

MONROE COUNTY PLAN COMMISSION ADMINISTRATIVE MEETING

PACKET PART 1
CDO Work Session & Unfinished Business



Tuesday, July 5, 2022
5:30 pm

Hybrid Meeting

In-person

Monroe County Government Center
501 N Morton Street, Room 100B
Bloomington, Indiana

Virtual

Zoom Link: <https://monroecounty-in.zoom.us/j/84585419468?pwd=TKRjdIRKOGRVcWM4VGh1YlhrUmVvUT09>

If calling into the Zoom meeting, dial:
312-626-6799 Meeting ID: 845 8541 9468
Password: 418555

Agenda
Plan Commission Administrative Meeting
5:30 p.m. – 7:00 p.m.
Tuesday, July 5, 2022
VIRTUAL MEETING

Please take notice that the Monroe County Plan Commission will hold an Administrative Meeting (Work Session) on Tuesday, July 5, 2022 at 5:30 PM. The following meeting will be held via teleconference. The link for the teleconference can be found on the Planning Department's website (<https://www.co.monroe.in.us/egov/apps/document/center.egov?view=item;id=10208>). For information about the teleconference meeting, you may call (812)349-2560 or email (PlanningOffice@co.monroe.in.us) our office. The work session agenda includes the following agenda items for the regularly scheduled Tuesday, July 19, 2022 Plan Commission meeting:

ADMINISTRATIVE BUSINESS:

1. Discussion regarding Plan Commission Committee Appointments – ORC, PRC
2. CDO work session

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UNFINISHED BUSINESS:

- 1. PUO-21-1 P & G Planned Unit Outline Plan to rezone property from PB to PUD**
One (1) 4.93 +/- parcel located in Section 29, Perry Township at
5100 W Victor Pike. Parcel number: 53-08-29-200-023.000-008. **PAGE 107**
Zoned PB. Contact: acrecelius@co.monroe.in.us
- 2. REZ-22-4 Young Trucking Construction Shop Rezone from IG to HI PAGE 175**
One (1) 8.5 +/- acre parcel in Richland Township, Section 36 at
1238 N Loesch Road, parcel no. 53-04-36-200-016.013-011
Owner: Arrow Properties LLC
Zoned IG. Contact: dmyers@co.monroe.in.us

NEW BUSINESS:

- 1. SSS-21-9 Rust Road Sliding Scale Subdivision Preliminary Plat**
Road Width Waiver Requested.
Preliminary Hearing. Waiver of Final Hearing Requested.
Four (4) parcels on 32.59 +/- acres in Section 33 of Benton North Township at
Parcel no. 53-01-32-400-002.000-003, 53-01-33-200-006.000-003,
53-01-33-300-006.000-003, and 53-01-33-300-007.000-003.
Owner: Rhett Elliott
Zoned FR. Contact: dmyers@co.monroe.in.us
- 2. PUD-22-3 The Lakes (Verona Park) Planned Unit Development Plan Ph 2A**
Amend 1 to Common Area A
Preliminary Hearing. Waiver of Final Hearing Requested.
One (1) 0.31 +/- acre parcel in Perry Township, Section 14 at S Constance Ave,
parcel no. 53-08-14-200-020.000-008.
Owner: 3051 S Sare Road LLC
Zoned PUD. Contact: jnester@co.monroe.in.us

- 2. SPP-22-7** **Pinnacle Business Park Major Subdivision Preliminary Plat Amendment 1 to Lots 1-3, 5-7, 10-12, 14-16, and dedicated Right-of-Way. Preliminary Hearing. Waiver of Final Hearing Requested.**
 Eleven (11) parcels on 46.30 +/- acres in Section 36 of Richland Township at 3794, 3718, 3232, 3300, 3274, 3797, 3625, and 3379 W Profile PKWY, 310 N Curry PIKE, and parcel number # 53-04-36-100-054.014-011 at W Jonathon DR.
 Owner: BB Profile LLC, ABB Inc
Zoned IG. Contact: acrecelius@co.monroe.in.us
- 2. SAD-21-4** **O'Bannon Type E Administrative Subdivision Waiver of Right of Way Dedication. Waiver of Final Hearing. Preliminary Hearing.**
 Two (2) parcels 3.14 +/- acres located in Section 6 of Bloomington Township at 6597 & 6601 N Maple Grove RD.
 Owners: O'Bannon, Karen; Ogle, Kathy
Zoned ER. Contact: acrecelius@co.monroe.in.us
- 3. REZ-22-5** **Sonya Leigh Rezone from IL to AG/RR Preliminary Hearing. Waiver of Final Hearing Requested.**
 Two (2) 4.648 +/- acre parcel in Richland Township, Section 35 at 353 N Knapp Rd, parcel no. 53-04-35-300-034.000-011.
 Owner: Wiens, Timothy B & Pamela Jo (aka Sonya Leigh).
Zoned IL. Contact: drbrown@co.monroe.in.us
- 3. ZOA-22-4** **Amendment to the Monroe County Zoning Ordinance: Chapter 801- Definitions Preliminary Hearing. Waiver of Final Hearing Requested.**
 Amendment to the 'Change in Use' definition, addition of definitions for 'Certified Site Plan', 'Plot Plan', 'Plot Plan, Certified', 'Structure, Commercial', 'Structure, Residential', and 'Structure, Residential Accessory.'
 Contact: jnester@co.monroe.in.us

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Monroe County, should contact Monroe County Title VI Coordinator Angie Purdie, (812)-349-2553, apurdie@co.monroe.in.us, as soon as possible but no later than forty-eight (48) hours before the scheduled event.

Individuals requiring special language services should, if possible, contact the Monroe County Government Title VI Coordinator at least seventy-two (72) hours prior to the date on which the services will be needed.
The meeting will be open to the public.



MONROE COUNTY, INDIANA COUNTY DEVELOPMENT ORDINANCE

MODULE 2 Draft | September 6, 2021



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LIST OF REVISIONS

Ordinance #	Date Passed	Revision
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Zoning Use Regulations

809. USE REGULATIONS

809.1 Permitted Land Use Table

A. Use Table Identified. The chart and conditions of Table XXX are incorporated in this section and are adopted as the Basic land use regulations of the County Jurisdictional Area. The chart and conditions, which may be generally referred to as the “County Land Use Schedule”, identify the types of land uses that are permitted within the County Jurisdictional Area. A measure of intensity associated with the land use may be noted after a particular use.

B. How to Use the Table

1. To determine the zone(s) in which a particular use is allowed, find the use in the list of uses along the left-hand side of Table XXX and read across the use row to find the zone column designations.

2. The uses listed in Table XXX are laid out in the following categories:

- a. Agricultural
 - ~~a.i.~~ Direct Farm Marketing
- b. Residential
- c. Public and Semi-Public Facilities
 - i. Public and Semi-Public Utilities
 - ~~c.ii.~~ Public and Semi-Public Waste Removal
- d. Business and Personal Services
- e. Retail and Wholesale Trade
- f. Automotive and Transportation Services
- g. Amusement and Recreational Services
- h. Manufacturing, Mining, Construction, and Industrial Uses
- i. Adult Oriented Uses
- j. Mixed Uses and Adaptive Reuse
- ~~k.~~ Accessory Uses
- ~~k.~~ Temporary Uses General Uses

C. Permitted Land Use Table Legend

1. A “P” in the table means the use is allowed in that zoning district. A “P*PS” in the table means that the use is allowed subject to certain condition developments standards in that zoning district.

~~1.2.~~ A blank space signifies that a use is not permitted in the zoning district.

~~2.3.~~ A “C” in the table means the use is conditionally allowed in that zoning district.

~~3. A "P*" in the table means that the use is allowed subject to certain conditions in that zoning district.~~

~~A "A" in the table means that the use is permitted as an accessory use. A "A*" in the table means that the use is permitted as an accessory use subject to certain conditions in that zoning district.~~

~~4.~~

~~5. A "as" in the table means that the use is permitted as an accessory use subject to certain conditions in that zoning district.~~

~~A "T" in the table means that the use is permitted as a temporary use. A "T*" in the table means that the use is permitted as a temporary use subject to certain conditions in that zoning district.~~

~~6.~~

~~7.1. A "T*" in the table means that the use is permitted as a temporary use subject to certain conditions in that zoning district.~~

D. Similar Use Determination³⁴

1. Where there is a proposed use that is not currently listed in Table 809.1, the Planning Director has the authority to determine the use that most closely relates to the proposed activity on a property.

2. To determine the most similar use for a proposed activity, a use determination form may be required for the Planning Director to make an informed decision.

~~1.~~

~~2. The Planning Director may forward their decision to the Plan Commission for review and to determine if the proposed use should be enumerated in this Development Ordinance as a permitted or conditional use in the appropriate zoning district(s) pursuant to section XXX (zoning amendments).~~

3. The Planning Director may find:

a. ~~1. That the proposed use does not closely relate to any existing permitted uses and is not compatible with the intents and purposes of this Development Ordinance (See 4 below). The applicant may appeal any decision of the Planning Director to the Board of Zoning Appeals per Chapter XX.~~

b. ~~2. That the proposed use is closely related to a use but is not permitted in the zoning district, or~~

c. ~~3. That the use is closely related to a use that is permitted in the zoning district. The applicant may appeal the any decision of the Planning Director to the Plan Commission Board of Zoning Appeals for review and final decision per Chapter XX.~~

4. When determining whether a proposed use is similar to a listed use in the table, the following criteria shall be considered:

a. The actual or projected characteristics of the proposed use;

b. The relative amount of site area or floor area and equipment devoted to the proposed use;

³⁴ New similar use language

- c. Relative amounts of sales;
- d. The number of customers;
- e. The relative number of employees;
- f. Hours of operation;
- g. Building and site arrangement;
- h. Types of vehicles used and their parking requirements;
- i. The number of vehicle trips generated;
- j. How the proposed use is advertised;
- k. The likely impact on surrounding properties; and
- ~~3.l.~~ Whether the activity is likely to be found independent of the other activity on the site.

~~4.1. To determine the most similar use for a proposed activity, a use determination form may be required for the Planning Director to make an informed decision.~~

E. Number of Principal Buildings. ~~Only one~~ only one principal building and its accessory structures may be located on a legal lot of record unless the development is approved under the category of Mixed Uses and Adaptive Reuse, as a shopping center, business or industrial center, commercial/industrial adaptive reuse, planned unit development, or the use includes an agricultural use paired with a residential use on the same lot. In the case of an agricultural use and residential use on the same property, the agricultural use shall be considered primary and any agricultural uses involving the general public shall conform to all site plan standards applicable.

F. Performance Standards for Permitted Uses. All permitted uses established or placed into operation after the effective date of this ordinance shall comply with the following performance standards in the interest of protecting public health, safety, and welfare, and lessening injury to property. No use in existence on the effective date of this ordinance shall be so altered as to conflict (or increase an existing conflict) with these standards. The Plan Commission may attach additional conditions to its approval of a use to prevent injurious or obnoxious dust, fumes, gases, noises, odors, refuse matter, smoke, vibrations, water-carried waste, or other objectional conditions in order to preserve the character of the surrounding neighborhood.

- 1. Fire Protection.** Firefighting equipment and prevention measures acceptable to the local fire department shall be readily available and apparent when any activity involving the handling or storage of flammable or explosive materials is conducted.
- 2. Electrical Disturbance.** No use shall cause electrical disturbance adversely affecting radio, television, telecommunication, or other equipment in the vicinity of the use.
- 3. Noise.** No use shall produce noise in such a manner as to be objectional because of volume, frequency, intermittence, heat, shrillness, or vibration. Such noise shall be muffled or otherwise controlled so as not be detrimental, provided however, that public safety sirens and related apparatus used solely for public purposes shall be exempt from this standard. Noise produced by machinery or equipment shall be restricted to 7:00 am to ~~7~~6:00 pm.

4. Vibration. No use shall cause vibrations or concussions detectable beyond lot lines without the aid of instruments.

5. Air Pollution. No use shall discharge across lot lines fly-ash, dust, smoke, vapors, noxious, toxic, or corrosive matter, or other air pollutants in such concentration as to be detrimental to health, animals, vegetation, or property and/or in conflict with relevant air quality standards established by state and/or federal agencies. Dust and other types of air pollution borne by the wind from such sources as storage areas and roads shall be minimized by landscaping, paving, or other acceptable means-.

~~5. — Uses that Require Sewer: Restaurant, Car wash, RV park, Hotel, Caterer, Hospital, Medical Clinic, any Heavy Industrial use~~

6. Heat and Glare. No use shall produce heat or glare in such manner as to create a nuisance perceptible from any point beyond the lot lines of the property on which the use is conducted. In nonresidential areas, any lighting used to illuminate an off-street parking area, loading area, driveway, or service drive shall be shielded with appropriate light fixtures directing the light down and away from adjacent properties in order that the illumination at any property line shall not exceed one foot candle. All exterior lighting shall be hooded and shielded so that the light source (i.e., bulb, filament, etc.) is not directly visible from the residential property lines. In residential areas, exterior lighting at any property line shall not exceed one foot candle. All exterior lighting shall comply with the International Dark-Sky association standards-.

7. Water Pollution. No use shall produce erosion or other pollutants in such quantity as to be detrimental to adjacent properties and conflict with relevant water pollution standards established by state and/or federal agencies.

8. Waste Matter. No use shall accumulate within the lot, or discharge beyond the boundary lines of the lot on which the use is located, any waste matter, whether liquid or solid, in violation of applicable public health, safety and welfare standards and regulations. No organic or inorganic waste materials shall be disposed of or permanently stored or placed on the site with the exception of compost bins or piles and approved septic systems-.

9. Outdoor Storage. Uses that have outdoor storage of fuel, raw materials, and flammable products, ~~as well as any all HVAC, air conditioners, and dumpsters associated with a site~~ shall be ~~enclosed by a fence, wall, or dense evergreen plant materials~~ adequately screened as required by the Landscaping Chapter XX to conceal such storage from adjacent properties and public rights-of-way.

G. Table of Permitted Land UsesThe following uses are permitted in all districtsG. All uses require a site plan review and Improvement Location Permit unless stated otherwise.

Table 809.1: Table of Permitted Land Uses

Categories	Rural Zones				Residential Zones					IP	Business		Industrial			AP	Ref ³⁵	
Use	AE <u>G2.5</u>	FR <u>5</u>	CE <u>R2.5</u>	<u>RC1</u>	<u>LR</u> <u>.34</u>	<u>SR</u> <u>1</u>	<u>MR</u> <u>.21</u>	<u>HR</u> <u>.14</u>	<u>UR</u> <u>.07</u>	IP	LB	GB	LI	HI	ME	AP	Ref ³⁶	
General Uses																		
Accessory Use																		
Temporary Use Private Use																		T*
																		T*
																		T*
																		T*
																		T*
																		T*
																		T*
																		T*
																		T*
																		T*
																		T*
																		T*
																		T*
																		T*
																		Y
Accessory Buildings or Structures	Permitted upon issuance of an Improvement Location Permit.																Y	
Accessory Solar Panels																	Y	
Accessory Use																	Y	
Temporary Use, Commercial Use										<u>p*</u> <u>S</u>	<u>p*</u> <u>S</u>	<u>p*</u> <u>S</u>	<u>p*</u> <u>S</u>	<u>p*</u> <u>S</u>			Y	
Temporary Use, Public Event										<u>p*</u>								
Temporary Use, Public Event	Permitted upon issuance of a temporary use permit.																	
Agricultural Uses																		
Use	<u>AG</u> <u>2.5</u>	<u>FR</u> <u>5</u>	<u>CR2</u> <u>.5</u>	<u>RC1</u>	<u>LR</u> <u>.34</u>	<u>SR</u> <u>1</u>	<u>MR</u> <u>.21</u>	<u>HR</u> <u>.14</u>	<u>UR</u> <u>.07</u>	IP	LB	GB	LI	HI	ME	AP	Ref ³⁷	
Accessory Agricultural Use Livestock A*																		
																	A*	
																	A*	
																	A*	
																	A*	
																	A*	
																	A*	
																	A*	
																	A*	
																	A*	

³⁵ Will replace with section numbers once those are finalized³⁶ Will replace with section numbers once those are finalized³⁷ Will replace with section numbers once those are finalized

809.1 Permitted Land Use Table

Categories		Rural Zones				Residential Zones					IP	Business		Industrial			AP	Ref ³⁵
Use		AE <u>G2.</u> <u>5</u>	ER <u>5</u>	CE <u>R2.</u> <u>5</u>	<u>RC1</u>	<u>LR</u> <u>.34</u>	<u>SR</u> <u>1</u>	<u>MR</u> <u>.21</u>	<u>HR</u> <u>.14</u>	<u>UR</u> <u>.07</u>	IP	LB	GB	LI	HI	ME	AP	Ref ³⁶
		<div>A* Y</div>																
Accessory Urban Farming		<u>A</u>																
Agricultural Event Center		<u>C</u>																<u>Y</u>
Agriculture, Traditional		<u>P</u>	<u>P</u>	<u>P</u>										<u>C</u>	<u>C</u>	<u>C</u>		<u>Y</u>
Agriculture-Related Commerce		<u>p*</u>	<u>C</u>	<u>p*</u>									<u>C</u>		<u>C</u>			<u>Y</u>
Agritainment/ Agritourism		<u>C</u>	<u>C</u>	<u>C</u>														<u>Y</u>
Aquaculture		<u>p*</u> <u>S</u>																
Equestrian Center		<u>C</u>	<u>C</u>	<u>C</u>														<u>Y</u>
Equine Services/ Stables		<u>p*</u> <u>S</u>																<u>Y</u>
Farm Equipment Dealer		<u>C</u>												<u>P</u>	<u>P</u>			
Farm Equipment Sales and/or Repair		<u>C</u>											<u>P</u>	<u>P</u>	<u>P</u>			<u>Y</u>
Farm Store		<u>PS</u>	<u>PS</u>	<u>PS</u>														<u>Y</u>
Farm Supply Store		<u>C</u>											<u>P</u>	<u>P</u>				<u>Y</u>
Feed Mill		<u>C</u> <u>P</u>																<u>Y</u>
Intensive Agriculture		<u>C</u>												<u>C</u>	<u>C</u>			<u>Y</u>
Logging		<u>Permitted upon issuance of an Improvement Location Permit</u> <u>C</u>																<u>Y</u>
Nursery/Greenhouse		<u>p*</u> <u>S</u>	<u>p*</u> <u>S</u>	<u>p*</u> <u>S</u>														<u>Y</u>
Pick-your-own operation		<u>PS</u>	<u>PS</u>	<u>PS</u>														
Roadside Stand, Permanent		<u>p*</u>	<u>p*</u>	<u>p*</u>														<u>Y</u>
Roadside Stand, Temporary		<u>PTS</u> <u>*</u>	<u>TP*</u> <u>PS</u>	<u>PT*</u> <u>S</u>														<u>Y</u>
Veterinary Service, Large Animal		<u>C</u>																<u>Y</u>
		<u>Direct Farm Marketing</u>																
Agricultural Event Center		<u>C</u>																<u>Y</u>
Agriculture-Related Commerce		<u>P</u>	<u>P</u>	<u>P</u>										<u>P</u>				<u>Y</u>
Agritainment/ Agritourism		<u>C</u>	<u>C</u>	<u>C</u>														<u>Y</u>
Farm Store		<u>PS</u>	<u>PS</u>	<u>PS</u>														<u>Y</u>
Pick-your-own operation		<u>PS</u>	<u>PS</u>	<u>PS</u>														<u>Y</u>
Roadside Stand, Temporary		<u>PS</u>	<u>PS</u>	<u>PS</u>														<u>Y</u>
WineryStockyard		<u>PS</u> <u>*</u>	<u>PS</u>	<u>PS</u>										<u>p*</u>				<u>Y</u> <u>Y</u>

