

ARTICLE THREE
DISTRICT REGULATIONS

301 DISTRICT ZONE MAPS: A District Zone Map of each Township in Tipton County is hereby adopted as part of this Ordinance. The district zone maps shall be kept on file available for examination in the Office of the Building Commissioner at the County Courthouse.

301.01 In the event that the Official District Zone Maps become damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the County Commissioners may, by resolution, adopt new Official District Zone Maps which shall supersede the prior Official District Zone Maps. The new Official District Zone Maps may correct drafting or other errors or omissions in the prior Official District Zone Maps, but no such correction shall have the effect of amending the original Official District Zone Maps or any subsequent amendment thereof. An electronic version of the District Zone Map maintained by the Building Commissioner is considered official.

301.02 District boundaries shall meet the following standards:

- A. District boundaries shown within the lines of roads, streams, and transportation rights-of-way shall be deemed to follow the centerlines.
- B. Boundaries indicated as following section lines or platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as parallel to or extensions of above features shall be so construed.
- D. Boundaries indicated as following shore lines shall be construed as following such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center line of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines as established on the effective date of the Ordinance.
- E. Where a district boundary line divides a lot in single or joint ownership of record at the time such line is adopted, the regulations for the less restricted portion of such lot shall extend not more than fifty feet into the more restricted portion, provided the lot has frontage on a street in the less restricted district.
- F. The vacation of streets and roads shall not affect the location of such district boundaries.
- G. When the Zoning Administrator cannot definitely determine the location of a district boundary by such centerlines, by scale or dimensions stated on the

District Zone Map, or by the fact that it clearly does not coincide with a property line, he shall refuse action, and the Board of Zoning Appeals, upon appeal, shall interpret the location of the district boundary with reference to the scale of the District Zone Map and the purposes set forth in all relevant provisions of this Ordinance.

H. Where physical or cultural features existing on the ground are at variance with those shown on the District Zone Map, or in other circumstances not covered subsections A. through G. above, the Board of Zoning Appeals shall interpret the district boundaries.

302 ESTABLISHMENT OF DISTRICTS: The jurisdictional area of the County divided into the following zoning districts for purposes as stated:

302.01 **AG, Agricultural District:** The purpose of this district is to recognize agriculture as the predominant use of land in the County and to ensure the continued viability of this resource. Adverse effects and incompatibilities between agricultural and non-farm uses will be discouraged and public sewage and water facilities will not be provided. Density should not exceed one dwelling unit per acre. Higher density development will be considered only as a planned development and/or as per the modification procedure of the Tipton County Subdivision Control Ordinance.

302.02 **RR, Rural Residential:** The purpose of this district is to provide for low density residential areas which includes most of the small unincorporated and residential areas outside of incorporated rural communities in the County which are not of sufficient density or area to warrant central sewage facilities, but may at some future date form a sewer district.

302.03 **B-1, Convenience Business District:** The purpose of this district is to provide convenience business and service uses in neighborhood areas.

302.04 **B-4, General Business District:** The purpose of this district is to provide areas for general business uses to meet the needs of a regional market and the traveling public. General Business Districts should be located on collectors or arterials highways.

302.05 **AB, Agribusiness District:** The purpose of this district is to encourage expansion of business and manufacturing support uses for the local agricultural community in proper locations.

302.06 **I-1, Light Industrial:** The purpose of the Light Industrial District is to encourage the development and expansion of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements, operate entirely within enclosed structures, and generate little industrial traffic.

- 302.07 **I-2, General Industrial District:** The purpose of this district is to encourage the development and expansion of major industrial operations which utilize both enclosed and unenclosed space for storage, fabricating, and manufacturing.
- 302.08 **FW, Floodway Overlay District:** The purpose of this district is to restrict development within that portion of the floodplain which has been delineated by the Federal Insurance Administration as being required to carry the principal thrust and flow of floodwaters.
- 302.9 **FF, Floodway Fringe Overlay District:** The purpose of this district is to place additional restrictions upon uses permitted in underlying districts which are located within that area of the floodplain delineated by the Federal Insurance Administration as the floodway fringe.
- 302.10 **PUD, Planned Unit Development District:** The purpose of a Planned Unit Development District is to allow, where it is deemed appropriate and is consistent with the goals and policies of the Tipton County Comprehensive Plan, the land use requirements and development regulations of the Tipton County Zoning Ordinance be replaced by a Planned Unit Development District Ordinance which specifies the land use requirements, design plan, and performance criteria for the district. A PUD is permitted by adoption of a Planned Unit Development District Ordinance as specified in Article Six of the Ordinance.
- 302.11 **US 31 Corridor Overlay District:** The purpose of this district is to promote the health, safety, comfort, convenience and general welfare of the public by guiding the growth and development of those areas adjacent and adjoining to the US 31 Corridor. It is in the public interest to establish fair, objective and consistent standards for development within the US 31 Overlay District in order to encourage capital investment and economic development; to promote efficient land use and innovative site design; to preserve the natural environment; to protect the integrity of the planned limited access highway and secure the safety and convenience of vehicular and pedestrian traffic.
- 302.12 **WECS Overlay District:** The purpose of this district is to define areas, which because of their location and wind resources are recommended and best suited for the establishment of Commercial WECS. This district will allow permitting and regulation of Commercial WECS in order to minimize impact on the underlying district and affected adjacent and adjoining areas for conflict with other uses.
- 303 **DISTRICT LAND USAGE:** The permitted, prohibited, and special exception uses for each district are shown in Table A. Where the district column is marked with a “P” the use is permitted in that district. Where the district column is marked with an “X” the use is prohibited. Where the district column is marked with an “S” a special exception must first be obtained as specified in Section 805 of this Ordinance. Where the district column is marked with a “C” a conditional use must first be obtained as specified in Section 808 of this ordinance. The Zoning Administrator shall determine into which category any use

shall be placed which is not specifically listed or herein defined. This determination may be appealed to the Board of Zoning Appeals.

- 304 DISTRICT PERFORMANCE STANDARDS: District minimum lot area, lot width, minimum lot area per family, minimum front; side, and rear yards; and maximum lot coverage are listed in Table B.

TABLE A
District Use Standards

	<u>AG</u>	<u>RR</u>	<u>B1</u>	<u>B4</u>	<u>AB</u>	<u>I1</u>	<u>I2</u>	<u>Buffer Class</u>	<u>Parking Class</u>
<u>AGRICULTURE</u>									
1. Agriculture - Cropland and Orchards	P	P	P	P	P	P	P	A	C
2. Agriculture - Pasture and Grazing (does not include animals kept as pets or for hobby)	P	S	P	P	P	P	P	A	C
3. Agriculture - Confined Feeding (as defined)(see Section 502)	P	X	X	X	S	S	S	A	C
4. Agriculture - Commercial Fish, Worm, Fur, and Other Specialty Farms	P	X	P	P	P	P	P	A	C
5. Agriculture - Accessory Storage Facilities	P	P	P	P	P	P	P	A	C
6. Agriculture - Processing of Goods Produced on Property Only	P	S	P	P	P	P	P	A	C
7. Agriculture - Farm Business - On-site Sale of Goods Primarily Produced on Property (seasonal)	P	X	P	P	P	P	P	A	D
8. Agriculture - Farm Business - On-site Sale of Goods Produced on the Property (permanent)	S	X	P	P	P	P	P	C	D
9. Agriculture - Irrigation Facilities	P	S	P	P	P	P	P	A	C
10. Agriculture - Land Application of Sludge and Wastewater (see Section 519)	P	X	X	X	P	P	P	A	C
11. Cropland Research or Demonstration Test Plot (temporary or permanent)	P	S	P	P	P	P	P	A	C

AG - Agriculture
RR - Rural Residential
R1 - Suburban Residential
I1 - Light Industrial

B1 - Convenience Business
B4 - General Business
AB - Agribusiness
I2 - General Industrial

