory structures when adjacent to a collector street
- 30 feet for primary and accessory structures when adjacent to local street

Minimum Side Yard Setback

- 10 feet for primary and accessory structures

Minimum Rear Yard Setback

- 20 feet for primary structures
- 10 feet for accessory structures



Maximum Lot Coverage

- 70% (of the lot area may be covered by structures and other hard surfaces)

Minimum Living Area per Dwelling

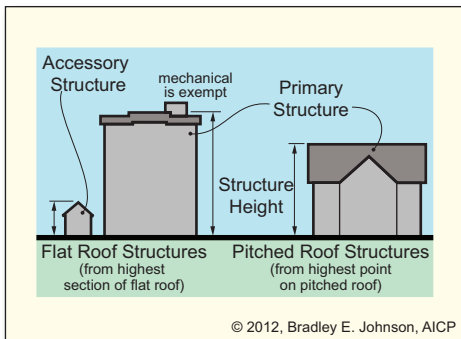
- 600 square feet

Minimum Ground Floor Area

- 1,000 square feet

Maximum Primary Structures per Lot

- no limit



Maximum Structure Height

- 60 feet for primary structures
- 30 feet for accessory structures
- 3 stories for primary structures

Additional Development Standards that Apply

<p>Accessory Use and Structures</p> <ul style="list-style-type: none"> • AS-01 5-3 • AS-02 5-5 <p>Architectural</p> <ul style="list-style-type: none"> • AR-02 5-10 <p>Density and Intensity</p> <ul style="list-style-type: none"> • DI-01 5-15 <p>Entrance and Drive</p> <ul style="list-style-type: none"> • ED-01 5-16 • ED-04 5-20 <p>Environmental</p> <ul style="list-style-type: none"> • EN-01 5-22 <p>Fence and Wall</p> <ul style="list-style-type: none"> • FW-01 5-24 • FW-04 5-25 <p>Floodplain</p> <ul style="list-style-type: none"> • FP-01 5-26 <p>Floor Area</p> <ul style="list-style-type: none"> • FA-01 5-27 <p>Height</p> <ul style="list-style-type: none"> • HT-01 5-28 	<p>Landscaping</p> <ul style="list-style-type: none"> • LA-01 5-35 • LA-02 5-36 • LA-05 5-38 • LA-06 5-39 • LA-07 5-41 <p>Lighting</p> <ul style="list-style-type: none"> • LT-01 5-42 <p>Lot</p> <ul style="list-style-type: none"> • LO-01 5-45 <p>Outdoor Storage</p> <ul style="list-style-type: none"> • OS-01 5-50 <p>Parking</p> <ul style="list-style-type: none"> • PK-01 5-51 • PK-06 5-54 <p>Public Improvement</p> <ul style="list-style-type: none"> • PI-01 5-58 <p>Setback</p> <ul style="list-style-type: none"> • SB-01 5-60 	<p>Signs</p> <ul style="list-style-type: none"> • SI-01 5-65 • SI-03 5-71 • SI-05 5-71 • SI-06 5-72 <p>Special Exception</p> <ul style="list-style-type: none"> • SE-01 5-91 <p>Structure</p> <ul style="list-style-type: none"> • SR-01 5-92 <p>Telecommunication Facility</p> <ul style="list-style-type: none"> • TC-01 5-93 <p>Temporary Use</p> <ul style="list-style-type: none"> • TU-01 5-96 <p>Utility Services</p> <ul style="list-style-type: none"> • US-01 5-100 <p>Vision Clearance</p> <ul style="list-style-type: none"> • VC-01 5-101 <p>Wind Turbine System</p> <ul style="list-style-type: none"> • WT-01 5-102 • WT-02 5-104
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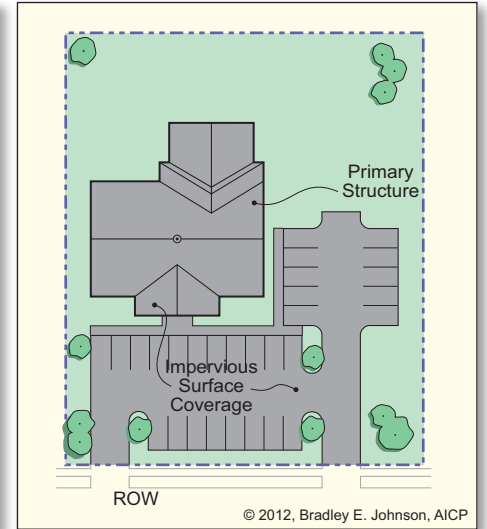
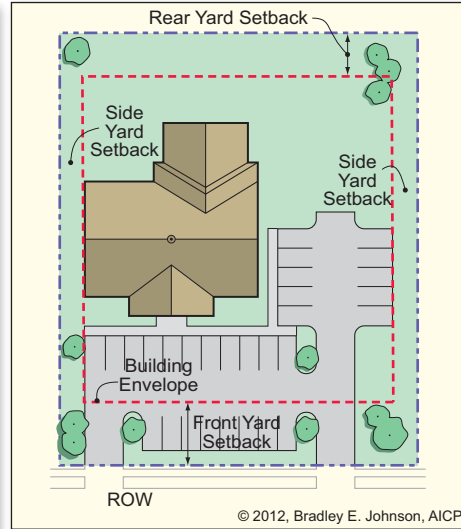
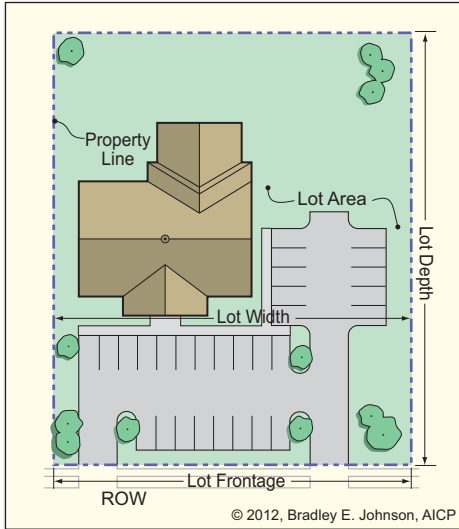
Business Neighborhood (BN) District