Table 809.1: Table of Permitted Land Uses

Categories	Rural Zones				Residential Zones					IP	Business		Industrial			AP	Ref ³⁵
Use	AE <u>G2.5</u>	FER <u>5</u>	CE <u>R2.5</u>	<u>RC1</u>	<u>LR</u> <u>.34</u>	<u>SR</u> <u>1</u>	<u>MR</u> <u>.21</u>	<u>HR</u> <u>.14</u>	<u>UR</u> <u>.07</u>	IP	LB	GB	LI	HI	ME	AP	Ref ³⁶
Residential Uses																	
Use	<u>AG</u> <u>2.5</u>	<u>FR5</u>	<u>CR2</u> <u>.5</u>	<u>RC1</u>	<u>LR</u> <u>.34</u>	<u>SR</u> <u>1</u>	<u>MR</u> <u>.21</u>	<u>HR</u> <u>.14</u>	<u>UR</u> <u>.07</u>	IP	LB	GB	LI	HI	ME	AP	Ref ³⁸
Accessory Apartments	<u>PAS</u> <u>*</u>	<u>AP*</u> <u>PS</u>	<u>AP*</u> <u>PS</u>	<u>PAS</u> <u>*</u>	<u>PA*</u> <u>S</u>	<u>PA*</u> <u>S</u>	<u>PA*</u> <u>S</u>	<u>PA*</u> <u>S</u>									Y
Accessory Automotive Repair - Minor	<u>C</u>	<u>C</u>	<u>C</u>														
Accessory Dwelling Units, Attached and Detached	<u>PAS</u> <u>*</u>	<u>AP*</u> <u>PS</u>	<u>AP*</u> <u>PS</u>	<u>AP*</u> <u>PS</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>	<u>A*</u>									Y
Accessory Livestock	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*</u> <u>PS</u>	<u>P*PS</u>	<u>P*P</u> <u>S</u>									Y
Bed and Breakfast	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*</u> <u>PS</u>	<u>P*PS</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>		<u>P</u>	<u>P</u>					Y
Boarding Houses (Boarding house? keep for discussion)											<u>P</u>	<u>P</u>					
Artificial Pond or Lake	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>										Y
Continuing Care Retirement Community								<u>p*</u>	<u>p*</u>		<u>P*</u> <u>S</u>	<u>P*P</u> <u>S</u>					Y
Day Care Home – Non-Occupant Operated	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>								
Day Care Home – Occupant Operated	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>								
Senior Housing							<u>P</u>	<u>P</u>	<u>P</u>								Y
Dwelling, Live/Work	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>		<u>p*</u>						
Group Care Home <u>I</u> ; FHAA – Small	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*</u> <u>PS</u>	<u>P*PS</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>		<u>p*</u>	<u>p*</u>					Y
Group Care Home <u>II</u> ; FHAA – Large								<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>		<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>					Y
Guest House	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>												Y
Accessory Home Occupation	<u>P*P</u> <u>SP*</u>	<u>P*P</u> <u>S</u>	<u>P*PS</u> <u>*</u>	<u>P*P</u> <u>p*</u>	<u>PP</u> <u>S*</u>	<u>P*</u> <u>PS</u> <u>p*</u>	<u>PP*</u> <u>PS</u>	<u>PP*</u> <u>PS</u>	<u>PP*</u> <u>PS</u>								Y
Recovery/Opioid Rehabilitation Home – Residence Small – Supportive Housing Small	<u>p*p</u> <u>SC</u>	<u>p*p</u> <u>SC</u>	<u>p*p</u> <u>SC</u>		<u>p*</u>	<u>p*</u> <u>PS</u> <u>C</u>	<u>p*PS</u> <u>C</u>	<u>p*p</u> <u>SC</u>	<u>p*p</u> <u>SC</u>		<u>p*p</u> <u>PS</u>	<u>p*p</u> <u>S</u>					Y
Manufactured Home Park/Opioid Rehabilitation Home – Large	<u>p*</u> Permitted as a PUD. See Chapter XX <u>p*</u>																Y <u>Y</u>
Multi-Unit Dwelling – High Activity Apartments								<u>C</u>	<u>C</u>								Y
Multi-Unit Dwelling – Standard Activity								<u>C</u> <u>p*</u>	<u>P*P</u> <u>S</u>								Y

³⁸ Will replace with section numbers once those are finalized

CHAPTER 809: USE REGULATIONS

809.1 Permitted Land Use Table

Table 809.1: Table of Permitted Land Uses

Categories	Rural Zones				Residential Zones					IP	Business		Industrial			AP	Ref ³⁵
Use	<u>AE</u> <u>G2.5</u>	<u>FER</u> <u>5</u>	<u>CE</u> <u>R2.5</u>	<u>RC1</u>	<u>LR</u> <u>.34</u>	<u>SR</u> <u>1</u>	<u>MR</u> <u>.21</u>	<u>HR</u> <u>.14</u>	<u>UR</u> <u>.07</u>	IP	LB	GB	LI	HI	ME	AP	Ref ³⁶
<u>Single One Unit Dwelling</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*</u> <u>PS</u>	<u>p*PS</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>								Y
Residential Storage Structure	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>								Y
<u>Start-Up Home Based Business</u>	<u>CA*</u>	<u>AP*</u> <u>C</u>	<u>AP*</u> <u>C</u>	<u>AP*</u> <u>C</u>	<u>AP*</u> <u>C</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>	<u>CA*</u>								Y
<u>Home Occupation Sororities and Fraternities</u>	<u>p*P</u>	<u>p*P</u>	<u>p*P</u>	<u>p*P</u>	<u>p*P</u>	<u>p*</u> <u>P</u>	<u>p*P</u>	<u>pp*</u> <u>p*</u>	<u>p*P</u> <u>p*</u>								Y
<u>Supportive Housing Emergency Housing - Small</u>					P	P	P	P	P		P	P					
<u>Supportive Housing - Large</u>								<u>p</u>	<u>p</u>		<u>p</u>	<u>p</u>					
Two Unit Dwelling	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*</u> <u>PS</u>	<u>p*PS</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>								Y
<u>Townhome</u>								<u>C</u>	<u>PS</u>								Y
Public and Semi-Public Facilities																	
Use	<u>AG</u> <u>2.5</u>	<u>FR5</u>	<u>CR2</u> <u>.5</u>	<u>RC1</u>	<u>LR</u> <u>.34</u>	<u>SR</u> <u>1</u>	<u>MR</u> <u>.21</u>	<u>HR</u> <u>.14</u>	<u>UR</u> <u>.07</u>	IP	LB	GB	LI	HI	ME	AP	Ref ³⁹
Airport/Related Business														<u>p*P</u> <u>S</u>		<u>p*P</u> <u>S</u>	Y
<u>Birth Center</u>											<u>C</u>	<u>P</u>					Y
<u>Child Care Center</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				Y
<u>Child Care Home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>								
Clubs or Lodges												P					
Correction/Detention Facilities										C				C			Y
<u>Funeral Home</u> <u>County Parks and Trails</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>pp</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	
Cultural Facility										P							
<u>Death Care</u> <u>Mortuary</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>			P					
<u>Crematory</u>													<u>C</u>	<u>C</u>			Y
<u>Cemetery/Mausoleum</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>						<u>P</u>	
Educational Facilities and Trade Schools										<u>p*P</u> <u>S</u>							Y
<u>Farmers Market</u>										<u>P</u>							
<u>Governmental Facility</u> <u>Facility</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>		<u>p*P</u> <u>S</u>		<u>p*P</u> <u>S</u>	Y
<u>Hospital</u>												<u>PS</u>					Y
<u>Medical Clinic</u>											<u>P</u>	<u>P</u>					
<u>Organic Solid Waste Facility</u>	<u>p*</u>													<u>p*</u>	<u>p*</u>		Y
Parks and Playgrounds	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*</u> <u>PS</u>	<u>p*PS</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>		Y
Police, Fire, or Rescue Station	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*</u> <u>PS</u>	<u>p*PS</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>	<u>p*P</u> <u>S</u>							Y
<u>Radio/TV stations</u>										<u>P</u>		<u>P</u>	<u>P</u>				
<u>Relocation of Off-Premise Signs</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Y

³⁹ Will replace with section numbers once those are finalized

Table of Contents	Zoning Districts	Use Table	Dimensional Standards	Parking	Landscaping	Signs	Overlays and PUDs	Subdivision Standards	Processes & Procedures	Definitions
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Categories	Rural Zones				Residential Zones					IP	Business		Industrial			AP	Ref ³⁵		
Use	AE <u>G2.5</u>	FE <u>R5</u>	CE <u>R2.5</u>	<u>RC1</u>	<u>LR34</u>	<u>SR1</u>	<u>MR21</u>	<u>HR14</u>	<u>UR07</u>	IP	LB	GB	LI	HI	ME	AP	Ref ³⁶		
School/Public Assembly	P	P	P	P	P	P	P	P	P	P	P	P							
Recreation Center	C	C	C							P			P	P			<u>Y</u>		
Recycling Station/Drop-Off	<u>€</u>	<u>€</u>	<u>€</u>																
Recycling Facility	<u>€</u>	<u>€</u>	<u>€</u>							<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>	<u>€</u>					
Religious Assembly																			
Social Service Use										<u>P</u>	<u>P</u>								
	Public and Semi-Public Waste Removal																		
Solar Farm	<u>€</u>									<u>€</u>			<u>€</u>	<u>€</u>					
Solid Waste Facility	<u>€</u> <u>€</u> <u>€</u> <u>€</u> <u>€</u> <u>€</u> <u>€</u> <u>€</u>																	<u>Y</u>	
Solid Waste Facility														<u>C</u>	<u>C</u>		<u>Y</u>		
Composting Facility	<u>C</u>													<u>C</u>	<u>C</u>		<u>Y</u>		
Transfer Station	<u>C</u>	<u>C</u>	<u>C</u>							<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>Y</u>		
Solid Waste Processing Facility										C				C	C		Y		
Recycling Center										<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>Y</u>		
	Public and Semi-Public Utilities																		
Sororities/Fraternities Meeting Facilities												<u>P</u>							
Utility Facility/Minor Utility	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*</u> <u>PS</u>	<u>P*PS</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>	<u>P*P</u> <u>S</u>			Y		
Major Utility										<u>C</u>				<u>C</u>			<u>Y</u>		
Wastewater Treatment Facility	<u>C</u> <u>€</u>	<u>C</u> <u>€</u>	<u>C</u> <u>€</u>							C			C	C			<u>Y</u>		
Water Treatment Facility	<u>€</u>	<u>€</u>	<u>€</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u> <u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>					
Wireless Communications Facilities																	<u>Y</u>		
	<div> <div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> </div> <div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> <div>€</div> </div> </div>																		
	€This use is conditional in all zones and must comply with Chapter X																		
Solar Farm	<u>C</u>									<u>C</u>			<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Y</u>		
Business and Personal Services																			

CHAPTER 809: USE REGULATIONS

809.1 Permitted Land Use Table

Table 809.1: Table of Permitted Land Uses

Categories	Rural Zones					Residential Zones					IP	Business		Industrial			AP	Ref ³⁵
Use	AE <u>G2.5</u>	ER <u>5</u>	CE <u>R2.5</u>	<u>RC1</u>	<u>LR</u> <u>.34</u>	<u>SR</u> <u>1</u>	<u>MR</u> <u>.21</u>	<u>HR</u> <u>.14</u>	<u>UR</u> <u>.07</u>	IP	IP	LB	GB	LI	HI	ME	AP	Ref ³⁶
Use	<u>AG</u> <u>2.5</u>	<u>FR5</u>	<u>CR2</u> <u>.5</u>	<u>RC1</u>	<u>LR</u> <u>.34</u>	<u>SR</u> <u>1</u>	<u>MR</u> <u>.21</u>	<u>HR</u> <u>.14</u>	<u>UR</u> <u>.07</u>	IP	IP	LB	GB	LI	HI	ME	AP	Ref ⁴⁰
Artisan Food or Beverage Production	<u>C</u>	<u>C</u>	<u>C</u>									<u>PSP</u>	<u>PS</u> <u>P</u>	<u>P</u>	<u>P</u>			<u>Y</u>
Artisan Crafts	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>Y</u>
Artisan Manufacturing	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			
Bed and Breakfast	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>			<u>P</u>	<u>P</u>					<u>Y</u>
Check Cashing Bed and Breakfast	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>			<u>P</u>	<u>CCP</u>					<u>Y</u> ⁴⁰
Caterer												<u>P</u>	<u>P</u>					
Commercial Self-Storage										<u>C</u>		<u>p*</u>	<u>p*</u>	<u>p*</u> <u>P</u> <u>S</u>				<u>Y</u>
Computer/Office Equipment Repair													<u>P</u>	<u>P</u>				
Day Care Center								<u>p*</u>	<u>p*</u>			<u>p*</u>	<u>p*</u>	<u>p*</u>				<u>Y</u>
Dry Cleaning and Laundry Pickup												<u>p*</u> <u>P</u> <u>S</u>	<u>p*</u> <u>P</u> <u>S</u>					<u>Y</u>
Dry Cleaning and Laundry Service													<u>p*</u> <u>P</u> <u>S</u>					<u>Y</u>
Event Center													<u>p*</u> <u>P</u> <u>S</u>					<u>Y</u>
Financial Institution												<u>P</u>	<u>P</u>					
Financial Institution, Drive-through												<u>p*</u> <u>C</u>	<u>p*</u> <u>C</u>					<u>Y</u>
Kennels	<u>C</u>	<u>C</u>												<u>PS</u>	<u>?</u>			<u>Y</u>
Medical Clinic												<u>P</u>	<u>P</u>					
Personal Services				<u>C</u>								<u>P</u>	<u>P</u>					<u>Y</u>
Real Estate Sales office or Model Home Office					<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>					<u>Y</u>
Rehabilitative Therapy Facility												<u>P</u>	<u>P</u>	<u>P</u>				
Short Term Rentals – Owner Occupied	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>									
Tourist Home or Cabin																		
Tourist Home or Cabin	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>									<u>Y</u>
Veterinary Service, Small Animal	<u>C</u>	<u>C</u>	<u>C</u>									<u>C</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>			<u>Y</u>
RV/Boat Storage												<u>C</u>	<u>C</u>	<u>C</u>				
Health Care Facility												<u>P</u>	<u>P</u>					
Hotel/Motel													<u>P</u>					
Business Services																		
Computer/Office Equipment Repair													<u>P</u>	<u>P</u>				
Services, Drop-off													<u>P</u>	<u>P</u>	<u>P</u>			
Business Services													<u>P</u>	<u>P</u>	<u>P</u>			
Repair Services, Off-site	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>Y</u>

⁴⁰ Will replace with section numbers once those are finalized

Table 809.1: Table of Permitted Land Uses

Categories	Rural Zones				Residential Zones					IP	Business		Industrial			AP	Ref ³⁵
Use	AE G2. 5	FER 5	CE R2. 5	RC1	LR .34	SR 1	MR .21	HR .14	UR .07	IP	LB	GB	LI	HI	ME	AP	Ref ³⁶
Hotel/Motel												PS					Y
Event Center												PS					Y
Office											P	P	P	P			
Parking Facility											PS	PS	PS	PS			Y
Hotel Conference Center												P					
Taxidermist	PS	PS	PS									PS	PS	PS			Y
Kennels													p*p S	p*			Y
Office											P	P	P	P			
Parking Facility											p*p S	p*p S	p*p S	p*p S			Y
Personal Services											P	P					
Tourist Home or Cabin	p*p S	p*p S	p*p S	€	€	€	€	€	€								Y
Veterinary Service	€	€	€									p*p S	p*p S	p*p S			Y
Retail and Wholesale Trade																	
Use	AG 2.5	FR5	CR2 .5	RC1	LR .34	SR 1	MR .21	HR .14	UR .07	IP	LB	GB	LI	HI	ME	AP	Ref ⁴¹
Accessory Retail Sales, includes drive-through												C	PCA *	AP* C			Y
Artisan Distillery												P					
Auction House	C											P	P				Y
Firearm Sales											C	C	C				Y
Food Retailers Grocery Store				C							C	P					Y
Accessory Use Food Trucks											p*p S	p*p S					Y
Food Wholesale													P	P			
Garden Center	C	C	C									p*p S	p*p S				Y
Liquor Store											P	P					
Manufactured Housing Sales												P		P			
Microbrewery/ Brewpub												P					
Outdoor Retail and Display, Accessory											AP* PS	AP* PS					Y
Pharmacy											P	P					
Pharmacy, Drive-through											Cp*	Cp*					Y
Restaurant, Café/Coffee Shop				C							C	PS					Y
Restaurant, Drive-through												Cp*					Y