P - Permitted Use
S - Special Exception
X - Prohibited Use

	<u>AG</u>	<u>RR</u>	<u>B1</u>	<u>B4</u>	<u>AB</u>	<u>I1</u>	<u>I2</u>	<u>Buffer Class</u>	<u>Parking Class</u>
12. Livestock Research and Evaluation	P	X	P	P	P	P	P	B	C
13. Forestry, Woodland	P	P	P	P	P	P	P	A	C
14. Plant Nursery (not to include office or retail business facility)	P	X	P	P	P	P	P	A	C
15. Agribusiness (as defined)	S	X	X	S	P	S	S	E	B
16. Farm Equipment Sales and Rental New and Used and Accessory Service and Repair	S	X	X	S	P	S	P	E	N
17. Liquid Fertilizer and Agricultural Chemicals - Sales, Mixing, Storage, and Distribution	S	X	X	X	P	S	S	E	B
18. Grain Elevators and Feed Dealers, Storage and Distribution	S	X	X	X	P	S	S	E	B
19. Auction Barn (livestock)	S	X	X	X	P	S	S	E	G
20. Slaughterhouse and Rendering Plant	X	X	X	X	X	X	S	E	B
21. Uncovered manure storage or treatment lagoon, 180 days or more storage capacity.	S	X	X	X	X	X	X	B	C
<u>NATURAL RESOURCES</u>									
1. Water Management and Use Facilities such as Dams, Docks, Piers, Channel Improvements, Seawalls, and Floodwalls	P	P	P	P	P	P	P	A	C
2. Wildlife and Nature Preserves	P	P	P	P	P	P	P	A	C
3. Public Landing Facilities	P	P	P	P	P	P	P	A	C
4. Public Owned Park or Recreational Area and Accessory Structures	P	P	P	P	P	P	P	A	C
5. Conservation and Environmental Study Clubs	S	X	S	S	S	S	S	B	C
6. Mineral Extraction (as defined) (see Section 517)	S	S	S	S	S	S	S	E	B
7. Fish Hatcheries	P	X	P	P	P	P	P	A	C

	<u>AG</u>	<u>RR</u>	<u>B1</u>	<u>B4</u>	<u>AB</u>	<u>I1</u>	<u>I2</u>	<u>Buffer Class</u>	<u>Parking Class</u>
8. Artificial Lake or Reservoir of Three Acres or More	S	S	S	S	S	S	S	A	C
9 Oil and Gas Production (not to include refining)	S	X	S	S	S	S	S	E	B
10. Agricultural and Environmental Research Centers	S	X	P	P	P	P	P	B	B
11. Water Areas, Marshland	P	P	P	P	P	P	P	A	C
12. Fill of Natural Wetland, Water Areas or Marshland	S	S	S	S	S	S	S	A	C
	<u>AG</u>	<u>RR</u>	<u>B1</u>	<u>B4</u>	<u>AB</u>	<u>I1</u>	<u>I2</u>	<u>Buffer Class</u>	<u>Parking Class</u>
<u>RESIDENTIAL</u>									
1. Residential Subdivision (2 or more lots as defined)	S	P	X	X	X	X	X	A	A
2. Dwelling – Single-family, Detached (as defined)	P	P	X	X	X	X	X	A	A
3. Dwelling – Single-family, Attached (as defined)	S	S	X	X	X	X	X	A	A
4. Dwelling – Two-family (as defined)	S	S	X	X	X	X	X	B	A
5. Dwelling – Multi-family (as defined)	S	S	X	X	X	X	X	B	A
6. Dwelling – Cabin or Cottage (as defined)	P	S	X	X	X	X	X	A	A
7. Dwelling – Seasonal Farm Worker Housing	P	S	X	X	S	X	X	A	A
8. Dwelling - Accessory Apartment (as defined) (see Section 514)	S	S	S	S	S	X	X	A	A
9. Conversion Dwelling (as defined) (see Section 515)	S	S	S	S	S	X	X	A	A
10. Manufactured Home (as defined)	P	P	X	X	X	X	X	A	A
11. Residential Subdivision, Minor	P	P	X	X	X	X	X	A	A
12. Residential Subdivision, Major	S	P	X	X	X	X	X	A	A

Tipton County Zoning Ordinance

	<u>AG</u>	<u>RR</u>	<u>B1</u>	<u>B4</u>	<u>AB</u>	<u>I1</u>	<u>I2</u>	<u>Buffer Class</u>	<u>Parking Class</u>
11. Mobile Home - As Principal Structure (as defined) Not Located in Mobile Home Parks	S	S	X	X	X	X	X	A	A
12. Mobile Home - As Second Principal Structure for Caretaker Dwelling (see Section 507)	S	S	X	X	X	X	X	A	A
13. Mobile Home - As Dwelling when Located in Conjunction with a Permitted Business	X	X	S	S	P	P	P	A	A
14. Mobile Home Park (as defined) (see Section 506)	S	X	S	S	X	X	X	B	A
15. Nursing and Retirement Home	S	S	X	X	X	X	X	B	K
16. Children's Home (as defined)	S	S	X	X	X	X	X	B	J
17. Residential Facility (as defined)	P	P	X	X	X	X	X	B	J
18. Residential Facility (as defined) for the Mentally Ill When Located Greater than 3000 feet from Another Residential Facility for the Mentally Ill	P	P	X	X	X	X	X	B	J
19. Residential Facility (as defined) for the Mentally Ill When Located Less than 3000 feet from Another Residential Facility for the Mentally Ill	S	S	X	X	X	X	X	B	J
20. Social Rehabilitation Center (as defined)	S	S	S	S	S	S	S	B	J
21. Group Housing Quarters (as defined)	S	S	X	X	X	X	X	B	K
22. Motel or Hotel (as defined)	X	X	P	P	P	X	X	D	S
23. Bed and Breakfast Facility (as defined), Tourist Home (see Section 513)	S	S	S	S	X	X	X	B	S
24. Country Inn (as defined) (see Section 513)	S	X	S	S	X	X	X	D	S
25. Home Occupation - Simple (as defined) (see Section 512)	P	P	P	P	P	P	P	A	A

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26. Home Occupation - Major (as defined) (see Section 512)	S	X	P	P	P	P	P	C	A
27. Residential Accessory Uses and Structures (see Section 504)	P	P	P	P	P	P	P	A	A
28. Child Care Home (as defined)	P	S	S	S	S	X	X	A	T
29. Child Care Home (as defined) When Used as Primary Residence of Caretaker Operator	P	P	P	S	S	X	X	A	A
<u>TRADE</u>									
1. Retail Trade (as defined) of No More than 1000 Square Feet Per Establishment	X	X	P	P	S	X	X	C	D
2. Retail Trade (as defined) of More than 1000 Square Feet Per Establishment	X	X	S	P	S	X	X	D	E
3. Shopping Center (as defined) of Up to 200,000 Square Feet	X	X	S	S	S	X	X	D	I
4. Shopping Center (as defined) of Over 200,000 Square Feet	X	X	X	S	S	X	X	D	H
5. Restaurant and Cafeterias (not including drive-ins or sidewalk cafes)	X	X	P	P	S	S	X	D	L
6. Drive-in and Carry-out Restaurants	X	X	X	P	S	S	X	D	L
7. Sidewalk Cafes (as defined) (see Section 516)	X	X	X	S	S	S	X	D	L
8. Dinner Theater, Night Club, and Taverns	X	X	X	P	S	S	X	D	L
9. Liquor Stores	X	X	S	P	S	X	X	D	E
10. Automobile Sales and Rental - New and Used and Accessory Service and Repair	X	X	X	P	S	S	X	E	N
11. Commercial Garages (as defined) (see Section 511)	S	X	X	P	S	S	X	E	M

	<u>AG</u>	<u>RR</u>	<u>B1</u>	<u>B4</u>	<u>AB</u>	<u>I1</u>	<u>I2</u>	<u>Buffer Class</u>	<u>Parking Class</u>
12. Automobile Service Stations (as defined) and Tire and Battery Dealers and Accessory Service and Repair (not including junk yards) (see Section 511)	X	X	X	P	S	S	X	E	M
13. Automobile Car Washing and Waxing	X	X	X	P	S	S	X	E	M
14. Mobile Homes and Recreational Vehicle Sales and Rental and Accessory Service and Repair	X	X	X	P	S	S	X	E	N
15. Motorcycle and Truck Sales and Accessory Service and Repair	X	X	X	P	S	S	X	E	N
16. Truck Stops and Service Centers	X	X	X	P	S	S	S	E	M
17. Heavy Equipment Sales and Rental, New and Used and Accessory Service and Repair	X	X	X	P	P	S	S	E	N
18. Aircraft Sales, Storage and Rentals and Accessory Service and Repair (including crop dusting services)	S	X	X	X	S	S	X	E	N
19. Boat and Other Marine Sales and Rental and Accessory Service and Repair	S	X	X	P	S	S	X	E	N
20. Monument Sales	X	X	X	P	S	S	X	E	D
21. Lumber and Building Supplies, Lawn and Garden Supplies and Farm Supply Centers (including outdoor storage)	S	X	X	P	P	S	X	E	E
22. Truck and Trailer Rentals (as principal or accessory use)	X	X	X	P	S	S	X	E	N
<u>SERVICES</u>									
1. Financial Services (as defined)	X	X	P	P	P	S	X	D	E
2. Drive-through Services (with no inside public facilities)	S	X	P	P	S	S	S	E	A1