2.17 BN District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The Business Neighborhood (BN) District is intended to provide goods and services to neighborhoods and residential developments within the City. This district is further intended to permit the development of traditional, mixed-use neighborhood areas and to maintain a residential appearance and scale. Shelbyville should strive to protect this district from non-neighborhood serving commercial uses that would create land use conflicts. This district should be integrated into the community's neighborhoods at significant street intersections and with open space or institutional uses.</p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • animal grooming • personal service uses • restaurant • retail (type 1) <p>Institutional Uses</p> <ul style="list-style-type: none"> • day care center <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve/center • park, public <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, multiple-family (on upper floors of other uses) • dwelling, single family (on upper floors of other uses) • dwelling, two-family (on upper floors of other uses) 	<p>Commercial Uses</p> <ul style="list-style-type: none"> • drive-up/drive thru facility (as an accessory use) • office uses • recreation uses (small scale) • retail (type 2) <p>Institutional Uses</p> <ul style="list-style-type: none"> • community center • medical or health clinic • parking lot or parking garage (primary use) • police, fire, or rescue station <p>Residential Uses</p> <ul style="list-style-type: none"> • assisted living facility • bed and breakfast facility • fair housing facility (large) • fair housing facility (small) • nursing home • retirement facility <p>Utility Uses</p> <ul style="list-style-type: none"> • water tower

Business Neighborhood (BN) District

2.18 BN District Development Standards



Minimum Lot Area

- 5,000 square feet

Maximum Lot Area

- 1 acre

Minimum Lot Width

- 50 feet (measured at the front building setback line)

Minimum Lot Frontage

- 100% of the lot width (on a public street, with access from that street)

Maximum Lot Depth

- none

Minimum Front Yard Setback

- 20 feet for primary and accessory structures when adjacent to an arterial street
- 15 feet for primary and accessory structures when adjacent to a collector street
- 10 feet for primary and accessory structures when adjacent to a local street

Minimum Side Yard Setback

- 10 feet for primary and accessory structures

Minimum Rear Yard Setback

- 20 feet for primary structures
- 10 feet for accessory structures

Maximum Lot Coverage

- 85% (of the lot area may be covered by structures and other hard surfaces)

Minimum Living Area per Dwelling

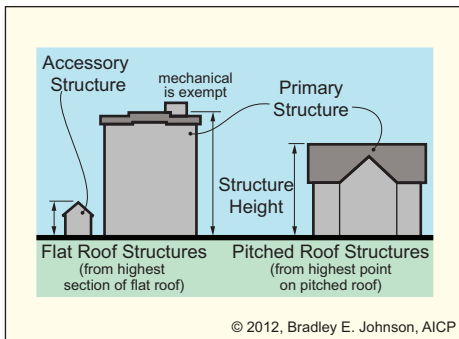
- 600 square feet

Minimum Ground Floor Area

- not applicable

Maximum Primary Structures per Lot

- 1



Maximum Structure Height

- 35 feet for primary structures
- 25 feet for accessory structures
- 2 stories for primary structures

Additional Development Standards that Apply

Accessory Use and Structures	Landscaping	Setback
• AS-01 5-3	• LA-01 5-35	• SB-01 5-60
• AS-02 5-5	• LA-02 5-36	Signs
Architectural	• LA-05 5-38	• SI-01 5-65
• AR-01 5-9	• LA-06 5-39	• SI-02 5-70
Commercial	• LA-07 5-41	• SI-03 5-71
• CM-01 5-12	Lighting	• SI-05 5-71
Density and Intensity	• LT-01 5-42	• SI-09 5-82
• DI-01 5-15	Loading	Special Exception
Entrance and Drive	• LD-01 5-44	• SE-01 5-91
• ED-01 5-16	Lot	Structure
• ED-04 5-20	• LO-01 5-45	• SR-01 5-92
Environmental	Outdoor Dining	Telecommunication Facility
• EN-01 5-22	• OD-01 5-47	• TC-01 5-93
Fence and Wall	Outdoor Display Area	Temporary Use
• FW-01 5-24	• DA-01 5-49	• TU-01 5-96
• FW-03 5-24	Outdoor Storage	• TU-04 5-99
Floodplain	• OS-01 5-50	Utility Services
• FP-01 5-26	• OS-02 5-50	• US-01 5-100
Floor Area	Parking	Vision Clearance
• FA-01 5-27	• PK-01 5-51	• VC-01 5-101
Height	• PK-06 5-54	Wind Turbine System
• HT-01 5-28	Public Improvement	• WT-01 5-102
	• PI-01 5-58	

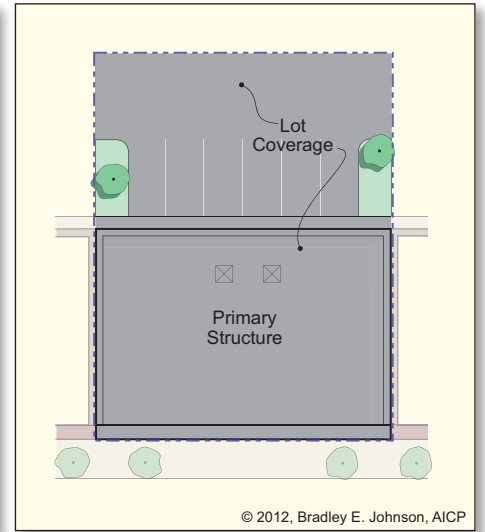
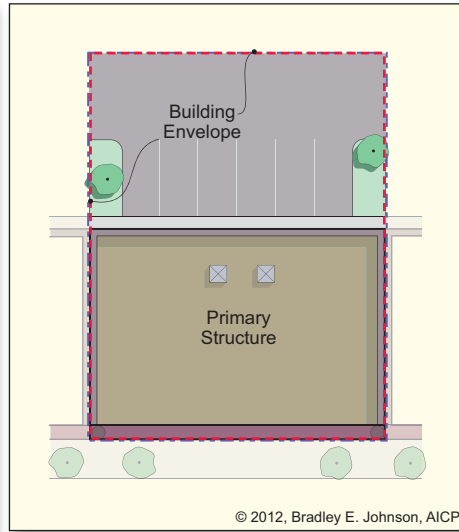
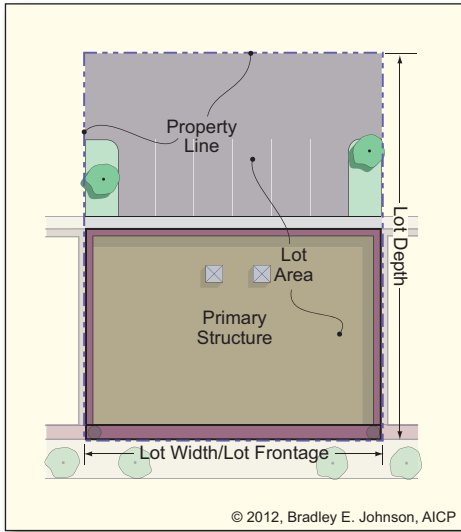
Business Central (BC) District