⁴¹ Will replace with section numbers once those are finalized

CHAPTER 809: USE REGULATIONS

809.1 Permitted Land Use Table

Table 809.1: Table of Permitted Land Uses

Categories	Rural Zones				Residential Zones					IP	Business		Industrial			AP	Ref ³⁵
Use	AE G2.5	FER 5	CE R2.5	RC1	LR .34	SR 1	MR .21	HR .14	UR .07	IP	LB	GB	LI	HI	ME	AP	Ref ³⁶
Restaurant, Fast Casual											P	PS					
Restaurant, Sit-Down											PS	PS					
Retail Sales Scale, Big Box												C	C				Y
Retail Sales, Large Scale Big-Box												P *P S	C				Y
Retail Sales, Medium Scale											C	P *P S					Y
Retail Sales, Small Scale				C			P *PS				P *P S	P					Y
Smoke Shop											P *P S	P *P S					Y
Automotive and Transportation Services																	
Use	AG 2.5	FR5	CR2 .5	RC1	LR .34	SR 1	MR .21	HR .14	UR .07	IP	LB	GB	LI	HI	ME	AP	Ref ⁴²
Automobile Storage Facility (Impound Lot)													C	PS			Y
Automotive/Boat Repair	C	C	C									P *P S	P *P S	P *P S			Y
Accessory Automotive Repair, Rural	C C	C C	C								C	P	P	P			Y
Automotive Repair, Minor											PS	PS	PS				Y
Automotive Repair, Major												PS	PS				Y
Automotive Body Shop													P *P S	P *P S			Y
Automotive Retail and Rental										PS		P *P S				PS	Y
Automotive Sales												PS					Y
Automotive Salvage														P *P S			Y
Automotive Supply												P					
Car Wash												P *P S					Y
Electric Vehicle Charging Station										P	P	P	P	P		P	
Fueling Station												P *P S	P *P S				Y
RV/Boat Storage											C	C	C				Y
Transportation Hub												P *P S					Y
Transfer or Storage Terminal													PS	PS			Y

⁴² Will replace with section numbers once those are finalized

Table 809.1: Table of Permitted Land Uses

Categories	Rural Zones				Residential Zones					IP	Business		Industrial			AP	Ref ³⁵
Use	AE <u>G2.5</u>	FE <u>5</u>	CE <u>R2.5</u>	RC1	LR .34	SR 1	MR .21	HR .14	UR .07	IP	LB	GB	LI	HI	ME	AP	Ref ³⁶
Trucking Terminal													C	P*P <u>SPS</u>			Y
Truck Stop/Travel Plaza														<u>C</u>			<u>Y</u>
Wrecker Service												PS	PS	PS			Y
Amusement and Recreational Services																	
Use	<u>AG</u> <u>2.5</u>	<u>FR</u> <u>5</u>	<u>CR</u> <u>2.5</u>	RC1	LR .34	SR 1	MR .21	HR .14	UR .07	IP	LB	GB	LI	HI	ME	AP	Ref ⁴³
Amphitheater	<u>C</u>	<u>C</u>															<u>Y</u>
Campground, Commercial	C	C	C														Y
Campground, Primitive	P*P <u>S</u>	<u>PSG</u>	P*P <u>SC</u>														Y
Fairgrounds, Publics	<u>C</u>	<u>C</u>	<u>C</u>							<u>P</u>							
Golf Course	<u>C</u>									<u>C</u>							<u>Y</u>
Indoor Shooting Range										P*P <u>S</u>							Y
Fitness Center												<u>P</u>					
Private Recreation or Amusement Facility	C	C	C														<u>Y</u>
Racetrack										C							<u>Y</u>
Recreational Vehicle (RV) Park	C	C	C														<u>Y</u>
Resort	Permitted as a PUD.																
Rodeo and other Transient Amusement Enterprises										C		C					<u>Y</u>
Theater, Indoor												P					
Theater, Outdoor	<u>C</u>	<u>C</u>										<u>P*</u>					Y
Manufacturing, Mining, Construction, and Industrial Uses																	
Use	AE	FE	CE	RG	LR	SR	MR	HR	UR	IP	LB	GB	LI	HI	ME	AP	Ref ⁴⁴
Accessory Rural																	
General Contractor	<u>C</u>	<u>C</u>	<u>C</u>														<u>Y</u>
Construction Trailer Equipment Rental												<u>P</u>	<u>P</u>				
Equipment Rental												<u>P</u>	<u>P</u>				
Equipment Rental												<u>P</u>	<u>P</u>				
Building Trade General Contractor											P	P	P				
Industrial Equipment Sales and Rental													<u>P</u>	<u>P</u>			
Cement, Paving, Central Mixing, Rock Crushing														C	C		<u>Y</u>
Commercial Print Shop												<u>P</u>	<u>P</u>				

⁴³ Will replace with section numbers once those are finalized⁴⁴ Will replace with section numbers once those are finalized

CHAPTER 809: USE REGULATIONS

809.1 Permitted Land Use Table

Table 809.1: Table of Permitted Land Uses

Categories	Rural Zones				Residential Zones					IP	Business		Industrial			AP	Ref ³⁵
Use	AE G2.5	FER 5	CE R2.5	RC1	LR .34	SR 1	MR .21	HR .14	UR .07	IP	LB	GB	LI	HI	ME	AP	Ref ³⁶
Cut Stone and Stone Products														P	P		
Food Processing and Packaging													P	P			
Light Industrial Manufacturing— Limited Activity											PS	P	P	P			Y
Industrial Manufacturing— Medium Activity													P	P			Y
Heavy Industrial Manufacturing— High Activity														PS			Y
Mineral Extraction															P*P S		Y
Research Laboratories													P	P			
Sawmill	C	C	C														Y
Scrap Metal Processing Facility														PG	E		Y
Small Engine and Motor Repair													P				
Warehouse and Distribution													PS	P			Y
Mixed Uses and Adaptive Reuse																	
Use	AG 2.5	FR5	CR2 .5	RC1	LR .34	SR 1	MR .21	HR .14	UR .07	IP	LB	GB	LI	HI	ME	AP	Ref ⁴⁵
Commercial/Industrial Adaptive Reuse												PS	PS				Y
Adaptive Reuse	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		Y
Historic Adaptive Reuse	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		Y
Dwelling, Live/Work				P*P S							P*P S	PS					Y
Mixed Use, Residential							P*	P*	P*								Y
Mixed Use, Commercial											P*P S	P*P S					Y
Adult Oriented Businesses																	
Adult Arcade Oriented Business	P*PS P*PS Must comply with Chapter X																Y
Adult Cabaret													P*P S		P*P S		Y
Adult Media Store												P*P S	P*P S		P*P S		Y
Adult Retail Store												P*P S	P*P S		P*P S		Y
Adult Motion Picture Theater													P*P S		P*P S		Y
Adult Theater													P*P S		P*P S		Y

⁴⁵ Will replace with section numbers once those are finalized

Table 809.1: Table of Permitted Land Uses

Categories	Rural Zones				Residential Zones					IP	Business		Industrial			AP	Ref ³⁵
Use	AE G2. 5	FE R 5	CE R2. 5	RC1	LR .34	SR 1	MR .21	HR .14	UR .07	IP	LB	GB	LI	HI	ME	AP	Ref ³⁶
Escort Agency												P*P S	P*P S		P*P S		Y
Lingerie Model Studio													P*P S		P*P S		Y
Nude or Semi-Nude Model Studio													P*P S		P*P S		Y

The following uses are not permitted in any zoning district:

1. Outdoor shooting range
2. Confined Animal Feeding Operation as defined by I.C. XX
3. Solid Waste Landfill
4. Hazardous waste Landfill
5. Injection wells for hazardous waste disposal
6. Fracking?
7. Solid Waste Incinerator

Definitions

~~842.~~841. DEFINED WORDS

~~842.1~~841.1 Usage

- A. **Unless otherwise specifically provided, or unless clearly required by the context:**
1. Words and phrases that are defined in this chapter shall be given their defined meaning when used in this ordinance.
 2. Words and phrases that are not defined in this chapter but that are defined in other chapters of this ordinance, or in the Subdivision Control Ordinance, or in the Monroe County Code, shall be given their defined meanings when used in this chapter.
 3. Technical words and phrases that are not defined in this chapter, or in other chapters of this ordinance, or in the Subdivision Control Ordinance, or in the Monroe County Code, but that have established and appropriate meanings in law shall be given such meanings when used in this chapter.
 4. Words and phrases that are not otherwise specifically defined shall be taken in their plain, ordinary, and usual sense.
- B. Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these regulations;" the word "regulations" means "these regulations."
- C. A "person" includes a governmental entity, a corporation, a partnership, and an incorporated Association of persons such as a club as well as an individual; "shall" is always mandatory; "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied."

841.2 Definitions

The following definitions generally apply to the provisions of this ordinance. However, Chapter 808: XXX of this ordinance contain specific definitions which apply to certain terms that are used primarily in that chapter.

A

AASHTO: American Association of State Highway and Transportation Officials.

Abandon: To intentionally, permanently, and completely, cease all business activity associated with a wireless support structure.

Abrasive Products: Establishments primarily engaged in manufacturing abrasive grinding wheels of natural or synthetic materials, and other abrasive products, such as scouring pads, sandpaper, steel wool, and so forth.

Access Easement: A private way which provides access to Lots, tracts, or parcels of land and which meets the minimum standards set for in these regulations.

Accessory Apartment: A separate and complete dwelling unit contained within the structure of a **single family** dwelling unit and containing only one bedroom.

Accessory Building or Structure: A subordinate building or structure customarily incidental to and located on the same lot with the principal building.

Accessory Dwelling Units: A separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-family structure. Includes temporary dwellings.

Accessory Equipment: Any equipment serving or being used in conjunction with a wireless communications wireless support structure or facility. Accessory equipment includes, but is not limited to, utility or transmission equipment, power supplies, generators, batteries, cables, guy wires, equipment buildings, cabinets and storage sheds, shelters, or other structures.

Accessory Livestock, Non-Farm Animals: Keeping domestic livestock, or poultry for personal use in a manner that is customarily accessory and clearly incidental and subordinate to the principal rural residential uses on the same lot.

Accessory Use: A customarily accessory, and clearly incidental and subordinate use, to a principal use located on the same lot. The Planning Director has the discretion to determine whether a use is accessory or a principal use based on the information presented¹⁷⁷.

Adaptive Reuse: The reuse of a site or building for a use other than for which it was originally built, purposed, or designed.

Accessory Solar Panel: Includes free-standing solar panels and excludes roof-mounted solar panels.

Addition (to an existing structure): Any walled and roofed expansion to the perimeter of a structure in which the addition is connected by a common load-bearing wall other than a firewall. Any walled and

¹⁷⁷ Updated definition and removed redundancy by not having multiple accessory use definitions for different use types.

roofed addition, which is connected by a firewall or is separated by independent perimeter load-bearing walls, is new construction.

Adjoining:

Administrative Approval: The zoning approval that the Administrator or the Administrator’s designee, without a public hearing.

Administrative Review: The non-discretionary evaluation of an application by the Administrator or designee, without a public hearing.

Administrative Subdivision:

Administrator: The officer appointed by and/or delegated the responsibility for the administration of these regulations by the Commission. This term shall be construed to include those planning staff members working under the direction of the Director pursuant to an in accordance with **Monroe County Code Chapter 824**.

Adult Oriented Business Definitions

- A. **Adult arcade:** An establishment where, for any form of consideration, arcade booths are provided and are regularly used to show, view, play, or display adult media.
- B. **Adult cabaret:** A nightclub, bar, restaurant, or similar commercial establishment, whether or not alcohol beverages are served, which regularly features persons who appear in a state of semi- nudity.
- C. **Adult media:** Media that are distinguished or characterized by their emphasis on specified sexual activities or specified anatomical areas.
- D. **Adult oriented business, off-site:** Any adult oriented business establishment that sells adult media or adult merchandise, exclusively for off-site use. Off-site adult oriented businesses offer no on-site entertainment of any sort.
- E. **Adult media store:** An establishment that rents and/or sells adult media, and that meets any of the following three tests:
 - 1. Ten percent or more of the gross public floor area is devoted to adult media; or,
 - 2. Ten percent or more of the stock-in-trade consists of adult media; or,
 - 3. It advertises or holds itself out in any forum as XXX, adult, sex, or otherwise as a purveyor of adult media.
- F. **Adult motel:** A motel, hotel, or similar commercial establishment which:
 - 1. Offers public accommodations, for any form of consideration, which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction of specified sexual activities or specified anatomical areas and which advertises the availability of this adult oriented type of material by means of any off-premises advertising including, but not limited to, signs, newspaper, magazines, pamphlets, leaflets, radio, television, or the internet;
 - 2. Offers a sleeping room for rent for a period of time less than 10 hours; or
 - 3. Allows a tenant or occupant to sub-rent the sleeping room for a time period of less than 10 hours.

- G. **Adult motion picture theater:** A commercial establishment where films, motion pictures, video cassettes, slides or similar photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas are regularly shown for any form of consideration.
- H. **Adult oriented business, off-site:** Any adult oriented business establishment that sells adult media or adult merchandise, exclusively for off-site use. Off-site adult oriented businesses offer no on-site entertainment of any sort.
- I. **Adult oriented business, on-site:** Any adult oriented business establishment that offers on-site entertainment of any sort, including but not limited to the following: adult theater, adult cabaret, adult arcade, adult motel, adult motion picture theater, or sexual encounter establishment.
- J. **Adult oriented goods, toys, or novelties (merchandise):** Instruments, devices, or paraphernalia either designed as representations of human genital organs or female breasts or designed or marketed primarily for use to stimulate human genital organs, or for use in specified sexual activities or sadomasochistic practices.
- K. **Adult retail store:** An establishment offering goods for sale or rent and that meets any of the following tests: (1) more than 10% of its stock in trade or more than 10% of its gross public floor area are devoted to the display or storage of leather goods that are marketed or presented in a context to suggest their use for sadomasochistic practices; (2) more than 5% of its stock in or, more than 5% of its gross public floor area is devoted to the display of other adult oriented goods, toys, or novelties.
- L. **Adult theater:** A theater, concert hall, auditorium, or similar commercial establishment, which, for any form of consideration, regularly features persons who appear in a state of semi-nudity or live performances which are characterized by the exhibition or exposure of specified sexual activities or specified anatomical areas.
- M. **Arcade booth:** Any booth, cubicle, stall, or compartment that is designed, constructed, or used to hold or seat five or fewer patrons and that is used to show, view, play, or display media for patrons therein. A video-viewing booth shall not mean a theater, movie house, playhouse, or a room or enclosure or portion thereof that contains more than 600 square feet in floor area.
- N. **Display publicly:** The act of exposing, placing, posting, exhibiting, or in any fashion displaying in any location, whether public or private, an item in such a manner that it may be readily seen, and its content or character distinguished by normal unaided vision viewing it from a street, highway, or public sidewalk, or from the property of others, or from any portion of the premises where items and material other than adult media are on display to the public.
- O. **Escort:** A person who, for any form of consideration, agrees or offers to act as a companion or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.
- P. **Escort agency:** An establishment who furnishes, offers to furnish, or advertises to furnish escorts as one of its business purposes for a fee, tip, or other consideration.
- Q. **Establishment:** Any business regulated by Chapter 802 of the Monroe County Zoning Ordinance and/or Chapter 837 of the Monroe County Code.

- R. **Gross public floor area:** The total area of the building accessible or visible to the public, including showrooms, motion picture theaters, motion picture arcades, service areas, behind- counter areas, storage areas visible from such other areas, restrooms (whether or not labeled public), areas used for cabaret or similar shows (including stage areas), plus aisles, hallways, lobbies, and entryways serving such areas.
- S. **Historic district:** Any area in any political subdivision of the State of Indiana designated as a historic district pursuant to the zoning or historic preservation ordinances applicable within the subdivision.
- T. **Lingerie modeling studio:** An establishment or business that provides the services of live models modeling lingerie to individuals, couples, or small groups in a room smaller than 600 square feet.
- U. **Massage parlor:** Any establishment where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body which occurs as a part of or in connection with specified sexual activities, or where any person providing such treatment, manipulation, or service related thereto exposes his or her specified anatomical areas.
- V. **Media:** Anything printed or written, or any picture, drawing, photograph, motion picture, film, videotape or videotape production, or pictorial representation, or any electrical or electronic reproduction of anything that is or may be used as a means of communication. Media includes but shall not be limited to books, newspapers, magazines, movies, videos, sound recordings, cd-roms, other magnetic media, and undeveloped pictures.
- W. **Nude:** The showing of the human male or female genitals, pubic area, or buttocks with less than a fully opaque covering, the showing of the female breast with less than a fully opaque covering of any part of the nipple, or the showing of covered male genitals in a discernibly turgid state.
- X. **Nude or semi-nude model studio:** Any establishment where a person, who regularly appears in a state of semi-nudity, is provided for money or any form of consideration, to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other persons, excluding those facilities created for educational or artistic purposes.
- Y. **Sadomasochistic practices:** Flagellation or torture by or upon a person clothed or naked, or the condition of being fettered, bound, or otherwise physically restrained on the part of one clothed or naked.
- Z. **Semi-nude:** The showing of the female breast below a horizontal line across the top of the areola and extending across the width of the breast at such point, or the showing of the male or female buttocks. Such definition includes the lower portion of the human female breast but shall not include any portion of the cleavage of the female breasts exhibited by a bikini, dress, blouse, shirt, leotard, or similar wearing apparel provided the areola is not exposed in whole or in part.

AA. Sexual encounter establishment: A business or commercial establishment that, as one of its primary business purposes, offers, for any form of consideration, a place where two or more persons may congregate, associate, or consort for the purposes of specified sexual activities when one or more of the persons is semi-nude. The definition of Adult Oriented Business shall not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.

BB. Specified anatomical areas:

1. Less than completely and opaquely covered: human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola; and
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

CC. Specified sexual activities: Human genitals in a state of sexual stimulation or arousal or acts of human masturbation, sexual intercourse, sodomy, or fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.

DD. Stock in trade: Stock in trade shall be the number of items in stock in the sales and display area at the time of a site inspection. The number of adult oriented items shall be calculated as a percentage of total items.

Advisory Plan Commission: A Plan Commission serving a single local government jurisdiction established as defined under the Indiana Code §36-7-4-102, as amended.

Agency: See Public Agency.

Agribusiness: A commercial or manufacturing establishment which provides needed services or supplies for agricultural production.

Agricultural Buildings: Structures that store agricultural equipment, agricultural materials, or livestock.

Agricultural Conservation Practices: Practices that are constructed on agricultural land for the purposes of controlling soil erosion and sedimentation. These practices include grass waterways, sediment basins, terraces, and grade stabilization structures.

Agricultural Land Disturbing Activity: Tillage, planting, cultivation, or harvesting operations for the production of agricultural or nursery vegetative crops. The term also includes pasture renovation and establishment, the construction of agricultural conservation practices, and the installation and maintenance of agricultural drainage tiles.