Tipton County Zoning Ordinance

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3. Drive-through Services (in conjunction with a permitted use)	S	X	P	P	P	P	P	E	B1
4. Repair Services (as defined)	X	X	P	P	P	S	X	C	D
5. Hospitals	S	X	X	S	X	X	X	B	J
6. Medical and Dental Offices and Clinics (as defined)	X	X	S	P	S	S	X	C	O
7. Engineering, Research and Development Laboratories (involving fire or explosives) (as defined)	X	X	X	X	X	X	S	E	B
8. Engineering, Research and Development Laboratories (not involving fire or explosives) (as defined)	X	X	X	X	S	P	P	B	B
9. School - College and University	S	X	X	X	S	S	S	B	Q
10. School - Elementary and Secondary	P	P	P	P	S	S	S	B	P
11. School - Trade, Vocational, Business, Art or Music	S	X	X	X	S	S	S	B	Q
12. Government Offices and Auto License Bureaus	S	S	S	P	P	P	S	C	D
13. Fire and Police Stations	P	P	P	P	P	P	P	B	B
14. Libraries, Community Centers, Senior Citizen Centers, Post Offices	S	S	S	P	P	P	X	B	D
15. Penal or Correctional Institutions	X	X	X	X	X	S	S	B	B
16. Churches	P	P	P	P	P	S	S	B	R
17. Cemetery	S	S	S	S	S	S	S	B	C
18. Civic and Charitable Organization Facilities	S	X	S	P	S	S	X	C	X
19. Sanitary Landfill	S	X	X	X	S	S	S	E	B

Tipton County Zoning Ordinance

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20. Public Water Wells, Filtration Plants, and Storage Tanks	S	S	S	P	P	P	P	B	B
21 Sewage Treatment Plants	S	S	S	S	S	P	P	E	B
22. Barber and Beauty Shops	X	X	P	P	S	S	X	D	D
23. Coin Operated Laundries and Dry Cleaning	X	X	P	P	S	S	X	D	D
24. Laundries (commercial) and Diaper Services	X	X	X	P	S	S	X	D	B
25. Mortuary	X	X	X	P	S	S	X	D	R
26. Photographic Studio	X	X	P	P	S	S	X	C	D
27. Veterinary Hospital and Clinic	S	X	S	P	P	S	X	C	O
28. Kennel	S	X	X	P	P	S	X	C	N
29. Day Care Center (as defined)	S	S	S	S	X	X	X	B	T
30. Nursery School (as defined)	S	S	S	S	X	X	X	B	T
31. Woodworking, Cabinet Shop (not to include heavy manufacturing)	S	X	S	P	S	S	X	C	D
32. Taxidermist	X	X	X	P	S	S	X	C	D
33. Sign Painting	X	X	X	P	S	S	X	C	D
34. Welding	S	X	X	P	P	S	S	C	D
35. Blue Printing and Photocopying and Printing/Publishing of No More Than 5000 Square Feet per Establishment	X	X	S	P	S	S	X	C	D
36. Data Processing	X	X	P	P	S	S	X	C	D
37. Travel Bureau	X	X	P	P	S	S	X	C	D
38. Landscaping (not to include nurseries)	S	X	X	P	P	S	X	C	D

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39. Tailoring and Dressmaking	X	X	P	P	S	S	X	C	D
40. Professional Offices (as defined)	X	X	P	P	S	S	X	C	D
41. Contractors, including Plumbing, Heating, Cooling, Electrical, Roofing, Water Softening, Well-drilling, Excavating, Building, and House Moving (including service yard and showroom)	X	X	X	P	P	P	S	E	D
<u>RECREATIONAL FACILITIES</u>									
1. Bowling Alley	X	X	X	P	S	S	X	D	U
2. Billiard and Pool Establishment	X	X	X	P	S	S	X	D	U
3. Dance Hall and Schools of Dance	X	X	X	P	S	S	X	D	V
4. Fairgrounds	S	X	X	S	S	S	X	A	W
5. Golf and Country Clubs	S	S	X	S	S	S	X	A	X
6. Golf Courses and Accessory Structures	S	S	S	S	S	S	S	A	U
7. Golf Driving Ranges	S	X	X	P	S	S	X	A	W
8. Miniature Golf Courses	X	X	X	P	S	S	X	D	W
9. Lodges, Fraternal Organizations, and Private Clubs	X	X	X	P	S	S	X	D	X
10. Theater, Indoor	X	X	X	P	S	S	X	D	R
11. Theater, Outdoor	X	X	X	S	S	S	X	D	W
12. Museum and Art Gallery	X	X	X	P	S	S	X	D	D
13. Race Track	X	X	X	S	S	S	X	D	R
14. Auditorium, Coliseum, Stadiums	X	X	X	S	S	S	X	D	R
15. Riding Stables	S	X	X	P	P	S	X	D	W

Tipton County Zoning Ordinance

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16. Shooting or Archery Range (indoor)	X	X	X	P	S	S	X	D	V
17. Shooting or Archery Range (outdoor)	X	X	X	S	S	S	X	D	W
18. Amusement Park	X	X	X	S	S	S	X	D	W
19. Ice or Roller Skating Arena	X	X	X	P	S	S	X	D	V
20. Tennis and Racquet Clubs	X	X	X	P	S	S	X	D	U
21. Ski and Toboggan Runs	S	X	X	P	S	S	X	A	W
22. Reception Halls	X	X	X	P	S	S	X	D	V
23. Zoos, Botanical Gardens	S	X	X	S	S	S	X	A	W
24. Recreational Vehicle Park (see Section 508)	S	X	X	S	S	S	X	D	A
25. Organizational Campground (scouts, churches, recreational clubs, and similar organizations)	S	X	X	S	S	S	X	D	W
26. Campground (public and private) (see Section 508)	S	X	X	S	S	S	X	D	A
27. Hunting Preserves and Gamelands	S	X	X	S	S	S	S	A	W
28. Weight Reduction or Exercise Facility	X	X	X	P	P	S	X	D	V
29. Motorcycle Riding Trails	S	X	X	S	S	S	X	D	W
30. Boat Rental and Storage	S	X	S	P	P	P	P	D	W
31. Videogame Arcade	X	X	P	P	X	X	X	D	E
32. Community Recreational Facility (as defined)	X	X	S	S	S	X	X	D	Z
33. Water Slide Park, Public Swimming Area	S	X	S	S	S	X	X	D	W

	<u>AG</u>	<u>RR</u>	<u>B1</u>	<u>B4</u>	<u>AB</u>	<u>I1</u>	<u>I2</u>	<u>Buffer Class</u>	<u>Parking Class</u>
<u>TRANSPORTATION, COMMUNICATIONS, UTILITIES</u>									
1. Airport, Landing Strip and Heliport	S	X	X	X	S	S	S	A	M
2. Bus Station/Service	X	X	S	P	X	X	X	E	Y
3. Taxi Service	X	X	P	P	X	X	X	E	C
4. Radio or TV Station	X	X	X	P	S	S	S	A	B
5. Radio or TV Transmitting Tower	S	X	S	S	S	S	S	A	C
6. Telecommunications Facility (as defined) (see Section 520)	P	X	X	S	S	S	S	E	C
7. Telecommunications Facility when Co-located (as defined) (see Section 520)	P	S	S	P	P	P	P	E	C
8. Telephone Exchange	S	S	S	P	P	P	P	A	B
9. Utility Station - Main Installation	S	S	S	P	P	P	P	E	B
10. Essential Services (as defined)	P	P	P	P	P	P	P	A	C
11. Railroad and Highway Right-of-way	P	P	P	P	P	P	P	A	C
12. Pipeline Pumping Stations	S	S	S	P	P	P	P	A	C
13. Pipelines (Interstate)	P	P	P	P	P	P	P	A	C
14. Electric Generation	S	X	X	S	S	S	S	E	C
15. Bridges	P	P	P	P	P	P	P	A	C
16. Meteorological Tower	P	X	X	X	X	S	S	E	C
16-A. Meteorological Tower Operational Support If included on approved Development Plan operational support meteorological towers are permitted as required facilities.	S	X	X	X	X	S	S	E	C
17. Commercial WECS Permitted in WECS Overlay District subject to Development Plan Review.	X	X	X	X	X	X	X	E	C
18. Micro WECS	P	S	S	S	S	P	P	E	C
19. Non-Commercial WECS	S	X	X	S	S	S	S	E	C