2.19 BC District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The Business Central (BC) District is intended to provide areas for the combination of land uses common to traditional central business districts. This zoning district is intended to accommodate the current uses and structures within Shelbyville's traditional downtown and permit the continued, contextually appropriate development of the area. Shelbyville should use this zoning district to protect the existing downtown area and its historic structures from incompatible uses and inappropriate site designs. This zoning district should also be used to provide for cohesive and appropriate infill development in and around the downtown area.</p>	<p>Agricultural Uses</p> <ul style="list-style-type: none"> farmer's market (for sale of products grown off-site) <p>Commercial Uses</p> <ul style="list-style-type: none"> animal grooming bank/financial institution call center conference center data processing center hotel/motel office uses performing arts center personal service uses recreation uses (small scale) restaurant retail (type 1), excluding pet stores that sell dogs or other large animals retail (type 2), excluding pet stores that sell dogs or other large animals <p>Institutional Uses</p> <ul style="list-style-type: none"> community center funeral home government office hospital/medical center library lodge or private club medical or health clinic museum or gallery police, fire, or rescue station post office trade or business school <p>Park Uses</p> <ul style="list-style-type: none"> park, public <p>Residential Uses</p> <ul style="list-style-type: none"> dwelling, multiple-family (on upper floors of other uses) dwelling, single family (on upper floors of other uses) dwelling, two-family (on upper floors of other uses) 	<p>Commercial Uses</p> <ul style="list-style-type: none"> auto-oriented uses (medium scale) auto-oriented uses (small scale) bus/mass transit terminal circus or carnival drive-up/drive thru facility (as an accessory use) health spa recreation uses (medium scale) retail (type 3) retreat center <p>Institutional Uses</p> <ul style="list-style-type: none"> day care center parking lot or parking garage (primary use) penal or correctional institution place of worship school (P-12) university or college <p>Residential Uses</p> <ul style="list-style-type: none"> assisted living facility bed and breakfast facility boarding house fair housing facility (large) fair housing facility (small) nursing home retirement facility <p>Utility Uses</p> <ul style="list-style-type: none"> communications service exchange telecommunications facility utility substation water tower

Business Central (BC) District

2.20 BC District Development Standards



Minimum Lot Area

- consistent with all lots legally established at the effective date of this Ordinance

Maximum Lot Area

- consistent with all lots legally established at the effective date of this Ordinance

Minimum Lot Width

- consistent with all lots legally established at the effective date of this Ordinance

Minimum Lot Frontage

- consistent with all lots legally established at the effective date of this Ordinance

Maximum Lot Depth

- consistent with all lots legally established at the effective date of this Ordinance

Minimum Front Yard Setback and Build-to Line

- 0 feet for primary and accessory structures when adjacent to an arterial street
- 0 feet for primary and accessory structures when adjacent to a collector street
- 0 feet for primary and accessory structures when adjacent to a local street

Minimum Side Yard Setback

- apply the average setback for other BC zoned properties fronting the same street and within the same block as the subject property

Minimum Rear Yard Setback

- apply the average setback for other BC zoned properties fronting the same street and within the same block as the subject property

Maximum Lot Coverage

- 100% (of the lot area may be covered by structures and other hard surfaces)

Minimum Living Area per Dwelling

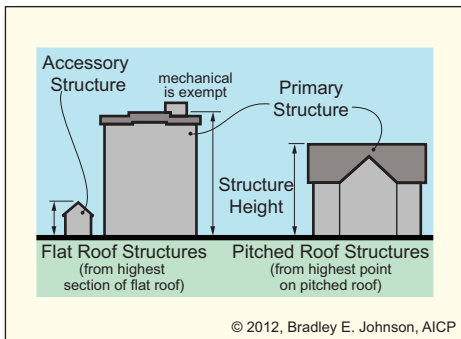
- 600 square feet

Minimum Ground Floor Area

- not applicable

Maximum Primary Structures per Lot

- 1



Maximum Structure Height

- 60 feet for primary structures
- 25 feet for accessory structures

Additional Development Standards that Apply

Accessory Use and Structures	Landscaping	Setback
• AS-01 5-3	• LA-01 5-35	• SB-01 5-60
• AS-02 5-5	• LA-05 5-38	Signs
Architectural	• LA-06 5-39	• SI-01 5-65
• AR-02 5-10	• LA-07 5-41	• SI-02 5-70
Commercial	Lighting	• SI-03 5-71
• CM-01 5-12	• LT-01 5-42	• SI-05 5-71
• CM-02 5-13	Loading	• SI-08 5-79
Density and Intensity	• LD-01 5-44	Special Exception
• DI-01 5-15	Lot	• SE-01 5-91
Entrance and Drive	• LO-01 5-45	Structure
• ED-01 5-16	Outdoor Dining	• SR-01 5-92
• ED-04 5-20	• OD-01 5-47	Telecommunication Facility
Environmental	Outdoor Display Area	• TC-01 5-93
• EN-01 5-22	• DA-01 5-49	Temporary Use
Fence and Wall	Outdoor Storage	• TU-01 5-96
• FW-01 5-24	• OS-01 5-50	• TU-04 5-99
• FW-03 5-24	• OS-02 5-50	Utility Services
Floodplain	Parking	• US-01 5-100
• FP-01 5-26	• PK-01 5-51	Vision Clearance
Floor Area	• PK-06 5-54	• VC-01 5-101
• FA-01 5-27	Public Improvement	Wind Turbine System
Height	• PI-01 5-58	• WT-01 5-102
• HT-01 5-28		

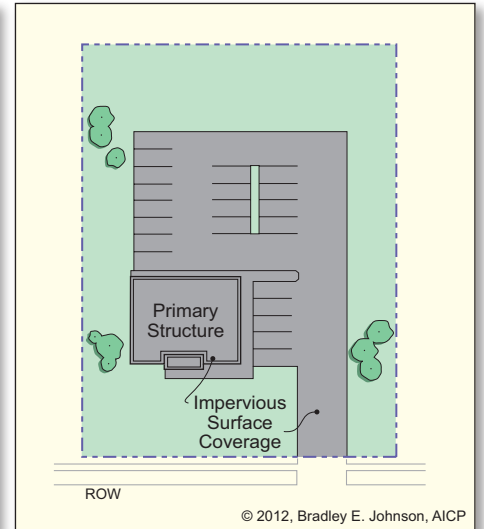
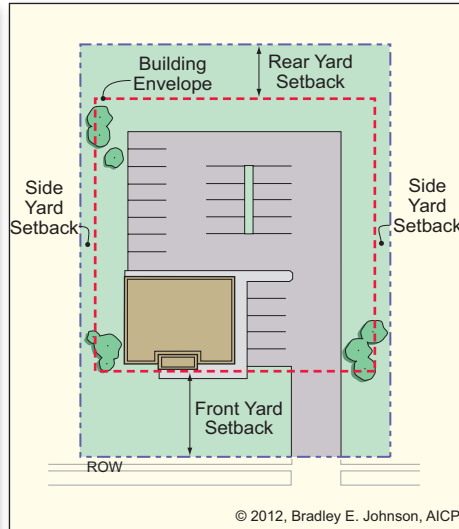
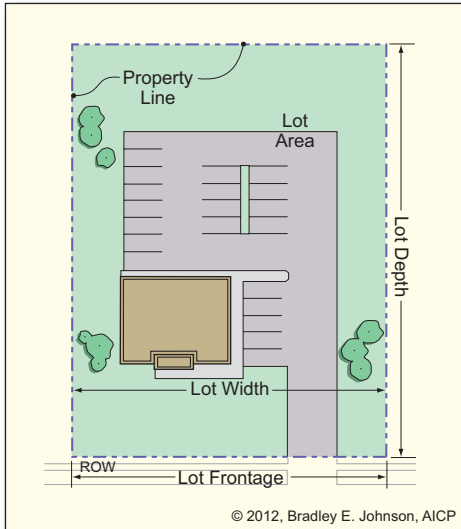
Business General (BG) District