Agriculture-Related Commerce

~~**Agriculture, Traditional:** Row crops, pasturage for animals (does not include intensive agriculture), orchards, Christmas tree farms. Uses do not require the public coming to the site.~~ **Agricultural-related industry:**

- ~~**A. Packaging plants:** May include but are not limited to the following activities: washing, sorting, crating, and other functional operations such as drying, field crushing, or other preparation in which the chemical and physical composition of the agricultural product remains essentially unaltered. Does not include processing activities, slaughterhouses, animal reduction yards, or tallow works.~~
- ~~**B. Processing plants:** May include but are not limited to those activities which involve the fermentation or other substantial chemical and physical alteration of the agricultural product. Does not include slaughterhouses or rendering plants.~~

~~C. **Storage facilities:** Includes controlled atmosphere and cold storage warehouses and warehouses for the storage of processed and/or packaged agricultural products.~~

Agricultural Sale Barn: A facility where a livestock auction market is conducted and may include agricultural products or equipment sold on a consignment basis.

Agricultural Supply: An establishment involved in the retail sale of animal feeds, fertilizers, pesticides, seeds and other farm supplies, and non-mechanized equipment.

Agriculture, Intensive:

Agriculture-Related Commerce: Includes “Agricultural Sale Barn”.

~~**Agriculture, Traditional Use:** Includes Row crops, pasturage for animals (does not include intensive agriculture), orchards, Christmas tree farms. Uses do not require the public coming to the site. Direct-farm marketing permitted as an accessory use.~~ A use involving the science and art of the production of plants and animals including to an incidental extent the preparation of these products for human use and their disposal by marketing or otherwise. This use may include, but is not limited to, farming (including plowing, tillage, cropping, livestock, and installation of best management practices, seeding, or cultivating), harvesting for the production of food and fibers (except commercial logging and timber harvesting), horticulture, forestry, dairying, sugar making, aquaculture, viticulture, poultry, and exotic animals. Includes the following: ~~Agricultural uses shall be identified and taxed as such by the Monroe County Auditor’s office¹⁷⁸.~~

A. **Agricultural Uses, Land Animal Related:** ~~Commercial a~~ Agricultural activities involving the production of animals and the preparation of products for human use, including dairying, poultry, livestock, or other such operations, but excluding meat processing and packaging operations.

B. **Agricultural Uses, Non-Animal Related:** Agricultural and farming activities involving the production and preparation of plants for human use, including horticulture, nurseries, forestry, sugar making, viticulture, grains and seed crops, fruits and vegetables of all kinds, greenhouse applications, and lands devoted to soil conservation and forestry management; all such uses exclude the processing and packaging of plants as food stuffs, with the exception of viticulture operations and small-scale marketing of processed fruit products, as in fruit markets.

~~**Horse farm:** A building or structure and/or land whose operator keeps equines primarily for breeding.~~

C. **Christmas Tree Farm:** An agricultural use involving the raising or harvesting of Christmas trees for sale on-site or transport to market.

D. **Commercial Non-Farm Animals:** Animal production for human use, not including animals for agricultural use as listed above, but including animals for commercial production, such as bees and apiary products, fur animals, and exotic animals.

E. **Grain Elevator:** A building for buying, selling, storing, discharging, and sometimes processing grain.

F. **Horse farm:** A building or structure and/or land whose operator keeps equines primarily for breeding.

¹⁷⁸ ~~Added language about having agricultural uses taxed as such~~

- G. Orchard:** A group of fruit or nut trees grown and cultivated for the sale of harvested produce.
- H. Stockyard:** A place where livestock is assembled and at which place facilities are maintained for the handling of such livestock either for purchase or sale at competitive bidding, or purchase by the owners operating the stockyards and such places shall be deemed to include concentration points where livestock is assembled for the purpose of redistribution or resale by means other than competitive bidding, but such places shall not be deemed to include sale barns.

Agritourism/Agritainment: Farming-related activities offered on a working farm or other agricultural setting for entertainment or educational purposes. Permitted as an accessory use to Traditional Agriculture.

Air Cargo and Package Service: An establishment primarily engaged in the hauling and delivery of cargo and packages between persons, companies, and corporations, while acting a distinct party to the transaction.

Aircraft Charter Service: An establishment primarily engaged in the private transportation of passengers and cargo, usually performed under private contract with a person, group of persons, or private company or corporation.

Airport: A place where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers. Monroe County Airport.

Airport/Related Business: Commercial uses that service the airport, including uses such as barber shop, retail sales, restaurants, etc.

Airport Elevation: means the established elevation of the highest point on the usable landing area.

Airport Hazard: means any structure, tree or use of land that obstructs the airspace required for, or is otherwise hazardous to, the flight of aircraft in landing or taking-off at the airport.

Airport Reference Point: means the point established as the approximate geographic center of the airport landing area and so designated.

Airport Transportation Service: An establishment primarily engaged in the transportation of passengers, luggage, and other small cargo from and to airports.

Alley: A public or private vehicular right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street. A public or private right-of-way primarily designed to provide secondary access to the side or rear of those properties which have principal frontage and/or access on a street.

Altered Sinkhole: A sinkhole which has been filled, excavated, or otherwise disturbed.

American National Standards Institute (ANSI): A private organization that develops widely accepted standards for many pieces of modern technological equipment, or its successor bodies.

Amphitheater: An open air structure devoted primarily to the showing of theatrical or musical productions, with the provision of seating areas for patrons. These uses frequently include refreshment stands.

Amplitude: The maximum displacement of the earth from the normal rest position. Displacement is usually reported as inches per mils.

Amusement Establishment: Any establishment where the use of amusement devices for compensation exceeds fifty (50) percent of the establishment's activities.

Amusements, Outdoor: Outdoor commercial recreational activities including, but not limited to, miniature golf, bungee jumping, or amusement parks. This definition does not include any activities offered by the public sector in a park or playground.

Animal: Any live, non-human vertebrate creature, domestic or wild.

Antenna: Any communications equipment that transmits or receives electromagnetic radio signals used in the provision of wireless communications service.

Antenna Array: One or more whips, panels, discs or similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antenna (whip), directional antenna (panel) and parabolic antenna (disc). The Antenna Array does not include the Support Structure as defined in this chapter.

Apartment: A room or suite of rooms in a multiple-family structure which is arranged, designed, used or intended to be used as a single housekeeping unit, complete with kitchen, bedroom, and bathroom facilities.

Apparel: An establishment primarily engaged in manufacturing clothing and clothing accessories.

Appliance Assembly: An establishment primarily engaged in manufacturing instruments or devices for a particular use, such as stoves, fans or refrigerators that are operated by gas or electric current.

Apparel Shop: An establishment involved in selling clothing and clothing accessories.

Appliance Repair: An establishment involved in repairing instruments or devices designed for a particular use, such as stoves, fans, or refrigerators that are operated by gas or electric current.

Appliance Sales: Establishments involved in selling instruments or devices designed for a particular use, such as stoves, fans or refrigerators that are operated by gas or electric current.

Applicant: The owner of land, or his agent or legal representative, who seeks an approval, permit, certificate or determination from the Commission or Board, under the provisions of this ordinance. Applicant. The owner of the land proposed to be subdivided or the Owner's agent or the Owner's legal representative or a person who owns a subordinate interest in the land and who has the Owner's consent to apply for a subdivision of the land.

Aquaculture: The commercial cultivation and processing of aquatic life, including fish, shellfish and seaweed.

Architectural Feature: A prominent or significant part of element of a building, structure, or site.

Arterial: Either a Primary Arterial, Secondary Arterial, or Interstate as defined in this section.

Arterial, Primary: A street intended to move through-traffic to and from such major attractions as central business Districts, regional shopping centers, colleges and/or universities, military installations, major industrial areas, and similar traffic generators within the County; and/or as a route for traffic between communities; a major thoroughfare.

Arterial, Secondary: A street intended to collect and distribute traffic in a manner similar to primary arterials, except that they are designed to carry traffic from collector streets to the system of primary arterials and typically service minor traffic generating areas such as community-commercial areas, primary and secondary educational plants, hospitals, major recreational areas, churches, and offices.

Arterial, Street: Either a Primary Arterial or a Secondary Arterial as defined in this section.

Artificial Pond or Lake: A manmade body of water of 1,000 square feet or greater in area. A body of water created artificially that is either fed or not fed by a water-course that is not created as a bioretention facility.

Artisan: a worker in a skilled trade, especially one that involves making things by hand or small hand tools.

Artisan Crafts: An establishment or business where an artist, artisan, or craftsperson teaches, makes, or fabricates crafts or products by hand or with minimal automation and may include direct sales to consumers. This definition includes uses such as small-scale fabrication and may include such processes as welding and sculpting. Can include, but is not limited to, Pottery Products, Leather Goods, Musical Instruments, Jewelry Products, Watches and Clocks, Wood Products, Glass blowing, and Textiles. Use must meet all conditions of the district in which it is located. ~~Individuals or businesses which primarily produce art or craft-related items on-site. Such uses include (but are not limited to) stone carving, wood crafts, specialty paper products, an artist's studio, glassblowing, and metal sculpting.~~

Artisan Distillery: Meets Indiana's requirements for Artisans Distiller Permit (I.C. 7.1-3-27).

Artisan Food and Beverage: small-scale food or beverage production. Does not include on-site retail sales (i.e. baking cakes for off-site consumption/sales). ~~Must comply with all State and Local Health requirements. Work is conducted by the owner.~~

~~**Artisan Food or Beverage Production**— includes wineries, breweries, cideries, etc. Includes on-site production and retail uses.~~

As-built Plans: Certified by an engineer and includes, but is not limited to, elevation contours, utility locations, building locations in relation to property lines, sidewalks, street trees, pavement and curb elevations.

Attached Wireless Communications Facility (Attached WCF): An Antenna Array that is attached or affixed to an existing building or structure (including but not limited to a utility pole, sign or water tower), along with any transmission cables and accompanying pole or device that attaches or affixes the Antenna Array to the existing building or structure.

Auction House: A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other.

Automobile Repair Services, Minor: The replacement of any mechanical part or repair of any mechanical part including the removal of the engine head or pan, engine transmission or differential; and upholstering service, as an accessory to a residential use. Limited to five (5) non-personally owned vehicles on the premises at all times.

Automotive Paint Shop: An establishment primarily engaged in automotive painting and refinishing.

Automotive Rentals: Establishments involved in renting passenger cars, noncommercial trucks, motor homes or recreational vehicles, including incidental parking and servicing of vehicles available for rent.

Automotive/Boat Repair Shop: An establishment primarily engaged in general or specialized automotive, motorcycle, or watercraft repairs.

Automotive Sales: Establishments primarily engaged in the retail sale of new and used automobiles, noncommercial trucks, motor homes or recreational vehicles, including incidental storage, maintenance and servicing.

Automotive Salvage: An area where inoperable vehicles are disassembled for future sale of parts, or recycling. May include on-site sales. Car shredding is not allowed.

Automobile Storage Facility (Impound Lot): A lot or part of a lot used only for the temporary storage of damaged, abandoned or impounded motor vehicles, excluding salvage and sales. This use does not include "Automotive Salvage or Scrap Metal Processing Facility," except where separately permitted.

Automotive Supply: An establishment primarily engaged in the retail sale of automotive parts, tires, and accessories.

Automotive Tire Sales/Repair: An establishment primarily engaged in the retail sale and repair or retreading of automotive tires.

Average Density Procedures: Procedures for calculating overall density of development prescribed in the Zoning Ordinance as a flexible tool for maintaining overall densities while allowing individual lot sizes to vary from the minimum size allowed in a given zone.

A-Weighted Sound Level (dB(A)): In decibels, a frequency-weighted sound pressure level, determined by the use of the metering characteristics and A weighted network specified in ANSI S1.4-1971 "Specifications for Sound Level Meters" and the latest revision thereof.

Awning: A roof-like cover that is temporary in nature and that projects from the wall of a building for the purpose of shielding a doorway or window from the elements.

B

Bakery (Retail): An establishment primarily engaged in the production and retail sale of bakery products.

Bakery (Wholesale): An establishment primarily engaged in manufacturing bakery products for sale primarily for home service delivery, or through one (1) or more non-baking retail outlets.

Banner: Any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one or more edges. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners

Bare Root: Dormant plants dug from growing fields, trimmed, freed of all soil at the roots, and protected from drying out until planting.

Barber Service: An establishment involved in cutting and styling men's hair, shaving and trimming beards and performing other related services.

Basement: Portion of a structure having its floor sub-grade (below ground level) on all sides.

Base station: A station located at a specific site that is authorized to communicate with mobile stations. The term includes all radio transceivers, antennas, coaxial cables, power supplies, and other electronics associated with a station.

Basin Sinkhole: A sinkhole shaped like a basin, usually characterized by smooth slopes and a flat bottom owing to a soil mantle on the bedrock.

Beacon: Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source; also, any light with one or more beams that rotate or move.

Beauty Service: An establishment or department where women's hair-dressing, facials, manicures, and other related services are performed.

Bed and Breakfast: An operator occupied residence in which four (4) or fewer guest rooms, and breakfast, are furnished to the public under a short term lodging agreement.

Berm: An earthen mound designed to provide visual interest, screen undesirable views, and decrease noise.

Beverage Products: Establishments primarily engaged in manufacturing beverages, beverage bases and beverage syrups.

Birthing Center: [a home-like facility existing within a healthcare system with a program of care designed in the wellness model of pregnancy and birth. Birth centers are guided by principles of prevention, sensitivity, safety, and appropriate medical intervention. Birth centers provide family-centered care for healthy women before, during, and after normal pregnancy, labor, and birth.](#)

Blind Valley: The portion of the valley containing a sinking stream that comprises a depression that is below the threshold and characterized by closed or depression contours.

Block: A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines of waterways, or boundary lines of municipalities.

Board: The Monroe County Board of Zoning Appeals.

Board of Aviation Commissioners: The Monroe County Board of Aviation Commissioners.

Board of County Commissioners: The duly elected Board of Commissioners of the County of Monroe, Indiana, referred to herein as "County" so as not to be confused with the Monroe County Advisory Plan Commission which is referred to herein as "Commission" or the Monroe County Board of Zoning Appeals which is referred to herein as "Board." The duly elected Board of Commissioners of the County of Monroe, Indiana, referred to herein as "County" so as not to be confused with the Monroe County Advisory Plan Commission which is referred to herein as "Commission."

Boarding House: A dwelling or part thereof in which, for compensation, temporary lodging and meals are provided.

RV/Boat Storage: A storage facility utilizing enclosed buildings and/or unenclosed outdoor areas for the seasonal or year-round storage of four or more boats [and/or Recreational Vehicles \(RVs\)](#).

Bookstore: A place of business where books and magazines are the main items offered for sale.

Bottled Gas Storage and Distribution: An establishment primarily engaged in the retail sale of pressurized gas products, such as natural gas and propane, from bulk gas storage facilities.

Bottling Machinery: An establishment primarily engaged in manufacturing machinery for use by the food products and beverage manufacturing industries in washing, sterilizing, filling, capping, labeling, and so forth, of food and beverage products; and parts and attachments for the machinery.

Buffer Landscaping: Any trees, shrubs, walls, fences, berms, or related landscaping features installed and maintained as required by these regulations or by the Zoning Ordinance for the purpose of providing a lot or area with sound and/or visual privacy from adjoining or nearby properties or public rights-of-way. (See Screening also).

Bufferyard (Landscape Buffer): A requirements between two adjoining properties to separate and screen incompatible land uses from each other. Can be a combination of physical space and vertical elements, such as plants, berms, fences, or walls. The standards are located in Chapter XX.

Buildable Area: A designated area of a lot that is compact in form and necessary for the safe construction or placement of structures and associated utility infrastructure. Defined as land that is void of slopes greater than 15%, karst, floodplain, easements for drainage ways or access, rights-of-way, setbacks... A designated area of a lot that is compact in form and necessary for the safe construction or placement of structures and associated utility infrastructure.

Building: Any roofed structure built for the support, shelter, or enclosure of persons or property. Any portion of a structure that is completely separated from other portions of the structure by a division wall without openings shall be deemed to be a separate building.

Building Area: The total areas taken on a horizontal plane at the mean grade level of the principal buildings and all accessory buildings, exclusive of uncovered porches, terraces, steps, roof overhangs, and balconies.

Building Code: The County ordinance or group of ordinances that establish and control the standards for constructing buildings, utilities, mechanical equipment and all forms of structures and permanent installations and related matters, within the County, also referred to herein as the "County Building Code."

Building, Detached: A building which is completely surrounded by open space, and which is located on the same lot as another building.

Building Height: The vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the highest elevation of the roof in the case of a slant or flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge of a gable, hip or gambrel roof; provided that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished lot grade and the front of the building.

Building, Historic: A building of historic importance designated by the Board of Review.

Building Line: The line that establishes the minimum permitted distance on a lot between the front-most portion of any building or structure and the street right-of-way line. See Front Yard; Frontage.

Building Location: The placement of a building on its lot, as well as the form of the building, based on its massing, private frontage, and height.

Building Materials: Establishments involved in selling lumber, and a general line of building materials and supplies, typically sold to contractors, but also to the general public, which may include roofing, siding, shingles, wallboard, paint, cement, and so forth, including incidental storage.

Building Permit: A certificate issued by the building permit official of a governing body that permits a person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure within the governing body's jurisdiction, or cause the same to be done.

Building Permit Official: The local government official authorized to issue building permits or his/her designee. The local government official authorized to issue building permits.

Building, Temporary. A temporary building is a structure designed, built, created or occupied for short and/or intermittent periods of time and shall include tents, lunch wagons, dining cars, trailers and other roofed structures on wheels or other supports used for residential, business, mercantile, storage, commercial, industrial, institutional, Assembly, educational or recreational purposes. For the purpose of this definition, "roof" shall include an awning or other similar covering whether or not it is permanent in nature.

Bulk: Bulk is the term used to determine the size of Lots; the size and placement of buildings or structures, and the location of same with respect to one another, and includes the following:

- A. Size and height of buildings.
- B. Location of exterior walls at all levels in relation to lot lines, streets or to other buildings.
- C. Gross floor area of buildings in relation to lot area (floor area ratio).
- D. All open spaces allocated to buildings.
- E. Amount of lot areas and lot width provided per dwelling unit.