<u>WHOLESALE TRADE, WAREHOUSING AND STORAGE</u>	<u>AG</u>	<u>RR</u>	<u>B1</u>	<u>B4</u>	<u>AB</u>	<u>I1</u>	<u>I2</u>	<u>Buffer Class</u>	<u>Parking Class</u>
1. Wholesale Distributor (as defined)	X	X	X	S	P	P	P	E	B
2. Greenhouse (commercial)	S	X	X	P	P	S	X	E	N
3. Bottled Gas Storage and Distribution	S	X	X	S	P	P	P	E	B
4. Bulk Fuel Yard (local distribution)	X	X	X	S	P	P	P	E	B
5. Bulk Fuel Yard (regional distribution)	X	X	X	X	X	X	S	E	B
6. Highway Maintenance Garage and Storage	X	X	X	S	P	P	P	E	B
7. Utility Company Office and Storage Yard	X	X	X	S	P	P	P	E	B
8. Frozen Food Lockers	X	X	X	S	P	P	P	E	B
9. Mini-warehouses	X	X	X	S	S	P	P	E	C
10. Moving Companies and Storage	X	X	X	S	S	P	P	E	B
11. Auction Sales Yard (not involving livestock)	X	X	X	S	P	P	P	E	N
12. Automobile Impound Area	X	X	X	X	X	X	S	E	C
13. Supply Yard (as defined)	X	X	X	X	S	S	P	E	N
14. Junk Yard (as defined) and Scrap Metal Yard (see Section 510)	X	X	X	X	X	X	S	E	N
15. Freight Distributors and Terminal (truck and railroad)	X	X	X	S	P	P	P	E	B
16. Warehousing - Inside (involving explosives)	X	X	X	X	X	X	S	E	B
17. Warehousing - Inside (not involving explosives)	X	X	X	S	P	P	P	E	B
18. Air Cargo Services	S	X	X	S	P	P	P	E	B
19. Material Recovery Facility	X	X	X	S	S	P	P	E	N
20. Transfer Station	S	X	X	X	S	S	S	E	N

	<u>AG</u>	<u>RR</u>	<u>B1</u>	<u>B4</u>	<u>AB</u>	<u>I1</u>	<u>I2</u>	<u>Buffer Class</u>	<u>Parking Class</u>
21. Compost Facility	S	X	X	X	S	S	S	E	N
<u>MANUFACTURING</u>									
1. Light Manufacturing (as defined)	X	X	X	X	X	P	P	E	B
2. Heavy Manufacturing (as defined)	X	X	X	X	X	S	P	E	B
3. Bottling Company	X	X	X	X	X	P	P	E	B
4. Sawmills and Planing Mills (as distinguished from a temporary sawmill on the property where lumbering is being done)	X	X	X	X	P	P	P	E	B
5. Blue Printing and Photocopying and Printing/ Publishing of More Than 5000 Square Feet per Establishment (including newspapers, books, periodicals, and commercial printing)	X	X	X	X	X	P	P	E	B
6. Explosives Manufacturing	X	X	X	X	X	X	S	E	B
7. Petroleum Refining (including paving and roofing materials)	X	X	X	X	X	X	S	E	B
8. Asphalt or Ready Mix Plant	X	X	X	X	X	X	S	E	B
9. Ordnance Products (including arms and ammunition)	X	X	X	X	X	X	S	E	B
10. Incineration for Reduction of Waste Products or Refuse	X	X	X	X	X	X	S	E	B
11. General Offices Associated with a Manufacturing Use (including service facilities for employees and guests)	X	X	X	P	P	P	P	E	B
12. Accessory Use Retail or Wholesale Trade Associated with a Manufacturing Use	X	X	X	P	P	P	P	E	B
13. Accessory Use Storage of Supplies or Finished Products Associated with any Permitted Manufacturing Use	X	X	X	P	P	P	P	E	B

	<u>AG</u>	<u>RR</u>	<u>B1</u>	<u>B4</u>	<u>AB</u>	<u>I1</u>	<u>I2</u>	<u>Buffer Class</u>	<u>Parking Class</u>
14. Temporary Concrete Batching Plants and Mixing Plants for Portland Cement or Asphaltic Concrete	X	X	X	X	X	S	P	E	B
15. Manufacturing of Cement, Concrete, or Clay Products	X	X	X	X	X	X	S	E	B
<u>MISCELLANEOUS</u>									
1. Temporary Use (see Section 503)	P	P	P	P	P	P	P	NA	Y
2. Accessory Uses and Structures (see Section 504) (including fences)	P	P	P	P	P	P	P	NA	C
3. Parking - In Conjunction with a Permitted Use (see Section 308)	P	P	P	P	P	P	P	NA	C
4. Loading Area - In Conjunction with a Permitted Use (see Section 308)	P	X	P	P	P	P	P	NA	C
5. Signs (see Section 505)	P	P	P	P	P	P	P	NA	C
6. Mobile Homes - When Used for Commercial or Industrial Purposes	S	S	S	S	S	S	S	NA	B
7. Adult Business (as defined) (see Section 509)	X	X	X	S	S	S	S	D	F
8. Processing, Storage, Recycling, Recovery and Disposal of Hazardous Waste (as defined) (as principal or accessory use) (see Section 518)	X	X	X	X	X	X	S	E	B
9. Processing, Storage, Recycling, Recovery and Disposal of Nuclear Waste (as defined) (as principal or accessory use) (see Section 518)	X	X	X	X	X	X	S	E	B
10. Parking Structures or Lots (principal use)	X	X	X	S	S	X	X	D	C
11. Planned Unit Development (See Article Six)	P	P	P	P	P	P	P	NA	NA

TABLE B
District Performance Standards

	<u>AG</u>	<u>RR</u>	<u>B1</u>	<u>B4</u>	<u>AB</u>	<u>I1</u>	<u>I2</u>
1. Minimum Lot Area (A)							
A. No Central Sewage	43,560	43,560	43,560	43,560	43,560	43,560	43,560
B. With Central Sewage	30,000	20,000	20,000	20,000	20,000	20,000	30,000
2. Minimum Lot Width (B)							
A. No Central Sewage	150	150	80	80	80	80	150
B. With Central Sewage	100	100	70	70	70	70	100
3. Min. Lot Area Per Family (A)							
A. No Central Sewage	43,560	43,560	N/A	N/A	N/A	NA	NA
B. With Central Sewage	24,000	20,000	N/A	N/A	N/A	NA	NA
4. Maximum Lot Coverage (C)	10	30	80	80	50	50	50
5. Minimum Front Yard (B)							
A. Local Roads	75	75	75	75	75	75	75
B. Collector & Arterial Roads	100	100	100	100	100	100	100
6. Minimum Side Yard (B)	20	20	15	15	20	20	20
7. Minimum Rear Yard (B)	50	50	50	50	50	50	50

(A) = square feet

(B) = feet

(C) = percent

- 305 SUPPLEMENTAL LOT REGULATIONS: Except as hereafter provided, no building or structure shall be erected or located on a lot unless such lot conforms with the lot area regulations in the district in which it is located as shown in Table B.
- 305.01 Lots of record, or lots sold by verifiable land contract, prior to the passage of this Ordinance may be smaller in area than the figure prescribed provided all other regulations of the district can be met.
- 305.02 Except as provided by Section 305.03, no Improvement Location Permit may be issued for a structure or use on any lot created after the adoption of this provision which does not have 40 feet of frontage on an open public accepted and maintained street or a private street which meets the private street standards of the Subdivision Control Ordinance. Except as provided by Section 305.03, no Improvement Location Permit may be issued for a structure or use on any lot created prior to the adoption of this provision which does not have frontage on an opened, public accepted and maintained street, or a private street which meets the private street standards of the Subdivision Control Ordinance.
- 305.03 To achieve more creative planning and preservation of natural property features, pipestem lots are permitted provided they have exclusive unobstructed private easement of access of at least 20 feet width to a road. However, 2 pipestem lots with no more than one dwelling on each lot may share a common easement of access of at least 24 feet width. The area of a pipestem lot occupied solely by the pipestem driveway or easement shall not be deemed to be a part of the required minimum lot area.
- 306 SUPPLEMENTAL YARD REGULATIONS: No portion of a principal or accessory structure or use, including garages, porches, steps, carports, and decks, shall project into any minimum front, side, or rear yard as shown on Table B and Table B-1 except as provided below:
- 306.01 An architectural or structural feature such as an eave, chimney, bay window, roof overhang, cornice, sill, awning, canopy, or similar feature may extend or project into any required yard not more than 2 feet.
- 306.02 An uncovered porch, landing, deck, or steps (except for safety railings) which do not extend above the level of the first floor of the building, a fire escape, or uncovered stairs may extend or project into any required yard no more than 4 feet. Structures approved by this subsection may not be later enclosed or extended above first floor level except by Board of Zoning Appeals approval.
- 306.03 An accessory structure, as defined, shall not be located in the front yard nor located closer than 5 feet to the side or rear lot line.