2.21 BG District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The Business General (BG) District is intended to provide an area for a variety of general commercial uses, including those that are not specifically associated with the central, neighborhood, or highway-related business areas. Shelbyville should strive to use this district to provide a variety of goods and services that are accessible to the City's neighborhoods and complimentary to its other types of business districts.</p> <p><i>See Also:</i> Ordinance No. 2001-2397, Regulation of Large Retail Establishments</p>	<p>Agricultural Uses</p> <ul style="list-style-type: none"> farmers market (for products grown off-site) <p>Commercial Uses</p> <ul style="list-style-type: none"> animal grooming auto-oriented uses (medium scale) auto-oriented uses (small scale) bank/financial institution call center conference center data processing center drive-up/drive thru facility (as an accessory use) hotel/motel office uses personal service uses recreation uses (medium scale) recreation uses (small scale) restaurant retail (type 1) retail (type 2) retail (type 3) sexually oriented entertainment business <p>Industrial Uses</p> <ul style="list-style-type: none"> research and development facility <p>Institutional Uses</p> <ul style="list-style-type: none"> day care center funeral home government office hospital/medical center lodge or private club medical or health clinic parking lot or parking garage (primary use) police, fire, or rescue station trade or business school university or college <p>Park Uses</p> <ul style="list-style-type: none"> nature preserve/center park, public <p>Utility Uses</p> <ul style="list-style-type: none"> communication service exchange utility substation 	<p>Commercial Uses</p> <ul style="list-style-type: none"> bus/mass transit terminal fireworks sales health spa retreat center <p>Industrial Uses</p> <ul style="list-style-type: none"> warehouse and distribution facility <p>Institutional Uses</p> <ul style="list-style-type: none"> government facility library museum or gallery post office <p>Residential Uses</p> <ul style="list-style-type: none"> assisted living facility bed and breakfast facility fair housing facility (small) nursing home retirement facility <p>Utility Uses</p> <ul style="list-style-type: none"> telecommunications facility water tower

Business General (BG) District

2.22 BG District Development Standards



Minimum Lot Area

- 15,000 square feet

Maximum Lot Area

- none

Minimum Lot Width

- 75 feet (measured at the front building setback line)

Minimum Lot Frontage

- 50 feet (on a public street, with access from that street)

Maximum Lot Depth

- none

Minimum Front Yard Setback

- 50 feet for primary and accessory structures when adjacent to an arterial street
- 30 feet for primary and accessory structures when adjacent to a collector street
- 20 feet for primary and accessory structures when adjacent to a local street

Minimum Side Yard Setback

- 10 feet for primary and accessory structures

Minimum Rear Yard Setback

- 20 feet for primary structures
- 10 feet for accessory structures

Maximum Lot Coverage

- 85% (of the lot area may be covered by structures and other hard surfaces)

Minimum Living Area per Dwelling

- not applicable

Minimum Ground Floor Area

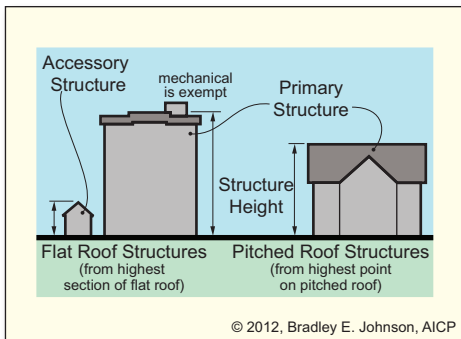
- not applicable

Maximum Primary Structures per Lot

- 1

Intensity Incentives

- lot area



Maximum Structure Height

- 45 feet for primary structures
- 25 feet for accessory structures

Additional Development Standards that Apply

Accessory Use and Structures	Kennel	Setback
• AS-01 5-3	• KL-02 5-34	• SB-01 5-60
• AS-02 5-5	Landscaping	Sexually Oriented Business
Architectural	• LA-01 5-35	• SX-01 5-62
• AR-02 5-10	• LA-02 5-36	Signs
Commercial	• LA-05 5-38	• SI-01 5-65
• CM-01 5-12	• LA-06 5-39	• SI-02 5-70
• CM-02 5-13	• LA-07 5-41	• SI-03 5-71
Density and Intensity	Lighting	• SI-05 5-71
• DI-01 5-15	• LT-01 5-42	• SI-09 5-82
Entrance and Drive	Loading	Special Exception
• ED-01 5-16	• LD-01 5-44	• SE-01 5-91
• ED-04 5-20	Lot	Structure
Environmental	• LO-01 5-45	• SR-01 5-92
• EN-01 5-22	Outdoor Display Area	Temporary Use
Fence and Wall	• DA-01 5-49	• TU-01 5-96
• FW-01 5-24	Outdoor Storage	• TU-04 5-99
• FW-03 5-24	• OS-01 5-50	Utility Services
Floodplain	• OS-02 5-50	• US-01 5-100
• FP-01 5-26	Parking	Vision Clearance
Floor Area	• PK-01 5-51	• VC-01 5-101
• FA-01 5-27	• PK-06 5-54	Wind Turbine System
Height	Public Improvement	• WT-01 5-102
• HT-01 5-28	• PI-01 5-58	• WT-02 5-104