Business: Any occupation, employment, or enterprise which occupies time, attention, labor and/or materials for compensation whether or not merchandise is exhibited or sold, or services are offered.

Business or Industrial Center: A site developed and operated under single or common ownership to include of a mix of industrial and/or commercial uses where the majority of uses are permitted under the Business and Personal Services, Retail and Wholesale Trade and Manufacturing, Mining, Construction and Industrial use categories, with customer and employee parking provided on-site, provisions for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.

Business Services: [Businesses that are created for serving other businesses. This use includes services that support business uses, such as receiving and shipping ~~deliveries~~, copying, "Newspaper Printing", "Commercial Printing", printing of periodicals, books, greeting cards, etc.](#)

Bus Terminal: A facility designed to accommodate passengers who arrive and depart on commercial buses, which may include management offices, bus parking or storage areas and personal services for passengers.

C

Cabinet Sales: Establishments primarily engaged in selling cabinets, none of which are made on the premises.

Caliper: The diameter of a tree trunk. Caliper Measurements are taken six inches above finish grade for trees up to four inches in diameter and twelve inches above grade for larger diameter trees.

Camera and Photographic Supply: An establishment primarily engaged in selling cameras, film, and other photographic supplies and equipment.

~~**Camping Facility:** A plot of ground upon which two (2) or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes.~~ **Campground, Commercial.** An area or tract of land where campsites are leased or rented and where provisions are made for tents, recreational vehicles, park models, or vacation mobile homes. A campground is established, operated, and maintained for recreational, health, education, sectarian, business, or tourist activities away from established residences. The term, as used in this rule, does not include primitive campgrounds, youth camps, or tracts of land divided into individually deeded lots (reference IC 410 IAC 6-7.1-1).

Campground, Primitive. An area or tract of land with campsites for tents without water supply systems, electricity, or toilets and having no vehicular access (reference IC 410 IAC 6-7.1-1).

Camping, Private Temporary. Non-commercial camping utilizing a single RV or tent without access to water, electricity or sewage connection is permitted.

Canopy: Any structure, mobile or stationary, attached to and deriving its supports from framework or posts or other means independent of a connected structure for the purpose of shielding a platform, stoop or sidewalk from the elements, or a roof-like structure of permanent nature which projects from the wall of a structure and overhangs the public way.

Canopy Tree: A tree that would occupy the upper canopy of a forest in a natural ecological situation. Canopy trees are often referred to as shade trees (examples include, without limitation, beech, hickory, oak, maple and tulip poplar).

Capacity of a Storm Drainage Facility: The maximum flow that can be conveyed or stored by a storm drainage facility without causing damage to public or private property for a given storm.

Capital Improvements Program: A proposed schedule of all future, major County capital improvements projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project. All projects that require the expenditure of public funds, over and above the annual local government's operating expenses, for the purchase, construction, or replacement of the more durable, longer lived physical assets for the community shall be considered as major projects.

Car Wash: An area or structure equipped with automatic or self-service facilities for washing automobiles.

Carrier on Wheels or Cell on Wheels ("COW") or Mobile Station: A portable self-contained wireless communications facility that can be moved to a location and set up to provide wireless services on a temporary or emergency basis. A COW is normally vehicle-mounted and contains a telescoping boom as the antenna wireless support structure.

Caterer: A place of business whose employees provide food and service for various functions, such as banquets, private parties, weddings, food trucks, and so forth.

Cave Spring: A spring that discharges from a solution-enlarged opening.

Cement Products: A use engaged in processing and manufacturing materials or products predominantly from cement.

Cement, Paving, Central Mixing, Rock Crushing: Includes "Cement Products", "Plaster Central Mixing", "Paving Materials Central Mixing", -and "Rock Crushing Establishments".

Cemetery: Land used or intended to be used for burying the human dead and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.

Centerline: The mid-point in the width of a public right-of-way. This shall be determined by recorded subdivision plats, or by the historic center line for all unplatted rights-of-way. In the event that acquisition of additional right-of-way has taken place on one side of a right-of-way, the original center line prior to such acquisition shall be considered the center line for the purposes of this Zoning Ordinance.

Central Garbage/Rubbish Collection Facility: Public or private establishments contracted to remove solid waste from residential or commercial uses and transport such wastes to a locally operated public or private landfill or other waste collection facility, designated for consolidation of garbage and recycled matter.

Certificate of Occupancy: The official authorization to occupy a structure as issued by the Monroe County Building Commissioner.

Certificate of Zoning Compliance: A written certification that a structure, use or lot is, or will be, in compliance with the requirements of this ordinance.

Change in Use: For any portion of a building, structure, or lot:

- A. Any change from a residential use to any non-residential use.
- B. Any change from one residential land use to another, any increase in the number of units, and any increase in the number of bedrooms for any unit.
- C. Any change from one use to another use having a higher requirements for off-street parking as specified in Chapter 806.
- D. Any establishment of a use on a previously unused site, or the inclusion of a new use in addition to an existing use.
- E. Any use which requires conditional use approval.
- F. Any change from one class of use to another class of use or any change from a use listed in the class of use table to any use not listed or any change from a use not listed in the class of use table to any other use not listed in the table.

Channel: A natural or artificial watercourse that periodically or continuously contains moving water, or that forms a connecting link between two bodies of water, and that has a defined bed and banks which serve to confine the water.

Character Zone: Similar to the zoning Districts in the zoning ordinance, such as those found in Chapter 802. These zones are the overlay's most specific classification of land use and development, including not only common planning regulations such as setbacks and height limitations but also density, landscaping, building location on the lot, building frontage as it relates to nearby streets, and parking requirements.

Charitable, Fraternal, or Social Organization: A facility for administrative, meeting, or social purposes for a private or nonprofit organization, primarily for use by administrative personnel, members and guests.

Charter Buses: Passenger-carrying motor vehicles utilized by a group of persons who, under a single contract, have acquired the exclusive use to travel together as a group to a specified destination or for a particular itinerary.

Check Cashing: A business that for compensation engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. Check cashing also includes a

facility that provides loans to individuals in exchange for personal checks as collateral. The term "check cashing" does not include a state or federally regulated bank or credit union.

Checkpoint Agency: A public agency or organization that is called upon by the Commission to provide expert counsel with regard to a specific aspect of community development or that is required by law to give its assent before a particular land development or use may take place. A public agency or organization that is called upon by the Commission to provide expert counsel with regard to a specific aspect of community development or that is required by law to give its assent before subdivision may take place (e.g., without limitation, Indiana Department of Transportation, Federal Emergency Management Agency, Army Corps of Engineers, Public Service Commission, Indiana Stream Pollution Control Board, Indiana Department of Natural Resources, Indiana State Board of Health, Monroe County Board of Health, Monroe County Drainage Board, etc.).

Child Care Home. As defined by 470 IAC 3-1.1-7. As used in this rule, "child care home" means a residential structure in which at least six (6) children (not including the children for whom the provider is a parent, stepparent, guardian, custodian, or other relative) at any time receive child care from a provider: (1) while unattended by a parent, legal guardian, or custodian; (2) for regular compensation; and (3) for more than four (4) hours but less than twenty-four (24) hours in each of ten (10) consecutive days per year, excluding intervening Saturdays, Sundays, and holidays. The term does not include a child care center. (b) The term includes the following: (1) A Class I child care home. (2) A Class II child care home. Only one child care home is permitted per legal lot of record.

~~**Christmas Tree Farm:** An agricultural use involving the raising or harvesting of Christmas trees for sale on-site or transport to market.~~

Club or Lodge: A ~~facility use used for providing~~ meeting, administrative purposes, recreational or social facilities for a private or nonprofit Association, primarily for use by members and guests.

Cluster: A development design technique that concentrates buildings on a part of the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

Coin-Operated Cleaning/Laundry: An establishment providing coin-operated or similar self-service laundry and dry cleaning equipment for use on the premises.

Cold Storage Plant: A facility designed for storing perishable goods in a cold place for preservation.

Collector Street: A street intended to move traffic from local streets to secondary arterials. (A collector street serves a neighborhood or large subdivision and should be designed so that no residential properties face onto it and no driveway access to it is permitted unless the property is to be in multifamily use for four (4) or more dwelling units). A major collector or a minor collector as defined in this section.

Collocation: The placement or installation of wireless facilities on existing structures that include a wireless facility or a wireless support structure, including water towers and other buildings or structures. The term includes the placement, replacement, or modification of wireless facilities within an approved equipment compound.

Commercial Facilities for the sale, repair, and service of agricultural equipment, vehicles, feed, or supplies: Establishments selling, renting, or repairing agricultural machinery, equipment, and supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming and ranching.

Commercial Message: Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

Commercial Non-Farm Animals: Animal production for human use, not including animals for agricultural use as listed above, but including animals for commercial production, such as bees and apiary products, fur animals, and exotic animals.

Commercial or Industrial Subdivision: Any subdivision of land which involves land that is zoned or intended to be used for commercial, industrial, or multifamily purposes as defined in these regulations and/or in Zoning Ordinance.

Commercial Printing: Establishments primarily engaged in letterpress and screen commercial or job printing, including flexographic; in printing by the lithographic process, in engraving and plate printing; in gravure printing; or in printing newspapers, periodicals, books, greeting cards, and so forth.

Commercial Self-Storage: A storage service primarily for personal effects and household goods within an enclosed storage area having individual access, but excluding uses such as workshops, hobby shops, manufacturing or commercial activities.

Including storage of boats, RVs, residential personal storage, etc.

Commercial Use: See Business.

Commercial-/Industrial Adaptive Reuse: The repurposing of a building or group of buildings to accommodate a mix of industrial and/or commercial uses developed and operated under single or common ownership where the majority of uses are permitted under the Business and Personal Services, Retail and Wholesale Trade and Manufacturing, Mining, Construction and Industrial use categories, with customer and employee parking provided on-site, provisions for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.

Commission: The Monroe County Advisory Plan Commission, unless the context indicates to the contrary. The Monroe County Advisory Plan Commission and/or a delegate of the Monroe County Advisory Plan Commission, unless the context indicates to the contrary.

Commission Attorney: The licensed attorney designated by the Commission to furnish legal Assistance for the administration of this ordinance.

Community Center: A facility designed for educational, recreational, cultural, and social activities, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.

Compliance Cost: The actual and/or opportunity costs of complying with a provision of the Subdivision Control Ordinance under typical, Monroe County land development conditions.

Composting Facility Operation: An establishment for the composting of waste materials accumulated as the result of the care of lawns, shrubbery, vines, and trees. ~~However, property on which the principal use is residential and on which composting of such materials, accumulated exclusively on-site, is conducted, shall not be considered a composting operation.~~ An establishment engaged in the controlled process of degrading organic matter for retail of processed material. Activities that are exempt include:

1. Composting at one's property vegetative matter and other types of organic material that are generated by the person's activities. However, property on which the principal use is residential and on which composting of such materials, accumulated exclusively on-site, is conducted, shall not be considered a composting operation.

2. [A composting operation in an area less than 300 square feet.](#)
3. [The temporary storage of vegetative matter where only an incidental amount of composting will occur before removal of the matter.](#)

Compound Sinkhole: An assemblage of two or more sinkholes that lie within an individual larger sinkhole.

Comprehensive Plan: The inclusive physical, social, and economic plans and policies in graphic and verbal statement forms for the development of the County prepared and adopted by the Commission pursuant to the State Acts and including any part of such plan and/or policies separately adopted and any amendment to such plan and/or policies, or parts thereof.

Concealed Wireless Communications Facility: Any wireless communications facility that is integrated as an architectural feature of an existing structure or any new wireless support structure designed so that the purpose of the facility or wireless support structure for providing wireless services is not readily apparent to a casual observer.

Concentrated Surface Flows: Drainage of water over plane surfaces that is more focused and of a greater depth than sheet flow. The velocity of the flow is a function of the watercourse slope and the type of channel.

Conditional Use: A use specifically designated as a conditional use in the zoning ordinance which, without compliance with Chapter 813 of the Monroe County Zoning Ordinance, cannot be properly classified as a permitted use in a particular zoning district, and which may be conducted only pursuant to a conditional use permit granted by the Board of Zoning Appeals.

Condominium: The division of building(s) and the related land into horizontal property interests meeting the requirements of condominiums as prescribed by Indiana Code § 32-1-6-1 through 31.

Condominium Association: The community Association that administers and maintains the common property and common elements of a condominium.

Confectionery: An establishment primarily engaged in the retail sale of candy, chewing gum, nuts, sweetmeats, chips, popcorn and other confections. Operation of a soda fountain or lunch counter is common.

Confined Feeding: The confined feeding of animals for food, fur, or pleasure purposes in Lots, pens, ponds, sheds, or buildings where food is supplied to the animals only by means other than grazing.

Confined Feeding Operations: The confined feeding of 150 or more cattle, 300 or more of swine and sheep, or 10,000 or more fowl, per facility.

Congregate Housing: Institutional housing consisting of apartments, rooms, medical service facilities, and dining services for residents who require such housing because of age or medical condition.

Conservation Easement: An easement which restricts the use and/or guarantees preservation and/or maintenance of existing vegetation and/or other natural features within environmentally sensitive portions of the site.

Conservation Easement, Conditional: The grant of a property right stipulating that the described land will remain in its natural state and precluding future or additional residential development. Approved agricultural, business, and industrial uses — including future Light and Heavy Industrial development— may occur within the areas covered by the temporary conservation easement.

Conservation Easement, Permanent: The grant of a property right stipulating that the described land will remain in its natural state and precluding future or additional development. Areas used for non-animal related agricultural uses may continue that use after the application of the conservation easement.

Construction: The on-site erection, fabrication, installation, alteration, demolition or removal of any structure, facility, or addition thereto, including all related activities, but not restricted to, clearing of land, earth moving, blasting, and landscaping.

Construction/Demolition Waste: Solid waste resulting from the construction, remodeling, repair, or demolition of structures. Such waste may include, but is not limited to, scrap lumber, bricks, concrete, stone, glass, wallboard, roofing, plumbing fixtures, wiring, and non-asbestos insulation.

Construction Plan: A representation of a project site and all activities associated with the project. The plan includes the location of the project site, buildings and other infrastructure, grading activities, schedules for implementation, and other pertinent information related to the project site. A storm water pollution prevention plan is a part of the construction plan. The maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed for the subdivision in accordance with the requirements of this ordinance as a condition of plat approval.

Construction Site Access: A stabilized stone surface at all points of ingress and egress to a project site for the purpose of capturing and detaining sediment carried by tires of vehicles or other equipment entering or exiting the project site.

Construction Trailer: The temporary use of a mobile home, or similar structure, as a construction office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.

Contiguous: Adjoining or in actual contact with.

Continuing Care Retirement Community A Continuing Care Retirement Community providing senior housing and care services in an age-restricted setting that includes a mix of housing options that may include independent living, assisted living, nursing care, physical rehabilitation, and memory-impairment housing. Examples can include a campus of independent apartments, detached or attached cottages, and nursing home rooms in a congregate building, as well as support services and facilities.

Contractor or Subcontractor: An individual or company hired by the project site or individual lot owner, their agent, or the individual lot operator to perform services on the project site.

Convenience Store: Any retail establishment offering for sale prepackaged food products, household items, ~~gasoline sales~~, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption. The maximum size for a convenience store is 3,500 square feet. May include gasoline sales, electric charging stations, etc.

Convenience Storage: A storage service primarily for personal effects and household goods within an enclosed storage area having individual access, but excluding uses such as workshops, hobby shops, manufacturing or commercial activities, and may include an on-site apartment for a resident manager.

Copy: The wording or image on a sign surface in either permanent or removable form.

Copy Service: A place of business providing duplication services.

County Attorney: The licensed attorney designated by the County to furnish legal Assistance for the administration of these regulations in lieu of the Commission having its own attorney.

County Auditor: The County official empowered to examine and settle all accounts and demands that are chargeable against the County and not otherwise provided for by statute.

County Building Code: See Building Code.

County Drainage Board: The Monroe County Drainage Board.

County Engineer: The person designated by the County to furnish engineering Assistance in the administration of these regulations.

County Government: That governmental body of the County empowered to adopt planning and public policy ordinances: namely, the Board of County Commissioners, herein referred to as the County.

County Health Officer: See Health Officer.

County Housing Code: See Housing Code.

County Jurisdictional Area: The areas of Monroe County, Indiana, in which the County exercises planning and zoning jurisdiction, namely: all unincorporated areas of Monroe County, Indiana, that are not under the jurisdiction of another duly established plan commission; any area of Monroe County, Indiana, that was incorporated after August 29, 1986 and whose governing body has not adopted a zoning ordinance; and, any area of Monroe County, Indiana, made subject to the County's planning and jurisdiction by way of interlocal agreement. NOTE: Pursuant to I.C. 36-7-4-1104b), the planning and zoning ordinances of Indiana political subdivisions may not regulate or restrict the use of property that is owned by the state or by any state agency.

County Recorder: The County official empowered to record and file land description plats.

County Surveyor: The County official empowered to keep and maintain the legal survey record book and the corner record book.

Covenant: See restrictive covenant.

Critical Area: An area with one or more of the following environmental characteristics: (1) steep slopes; (2) flood plain; (3) soils classified as having high water tables; (4) soils classified as highly erodible, subject to erosion, or highly acidic; (5) land incapable of meeting percolation requirements; (6) land formerly used for landfill operations or hazardous industrial use; (7) fault areas; (8) stream corridors; (9) estuaries; (10) mature stands of native vegetation; (11) aquifer recharge and discharge areas; (12) wetlands and wetland transition areas; and (13) habitats of endangered species.

Critical Duration Storm: The storm duration that requires the greatest detention storage.

Cul-de-loop: A cul-de-sac with a center or island that is intended to be used for parking or open space purposes.

Cul-de-sac: A local street with only one (1) outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement including public safety vehicles. These dead-end roads are intended to serve only adjacent property owners.

Cultivated Landscape Area: Planted areas that are frequently maintained by mowing, pruning, fertilizing, etc.

Cultural Facility: A library, museum, or similarly registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.

Culvert: A closed conduit used for the conveyance of surface drainage water under a roadway, railroad, canal, or other impediment.

Curb Level: The level of the established curb in front of the building measured at the center of such front. Where a building faces on more than one street, the curb level shall be the average of the levels of the curbs at the center of the front line on each street. Where no curb has been established, the mean level of land immediately adjacent to the building shall be considered the curb level.

Cut: See Excavation.

