

APPENDIX A – DRAFT FOR 5/20/25

TABLE OF USES, A-1 TO A-4

INTERPRETATION: TABLES A-1 TO A-4: Where column and row intersect, a letter or blank is shown to indicate whether or not the uses is authorized.

P = Permitted use; S = Use allowed by approved Special Use Permit; Blank = Prohibited

Those uses not specifically listed are prohibited.

* = Site plan review required **=Only where Future Land Use Map designates as “Transition”

Any use listed in Appendix A tables shall also be required to follow any supplementary and standard regulations and permitting, as provided in this title. See Definitions, Chapter 2 of this title, for specific descriptions of certain uses.

TABLE A-1: RESIDENTIAL:

Use	Zoning District							
	RES A	RES B	RES AB	MIXED	MEDICAL	DWTN	COMM	LIGHT INDUST
TYPE OF USE: RESIDENTIAL								
Accessory Dwelling Unit	P	P	P	P	P	P	P	
Accessory Structure	P	P	P	P	P	P	P	
Dwelling, cottage housing		S	S	P*	P*		P*	
Dwelling, Duplex		P	P	P	P		P	
Dwelling, multi-family, apartments			S	P*	S	P*	P*	
Dwelling, single-family	P	P	P	P	P	P	P	
Dwelling, single-family dwelling, group home as defined by IC §67-6531	P	P	P	P	P	P	P	
Dwelling, townhome		P*	P*	P*	P*		P*	
Gardens, Community	P	P	P	P	P	P	P	P
Home-based business	S	S	S	S	S		P	
Home occupation	P	P	P	P	P	P	P	
Manufactured home park	S	S	S				S	
Short-term rental	P	P	P	P	P	P	P	
Domestic livestock, small farm animals		P						

TABLE A2: COMMERCIAL:

Use	Zoning District							
	RES A	RES B	RES AB	MIXED	MEDICAL	DWTN	COMM	LIGHT INDUST
TYPE OF USE: COMMERCIAL:								
Ambulance services		S	S	S	P	S	P	P
Amusement center (indoor)				P*		P*	P	P
Amusement center (outdoor)				P*			P*	P*
Animal feed, wholesale						P	P	P
Assisted living facility		S	S	S	P			
Auction center						P	P	P
Bakery, deli				P	P	P	P	P
Bakery, non-wholesale				P		P	P	P
Banks, mortgage, lending				P	P	P	P	P
Banks, drive-up				P*	P*	P*	P	P
Bar, tavern, pub, micro-brewery, nightclub				P		P	P	P
Barber shop, hair/nail salon		S	S	P		P	P	P
Boarding house, bed & breakfast		S	S	P*	P*	P	P	
Bowling alley				P*		P*	P	P
Building supplies						P*	P	P
Campgrounds, tent							S	S
Car wash						P	P	P
Carpentry shop						P	P	P
Catering facility				S	P	P	P	P
Cemeteries, mausoleums	S	S	S		S		S	S
Childcare, in home, 6 or fewer group	P	P	P	P	P	P	P	
Childcare, adult and child daycare, 7-12 group		S	S	P*	P*	P*	P	
Childcare, adult and child daycare, 13 or more group		S	S	P*	S	S	P	
Churches	S	S	S	S	P*	P*	P*	P*
Clinics, medical, doctor, dental, optical			S*	P	P	P	P	P
Club/lodge			S**	P*		P	P	S

Use	Zoning District							
	RES A	RES B	RES AB	MIXED	MEDICAL	DWTN	COMM	LIGHT INDUST
Community centers, senior center		S	S	P*	S	P	P	S
Crematories							S	P
Dance hall						P	P	P
Dry cleaners, laundromats				P		P	P	P
Education Services, dance, music, voice studios		S	S	P		P	P	
Equipment rental, sports, medical & similar smaller items				P	P	P	P	P
Food stand, food truck				P	P*	P	P	P
Funeral home			S**		P	P	P	P
Furniture refinishing						P	P	P
Garden center, nursery, retail greenhouse, landscaping materials				P		P	P	P
Gas station				S		P	P	P
Golf course							P*	P*
Health club			S*	P	P	P	P	P
Health spa w/ fitness			S*	P	P	P	P	P
Hospitals					P*			
Hotel, motel						P*	P*	S*
Kennels, pet shelters							S	S
Laboratories, medical, dental, optical				P	P	P	P	P
Library				P	P	P	P	
Liquor store (includes beer & wine sales)				P		P	P	P
Lumber retail yard							P	P
Machine, fabrication shop						P	P	P
Massage therapy office				P	P	P	P	P
Medical equipment sales					P	P	P	P
Monument works							P	P
Museum				P	P	P	P	P
Newspaper office						P	P	P