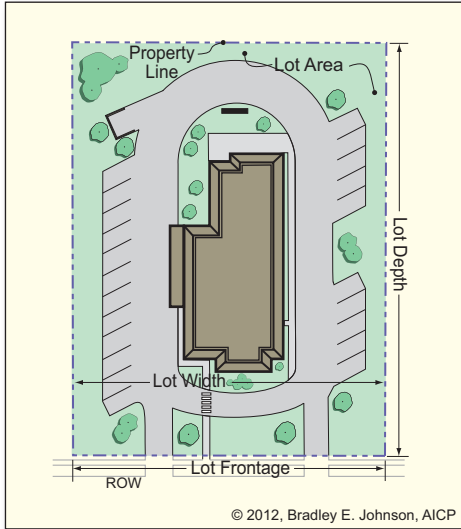
Business Highway (BH) District

2.23 BH District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The Business Highway (BH) District is intended to provide areas for business that either services travelers or requires immediate access to high-volume streets for the delivery of goods and services. Shelbyville should strive to provide specific areas for highway-serving businesses and prevent these uses from conflicting with industrial, residential, and other commercial uses. This district should be integrated into the community at its entrances and in centers along major transportation routes.</p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • animal grooming • auto-oriented uses (large scale) • auto-oriented uses (medium scale) • auto-oriented uses (small scale) • bank/financial institution • conference center • drive-up/drive thru facility (accessory use) • hotel/motel • office uses • personal service uses • recreation uses (small scale) • restaurant • retail uses (type 1) • retail uses (type 2) • retail uses (type 3) <p>Institutional Uses</p> <ul style="list-style-type: none"> • medical or health clinic • parking lot or parking garage (primary use) • police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve/center <p>Utility Uses</p> <ul style="list-style-type: none"> • communication service exchange • telecommunications facility • utility substation • water tower 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural product sales, distribution, and storage facility • commercial greenhouse • farm equipment sales and service • farmer's market (for sale of products grown off-site) <p>Commercial Uses</p> <ul style="list-style-type: none"> • bus/mass transit terminal • kennel • mobile/manufactured home sales • recreation uses (medium scale) • truck stop <p>Industrial Uses</p> <ul style="list-style-type: none"> • agricultural products terminal • truck freight terminal • truck sales and service center • warehouse and distribution facility • wholesale facility <p>Institutional Uses</p> <ul style="list-style-type: none"> • government facility • government office • hospital or medical center • museum or gallery <p>Residential Uses</p> <ul style="list-style-type: none"> • boarding house

Business Highway (BH) District

2.24 BH District Development Standards



Minimum Lot Area

- 15,000 square feet

Maximum Lot Area

- none

Minimum Lot Width

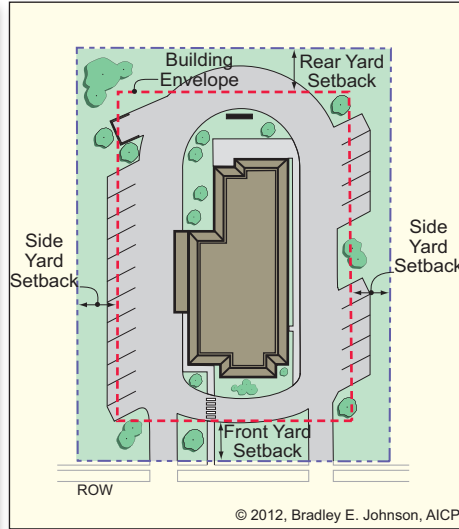
- 80 feet (measured at the front building setback line)

Minimum Lot Frontage

- 50 feet (on a public street, with access from that street)

Maximum Lot Depth

- none



Minimum Front Yard Setback

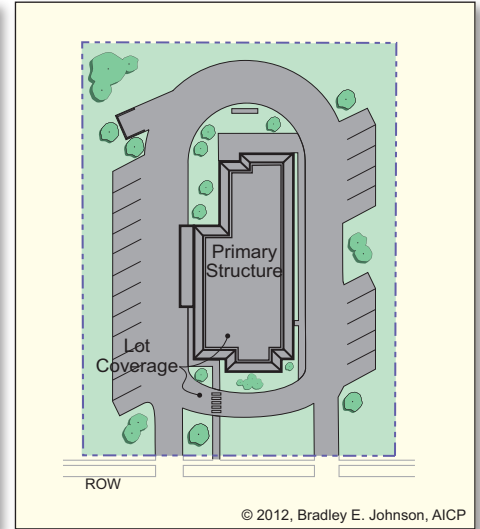
- 50 feet for primary and accessory structures when adjacent to an arterial street
- 30 feet for primary and accessory structures when adjacent to a collector street
- 20 feet for primary and accessory structures when adjacent to a local street

Minimum Side Yard Setback

- 10 feet for primary and accessory structures

Minimum Rear Yard Setback

- 20 feet for primary structures
- 10 feet for accessory structures



Maximum Lot Coverage

- 85% (of the lot area may be covered by structures and other hard surfaces)

Minimum Living Area per Dwelling

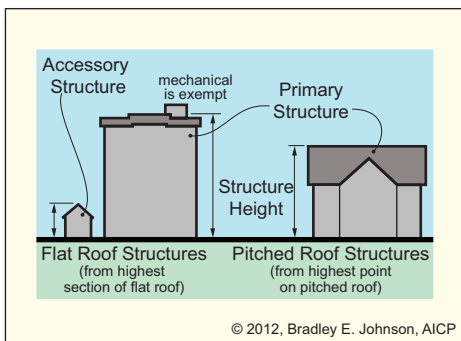
- not applicable

Minimum Ground Floor Area

- not applicable

Maximum Primary Structures per Lot

- 1



Maximum Structure Height

- 45 feet for primary structures
- 25 feet for accessory structures

Additional Development Standards that Apply

Accessory Use and Structures	Landscaping	Signs
• AS-01 5-3	• LA-01 5-35	• SI-01 5-65
• AS-02 5-5	• LA-02 5-36	• SI-02 5-70
Architectural	• LA-05 5-38	• SI-03 5-71
• AR-02 5-10	• LA-06 5-39	• SI-05 5-71
Commercial	• LA-07 5-41	• SI-09 5-82
• CM-01 5-12	Lighting	• SI-11 5-90
• CM-02 5-13	• LT-01 5-42	Special Exception
Density and Intensity	Loading	• SE-01 5-91
• DI-01 5-15	• LD-01 5-44	Structure
Entrance and Drive	Lot	• SR-01 5-92
• ED-01 5-16	• LO-01 5-45	Telecommunication Facility
• ED-04 5-20	Outdoor Display Area	• TC-01 5-93
Environmental	• DA-01 5-49	Temporary Use
• EN-01 5-22	Outdoor Storage	• TU-01 5-96
Fence and Wall	• OS-01 5-50	• TU-04 5-99
• FW-01 5-24	• OS-02 5-50	Utility Services
• FW-03 5-24	Parking	• US-01 5-100
Floodplain	• PK-01 5-51	Vision Clearance
• FP-01 5-26	• PK-06 5-54	• VC-01 5-101
Floor Area	Public Improvement	Wind Turbine System
• FA-01 5-27	• PI-01 5-58	• WT-01 5-102
Height	Setback	• WT-02 5-104
• HT-01 5-28	• SB-01 5-60	