Cut Stone and Stone Products: Establishments primarily engaged in cutting, shaping, and finishing marble, granite, slate and other stone for building and miscellaneous uses.

D

Dairy Products: Establishments primarily engaged in manufacturing creamery butter, natural cheese, condensed and evaporated milk, ice cream, and frozen desserts, and special dairy products, such as processed cheese and malted milk; and processing (pasteurizing, homogenizing, vitaminizing, bottling) fluid milk and cream, and related products, for wholesale or retail distribution.

Day Care~~Child Care Center Facility~~: A facility, or use of a building or portion thereof, for daytime care of individuals. This term includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, but excludes public and private primary or secondary educational facilities and childcare homes as defined by the State of Indiana Code. [Can include a campus development.](#)

Day-time hours: 7:00 a.m. to 7:00 p.m., local time.

Dead-end Street: A street or a portion of a street with only one (1) vehicular traffic outlet, and no turnaround at the terminal end.

Decibel (dB): A unit of measure, on a logarithmic scale to the base 10, of the ratio of the magnitude of a particular sound pressure to a standard reference pressure, which, for purposes of this regulation, shall be twenty (20) micronewtons per square meter ($\mu\text{N}/\text{m}^2$).

Deciduous: A plant with foliage that is shed annually before the plant becomes dormant.

Demolition: Any act or process which destroys or partially destroys a structure.

Density: The number of dwelling units within a standard measure of land area, usually given as units per acre.

Density Bonuses: The allowance of additional density in a development in exchange for the provision by the developer of other desirable amenities from a public perspective, e.g., public open space, plazas, art, landscaping, etc.

Density, Design: Density determined by dividing the total acreage within the residential cluster (including any public easements or rights-of-way existing or proposed) by the total number of dwelling units.

Density, Gross: Density determined by dividing the total acreage within the site (including any public easements or rights-of-way existing or proposed) by the total number of dwelling units.

Density, Net: Density determined by dividing the total acreage within the site (excluding any public easements or rights-of-way existing or proposed) by the total number of dwelling units.

Density Value (D Value): A measure of landscaping intensity based on mature size of plant material. Density value of individual plantings is established in the tables in Section 844-1. The density value of a portion of a development site is the aggregate of the density values of individual plantings in that portion of the site.

Department: See Public Agency. The Monroe County Planning Department.

Department Store: A retail store carrying a general line of apparel, such as suits, coats, dresses and socks; home furnishings, such as furniture, floor coverings, curtains, draperies, linens and major household appliances; and housewares, such as kitchen appliances, dishes, and utensils. These and other merchandise lines are normally arranged in separate sections or departments with accounting on a departmentalized basis. The departments and functions are integrated under a single management. The stores usually provide their own charge accounts, deliver merchandise and maintain open stocks.

Designated Officials: Those officials of the Commission designated in the Subdivision Control Ordinance as required signatories of the certificate.

Detention Basin: A facility constructed or modified to restrict the flow of storm water through the facility's outlet to a prescribed maximum rate and, concurrently, to detain the excess waters that accumulate behind the facility's outlet. A dry bottom detention basin is a detention basin that is designed to be completely dewatered after it has performed its planned detention function during or immediately following a storm event.

Detention Storage: The temporary detaining or storage of storm water in storage basins, on rooftops, on streets, on parking Lots, on school yards, on parks, in open spaces, or on other areas, under predetermined and controlled conditions, with the rate of drainage therefrom regulated by appropriately installed devices.

Developer: The owner of land to be developed, the person who causes the land to be developed, and/or the person whom develops land. The fee simple owner of land proposed to be developed, or the fee owner's agent or the fee owner's representative, or a person who owns a subordinate interest in the land and who has the fee owner's consent to develop the land.

Development: Any man-made change to improved or unimproved real estate including but not limited to:

- A. Construction, reconstruction, or placement of a structure or any addition to a structure
- B. Installing a manufactured home on a site, preparing a site for a manufactured home or installing recreational vehicle on a site for more than 180 days
- C. Installing utilities, erection of walls and fences, construction of roads, or similar projects
- D. Construction of flood control structures such as levees, dikes, dams, channel improvements, etc.
- E. Mining, dredging, filling, grading, excavation, or drilling operations
- F. Construction and/or reconstruction of bridges or culverts
- G. Storage of materials
- H. Any other activity that might change the direction, height, or velocity of flood or surface waters

"Development" does not include activities such as the maintenance of existing structures and facilities such as painting, re-roofing; resurfacing roads; or gardening, plowing, and similar agricultural practices that do not involve filling, grading, excavation, or the construction of permanent structures.

Director: The Planning Director of the County or a designee of the Planning Director of the County. The individual who is appointed by the Plan Commission to perform the duties set forth in Monroe County Code Chapter 824.

Discrete Impulses: A ground transmitted vibration stemming from a source where specific pulses do not exceed sixty (60) per minute (or one per second).

Distance: The area measured horizontally between two points.

District: Any specifically described area of the County Jurisdictional Area as indicated by the Official Zoning Maps of Monroe County, Indiana.

District, Overlay: An additional zoning designation, with corresponding regulations, that may apply to any zoning district, Districts, or parts of such Districts. Overlay Districts shall be indicated on the Official Zoning Maps. The overlay district regulations may relax or further restrict the number or types of uses allowed as well as the way permitted activities operate within the overlay district boundaries.

District, Underlying: The zoning district to which an overlay district is added.

Dormitory: A building used as group living quarters for a student body or religious order as an accessory use for a college, university, boarding school, convent, monastery, or other similar institutional use.

Drainage Board: The Drainage Board of Monroe County, Indiana, and any agent or subordinate employee to whom it specifically delegates a duty or responsibility authorized by this ordinance.

Drainage Area: The area served by a drainage system; a watershed or catchment area.

Drainage Swale: A natural or constructed waterway, usually broad and shallow, covered with erosion-resistant grasses, used to conduct surface water from a field, diversion or other site feature.

Drainage System: Any combination of surface and/or subsurface drainage components fulfilling the drainage requirements of these regulations.

Drapery Sales: Places of business where draperies are the main product offered for sale.

Drip Line: A vertical line extending from the outermost branches of a tree to the ground.

Drive-In Establishment: A place of business which is operated for the sale and purchase at retail, of food and other goods, services, or entertainment and which is designed and equipped so as to allow patrons to be served or accommodated while remaining in their automobiles.

Drive-In or Drive-Through Restaurant: A restaurant which is laid out and equipped to serve food and beverage to patrons in automobiles.

Drives**Street, Private:** Vehicular streets and driveways, paved or unpaved, which are wholly within private property except where they intersect with other streets within public rights-of-way. [Access is shared by more than two tracts of land.](#)

Driveway: An access to a public road for one residence or one tract of land.

Driveway, Shared: A single access to a public road shared by two tracts of land.

Drop Manhole: A manhole having a vertical drop pipe that connects an inlet pipe to an outlet pipe and that is located immediately outside the manhole.

Drugstore: An establishment engaged in the retail sale of prescription drugs and patent medicines, and which may carry a number of related product lines, such as cosmetics, toiletries, tobacco and novelty merchandise, and which may also operate a soda fountain or lunch counter.

Dry Cleaning and Laundry Pickup: An establishment providing dry cleaning and laundry pickup services, but where no dry cleaning and laundering are done on the premises.

Dry Cleaning and Laundry Service: An establishment providing dry cleaning and laundering services where dry cleaning and laundering are done on the premises.

Dump Truck: A vehicle used for transporting loose material typically equipped with a hydraulically operated box-bed. The fuel source can be either separate from or combined with the fuel supply that propels the vehicle.

Duration: The time period of a rainfall event.

D Value: See Density Value.

Dwelling: A building, or portion thereof, designed or used exclusively for residential occupancy, including single-family dwellings, two-family dwellings or multiple-family dwellings, but not including hotels or motels. A structure or portion thereof that is used exclusively for human habitation.

Dwelling, Attached: A dwelling unit that is attached to another dwelling unit by any means.

Dwelling, Detached: A dwelling unit that is not attached to any other dwelling unit by any means and that is surrounded by open space or yards.

Dwelling, Multifamily: A building containing three or more dwelling units.

Dwelling, Two ~~Unit~~-Family: A building on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

Dwelling Unit/~~Unit~~: One or more rooms, including a kitchen, bedroom, and bathroom, located within a building providing complete living facilities for one family or containing facilities and equipment for living, sleeping, cooking and eating. One or more rooms, designed, occupied, or intended for occupancy as a separate living quarter, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a ~~single family~~single dwelling maintaining a household (see Housing Unit).

Dwelling Unit Equivalent (D.U.E.): Establishes a density value for dwelling units based upon the number of bedrooms in the unit. This value may be applied to the units per acre measurement in order to meet the dwelling unit requirements. Where specifically allowed in this ordinance, the following proportions shall be used in calculating the dwelling unit maximums:

- A. 3 or more bedroom unit = 1 unit
- B. 2 bedroom unit with less than 750 square feet = 0.66 units
- C. 1 bedroom unit with less than 500 square feet = 0.50 units
- D. Efficiency unit with less than 400 square feet = 0.33 units
- E. Boarding room unit with less than 250 square feet = 0.25 units

Dwelling, Modular Unit: A factory-fabricated transportable building designed to be used by itself or to be incorporated with similar units at a building site into a modular structure that will be a finished building in a fixed location on a permanent foundation.

E

Easement: A right of use over designated portions of the property of another for a clearly specified purpose.

Ecosystem: A characteristic assemblage of plant and animal life within a specific physical environment, and all interactions among species, and between species and their environment.

Senior Housing. For purposes of this provision, it also includes 'Elderly Housing,' and is defined as housing subject to an age-restriction in accordance with the age-restricted housing rules of the Housing for Older Persons Act of 1995 (42 U.S.C. § 3601). Includes the use of a site for a residential development to house elderly persons who are capable of caring for themselves and maintaining independent households. A typical development would include separate dwelling units, containing independent cooking, bathroom, and sleeping facilities, to be occupied by only one (1) person or couple.

~~**Elderly Housing:** The use of a site for a residential/service complex to house elderly persons who are capable of caring for themselves and maintaining independent households. A typical complex would include separate dwelling units, containing independent cooking, bathroom, and sleeping facilities, to be occupied by only one (1) person or couple. Establishments primarily engaged in the provision of frequently or recurrently needed services of a personal nature, such as barber or beauty services, a pharmacy, and so forth, may be included in the complex.~~

Electrical Repair: An establishment primarily engaged in repairing electrical and electronic equipment, such as electrical household appliances and equipment.

Electrical transmission tower: A structure that physically supports high voltage overhead power lines. The term does not include a utility pole.

Electric Vehicle Charging Station: Includes commercial charging stations for plug-in hybrids or electric vehicles. Can be an accessory or primary use on a property.

Electronic Devices and Instruments: Establishments primarily engaged in manufacturing devices or instruments that work by the methods or principals of electronics.

Emergency Equipment: Emergency or fire equipment that is necessary for the preservation of life or property or the execution of emergency governmental functions performed under emergency conditions.

Employee: A person working for another person or a business firm for pay.

Employment Agency: An agency whose business is to find jobs for people seeking employment or to find people to fill jobs that are available.

Encroachment: When a property owner trespasses onto their neighbor's property by building or extending structures beyond their property line, either intentionally or unintentionally.

Engineering and Scientific Instruments: Establishments involved in manufacturing instruments used in engineering and scientific procedures.

Environmental Constraints: Features, natural resources, or land characteristics that are sensitive to improvements and may require conservation measures or the application of creative development

techniques to prevent degradation of the environment, or may require limited development, or in certain instances may preclude development.

Equestrian Center: ~~Commercial horse, donkey, and mule facilities including horse ranches, boarding stables, and~~ Riding schools and academies, horse exhibition facilities, and pack stations. This land use includes barns, stables, corrals, and paddocks accessory and incidental to the above uses.

Equine Services / Stables: Operations involved in the shelter and care of horses, as well as breeding, training, and for giving lessons, including stables, stud farms, and other related uses.

Equipment Compound: The area that surrounds or is near the base of a wireless support structure and encloses wireless communication facilities.

Equipment Facility: Any accessory structure used to contain ancillary equipment for WCF which may include cabinets, small shelters, pedestals, or other similar structures.

Equipment Rental: An establishment involved in renting small tools and equipment, such as plumbing tools, lawn and garden equipment, janitorial equipment, and so forth; and small furniture and appliances, such as baby beds, chairs and tables, televisions and videocassette recorders, videodiscs, and so forth.

Erosion: Detachment and movement of soil or rock fragments by water, wind, ice, temperature changes, and gravity.

Erosion and Sediment Control Measure: A practice or a combination of practices, to control erosion and resulting sedimentation.

Erosion and Sediment Control System: The use of appropriate erosion and sediment control measures to minimize sedimentation by first reducing or eliminating erosion at the source and then, as necessary, trapping sediment to prevent it from being discharged from or within a project site.

Erosion Control/Grading Plan: A plan that fully indicates necessary land treatment measures, including a schedule of the timing for their installation, which will effectively minimize soil erosion and sedimentation caused by land disturbing activities.

Erosion Control Handbook: The Indiana Construction Site Erosion Control Handbook or any other erosion control handbook designated by County ordinance or by official action of the Commission.

Escrow: A deposit of cash with the Commission in lieu of an amount required and still in force on letter of credit. Such escrow funds shall be held by the County Auditor.

Establishment: Any business regulated by Chapter 802 of the Monroe County Zoning Ordinance and/or Chapter 837 of the Monroe County Code.

Estates Services: A business which provides estate planning and financial services, and organizes and conducts estate sales and management services, under contract.

Evergreen: A plant with foliage that persists and remains green year-round.

Event Center: A building (which may include on-site kitchen/catering facilities) where indoor and outdoor activities such as weddings, receptions, banquets, corporate events and other such gatherings are held by appointment.

Excavation: Any act by which soil or rock is cut into, dug, quarried, uncovered, removed, displaced or relocated.

Exempt Divisions: See definition of Subdivision.

Exception: A specific type of variance ruling to permit a practice that is not consistent with a provision of or the intent of this chapter and involves a more significant deviation than a warrant. An exception is granted by the Board of Zoning Appeals.

Existing Structure: Previously erected wireless support structure or any other structure, including but not limited to, buildings and water tanks, to which wireless communications facilities can be attached. The term does not include a utility pole or an electrical transmission tower.

Exterior Architectural Appearance: The architectural character, general composition, and general arrangement of the exterior of a structure, including the kind, color, and texture of the building material and the type and character of all windows, doors, light fixtures, signs, and appurtenant elements, visible from public streets and thoroughfares.

Exterminating Service**Pest Control:** A service related to the eradication and control of rodents, insects, and other pests.

F

Façade: The portion of any exterior elevation on the building extending from grade to top of the parapet, wall or eaves and the entire width of the building elevation.

Fairground, Public: An area wherein buildings, structures, and land area used for agricultural-related offices, animal shows and judging, carnivals, circuses, community meetings, recreational uses, concerts, food booths and stands, games, rides, rodeos, temporary sales and auctions, and similar uses. Public fairgrounds also may include temporary recreational vehicle parking and camping if done in conjunction with a sponsored event. Allows for off-season uses including, storage of boats and recreational vehicles.

Fall Zone: The area within which the wireless support structure is designed to collapse.

~~**Family:** A "family" consists of one or more persons each related to the other by blood, marriage, or adoption (including foster children), together with such relative or the representatives of the respective spouses who are living with the family in a single dwelling and maintaining a common household. A family may also be composed of not to exceed three (3) persons not so related, provided that such unrelated persons live in a single dwelling and maintain a common household and a single housekeeping unit. A family includes any domestic servants and not more than one (1) gratuitous guest residing with the family; such servants shall be included in the unrelated person limitation of this definition, and shall not be in addition thereto. A group of individuals, not necessarily related by blood, marriage, adoption or guardianship, living together in a dwelling unit as a single housekeeping unit under a Revised 10/02/2015 common housekeeping management plan based on an intentionally structured relationship providing organization and stability.~~

Family Care Facility: A non-medical facility for the housing of no more than eight (8) unrelated persons (inclusive of residential staff), who, due to advanced age, handicap, impairment due to chronic illness, or status as a minor who is unable to live with parents or guardians, require Assistance and/or supervision, and who reside together in a family-type environment as a single housekeeping unit. Excluded from the definition of family care facilities are homes in which residents are criminal offenders or former criminal offenders. Excluded from this definition are persons whose disability arises from current use or addiction to a controlled substance as this term is used in the United States Code and Indiana statutes.

Farm: A farm is a parcel of land used for growing or raising agricultural products, including the related structures located thereon.

Farm Conservation Plan: A plan which provides for use of land, within its capabilities, and treatment, within practical limits, according to chosen to use to prevent further deterioration of soil and water resources.

Farm equipment Sales and/or Repair: An establishment primarily engaged in repairing farm machinery and equipment, including tractors, combines, balers, etc. ~~repair includes Small Engine and Motor Repair.~~

Farm Machinery and Equipment: Establishments primarily engaged in manufacturing farm machinery and equipment, including tractors, for use in preparing and maintaining the soil; planting and harvesting crops; preparing crops for market, on the farm; or for use in performing other farm operations and processes.

Farm Store. A permanent structure, operated on a seasonal or year around basis, which allows for local agricultural producers to retail their products and agriculture-related items directly to consumers and enhance income through value-added products.

Faster Meter Response: The dynamic characteristics specified as “Fasts” in ANSI s1.4-1971 “Specifications for Sound Level Meters” and the latest revision thereof.

FBFM: Flood Boundary and Floodway Map.

Feasibility Report: A written report prepared by a registered professional engineer or a registered land surveyor pertaining to the suitability of the site for various types of water and sewage disposal systems; for drainage retention or detention; and the subsoil conditions for various methods of street construction.

Fee Take Line: The property line at an approximate elevation of 560 Mean Sea Level (MSL), which separates the shoreline area under the jurisdiction of the U.S. Army Corp^{*PS} of Engineers from land regulated by other government agencies. Where this line does not approximate the 560 MSL elevation, the Fee Take Line shall be interpreted to be the 560 MSL elevation line.

Feed Lot: An area restricted by fencing or other structure in which animals are fed, watered, and otherwise maintained for the purpose of growing for market.

Feed Mill: A facility where various feed stuffs are inventoried and processed for the purpose of providing complete or partial animal rations. This facility sells its product either directly to the user or may provide the service of delivery to the user. Sale of other agricultural items may be included and shall be an incidental accessory use. Limited, portable operation of feed mills as non-commercial uses on farms is allowed as an accessory use.