- 306.04 Accessory uses, as defined, and the following yard improvements are not subject to setback regulations and are permitted in any required front, side, or rear yard provided they do not violate other sections of this Ordinance: fences (see Section 504.08); gazebos; flagpoles; arbors and trellis; outdoor barbecues; walks; driveways; parking spaces; decorative driveway entrance features; curbs; retaining walls; utility installations for local service such as pole, lines, hydrants, and telephone booths; lattice work screens; trees; shrubs; flowers and plants; gardens; mail boxes; nameplates; ponds less than 100 square feet; lamp posts; recreational equipment; bird baths and houses; dog houses; children's play houses; bushes; hedges and landscaping of a similar nature. This section does not include accessory structures, as defined, except for those listed above.
- 306.05 Air conditioners rated at 24,000 BTU or less shall not be so placed hereafter so as to discharge air within 5 feet of lot lines, and those rated over 24,000 BTU so as to discharge air within 12 feet of lot lines, except where said air conditioners are separated from lot lines either by projections of buildings or by streets, alleys, or permanent open space at least 20 feet in minimum dimensions.
- 306.06 Principal and accessory structures on lots which abut more than one street shall provide the required front yards along every street. Lots which abut a driveway or other easement of access which serves as a principal means of access for one or more lots must also meet front yard setbacks along said easement.
- 306.07 Residential structures must be orientated in such a manner that the front door of the residence faces the front yard (as defined). Where the property is required to be served by sidewalks, front doors must be accessed from the front door to the street right-of-way by sidewalks that are a minimum of 3 feet wide.
- 306.08 On corner lots, lot width requirements need to be met along only one street right-of-way provided Section 306.06 is met.
- 306.09 Where 25 % or more of the lots within a block or for a distance within 350 feet of the proposed building on the same side of the street if not within a block are occupied by buildings, the average setbacks of such buildings determines the front yard setbacks; however, if there is not any other building within the block or within 350 feet in either direction, then the standard setback for the district shall apply.
- 306.10 Front yard or building setback lines established in recorded subdivisions establish the dimension of front yards in such subdivisions, except when such building setback lines may be less restrictive as provided in the applicable district.

- 306.11 No yard, open space, or lot area required for a building or structure shall, during its life, be occupied by, or counted as open space for, any other building or structure.
- 306.12 On a corner lot, nothing shall be erected, placed, planted, parked, or allowed to grow in such a manner as to materially impede vision between a height of 2 1/2 feet and 10 feet above the centerline grades of the intersecting streets in the area bounded by the street right-of-way of such corner lots and a line joining points along said street lines 15 feet from the point of intersection. This requirement shall also apply at the entrance to access drives which lead to commercial or industrial developments.
- 306.13 In addition to regular setback (yard) requirements for structures, a bufferyard (as defined) shall be provided and maintained by the owner or lessee of a property in accordance with this section. Bufferyards are the horizontal distance adjacent to side and rear property lines, measured perpendicularly between adjacent property lines and/or right-of-way lines, intended to provide attractive spaces to reduce the impacts of proposed uses on adjacent property or natural features. Bufferyards also help to maintain existing trees or natural vegetation, to block or reduce noise, glare, or other emissions and to maintain privacy. Bufferyards are required between most land uses on adjacent properties in order to reduce the impact of one use on another. Generally, more intensive uses require greater amounts of buffering than less intensive uses. This section applies only to changes of use, the construction of a principal structure on a lot, or the expansion of any existing principal structure by 50% or more.
- A. Bufferyards, where required, shall be located along side and rear property lines. In the I-1, or I-2 districts, bufferyards shall also be required along the front property line when adjacent to or facing a residential district. On lots which abut a street along more than one property line, the site plan shall designate which property line shall be considered the front, and bufferyards shall be provided along all other lines. Bufferyards shall have the necessary widths and planting and fencing material as required in this section.
 - B. To determine the required widths and materials of bufferyards, the following procedure shall be used:
 - 1. Identify the Bufferyard Classification (Buffer Class A, B, C, D, or E) of the proposed use and/or structure by referring to Table A of this Ordinance.
 - 2. Identify the Bufferyard Classification (Buffer Class A, B, C, D, or E) of an existing adjacent use by referring to Table A of this Ordinance. For vacant land and for existing, adjacent uses non

conforming to the zoning district in which it is located, refer to the Zone Map for the district classification of the land and/or use.

3. Determine the bufferyard requirements for the proposed use and/or structure by referring to Table C. Go down the left hand column to the Bufferyard Classification of the proposed use and then go across the matrix either to the “Adjacent Existing Bufferyards Classification” or the “Adjacent Vacant Land (Zoning District)” and refer to the Roman Numeral (I, II, III, IV, or V) in the corresponding box which indicates the buffering type.
4. Refer to the bufferyard type in Illustrations I through V. Any one of the alternative bufferyards may be selected.

TABLE C
Required Bufferyards

Bufferyard Classification	Adjacent Existing Bufferyards Classification					Adjacent Vacant Land (Zoning District)			
	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>AG</u> , <u>RR</u> ,	<u>B1</u> , <u>B4</u>	<u>AB,I1,I2</u>	
A	*	*	*	*	*	*	*	*	*
B	V	I	II	III	IV	II	III	V	V
C	V	IV	I	II	III	IV	III	IV	V
D	V	IV	III	I	II	V	IV	I	I
E	V	IV	III	II	I	V	V	I	II

* = No Bufferyard Required







C. The following additional standards apply to bufferyards:

1. All bufferyards shall be maintained and kept free of debris, rubbish, weeds, and tall grass.
2. There shall be no structures, outdoor storage, or parking and loading facilities in bufferyards, except for agricultural or residential uses.







3. Where setback area is limited, bufferyards may be coterminous with the required front, side, or rear setback areas, but in case of conflict, the larger yard area regulation shall apply.
 4. All plants shall be planted within one year of the Improvement Location Permit issuance or within six months of project completion, whichever is shorter, and all plants shall be properly maintained. Any plants which do not live or are destroyed shall be promptly replaced.
 5. Deciduous trees shall be a minimum of 8 feet in height when planted. Deciduous shrubs shall be a minimum of 6 feet in height when planted.
 6. Evergreens shall be a minimum of 4 feet in height when planted.
 7. Berms shall be a minimum of 4 feet in height with a maximum 3/1 slope.
 8. Fencing shall be at least 6 feet in height and subject to all regulations of Section 504.09 of this Ordinance.
 9. Flowering trees and shrubs shall be encouraged in bufferyards.
- D. Screening (as defined) shall be required if the site cannot accommodate the bufferyard classification as shown in Table C, Class IV and/or V.
- E. On any parcel of land where there is an existing use or structure, the Zoning Administrator may waive all or part of the required bufferyard if it is physically impossible to locate the required bufferyard due to non conforming lot size, existing structure or parking lot location, or other similar reasons.

Required Plant Units per 100'







I









Deciduous Trees		10'	
Deciduous Shrubs		7.5'	
Evergreens		5'	









II

Deciduous Trees		20'	
Deciduous Shrubs		15'	
Evergreens		10'	

III

Deciduous Trees		30'	
Deciduous Shrubs		20'	
Evergreens		15'	

IV	Deciduous Trees		50'	
	Deciduous Shrubs		40'	
	Evergreens		30'	
	Berm	B	20'	
	Fence			

V	Deciduous Trees		70'	
	Deciduous Shrubs		60'	
	Evergreens		50'	
	Berm	B	40'	
	Fence			

306.14 Canopies for an automobile service station, drive-in bank, drive-in restaurant, or similar use where outside pedestrian activity is necessary, may be constructed to the property line provided that the canopy is at least 12 feet in height and no more than 25% of the required front and side yard area is covered by the canopy.

306.15 When an accessory structure is attached to a principal structure by a breezeway or roofed passageway, said accessory structure shall be deemed to be part of the principal structure and shall maintain principal structure yard requirements. This section does not apply to accessory structures which exist on the effective date of this Ordinance and any subsequent attachment to the principal structure or the existing accessory structure.

306.16 An existing mobile home or manufactured home which does not meet setback requirements may be replaced in a district in which mobile homes are permitted provided the replacement mobile home does not encroach into the required setback area to any extent greater than the existing home.

307 GENERAL PROVISIONS AND EXCEPTIONS TO HEIGHT REGULATIONS:
No principal structure in any district may be constructed, reconstructed, altered, or enlarged which exceeds 35 feet in height above average ground level and no accessory structure shall extend 16 feet in height above average ground level except as provided below:

307.01 The following structures may exceed normal height requirements provided their total height does not exceed their distance from the nearest lot line.

A. Structures such as barns, silos, tanks and bins, located in the Agricultural District.

B. Communication structures such as telecommunication towers (as defined), radio and television and relay stations and receiving stations and aerials and observation towers and meteorological towers.

1. If proper engineering data is provided that demonstrates the structure is engineered to be collapsible within an area of half its height, communication structures shall be, in addition to regular setback distances, setback a minimum distance from the property line or lease line of any adjoining property (whichever requires the greater setback) a distance that is equal to 50 percent of the height of the tower, but not less than 50 feet.

C. Industrial uses such as gas and liquid fertilizer tanks, sanitary landfills, power generating plants, sub-stations, smokestacks, grain elevators, and other agricultural product processing and storage facilities, and

industries requiring a vertical production procedure such as flour mills, steel mills, and refineries.

D. Architectural projections, such as spires, belfries, parapet walls, cupolas, and domes.

E. Special structures such as monuments, scenery lofts, fire towers, and flagpoles.

F. Wind Energy Conversion Systems (WECS).

307.02 Public and semi-public buildings, hospitals and institutions, schools and churches (excluding the spire) may be erected to a height of 60 feet provided their total height does not exceed their distance from the nearest lot line.