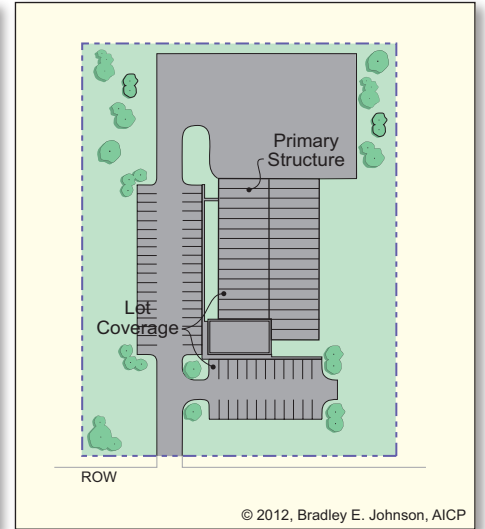
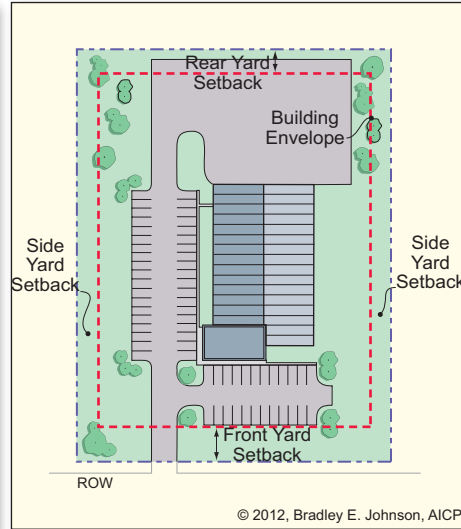
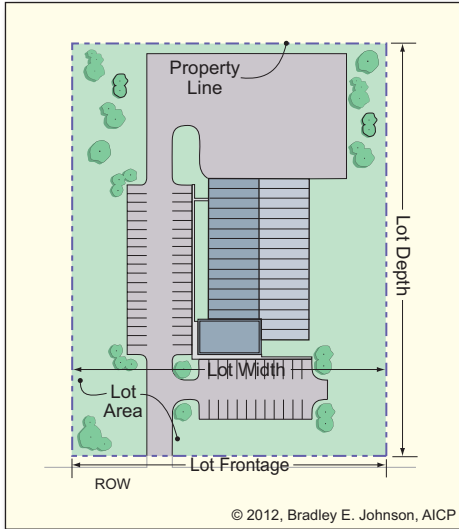
Light Industrial (IL) District

2.25 IL District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The Light Industrial (IL) District is intended to provide areas for light industrial, warehousing, research, and distribution facilities. This district is intended to include industrial uses that are completely enclosed within structures and do not involve the outdoor storage of any materials or include the release of detectable emissions. Shelbyville should strive to protect this district from retail commercial, residential, and general industrial uses.</p>	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural product sales, distribution, and storage facility • commercial greenhouse • farm (general) <p>Commercial Uses</p> <ul style="list-style-type: none"> • call center • data processing center <p>Industrial Uses</p> <ul style="list-style-type: none"> • contractor's warehouse/storage facility • light industrial assembly and distribution • light industrial processing and distribution • mini-storage facility • research and development facility • warehouse and distribution facility • wholesale facility <p>Institutional Uses</p> <ul style="list-style-type: none"> • airport • government facility • parking lot or parking garage (primary use) • police, fire, or rescue station • trade or business school • university or college <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve/center <p>Residential Uses</p> <ul style="list-style-type: none"> • farmstead <p>Utility Uses</p> <ul style="list-style-type: none"> • communication service exchange • sewage treatment plant • telecommunications facility • utility substation • water tower 	<p>Commercial Uses</p> <ul style="list-style-type: none"> • conference center • hotel/motel • kennel • retreat center <p>Industrial Uses</p> <ul style="list-style-type: none"> • agricultural products terminal • boat/RV storage facility • truck freight terminal • truck sales and service center <p>Institutional Uses</p> <ul style="list-style-type: none"> • day care center • heliport • hospital/medical center • medical or health clinic • penal or correctional institution

Light Industrial (IL) District

2.26 IL District Development Standards



Minimum Lot Area

- 10,000 square feet

Maximum Lot Area

- none

Minimum Lot Width

- 80 feet (measured at the front building setback line)

Minimum Lot Frontage

- 50 feet (on a public street, with access from that street)

Maximum Lot Depth

- none

Minimum Front Yard Setback

- 50 feet for primary and accessory structures when adjacent to an arterial street
- 50 feet for primary and accessory structures when adjacent to a collector street
- 50 feet for primary and accessory structures when adjacent to a local street

Minimum Side Yard Setback

- 25 feet for primary and accessory structures

Minimum Rear Yard Setback

- 25 feet for primary and accessory structures

Maximum Lot Coverage

- 85% (of the lot area may be covered by structures and other hard surfaces)

Minimum Living Area per Dwelling

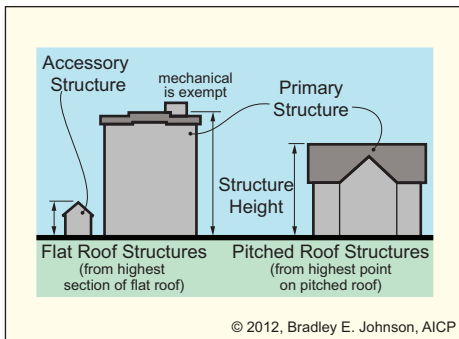
- not applicable

Minimum Ground Floor Area

- not applicable

Maximum Primary Structures per Lot

- 5



Maximum Structure Height

- 60 feet for primary structures
- 25 feet for accessory structures

Additional Development Standards that Apply

Accessory Use and Structures			Landscaping			Signs		
• AS-01	.....	5-3	• LA-01	.....	5-35	• SI-01	.....	5-65
• AS-02	.....	5-5	• LA-02	.....	5-36	• SI-02	.....	5-70
Density and Intensity			• LA-05	.....	5-38	• SI-03	.....	5-71
• DI-01	.....	5-15	• LA-06	.....	5-39	• SI-05	.....	5-71
Entrance and Drive			• LA-07	.....	5-41	• SI-10	.....	5-87
• ED-01	.....	5-16	Lighting			• SI-11	.....	5-90
• ED-04	.....	5-20	• LT-01	.....	5-42	Special Exception		
Environmental			Loading			• SE-01	.....	5-91
• EN-01	.....	5-22	• LD-01	.....	5-44	Structure		
Fence and Wall			Lot			• SR-01	.....	5-92
• FW-01	.....	5-24	• LO-01	.....	5-45	Telecommunication Facility		
• FW-04	.....	5-25	Outdoor Storage			• TC-01	.....	5-93
Floodplain			• OS-03	.....	5-50	Temporary Use		
• FP-01	.....	5-26	Parking			• TU-01	.....	5-96
Floor Area			• PK-01	.....	5-51	• TU-04	.....	5-99
• FA-01	.....	5-27	• PK-06	.....	5-54	Utility Services		
Height			Public Improvement			• US-01	.....	5-100
• HT-01	.....	5-28	• PI-01	.....	5-58	Vision Clearance		
Industrial			Setback			• VC-01	.....	5-101
• IN-01	.....	5-30	• SB-01	.....	5-60	Wind Turbine System		
						• WT-01	.....	5-102
						• WT-02	.....	5-104