Fence: A free-standing barrier resting on or partially buried in the ground and rising above ground level, and used for confinement, screening or partition purposes.

Fertilizer Sales (Bulk): Establishments involved in the sale of bulk fertilizer and fertilizer materials.

Fertilizer Sales (Packaged): Establishments involved in the sale of packaged fertilizer and fertilizer materials.

Filled Sinkhole: A sinkhole of any type that is wholly or partially filled with alluvium, colluvium (heterogenous soil and rock fragment* deposited by mass-wasting and sheetwash), lacustral or paludal sediment*.

Final Plat: The map, drawing, or plan, described in this ordinance, of a subdivision (including any accompanying material submitted to the Commission for final approval) which, if approved and signed by the designated officials, may be submitted to the County Recorder for recording.

Final Plat Approval or Final Approval: Plan Commission approval of a final plat of a subdivision plat for recording. Commission approval of a final plat of a subdivision the construction of which has been completed or secured by a performance bond and financial guaranty.

Final Stabilization: The establishment of permanent vegetative cover or the application of a permanent nonerosive material to areas where all land disturbing activities have been completed and no additional land disturbing activities are planned under the current permit.

Financial Institution: Any bank, trust company, corporate fiduciary, building and loan Association, credit union, savings bank, bank of discount and deposit or industrial loan and investment company organized or reorganized under the laws of the State of Indiana. The term does not include “check cashing”, except where separately permitted. Accessory uses may include automatic teller machines and offices¹⁷⁹.

Financial Service: An establishment primarily engaged in providing financial and banking services. Typical uses include banks, savings and loan institutions, stock and bond brokers, loan and lending activities and similar services.

Finding of Fact: Information obtained with respect to a matter or a statement or a writing made by any person or entity required to make a finding under the terms of this ordinance.

Fitness Center: [A facility where members or nonmembers use equipment or space for the purpose of physical exercise.](#)

Flag: Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other entity.

Flag Lot: A lot with two distinct parts:

- A. The flag, which is the only building site; and is located behind another lot.
- B. The pole, who connects the flag to the street; provides the only street frontage for the lot; and at any point is less than the minimum lot width for the zone.

Flood: A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow, the unusual and rapid accumulation, or the runoff of surface waters from any source.

Flood Hazard Areas: Those lands within the County Jurisdictional Area which are subject to inundation by the regulatory flood.

Floodplain: The channel proper and the areas adjoining any wetland, lake, or watercourse which have been or hereafter may be covered by the regulatory flood. The floodplain includes both the floodway and the fringe Districts.

Flood Protection Grade: The elevation of the lowest point around the perimeter of a building at which flood waters may enter the interior of the building.

Floodway: See Regulatory Floodway.

Floodway Fringe or Fringe: Those portions of the floodplain lying outside the floodway.

Floor Area Ratio (FAR): The number obtained by dividing the floor area of a building or other structure by the gross area of the site on which the building or structure is located. When more than one (1) building or structure is located on a lot, then the floor area ratio is determined by dividing the total floor area of all the buildings or structures by the gross area of the site.

¹⁷⁹ Added last 2 sentences for clarification purposes.

For determining floor area ratio, the sum of the following areas:

1. The ground floor area when any portion of the basement or ground floor used for a dwelling, business, or commercial purpose except for home occupation
2. Elevator shafts and stairwells at each floor
3. Floor space (including any basement floor space) used for mechanical equipment (except equipment, open or closed, located on the roof)
4. Penthouses
5. Attic space having headroom of seven feet, ten inches or more
6. Interior balconies and mezzanines
7. Enclosed porches
8. Floor area devoted to accessory uses. Space devoted to off-street parking or loading shall not be included in the floor area. The floor area of structures devoted to bulk storage of materials shall be computed by counting each ten feet or height, or fraction thereof, as being equal to one floor.

C. For determining off-street parking and loading requirements, the sum of the following areas:

9. Floor space devoted to the principal use of the premises, including accessory storage areas located within selling or working space such as counter, racks, or closets
10. Any basement floor area devoted to retailing activities

Floor area devoted to the production or processing of goods or to business or professional offices. For the purpose, floor area shall not include space devoted primarily to storage purposes (except as otherwise noted herein), off-street parking or loading facilities, including aisles, ramps and maneuvering space, or basement floor area other than area devoted to retailing activities, the production or processing of goods, or business or professional offices

Florist (Retail): An establishment primarily engaged in the retail sale of cut flowers and growing plants.

Florist (Wholesale): An establishment primarily engaged in the wholesale distribution of flowers and florist supplies.

Food Products: Establishments involved in manufacturing or processing food products.

Footing Drain: A drainpipe installed around the exterior of a basement wall foundation in order to relieve water pressure caused by high groundwater elevation.

Foundation: The supporting member of a wall or structure.

Frequency: The number of times that a displacement completely repeats itself in one second of time. Frequency may be designated in cycles per second (cps) or Hertz (Hz).

Frontage: That side of a lot abutting on a street or way and ordinarily regarded as the front of the lot. Lots shall not be considered to front on stub ends of streets and in the case of corner Lots will be considered to front on both intersecting streets. The orientation of a lot or building toward a street or property line and ordinarily regarded as the front of the lot. The side of a lot or building serving as the principal entrance is considered to be the primary frontage, though buildings or Lots on a street corner may have more than

one frontage. That side of a lot abutting on a street, watercourse or lake and ordinarily regarded as the front of the lot. Lots shall not be considered to front on stub ends of streets and in the case of corner and through Lots will be considered to front on both intersecting streets. Multiple frontage Lots will be considered to front on each street, watercourse or lake.

Frontage Street. A service road, usually parallel to a highway, designed to reduce the number of driveways that intersect the highway.

Front Yard: A [front yard](#) ~~as defined herein, encompassing the horizontal space between the nearest foundation of a building to the right-of-way line and that right-of-way line, extending to the side lines of the lot, and measured as the shortest distance from that foundation to the right-of-way line.~~ is defined as the lot line which abuts a public street, private street, or easement of access. In the case of a corner lot, the owner shall have two front yards.

Fruit Market: An establishment primarily engaged in the retail sale of fresh fruits.

Funeral Home: An establishment engaged in undertaking services, such as preparing the human dead for burial, and arranging and managing funerals.

Funnel Sinkhole: A funnel-shaped sinkhole that is usually steep sided and likely to have an obvious opening or throat in the bottom.

Furniture: An establishment involved in manufacturing furniture.

Furniture Sales: Establishments where furniture is the main item offered for sale; however, these places of business may also sell home furnishings, major appliances and floor coverings.

G

Garage: An accessory building designed and used primarily for the storage of motor vehicles that is owned and used by the occupants of the principal use building and in which no occupation or business is conducted. This does not include any parking area located within the principal use building, unless the garage is the principal use building on the lot.

Garage, Municipal: A structure owned or operated by a municipality and used primarily for the parking and storing of vehicles owned by the general public.

Garage, Private Customer and Employee: A structure that is accessory to a nonretail commercial or manufacturing establishment, building, or use and is primarily for the parking and storage of vehicles operated by the customers, visitors, and employees of such building and that is not available to the general public.

Garage, Private Residential: A detached accessory building or portion of the main building used only for the storage of motor driven vehicles which are the property of and for the private use of the occupants of the lot on which the private garage is located and that is not a separate commercial enterprise available to the general public. If the occupants of the lot have fewer vehicles than the storage spaces contained in said garage, the unused spaces may be used by, or rented to others.

Garage, Public: A structure, or portion thereof, other than a private customer and employee garage or private residential garage, used primarily for the parking and storage of vehicles and available to the general public.

Garage, Repair: Any building, premises, and land in which or upon which a business, service, or industry involving the maintenance, servicing, repair, or painting of vehicles is conducted or rendered.

Garage, Storage: A storage garage is any building used for the storage only of motor vehicles pursuant to previous arrangements and not to transients, and where no equipment, parts, fuel, grease, or oil is sold and vehicles are not equipped, serviced, repaired, hired, or sold.

Garden Center: A place of business where retail and wholesale nursery and garden products are sold. These uses import many of the items sold, and may include plants, nursery products and stock, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, and other garden and farm variety tools and utensils.

Gasoline Service Station: An establishment primarily engaged in selling gasoline and lubricating oils and which may sell other merchandise or perform minor repair work.

General Contractor: An individual who contracts to perform building/structure construction related work or to provide supplies on a large scale, or an individual who contracts to erect buildings and/or other structures. Construction related work may include, but are not limited to, plumbing, landscaping, electrical, framing, concrete, masonry, roofing, [pest control](#), etc.

General Flooring Sales: Places of business where floor coverings or hard wood flooring are the main products offered for sale.

Geotechnical Consultant: An expert in a specific area of environmental concern pertinent to a specific site, having appropriate specific education and/or experience in the judgement of the approving authority.

Gift Shop: An establishment primarily engaged in the retail sale of combined lines of gifts and miscellaneous small art goods, such as greeting cards and holiday decorations.

Glass and Glassware: Establishments primarily engaged in manufacturing glass and glassware, pressed, blown, or shaped from glass produced in the same establishment; or establishments primarily engaged in manufacturing glass products from purchased glass.

Golf Course: [as used herein, shall mean standard sized layouts of at least nine holes and shall not include miniature golf courses, par-3 golf courses, pitch and putt courses or driving ranges.](#)

Governing Body: The body of the relevant local government having the power to adopt ordinances.

Governmental Facility ~~Facility~~: A government owned or operated building, structure, or land used for public purpose. [Use includes post office, trustees office, etc.](#)

Grade: The inclination or slope of a ground surface usually expressed in terms of the percentage of vertical rise (or fall) relative to a specific horizontal distance. The slope of a street or other public way specified in percentage (%) terms.

Grading: The stripping, cutting, filling, spreading or stockpiling of soil or earth on a tract, parcel or lot to create new grades. The stripping, cutting, filling, spreading or stockpiling of soil, sand, gravel or stone or any combination or mixture thereof on a tract, parcel or lot.

Grading Plan: See Erosion Control/Grading Plan.

~~A. For determining floor area ratio, the sum of the following areas:~~

~~2.1. The ground floor area when any portion of the basement or ground floor used for a dwelling, business, or commercial purpose except for home occupation~~

~~3.1. Elevator shafts and stairwells at each floor~~

~~4.1. Floor space (including any basement floor space) used for mechanical equipment (except equipment, open or closed, located on the roof)~~

~~5.1. Penthouses~~

~~6.1. Attic space having headroom of seven feet, ten inches or more~~

~~7.1. Interior balconies and mezzanines~~

~~8.1. Enclosed porches~~

~~9.1. Floor area devoted to accessory uses. Space devoted to off-street parking or loading shall not be included in the floor area. The floor area of structures devoted to bulk storage of materials shall be computed by counting each ten feet or height, or fraction thereof, as being equal to one floor.~~

~~B.4. For determining off-street parking and loading requirements, the sum of the following areas:~~

~~11.1. Floor space devoted to the principal use of the premises, including accessory storage areas located within selling or working space such as counter, racks, or closets~~

~~12.1. Any basement floor area devoted to retailing activities~~

~~13.11. Floor area devoted to the production or processing of goods or to business or professional offices. For the purpose, floor area shall not include space devoted primarily to storage purposes (except as otherwise noted herein), off-street parking or loading facilities, including aisles, ramps and maneuvering space, or basement floor area other than area devoted to retailing activities, the production or processing of goods, or business or professional offices~~

Grain Elevator: A building for buying, selling, storing, discharging, and sometimes processing grain.

Grain Mill Products: Establishments primarily engaged in manufacturing grain mill products such as flour, cereal, meal, and so forth.

Greenfill: The placement of more than 2,000 pounds of organic material brought from an off-site location that has the effect of altering the natural topography of existing low areas or ravines. Organic material includes such items as tree limbs, tree stumps, tree branches and leaves, shrubs, undergrowth, etc... For the purpose of this definition, incidental grass clippings, leaves, tree trimmings from on-site maintenance are not included in this definition. Greenfill is considered a land disturbing activity, subject to the provisions of this ordinance.

Grocery Store: A store primarily engaged in the retail sale of various canned foods and dry goods, either packaged or in bulk, such as tea, coffee, spices, sugar, and flour; fresh fruits and vegetables; and, frequently, fresh, smoked and prepared meats, fish, and poultry.

Gross Leasable Area (GLA): The total floor area for which a tenant pays rent and that is designed for the tenant's occupancy and exclusive use. This term does not include public or common areas, such as utility rooms, stairwells, and pedestrian malls.

Ground Floor: The first floor of a building other than a cellar or basement.

Ground Cover: Plants, other than turfgrass, normally reaching an average maximum height of not more than 24 inches at maturity.

Ground Floor Area: The area of a building in square feet, as measured in a horizontal plane at the ground floor level within its largest outside dimensions, exclusive of open porches, breeze-ways, terraces, garages and exterior or interior stairways.

Group [Care Home I & II](#): A housing unit classified further as one of the following:

- A. **Group Home, Class I.** A facility providing 24-hour care in a protected living arrangement for not more than fifteen (15) residents. This classification includes foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for persons 60 years of age and older, and maternity homes.
- B. **Group Home, Class II.** A facility providing 24-hour care in a protected living arrangement for not more than fifteen (15) residents. This classification includes homes for juvenile delinquents, halfway houses providing residence in lieu of institutional sentencing, halfway houses providing residence to those needing correctional and mental institutionalization. This classification also includes emergency shelter during crisis intervention for not more than fifteen (15) victims of crime, abuse, or neglect, and residential rehabilitation for alcohol and chemical dependence for 15 or fewer individuals.

Guest House: An accessory building containing a lodging unit ~~with or~~ without kitchen facilities, used to house occasional visitors or nonpaying guests of the occupants of a dwelling unit on the same site. [Only one guest house permitted per legal lot of record.](#)

Guest, Permanent: A permanent guest is a person who occupies or has the right to occupy a hotel or apartment hotel accommodation as his domicile and place of permanent residence.

Guest Room: A guest room is any room offered or used to provide sleeping accommodations to guests. For example, a guest room may be a bedroom, or any other room equipped with a bed, sofa, futon, cot, mattress, or sleeping pallet.

Gun Shop: Any establishment primarily engaged in the sale, trade, or purchase of firearms or ammunition, wholesale or retail.

Gunsmith: An individual or establishment that designs, makes or repairs small firearms. The retail or wholesale sale and trading of firearms is prohibited.

H

Habitable Elevation: The height of the highest space in any existing or future building which is designed for use as a residence or working area of persons.

Handcrafted Item: An object that requires use of the hands, hand tools and human craft skills in its production, and which is not mass produced by mechanical means.

Handicrafts: Places of business that sell articles fashioned by those engaged in handicrafts.

Hardship or Unnecessary Hardship: Significant economic injury that:

- A. Arises from the strict application of this ordinance to the conditions of a particular, existing parcel of property;
- B. Effectively deprived the parcel owner of all reasonable economic use of the parcel; and

C. Is clearly more significant than compliance cost or practical difficulties.

Hardware: An establishment less than 30,000 square feet that is primarily engaged in the retail sale of Basic hardware lines, such as tools, builders' hardware, gardening tools and paint and glass, housewares and household appliances and cutlery.

Hard Surface Floor Coverings: Establishments involved in manufacturing hard surface floor covering, such as tile and linoleum.

Hazardous and Toxic Materials: Any substance or material that, by reason of its toxic, caustic, corrosive, abrasive, or otherwise injurious properties, may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance.

Health Department and County Health Officer: The Monroe County Health Department and the person designated by the County to administer the state and local health regulations within the County.

Hearing Officer: Staff member designated by the Plan Commission to review requests for minor deviation from the height, bulk, and density requirements of the RCZO. The Hearing Officer's decision is binding and may be appealed to the BZA. See 835-17 for more information on the Hearing Officer rules of procedure.

Heavy Equipment: Motorized equipment having a gross weight of more than six tons.

Heavy Machinery Sales: Establishments primarily engaged in marketing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery, and equipment, and so forth.

Heavy Manufacturing:— The assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than minimal impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of truck traffic, railroad activities, noise, smoke, fumes, visual impact, odors, glare, or health and safety hazards, or that otherwise do not meet the definition of "Light Manufacturing." This use may include outdoor activities and outdoor storage. Heavy manufacturing generally includes processing and fabrication of products made from extracted or raw materials or products involving flammable, hazardous, or explosive materials and processes, uses involving the fabrication, use, or repair of heavy special purpose equipment such as plastic injection molding. Examples of this use include Bottled Gas Storage and Distribution, Industrial Supplies, Industrial Equipment Repair, Paper Products, Perfumes, Cosmetics and Toiletries, Pharmaceuticals, Plastic Products Assembly, Plating and Polishing Pottery Products, Ship and Boat Building, Structural Clay Products, Terra Cotta, Textiles, Textiles Machinery, Beverage bottling, Heavy manufacturing, unless performed on a scale that meets the definition of "Artisan Craft" or "Light Manufacturing". "Heavy Manufacturing" shall not include any use that is otherwise listed specifically in the use table as a Permitted or Conditional Use.

Heeled-in: A means of preventing roots of bare root plants from drying out before planting. Typically, done by laying the plant on its side with its roots in a shallow trench, and then covering the roots with soil, sawdust, or other material, moistened to keep roots damp.

Height: For the purpose of determining the height limits in all zones set forth in this chapter and shown on the zoning map, the datum shall be mean sea level elevation unless otherwise specified.

Height, Building: The vertical distance from the average grade level adjoining the building; to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the average height between the eaves and the ridge for gable, hip and gambrel roofs.

Height, Bulk, Area and Density Requirements: Those regulations and standards concerning minimum lot areas, maximum height of structures, minimum lot widths and depths, minimum front, side, and rear yard setbacks, maximum lot coverage, and other such regulations and standards concerning the design and placement of structures on a parcel or lot.

Height, WCF: The vertical distance of a WCF or Support Structure, as measured from the ground elevation at the base of the WCF or Support Structure to the top of the structure, including Antenna Array(s).

Highway, County: Any street which is under the jurisdiction of the Monroe County Highway Department.

Highway, Limited Access: A freeway, or expressway, providing for through traffic, in respect to which owners or occupants of abutting property or lands and other persons have no legal right to access to or from the same, except as such points and in such manner as may be determined by the public authority having jurisdiction over such a highway.

Highway, State: Any street which is under the jurisdiction of the Indiana Department of Highways.