307.03 Auxiliary structures attached to a building such as radio and television antennae, chimneys, ventilation fans, and similar mechanical appurtenances or other structures necessary to maintain and operate a building may exceed normal height requirements provided the building is setback from all minimum yard distances one additional foot for each foot of height above the maximum height limitations. If the auxiliary structure is erected at a later time than the building to which it is attached, the auxiliary structure, rather than the building must be so located that the provisions of this subsection can be met.

307.04 Essential services, utilities, water towers, electric power and communication transmission lines and vegetation are exempt from the height limitations of this Ordinance.

307.05 The above height exceptions shall not apply when the structure constitutes a hazard to an existing airport or landing strip and to electric power transmission lines.

307.06 The Board of Zoning Appeals may authorize a variance to this regulation for any principal or accessory structure in any district provided Section 307.05 of this Ordinance is met.

308 OFF-STREET PARKING AND LOADING: Off-street parking and loading spaces shall be provided as required below:

308.01 Off-street parking and loading shall be provided for all uses established or structures built after the effective date of this Ordinance in accordance with the specifications of this section.

A. Whenever a land use that was started or a structure that was built after the effective date of this Ordinance is changed in use or is enlarged in

floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase in the number of existing parking or loading spaces, additional spaces shall be provided on the basis of the enlargement or change.

- B. Whenever a land use or structure existing prior to the effective date of this Ordinance is changed in use or is enlarged to the extent of 25% or more in floor area, number of employees, number of housing units, seating capacity, or otherwise, to create a need for an increase in the number of existing parking or loading spaces, said use or structure shall then and thereafter comply with all parking and loading standards set forth in this section.

308.02 The number of parking spaces shall be as specified in Table D based upon the parking classification of the use listed in Table A. The required number of parking spaces must be available for vehicle parking at all times and may not be used for any other purpose, including travel lanes or sales and display areas.

- A. For a use not specified in Table D, the parking space requirement shall be determined by the Zoning Administrator. When the number of parking spaces are to be determined by the Administrator, the Administrator shall base his decision on the parking needs of similar uses in Table D, on expected traffic volume, and on past parking experiences of existing similar uses.
- B. When parking spaces are based upon the number of employees in Table D, said number shall be the number of employees of the largest shift, except where noted.
- C. When the application of Table D results in a fraction of parking spaces, said number of spaces shall be rounded upward to the next highest number.
- D. In addition to all parking space requirements of Table D, there shall be a minimum number of parking spaces as specified by the Zoning Administrator for all trucks, buses, and other company vehicles and special equipment to be parked and/or offered for sale on the site.

TABLE D
Required Parking

Parking Classification (Table A)	Number of Parking Spaces
A	2 per dwelling unit or pad or campsite plus 1 per home occupation
B	2 per 3 employees of the 2 expected maximum shifts combined plus 1 per visitor/customer space for each 20 required employee spaces with a minimum of 4 spaces
C	No parking required provided there are no employees at the site. If there are employees, there must be 1 space per employee
D	3 per 1000 square feet of gross floor area
E	4 per 1000 square feet of gross floor area
F	6 per 1000 square feet of gross floor area
G	10 per 1000 square feet of gross floor area
H	5.25 per 1000 square feet of leasable floor area
I	5.5 per 1000 square feet of leasable floor area
J	1 per 3 beds plus 1 per doctor plus 1 per employee on the largest shift, plus 1 per hospital vehicle
K	1 per 2 occupants plus 1 per employee
L	1 per 4 customer seats plus 1 per employee
M	2 per service stall or airplane parking space plus 1 per employee
N	1 per 500 square feet of enclosed floor space plus 1 per 2000 square feet of outside display area, plus 2 per service stall
O	1 per doctor, dentist, veterinarian, technician, and employee plus 1 per examination room
P	1 per 15 elementary students and 1 per 4 secondary students
Q	5 per 10 students expected to attend at any one time
R	1 per 3 Seats in each auditorium, chapel room or grandstand
S	1 per guest room plus 1 per employee
T	1 per 10 children on the maximum shift plus 1 per employee on the maximum shift
U	2 per table, 3 per hole, 4 per court, 5 per alley
V	1 per 3 persons based upon maximum occupancy plus 1 per employee
W	1 per 500 square feet of use area plus 1 per 3 employees
X	1 per 3 members
Y	As specified by the administrator at the time of permit issuance
Z	The cumulative parking total of all component recreational activities from this table or 1 space per member family and employee, whichever is more and/or applicable
A1	1 per employee plus stacking area for 3 vehicles for each window, stall, bay or station. The stacking area per vehicle shall measure not less than 20 feet.
B1	Parking as required for the principal use of the property plus stacking area for 3 vehicles for each window, stall, bay, or station. The stacking area per vehicle shall measure not less than 20 feet.

- E. In addition to the required parking spaces, there shall be adequate service and utility lanes for service stations, truck stops, drive-in banks, car washes, fast food restaurants, telephones, film processing, and other businesses with drive-up windows and facilities.
- F. Two or more non residential uses may collectively provide the required off-street parking in which case the required number of parking spaces shall be not less than the sum of the requirements for the several individual uses computed separately. Two or more uses may also jointly share the same spaces provided their hours of operation do not normally overlap and a written agreement is filed with the Zoning Administrator and approved by the Plan Commission Attorney.
- G. Parking spaces may be located on a lot other than that containing the principal use with the approval of the Zoning Administrator provided the following standards can be met:
 - 1. The off-site parking shall be located so that it will adequately serve the use for which it is intended.
 - a. the off-site parking may not be located farther than a walking distance of 300 feet from the intended use.
 - b. there must be ease of access from the off-site parking to the parking use.
 - 2. A written agreement, approved by the Plan Commission attorney, shall be filed with the application for an Improvement Location Permit, containing a guarantee that such parking spaces shall be available so long as the principal use is continued.
- H. Parking requirements may be waived by the Zoning Administrator for uses in a block in which 50% or more of the area is occupied by business or industrial structures.
- I. Motorcycle parking spaces may be substituted for the off-street parking requirement at the rate of two motorcycle spaces per off-street parking space. This applies to lots having two or more parking spaces and may be used to replace a maximum of two parking spaces.

308.03 All parking areas and spaces shall be designed, constructed, and maintained in accordance with the following minimum standards:

- A. No design shall be approved which is likely to create substantial traffic hazards endangering the public safety. Additional safety provisions

may be required by the Zoning Administrator and/or the Indiana State Highway Commission. The developer shall be responsible for the construction of any such traffic control devices or safety provisions.

- B. No design shall allow the backing of any vehicle onto any street.
- C. In order to achieve better traffic control, eliminate run-off, and alter the impression created by a continuous parking area, landscape areas shall be provided within all parking lots. At least 5% of the parking area shall be landscaped and such landscaping shall be in addition to all bufferyards required by this Ordinance.
- D. All parking areas shall be maintained in good condition without holes and shall be kept free of all trash and other debris.
- E. All parking areas shall have parking spaces of no less than the minimum width, and minimum length, and access lanes of minimum width as indicated in Table E.

TABLE E
Parking Area Standards

Angle of Parking	Stall Width	Length	Drive Two-Way	Drive One-Way 1/
61° - 90°	9'	18'	24'	18'
46° - 60°	9'	18'	22'	15'
0° - 45°	8 1/2'	18'	22'	12'
Parallel	8'	22'	22'	12'

1/ For purposes of measurement, drives with parking on one side only shall be considered as one-way drives.

308.04 In addition to the above requirements, whenever 20 or more off-street parking spaces are required, the parking area and spaces shall be designed, constructed, and maintained in accordance with the following minimum standards:

- A. All parking spaces and access lanes shall be clearly marked, including directional arrows to guide internal movements. Such markings shall be maintained.
- B. Bumper stops, curbing, or wheel chocks shall be provided to prevent any vehicle from damaging or encroaching upon any required sidewalk or upon any property adjacent to the parking area.

- C. Handicapped parking spaces and facilities shall be provided as required in the American National Standards Institute publication ANSI 1171 - 1980, as amended or superceded.
- D. The interior circulation of traffic in parking areas shall be designed so that no driveway or access lane providing parking spaces, shall be used as a through-street.
- E. Any establishment which furnishes carts or mobile baskets as an adjunct to shopping shall provide defined areas within the required parking space areas for storage of said carts. Each designated storage area shall be clearly marked for storage of shopping carts.
- F. In addition to the landscape requirements as specified in Section 308.03 C and the buffering requirements as specified in Section 306 of this Ordinance, the following minimum standards shall apply:
 - 1. At least a portion of the landscape area shall be placed within the interior of the parking area. This may be in the form of a strip planted with trees, or shrubs and grass including a pedestrian walk between parking aisles, or it may be islands appropriately spaced, raised, curbed, and planted.
 - 2. Curbed landscape islands shall be provided at the end of each row of 20 or more parking spaces to clearly define lane and turning patterns.