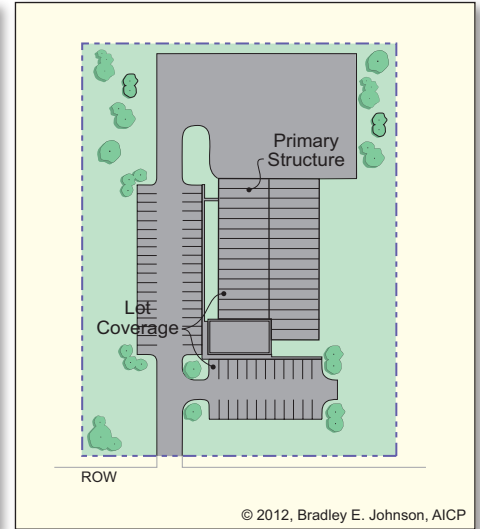
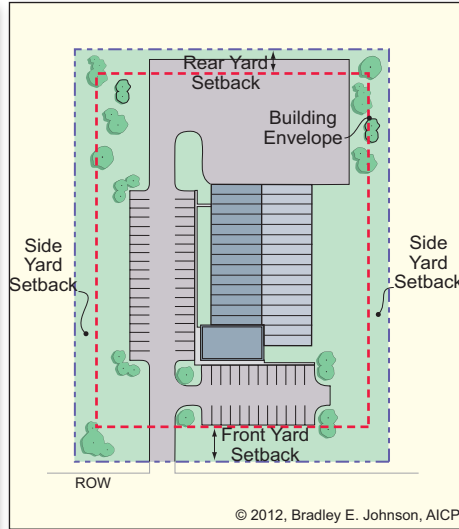
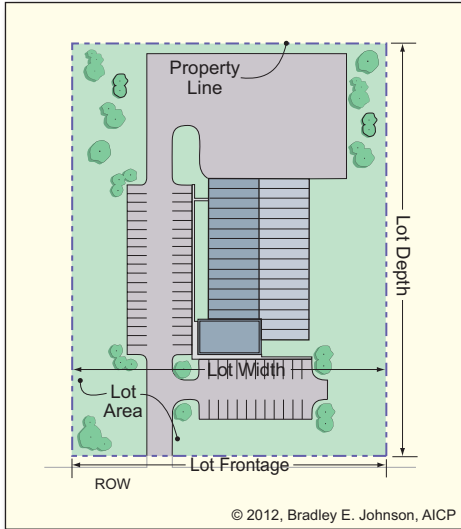
General Industrial (IG) District

2.27 IG District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The General Industrial (IG) District is intended to provide areas for general industrial use under conditions that minimize conflicts with other land uses. Shelbyville should strive to protect these districts from commercial and residential land uses. This district should be used in combination with the Light Industrial (IL) District to provide ample employment centers and opportunities for economic development.</p>	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • farm (general) <p>Industrial Uses</p> <ul style="list-style-type: none"> • agricultural products terminal • general industrial production • light industrial assembly and distribution • light industrial processing and distribution • research and development facility • warehouse and distribution center <p>Institutional Uses</p> <ul style="list-style-type: none"> • parking lot or parking garage (primary use) • police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve/center <p>Residential Uses</p> <ul style="list-style-type: none"> • farmstead <p>Utility Uses</p> <ul style="list-style-type: none"> • communication service exchange • sewage treatment plant • telecommunications facility • utility substation • water tower 	<p>Industrial Uses</p> <ul style="list-style-type: none"> • animal and animal products processing • concrete/asphalt production facility • food and beverage production • hazardous materials production • mineral extraction and processing • truck freight terminal • truck sales and service center • waste disposal facility <p>Institutional Uses</p> <ul style="list-style-type: none"> • heliport • medical or health clinic • trade or business school

General Industrial (IG) District

2.28 IG District Development Standards



Minimum Lot Area

- 1 acre

Maximum Lot Area

- none

Minimum Lot Width

- 100 feet (measured at the front building setback line)

Minimum Lot Frontage

- 50 feet (on a public street with access from that street)

Maximum Lot Depth

- none

Minimum Front Yard Setback

- 50 feet for primary and accessory structures when adjacent to an arterial street
- 50 feet for primary and accessory structures when adjacent to a collector street
- 50 feet for primary and accessory structures when adjacent to a local street

Minimum Side Yard Setback

- 25 feet for primary and accessory structures

Minimum Rear Yard Setback

- 25 feet for primary and accessory structures

Maximum Lot Coverage

- 85% (of the lot area may be covered by structures and other hard surfaces)

Minimum Living Area per Dwelling

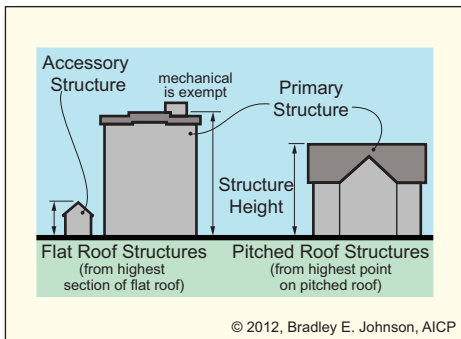
- not applicable

Minimum Ground Floor Area

- not applicable

Maximum Primary Structures per Lot

- 5



Maximum Structure Height

- 60 feet for primary structures
- 25 feet for accessory structures

Additional Development Standards that Apply

Accessory Use and Structures	Landscaping	Signs
• AS-01 5-3	• LA-01 5-35	• SI-01 5-65
• AS-02 5-5	• LA-02 5-36	• SI-02 5-70
Density and Intensity	• LA-05 5-38	• SI-03 5-71
• DI-01 5-15	• LA-06 5-39	• SI-05 5-71
Entrance and Drive	• LA-07 5-41	• SI-10 5-87
• ED-01 5-16	Lighting	• SI-11 5-90
• ED-04 5-20	• LT-01 5-42	Special Exception
Environmental	Loading	• SE-01 5-91
• EN-01 5-22	• LD-01 5-44	Structure
Fence and Wall	Lot	• SR-01 5-92
• FW-01 5-24	• LO-01 5-45	Telecommunication Facility
• FW-04 5-25	Outdoor Storage	• TC-01 5-93
Floodplain	• OS-03 5-50	Temporary Use
• FP-01 5-26	Parking	• TU-01 5-96
Floor Area	• PK-01 5-51	• TU-04 5-99
• FA-01 5-27	• PK-06 5-54	Utility Services
Height	Public Improvement	• US-01 5-100
• HT-01 5-28	• PI-01 5-58	Vision Clearance
Industrial	Setback	• VC-01 5-101
• IN-01 5-30	• SB-01 5-60	Wind Turbine System
		• WT-01 5-102
		• WT-02 5-104