Use	Zoning District							
	RES A	RES B	RES AB	MIXED	MEDICAL	DWTN	COMM	LIGHT INDUST
Nursing facility, skilled. Extended or long-term nursing care			S		p*	p*	p*	
Office, administration (schools)	S	S	S	P	P	P	P	P
Office, employment services				P	P	P	P	P
Offices, professional, such as attorney, bookkeeping, architect, engineering, real estate, etc.			S**	P	P	P	P	P
Parking, commercial (not associated w/ on-site use)				S	p*	P	P	P
Pet boarding, veterinary hospital							S	S
Pet grooming			S**	P		p*	P	P
Pharmacy * if drive-up					P	P	P	P
Plumbing, electrical shop						P	P	P
Printing, Commercial (not > than 10,000 sq. ft. floor area)				P		P	P	P
Radio station						P	P	P
Repairs, automotive						P	P	P
Repairs, bicycle, small appliances, shoes, w/ associated sales, locksmith				P		P	P	P
Repairs, small engine						P	P	P
Research, general					P	P	P	P
Restaurant, dine-in			S**	P	p*	p*	P	P
Restaurant, drive-through, fast food				S		p*	p*	p*

Use	Zoning District							
	RES A	RES B	RES AB	MIXED	MEDICAL	DWTN	COMM	LIGHT INDUST
Retail sales establishment, large							P*	P*
Retail sales establishment, medium				P	S	P	P	P
Retail sales establishment, small, specialty & neighborhood			S**	P	P	P	P	P
RV Park							S	S
Schools, public and private	S	S	S	S	S	S	P*	
Studios, art, photography, interior design			S**	P		P	P	P
Taxidermy shop						P	P	P
Theater, indoor				P		P	P	
Theater, outdoor				P*		P*	P*	P*
TV station						P	P	P
Vehicle sales						P	P	P
Veterinary clinic						P	P	P
Waterpark							P*	P*

TABLE A3: LIGHT INDUSTRIAL:

Use	Zoning District							
	RES A	RES B	RES AB	MIXED	MEDICAL	DWTN	COMM	LIGHT INDUST
TYPE OF USE: LIGHT INDUSTRIAL								
Ag & heavy equipment sales						P*	P	P
Animal feed, wholesale						P	P	P
Bakery, food processing plant (wholesale)						S	S	P
Bottling plant								P*
Brewery (wholesale, w/o restaurant)								P*
Cold storage							P	P
Concrete & cement manufacturing								S
Contractor yard							P	P
Cold storage							P	P
Equipment rental, construction, farming							P	P

Use	Zoning District							
	RES A	RES B	RES AB	MIXED	MEDICAL	DWTN	COMM	LIGHT INDUST
Grain storage								P
Impound yard, vehicle storage, (not junk yard)								P
Lumber mill								P
Lumber, wholesale							P	P
Machine, fabrication shop						P	P	P
Manufactured home, wholesale							P	P
Mini-storages							P*	P*
Monument works							P	P
Nursery (greenhouse) wholesale						P	P	P
Petroleum bulk storage							S*	P
Recycling operation or center (shall be within completely enclosed structure)							S	P
Repairs, heavy equipment							P*	P
Sand & gravel sales yard								P
Sheet metal shop							P	P
Tire, automotive parts, wholesale						P	P	P
Truck terminal (construction yard)							P	P
Warehousing, general & storage, large scale								P

TABLE A-4: PUBLIC:

Use	Zoning District							
	RES A	RES B	RES AB	MIXED	MEDICAL	DWTN	COMM	LIGHT INDUST
Type of Use: Public								
Airport								S
Bus Station				P*	P	P	P	P
Cell tower, Wireless Communication Facilities, radio & television towers				S	S	S	S	P
Electric vehicle charging stations				P	P	P	P	P
Fairgrounds							P	P
Fire, police station	P	P	P	P	P	P	P	P
Government office			P	P	P	P	P	P
Park	P*	P*	P*	P	P	P	P	P
Pool, public		S	S	P	S	P	P*	
Post office				P		P	P	
Prison, correction facility							S	
Public water systems	S	S	S	S	S	S	P	P
Public utility facility or structure	S	S	S	S	S	P	P	P
Solid waste transfer								P*
Waste water collection & treatment	S	S	S	S	S	S	P	P