308.05 The number of required off-street loading spaces for commercial, industrial, and institutional uses is specified in Table F.

TABLE F
Required Loading

Use Classification	Gross Floor Area in Square Feet	Number of Spaces
Office Buildings, Banks, Hotels, Auditoriums, Retail Trade, Shopping Centers, Hospitals, Institutions, Services, Recreational Facilities, Multi-family Dwellings, and Similar Uses	8,000 - 60,000	1
	60,001 - 100,000	2
	For each additional 100,000 over 100,000	1
Manufacturing, Wholesale Trade, Warehousing and Storage, and Similar Uses	8,000 - 25,000	1
	25,001 - 60,000	2
	60,0001 - 100,000	3
	For each additional 50,000 over 100,000	1

- A. Uses and structures with a net floor area of less than 8,000 square feet shall provide adequate receiving facilities so as not to obstruct the free movement of pedestrians and vehicles over a sidewalk, street, or alley.
- B. Where the required number of loading spaces is not set forth for a particular use in Table F, the Zoning Administrator shall determine the basis of the number of spaces to be provided, based upon the loading space requirements of similar uses.
- C. All off-street loading areas shall not be less than 15 feet wide, 25 feet long, and 15 feet high, except that where one such loading space has been provided, any additional loading space lying alongside, contiguous to, and not separated from such first loading space need not be wider than 12 feet.
- D. Where a given use or structure contains a combination of uses as set forth in Table F, loading facilities shall be provided on the basis of the sum of the required spaces for each use.
- E. All required off-street loading spaces shall be located at the same lot as the use served, except, where required spaces are provided cooperatively for two or more uses, subject to arrangements that will assure the permanent availability of such spaces to the satisfaction of the Zoning Administrator.

- F. No required off-street loading area shall be used to satisfy the space requirement for any off-street parking and no loading area shall be so located as to interfere with the free circulation of vehicles in any off-street parking area.
- G. All off-street loading space shall be provided with safe and convenient access to a street and shall be provided only through driveway openings as specified in Section 308.07.
- H. No motor vehicle repair work, except emergency service shall be permitted in association with any required off-street loading facility.
- I. In addition to the required loading spaces, a driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers shall be located on the site of any school, church, or other facility which is designed to accommodate more than 25 persons at a time.

308.06 The following additional standards apply to off-street parking with 20 or more spaces and all off-street loading areas:

- A. All parking and loading area drainage shall be designed and built in accordance with the Drainage Plan as required by Section 313 of this Ordinance.
- B. All parking and loading areas shall be surfaced so as to provide a durable and dustless surface (as defined).
- C. All parking and loading areas and driveways shall be provided with a safe and adequate lighting system which shall be completely shielded from traffic on any public right-of-way and from any residential district.
- D. Developments which have parking and loading and driveways in excess of 40,000 square feet shall contain snow storage areas.
- E. All parking and loading areas shall be maintained in good condition without holes and shall be kept free of all trash and other debris.
- F. In addition to bufferyards required by this Ordinance, a parking or loading area shall be effectively screened by a fence or planted material on any side or rear property line which are adjacent to or face any existing residential property. Such fence shall be opaque and not less than 4 feet or more than 6 feet in height. Such planted screen shall consist of densely planted evergreen hedge not less than 4 feet or more than 6 feet in height. All screens shall be maintained in good condition.

G. All parking and loading spaces except for residential and agricultural uses and any required screens shall not be located in a required front yard area.

308.07 Clearly defined driveways shall be provided for ingress and egress from all off-street parking and loading areas. Driveways shall be located and constructed according to the standards as shown in Table G or such standards as established by the Indiana State Highway Commission, if access is onto a state highway.

TABLE G
Driveway Access

Driveway Standard	Residential Property	Service Station/ Truck Terminal	Other Non Residential
Minimum Width at Property Line	12 Feet	20 Feet	18 Feet
Maximum Width at Property Line	25 Feet	40 Feet	35 Feet
Minimum Distance from Interior Lot Line	5 Feet	11 1/2 Feet	12 1/2 Feet
Minimum Distance from Street Intersection	30 Feet	30 Feet	30 Feet
Space Between Two Drives/ Same Property	25 Feet	25 Feet	25 Feet
Space between Two Drives/ Different Properties	25 feet	25 feet	25 feet
Radius of Curb Return			
Minimum	5 Feet	5 Feet	5 Feet
Maximum	15 Feet	20 Feet	20 Feet

A. The number of driveways for a required parking area from any street shall not exceed two per adjacent street. A common driveway may be provided between adjacent properties in order to meet this requirement.

B. Driveways contiguous to the front of commercial structures shall include an 8 foot painted fire lane in addition to other requirements of this section. If the Fire Chief having jurisdiction of the structure has stricter standards, then they shall apply in lieu of the above.

309 PERFORMANCE STANDARDS: All uses except agricultural and forestry uses, shall comply with the requirements of this Section. In order to determine whether

a proposed use will conform to the requirements of this Ordinance, the County may obtain a qualified consultant to testify, whose cost for service shall be borne by the applicant.

309.01 Fire Protection: Fire prevention and fighting equipment acceptable to the State Fire Marshall shall be readily available when any activity involving the handling or storage of flammable or explosive materials is carried on.

309.02 Noise: Noise which is determined to be objectionable because of volume, frequency, or beat shall be muffled or otherwise controlled, except fire sirens and related apparatus used solely for public purposes shall be exempt from this requirement.

309.03 Electrical Disturbances: No activity shall cause electrical disturbance adversely affecting radio or other equipment in the vicinity.

309.04 Vibrations: Vibrations detectable without instrument on neighboring property in any district shall be prohibited.

309.05 Odors: No malodorous gas or matter shall be permitted which is discernible on any adjoining lot or property.

309.06 Air Pollution: No pollution of air by flyash, dust, smoke, vapors, or other substances shall be permitted which is harmful to health, animals, vegetation, or other property.

309.07 Glare: Lighting devices which produce objectionable direct or reflected glare on adjoining properties or thoroughfares shall not be permitted.

309.08 Erosion: No erosion by wind or water shall be permitted which will carry objectionable substances onto neighboring properties. Erosion control measures must meet applicable standards set forth in Section 313 of this Ordinance.

309.09 Water Pollution: Water pollution shall be subject to the standards established by applicable State and Federal agencies.

309.10 Design Release: If an application for an Improvement Location Permit relates to a commercial or industrial use, it must be accompanied by a design release, subscribed by a registered professional engineer of the State, stating that in his professional judgment, the use should meet the performance standards specified herein. After a 10 day period has elapsed during which the Zoning Administrator has not required additional information or received objections in writing, he shall issue the permit.

310 SUPPLEMENTAL ENVIRONMENTAL REGULATIONS: No land shall be used or structure erected where the land is unsuitable for such use or structure due to unfavorable topography, adverse soil or rock formation, erosion susceptibility, low percolation rate or bearing strength, or any other feature likely to be harmful to the health, safety, prosperity, aesthetics, and general welfare of the community. In addition the following standards must be met:

- 310.01 Existing features which would add value to residential development or natural or man-made assets of the community such as trees, streams, vistas, lakes, historical landmarks, and similar irreplaceable assets, shall be preserved through harmonious and careful design.
- 310.02 No alteration of the shore line or bed of a public lake or river shall be made until written approval is obtained from the Indiana Department of Natural Resources, and the provisions of Section 402 and other applicable regulations of this Ordinance are complied with. Alterations include, among other things, filling of the lake, river, or wetlands, the construction of channels and seawalls, dredging of the lake or riverbed, and ditch excavation within one half mile of a lake.
- 310.03 All development must be in compliance with applicable sections of Title 13 of the Indiana Code, as amended, as it relates to Air Pollution Control and Water Pollution Control.
- 310.04 Debris and refuse shall not accumulate on any property, in any zoning district.
- 310.05 Bricks, concrete, lumber, and other materials used for fill where permitted by this Ordinance and/or by the Board of Health, DNR, or other governmental agency, shall be promptly covered and seeded.
- 310.06 No waste materials such as garbage, rubbish, gasoline, oil, flammables, soils, tars, chemicals, greases, industrial or agricultural waste, or any other material of such nature, quantity, obnoxiousness, toxicity, or temperature so as to contaminate, pollute, or harm the waters shall be deposited, located, stored, or discharged on any lot in a way that would be likely to run off, seep, or wash into surface water or groundwater.
- 310.07 Any part or portion of the site which is not used for structures, loading or parking spaces, sidewalks, and designated storage areas, shall be landscaped or left in a natural state. If landscaped, they shall be planted with an all season ground cover and shall be landscaped with trees and shrubs in accordance with the Development Plan and/or Improvement Location Permit application and shall be in keeping with natural surroundings. Any areas left in a natural state shall be properly maintained in a sightly and well kept condition.