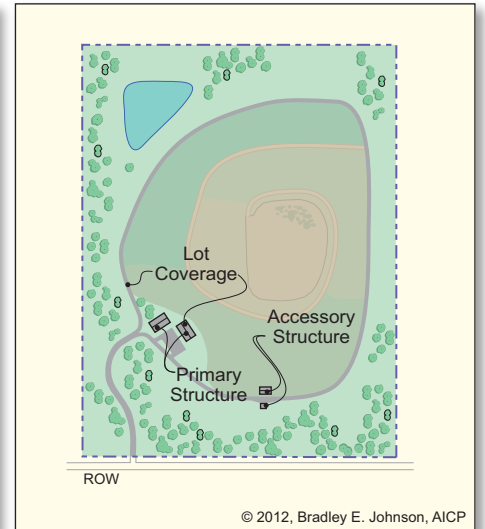
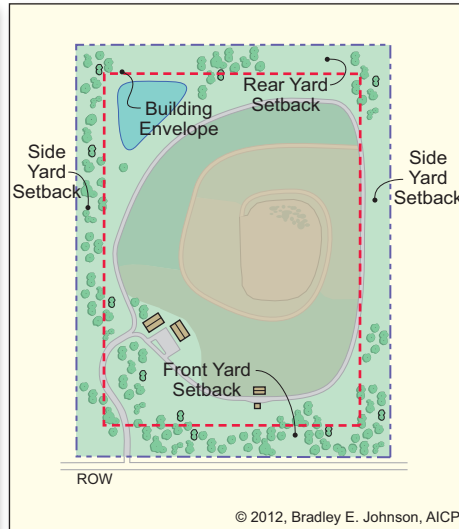
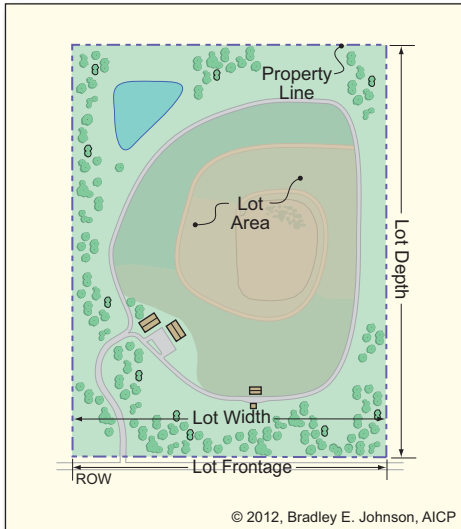
High Impact (HI) District

2.29 HI District Intent, Permitted Uses, and Special Exception Uses

Intent	Permitted Uses	Special Exception Uses
<p>The HI (High Impact) District is intended to provide areas for high impact use under conditions that minimize conflicts with other land uses. Shelbyville should strive to protect these districts from all other zoning districts.</p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • shooting range (outdoor) <p>Industrial Uses</p> <ul style="list-style-type: none"> • concrete/asphalt production facility • explosive manufacturing and storage • incinerator • inoperable vehicle storage • junk/scrap metal yard • mineral extraction and processing • recycling center • salvage yard • waste disposal facility <p>Institutional Uses</p> <ul style="list-style-type: none"> • government facility • penal or correctional institution <p>Utility Uses</p> <ul style="list-style-type: none"> • sewage treatment plant • telecommunications facility • utility substation 	<p>Industrial Uses</p> <ul style="list-style-type: none"> • animal and animal products processing • hazardous materials production • refuse dump • sanitary landfill

High Impact (HI) District

2.30 HI District Development Standards



Minimum Lot Area

- 20 acres

Maximum Lot Area

- none

Minimum Lot Width

- 250 feet (measured at the front building setback line)

Minimum Lot Frontage

- none

Maximum Lot Depth

- none

Minimum Front Yard Setback

- 150 feet for primary and accessory structures when adjacent to an arterial street
- 150 feet for primary and accessory structures when adjacent to a collector street
- 150 feet for primary and accessory structures when adjacent to a local street

Minimum Side Yard Setback

- 100 feet for primary structures
- 50 for accessory structures

Minimum Rear Yard Setback

- 100 feet for primary structures
- 50 for accessory structures

Maximum Lot Coverage

- 50% (of the lot area may be covered by structures and other hard surfaces)

Minimum Living Area per Dwelling

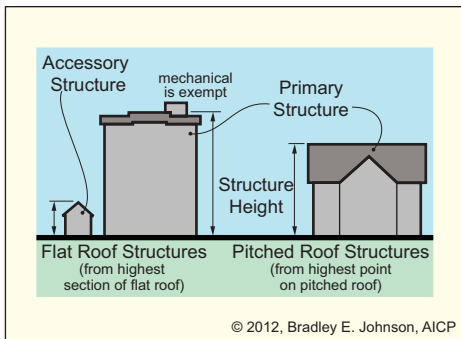
- not applicable

Minimum Ground Floor Area

- 500 square feet

Maximum Primary Structures per Lot

- no limit



Maximum Structure Height

- 40 feet for primary structures
- 20 feet for accessory structures
- 4 stories for primary structures

Additional Development Standards that Apply

Accessory Use and Structures		
• AS-01	5-3	
• AS-02	5-5	
Density and Intensity		
• DI-01	5-15	
Entrance and Drive		
• ED-01	5-16	
• ED-04	5-20	
Environmental		
• EN-01	5-22	
Fence and Wall		
• FW-01	5-24	
• FW-04	5-25	
Floodplain		
• FP-01	5-26	
Floor Area		
• FA-01	5-27	
Height		
• HT-01	5-28	
Industrial		
• IN-01	5-30	
Landscaping		
• LA-01	5-35	
• LA-02	5-36	
• LA-05	5-38	
• LA-06	5-39	
• LA-07	5-41	
Lighting		
• LT-01	5-42	
Loading		
• LD-01	5-44	
Lot		
• LO-01	5-45	
Outdoor Storage		
• OS-03	5-50	
Parking		
• PK-01	5-51	
• PK-06	5-54	
Public Improvement		
• PI-01	5-58	
Setback		
• SB-01	5-60	
Signs		
• SI-01	5-65	
• SI-10	5-87	
Special Exception		
• SE-01	5-91	
Structure		
• SR-01	5-92	
Telecommunication Facility		
• TC-01	5-93	
Temporary Use		
• TU-01	5-96	
• TU-04	5-99	
Utility Services		
• US-01	5-100	
Vision Clearance		
• VC-01	5-101	
Wind Turbine System		
• WT-01	5-102	
• WT-02	5-104	