311 SUBDIVISION OF LAND: In accordance with IC 36-7-4-701, subdivision of land may occur in any zoning district provided that all applicable standards of this Ordinance and the Tipton County Subdivision Control Ordinance are met.

312 DENSITY TRANSFER OPTION: The density transfer option is available in AG, and RR, Zoning Districts to establish a mechanism for cooperation between the County and land developers in providing open space and recreational lands in developing areas of Tipton County.

312.01 Criteria for use: This option shall only be permitted if one of the following two conditions are met:

A. The Tipton County Board of Commissioners must determine that there is a need for public recreational land in the area proposed for development, and must agree to maintain the property if it is dedicated to the County; or

B. Private maintenance provisions must be incorporated into the land development proposal.

312.02 Minimum lot size: The minimum lot size permitted when utilizing the density transfer option shall be as stipulated in Table B with the following criteria being utilized to govern the reduction of lot sizes from that which is normally permitted.

A. Land with 0-25% slope receives full credit toward the reduction of lot sizes;

B. Land with a slope of 25% or greater receives 1/2 credit toward the reduction of lot sizes; and

C. Land in flood zone areas receives 1/2 credit toward the reduction of lot sizes.

312.03 Sketch Plan: Upon submittal of a sketch plan, as required by the Tipton County Subdivision Control Ordinance, an advisory meeting shall be scheduled with the Planning Director to review the plan and discuss the possibility of utilizing the density transfer option. If the option is utilized, the preliminary and final plats of the subdivision shall accurately delineate slopes exceeding 25%, flood prone areas, and any other natural land feature that may influence building locations. Finally, that portion of the site which would be dedicated to the County or otherwise protected shall be clearly delineated.

312.04 Health Department Approval: Any plan for development of property not served by a sewer system shall be required to have State or County Health

Department approval for suitability and adequacy of lots for septic systems.

313 DRAINAGE AND EROSION CONTROL REGULATIONS: It shall be the responsibility of the owner of any lot or parcel of land developed for any use, other than those listed in Section 902.02 of this Ordinance, to obtain an Improvement Location Permit from the Office of the Zoning Administrator. If the site has significant potential for drainage and erosion problems as determined by the Zoning Administrator, or in consultation with the Tipton County Soil and Water Conservation District representative, then the issuance of this permit shall include the review and approval of a drainage and/or erosion control plan as specified in this section unless provision for drainage and erosion control has been handled under the Tipton County Subdivision Control Ordinance.

313.01 If required, an erosion control plan must be submitted as a part of an Improvement Location Permit application. In addition to the information required in Section 903.03, an erosion control plan must be submitted detailing measures to be implemented during and after construction on a form provided by the Zoning Administrator, or Tipton County Soil and Water Conservation District and approved by the Soil and Water Conservation District.

313.02 If the site to be developed is over 1 acre, a permit from the Indiana Department of Environmental Management must first be obtained as per general permit regulation 327 IAC 15-5 (Rule 5) as amended prior to issuance of an Improvement Location Permit. This requirement also applies to subdivision development.

313.03 Land to be developed shall be designed and improved as far as practical in conformity to existing topography in order to minimize storm water run-off, and conserve the natural cover and soil. Whenever possible, existing natural surface drainage may be utilized. To the maximum extent, there shall be no increased peak discharge or run-off rates as a result of the development unless downstream systems are sufficient to accept the discharge.

313.04 Whenever the evidence available indicates that the natural surface drainage is inadequate, the owner shall provide the parcel with an adequate surface water system which shall be integrated into the drainage pattern of surrounding properties. When additional surface drainage is required, adequate easement for such drainage shall be provided.

313.05 On-site detention storage of storm water shall be required where necessary as determined by the Zoning Administrator or in conjunction with Tipton County Soil Conservation District representative in order to prevent damage to adjoining properties.

313.06 As required, a drainage plan must be submitted as a part of an Improvement Location Permit. In addition to the information required in Section 903.03, the drainage plan must include the following information:

- A. Existing and proposed grading showing positive drainage by contouring or sufficient spot elevations;
- B. Location of all existing or proposed swales, ditches, culverts, drainage channels, surface and subsurface drainage devices, and the direction of flow;
- C. Illustration of the surface drainage pattern of the site away from structures;
- D. Final distribution of surface water off-site, either preventing or planning for surface ponding;
- E. Demonstration of capability of accommodating the 10 year design rainfall intensity, or a rainfall of greater intensity, without endangering the public safety and health, or causing significant damage to property;
- F. A Certificate of Sufficiency that resembles the format as shown on the following page shall be submitted along with the plans;
- G. Detention storage facilities, if required, shall submit the following additional information:
 - 1. Plans for storage of and a controlled release rate of excess storm water with adequate detention storage to insure that the release rate of storm water following and during developments, redevelopments, and new construction shall not exceed the storm water run-off from the land in its present state of development. (Present state of development means state of development as the adoption of this Ordinance)
 - 2. Detailed computations to show that peak rate following and during construction shall not exceed the storm water run-off rate in its present state of development. Said computations must indicate that run-off will not be increased and must include computations of run-off before and after development. The computations must demonstrate that the peak run-off rate after development for the 100 year return storm of critical duration will not exceed the 10 year period predevelopment peak run-off rate. The critical duration storm is that storm duration that requires the greatest detention storage.

CERTIFICATE OF SUFFICIENCY OF PLAN

Address where land alteration is occurring _____

Plan
Date _____

I hereby certify that to the best of my knowledge and belief:

1. The drainage plan for this project is in compliance with drainage requirements as set forth in the Tipton County Zoning Ordinance.
2. That property and persons downstream of this planned project are not endangered as a result of alterations to the property.
3. The calculations, designs, reproducible drawings, masters, and original ideas reproduced in this drainage plan are certified by me.

Signature _____

Date _____

Business
Address _____

Surveyor _____

Engineer _____

Architect _____

Indiana Registration
Number _____

- 313.07 Drainage swales (ditches) along dedicated roadways and within the right-of-way or on dedicated drainage easements are not to be altered, except for maintenance, as originally constructed and as approved by the County Highway Department. Driveways or other approved structures may be constructed over these as permitted by the County Highway Department, with adequate provision for the flow of surface drainage.
- 313.08 No permanent structures other than a fence may be erected, and if erected in violation of this section, no such structure may be used, if the location is within 75 feet of the centerline of any legal tile ditch, or within 75 feet of the existing top edge of any legal open ditch or tile as determined by the Tipton County Surveyor.
- 313.09 No cut or fill grade shall exceed a slope of 3/1, or 33 1/3 %. This provision shall apply to all cuts and fills exceeding 100 square feet in exposed surface area, including cuts or fills on land naturally exceeding 3/1 in slope.
- 313.10 All lands, regardless of their slope, from which structures or natural cover has been removed or otherwise destroyed, shall be appropriately graded or seeded within a reasonable time of such activity; the phrase “a reasonable time” shall be interpreted to be within 2 weeks during the growing season and shall be rigidly applied to construction activities in order to accomplish the intent of keeping erosion to an absolute minimum. Temporary vegetation or mulching shall be used to protect exposed areas during development.
- 313.11 All drainage and erosion control systems must be safe to persons and maintained at all times.
- 313.12 All land disturbing activities on site should be conducted in a logical sequence so that the smallest practical area of land will be exposed for the shortest practical period of time.
- 314 LIGHTING REGULATIONS: Any commercial, industrial, institutional, multi-family dwelling and condominium developments must submit a lighting plan with the application for an improvement location permit or development plan review that shows that:
- 314.01 Light spillage onto adjoining properties at the property line will not exceed
- A. 0.5 foot candles onto adjoining properties zoned AG, B1, B4, AB, I1, or I2.

- B. 0.2 foot candles for property zoned RR or adjoining property currently used for residential purposes or subdivided for residential use.

314.02 All lighting serving parking lots and outdoor display and open sales area shall:

- A. Be full cutoff light fixtures.
- B. Provide a maximum of 1.8 foot candles at grade level for parking lots and 4.0 foot candles at grade level for outdoor display and open sales areas.
- C. Maintain a ratio of average to minimum illumination not to exceed 4:1.
- D. If used as areas for vehicle storage be illuminated at the levels required for parking lots.

314.03 Lighting of canopies and bays shall:

- A. Not exceed 15 foot candles average maintained horizontal illumination at grade level under canopies and the ratio of average to minimum illumination shall not exceed 4:1.
- B. Be full cutoff, unless indirect lighting is used whereby light is directed upward then reflected down. Indirect lighting must be shielded so that direct illumination is focused exclusively on the ceiling of the structure.
- C. Not be located on the sides or top of the canopy and the sides of the canopy shall not be illuminated.

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