Historic District: An area which contains or which surrounds an area which contains buildings, structures or places in which historic events occurred or having special public value because of notable architectural or other features relating to the general, archeological, economic, social, political, architectural, industrial or cultural history of Monroe County, Indiana, of such significance as to warrant conservation or preservation, and which, by virtue of the foregoing, has been designated as a Historic District by the Monroe County Commissioners pursuant to the provisions of the Zoning Ordinance. Area in any political subdivision of the State of Indiana designated as a historic district pursuant to the zoning or historic preservation ordinances applicable within the subdivision.

Historic Preservation Board of Review: The Monroe County Historic Preservation Board of Review.

Historic structure: Any structure individually listed on the National Register of Historic Places or the Indiana State Register of Historic Sites and Structures.

Home Based Business: An accessory occupational use conducted in a residential dwelling or one accessory structure operated by the inhabitants that is clearly incidental to the use of the structure for residential purposes and does not change the residential character of the site. ~~A home-based business is conducted in the primary residential structure or one accessory structure.~~ The use that shall not have more than two employees living off-site, permitting on-site sales of merchandise constructed on-site or are incidental to services performed on-site, and are identified with minimal advertising signs ~~as given in Chapter~~ as permitted by this Zoning Ordinance 807. ~~Exception:~~

~~Activities that create no external visual changes and produce no odors, noise, vibration, dust, light, or other discernible impacts outside the dwelling, including but not limited to drafting, drawing, typing, writing, and operating telephones, sewing machines or computers, shall not require an Improvement Location Permit or conditional use approval, provided that the following regulations are met:~~

- ~~3.— No employees who live off-site or customers visit or park vehicles on the premises;~~
- ~~3.— No signs are displayed; and~~
- ~~3.— No deliveries other than those normally associated with residential uses are made to the site.~~

Home Improvement Center: An establishment greater than 30,000 square feet that is primarily engaged in the retail sale of a general line of building materials and supplies, housewares and household appliances and gardening supplies to the general public, which may include roofing, siding, shingles, wallboard, paint, cement, and so forth, including incidental storage. Examples of this use include Lowe's, Menard's, and Home Depot.

Home Occupation: An accessory occupational use permitted by right which is conducted in a residential dwelling by the inhabitants that is clearly incidental to the use of the structure for residential purposes and does not change the residential character of the site. A home occupation is based entirely within the primary residential structure. Activity shall not occur in any accessory structures and no outside storage is permitted, ~~limited to not more than twenty-five (25) percent of the total square footage of the residential structure, with not more than two (2) employees living off-site, incidental sales of goods permitted, but no external signs identifying the business are permitted.~~ Exception: Activities must not that create no create external visual changes and produce no odors, noise, vibration, dust, light, or other discernible impacts outside the dwelling. Uses may include but are not, ~~including but not~~ limited to remote workplace, drafting, drawing, typing, writing, and operating telephones, sewing machines or computers. Use shall not require an Improvement Location Permit ~~or conditional use approval~~, provided that ~~the following~~ all regulations are met:

1. No employees
1. ~~2.~~ ~~who live off-site or~~ No customers allowed to visit, drop off, or park vehicles on the premises;
2. ~~3.~~ No signs are displayed, no online advertising at the residential location; and
3. ~~1.~~ No deliveries other than those normally associated with residential uses are made to the site.

Homeowners Association: A community Association, other than a condominium Association, that is organized in a development in which individual owners share common interests and responsibilities for costs and upkeep of common open space or facilities.

~~**Horse farm:** A building or structure and/or land whose operator keeps equines primarily for breeding.~~

Hospital: A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an inpatient basis, including ancillary facilities for outpatient and emergency treatment, diagnostic services, palliative care, training, research and administration, and services to patients, employees, and visitors.

Hotel: A building, or portion thereof, in which five or more guest rooms (typically accessible from an interior hallway) are furnished to the public under a short-term lodging agreement

Hotel Conference Center: Includes first floor commercial space including but not limited to, conference centers, restaurants, business and personal services. Principal use is a hotel.

Housing Code: The County ordinance that controls the continuing safety and healthfulness of buildings for human occupation within the County's jurisdiction. Also referred to herein as the "County Housing Code."

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the building, with direct access to the outside or to a public hall and containing separate bathroom and kitchen facilities (see dwelling unit).

I

Immediate Sinkhole Drainage Area: Any area that contributes surface water directly to the sinkholes, not including areas that contribute surface water indirectly to a sinkhole (e.g., by streams).

Impact: An earth borne vibration generally produced by two (2) or more objects striking each other so as to cause separate and distinct pulses.

Impact Areas: Areas defined and mapped by the Drainage Board which are unlikely to be easily drained.

Impervious: A material through which water cannot pass, or through which water passes with difficulty.

Impervious Lot Coverage: The percentage of a lot's area covered by any building or structure or any impermeable surface other than water bodies.

Improvement Location Permit: A permit certifying that the site plans of a proposed building, structure, site improvement or use of land have been examined for compliance with all requirements of this ordinance. [This includes change of use in a structure or on a lot.](#)

Improvements: Any building, structure, parking facility, fence, gate, wall, work or art, underground utility service or other object constituting a physical betterment of real property, or any part of such betterment. See Lot Improvements or Public Improvements. See Lot Improvements or Public Improvements.

Impulsive Sound: Either a single pressure peak or a single burst (multiple pressure peaks) for a duration less than one second.

Indiana Code: The Burns Indiana Statutes Code Edition, which codifies all Indiana statutes for reference purposes. The latest edition with any amending supplements must be referred to for the laws "now" in force and applicable. (Usually abbreviated as I.C. herein).

Indiana Utility Regulatory Commission (IURC): The IURC regulates those telecommunications which are also considered public utilities. Where the telecommunications service being provided is a public utility, such as telephone service, including local, long distance or cellular telephone service, then those services fall under IURC jurisdiction.

Individual Building Lot: A single parcel of land within a multiparcel development.

Individual Lot Operator: A contractor or subcontractor working on an individual lot.

Individual Lot Owner: A person who has financial control of construction activities for an individual lot.

Individual Sewage Disposal System: A septic tank, seepage tile sewage disposal system, or any other approved sewage treatment device approved by the Health Department to serve the disposal needs of one single-family residential dwelling. An individual sewage disposal system is a private sewage disposal system.

Indoor Shooting Range: A facility designed and used for shooting at targets with archery and/or firearms, and which is completely enclosed within a building or structure.

Indoor Theater: A building for showing motion pictures or for live dramatic, dance, musical, or other productions, which is usually commercially operated.

Industrial Equipment Repair: An establishment primarily engaged in repairing industrial equipment, including repairing heavy-construction and earth-moving equipment.

Industrial Equipment Sales and Rental: [An establishment primarily engaged in selling or renting heavy industrial equipment, including heavy construction and earth-moving equipment.](#)

Industrial Manufacturing, Heavy: [The Assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than minimal impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, visual impact, odors, glare, or health and safety hazards, or that otherwise do not constitute "light manufacturing", and which may include open uses and outdoor storage. Heavy manufacturing generally includes processing and fabrication of products made from extracted or raw materials or products](#)

involving flammable or explosive materials and processes. This definition shall not include any use that is otherwise listed specifically in a zoning district as a permitted or conditional use. Examples of uses may include: Industrial Equipment Repair, Paper Products, Perfumes, Cosmetics and Toiletries, Pharmaceuticals, Plastic Products Assembly, Plating and Polishing, Pottery Products, Ship and Boat Building, Sign and Advertising Displays, Structural Clay Products, Terra Cotta, Textiles, Textiles Machinery, Beverage bottling, Abrasive Products, Appliance Assembly, Beverage Products, Bottling Machinery, Electronic Devices and Instruments, Engineering and Scientific Instruments, Farm Machinery and Equipment, Furniture, Glass and Glassware, Hard Surface Floor Covering, Insulation Products, Machine Assembly, Machine Shop, Metal Fabrication, Metalworking Machinery, Textile, Welding, Petroleum Bulk Sales and Storage.

Industrial Light Manufacturing, Light:— The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not involve significant truck traffic or railroad operations and do not create material amounts of noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, and where such processes are housed entirely within an enclosed building, except as may be authorized in this CDO. Light manufacturing generally includes processing and fabrication of finished products predominantly from previously prepared materials and includes processes not involving flammable or explosive materials. Examples of activities include but are not limited to Gunsmith, Engineering and Scientific Instruments, Jewelry Products, Leather Goods, Musical Instruments, Watches and Clocks, Wood Products
Signs and Advertising Displays
fabrication of sporting goods or wearing apparel, small medical or specialty equipment, or musical instruments; commercial digital printing operations; and assembly of small appliances or equipment. The term "Light Manufacturing" shall not include any use that is otherwise listed specifically in the Use -Table 3-2 as a Permitted or Conditional Use.

~~**Heavy Manufacturing**— The assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than minimal impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of truck traffic, railroad activities, noise, smoke, fumes, visual impact, odors, glare, or health and safety hazards, or that otherwise do not meet the definition of "Light Manufacturing." This use may include outdoor activities and outdoor storage. Heavy manufacturing generally includes processing and fabrication of products made from extracted or raw materials or products involving flammable, hazardous, or explosive materials and processes, uses involving the fabrication, use, or repair of heavy special purpose equipment such as plastic injection molding. Examples of this use include Industrial Equipment Repair, Paper Products, Perfumes, Cosmetics and Toiletries, Pharmaceuticals, Plastic Products Assembly, Plating and Polishing Pottery Products, Ship and Boat Building, Structural Clay Products, Terra Cotta, Textiles, Textiles Machinery, Beverage bottling. Heavy manufacturing, unless performed on a scale that meets the definition of "Artisan Craft" or "Light Manufacturing", "Heavy Manufacturing" shall not include any use that is otherwise listed specifically in the use table as a Permitted or Conditional Use.~~

Industrial Park: A planned, coordinated development of a tract of land with two or more separate industrial buildings. Such development is planned, designed, constructed, and managed on an integrated and coordinated basis with special attention given to on-site vehicular circulation, parking, utility needs, building design and orientation and open space.

Industrial Supplies: Establishments primarily engaged in marketing industrial supplies, such as bearings, boxes, gaskets, bottles, rubber goods, welding supplies, metal containers, and so forth.

Inlet (Storm Water Inlet): An opening into a storm sewer system through which surface storm water runoff enters the system.

Instrument Runway: A runway equipped, or to be equipped, with electronic or visual air navigation aids adequate to permit the landing of aircraft under restricted visibility conditions.

Insulation Products: Establishments involved in manufacturing insulation products.

Insurance Agency: An agency whose business is to insure persons or property.

Intent: Provisions of this overlay are described by “shall” when required; “should” when expected; and “may” when permitted.

Interested Parties: Those persons who are to be notified by mail of a public hearing, or other action, on a proposed subdivision of land; namely, the applicant or developer of the property to be subdivided and the fee simple owners (executive officer or board of governmental owner) of those properties that share a common boundary line or point with the property to be subdivided or that would share a common boundary line or point with the property to be subdivided but for the existence of a public or private street or a distinct parcel owned by the applicant or developer (see Commission Rules of Procedure). If an abutting property consists of “common areas” that are owned and/or maintained by a subdivision/condominium property owners’ Association, the Association, rather than the individual subdivision lot/condominium owners, shall be deemed the “interested party” for purposes of notice, unless, additionally, the Administrator orders that certain individual owners be provided with notice as interested parties. The identity of interested parties shall be determined from the following sources: (1) the subdivision application; (2) the Auditor’s Plat Books; and (3) the Auditor’s Transfer Books. Those persons identified in the Plan Commission Rules of Procedure who are to be notified by mail of a public hearing, or other action, on a proposed division of land.

Interior Decorating: An establishment involved in the art or practice of planning and supervising the design and implementation of architectural interiors and their furnishings.

Intermittent Stream: A surface watercourse which flows typically only after significant precipitation events or during a particular season, and which evidences a discernable stream bed. This does not encompass man-made drainage ways or natural swales which lack a discernable stream bed.

Interstate: The highest type of primary arterial highway, with full access control, high design speeds, and a high level of driver comfort and safety. Interstate roads are at least four lanes wide with a median in rural areas. Access control is exercised to give preference to through traffic by providing access connections with selected public roads only and by prohibiting crossings at grade or direct private driveway connections.

J

Jewelry: An establishment primarily engaged in selling any combinations of lines of jewelry, such as diamonds and other precious stones mounted in precious metals such as rings, bracelets, and brooches; sterling and plated silverware; and watches and clocks.

Jewelry Products: Establishments primarily engaged in manufacturing jewelry and other articles worn on or carried about the person, made of precious metals with or without stones (including the setting of stones where used), including cigarette cases and lighters, vanity cases and compacts; trimmings for umbrellas and canes; and jewel settings and mountings; or establishments primarily engaged in manufacturing costume jewelry made of all materials, except precious stones and rolled gold plate and gold filled materials.

Junction Chamber: A converging section of conduit, usually large enough for a person to enter, used to facilitate the flow from one or more conduits into a main conduit.

Junkyard: A junkyard is an open area where junk, waste, scrap, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires, bottles, and inoperable equipment or machines or motor vehicles. A junkyard includes automobile wrecking or salvage yards, house wrecking yards, used

lumber yards and places or yards for storage of salvaged house-wrecking and structural steel materials and equipment, but does not include uses established entirely within enclosed buildings or composting operations.

K

Karst: A type of terrain, usually formed on carbonate rocks (limestone, dolomite, calcareous shale), gypsum, and other rocks by dissolution, and that is characterized by sinkholes, underground drainages, and caves.

Karst Valleys: Valley-like areas characterized by numerous sinkholes and intermittent sinking streams along adjacent hillsides that have no over land stream outlet.

Karst Window: A collapsed sinkhole that exposes a cave stream or an intermittent cave stream.

Kennel: An establishment [or lot](#) wherein any person engages in the business of boarding, ~~breeding~~, buying, keeping, letting for hire, training for a fee, or selling dogs, cats and/or other small, domesticated household pets (not farm animals). [A kennel, for purposes of this chapter, shall not include a facility in or adjoining a private residence where dogs are kept for the hobby of the householder using them for hunting, practice tracking, exhibiting in shows or field or obedience trials or for the guarding or protecting of the householder's property, and an occasional sale of puppies or kittens by the owner, lessee or other occupant of such property shall not make that property a kennel for the purposes of this chapter.](#)

Kennels, including commercial animal breeding operations: The boarding, breeding, raising, grooming, or training of two or more dogs, cats, or other household pets of any age not owned by the owner or occupant of the premises, and/or for commercial gain. An establishment wherein any person engages in the business of boarding, breeding, buying, keeping, letting for hire, training for a fee, or selling dogs, cats, and/or other small, domesticated household pets (not farm animals).

L

Laboratories: Facilities equipped for experimental study in a science or for testing and analysis; facilities providing opportunity for research, experimentation, observation, or practice in a field of study.

Lake Bodies: The areas covered by Griffy Reservoir and Lake Monroe at normal pool elevation.

Lake Monroe Watershed: All areas of Monroe County within the Monroe County planning jurisdiction within the watershed boundaries as located by the Environmental Systems Applications Center, Indiana University, Bloomington. All land within the Lake Monroe Watershed has been classified into the following areas:

- A. **Area 1. All land lying within 1,000 feet (measured horizontally) of the Fee Take Line.**
- B. **Area 2. All land lying between 1,000 feet and 2,500 feet (measured horizontally) of the Fee Take Line. Also, all land lying within 1,000 feet (measured horizontally) of the Regulatory Floodway.**
- C. **Area 3. The entire Lake Monroe Watershed outside of Areas 1 and 2.**

Land: Any ground, soil or earth, including marshes, swamps, drainage ways, and areas not permanently covered by water, within the County Jurisdictional Area.

Land Disturbing Activity: Any man-made change of the land surface including clearing, cutting, excavating, filling, or grading of land or any other activity that alters land topography or vegetative cover, but not including agricultural land uses such as planting, growing, cultivating and harvesting crop, growing and tending gardens and minor landscaping modifications.

Land Divider: The owner of a parcel of land to be further divided pursuant to the exempt division regulations.

Landing Area: The area of the airport used for the landing, take-off or taxiing of aircraft.

Landscape Area: Land that has been decoratively or functionally altered by contouring and planting shrubs, trees or vines, and with a living or nonliving ground cover.

Landscape Buffer: See Bufferyard.

Landscaping: The improvement of a lot, parcel or tract of land with a combination of living plants (such as grass, shrubs, trees and/or other plant material) and nonliving material (such as rocks, mulch, walls, fences, or ornamental objects) designed and arranged to produce an aesthetically pleasing effect.

Landscape Plan: A component of a development plan on which is shown: proposed landscape species (such as quantity, spacing, size at time of planting, and planting details); proposals for protection of existing vegetation during and after construction; proposed treatment of hard and soft surfaces; proposed decorative features; grade changes; buffers and screening devices; and any other information that can reasonably be required in order that an informed decision can be made by the approving authority.

Landscaping Features: See Buffer Landscaping, Screening and Canopy and Understory Trees.

Land Use Certificate: A certificate signed by the Administrator stating that the occupancy and use of the land, building or structure referred to therein complies with the provisions of this ordinance.

Land Use Density

Larger Common Plan of Development or Sale: A plan, undertaken by a single project site owner or a group of project site owners acting in concert, to offer Lots for sale or lease; where such land will be presumed as being offered for sale or lease as part of a larger common plan. The term also includes phased or other construction activity by a single entity for its own use.

Lateral Storm Sewer: A sewer to which inlets are connected but to which no other storm sewer is connected.

Leather Goods: Establishments primarily engaged in manufacturing leather goods, such as handbags and purses, billfolds, checkbook covers, saddles, horse whips, and so forth, and where no leather tanning or curing is done on the premises.

Legal Access: A platted access easement or the minimum required frontage on a street.

Legal Description: A description recognized by law which definitely describes real property by reference to government surveys, coordinate systems or recorded maps; a description which is sufficient to locate property without oral testimony.

Legal Drain: Any drain moving in excess of 30 cubic feet per second during a 10 year storm. Any drainage system consisting of an open drain, a tiled drain, or any combination of the two, that is under the jurisdiction of the County Drainage Board as provided by I.C. 36-9-27, as amended.

Legal Service: An establishment engaged in offering legal advice or legal services, the head or heads of which are members of the bar.

Level of Service (LOS): A quantitative stratification of the effectiveness of a road's capacity to carry a given amount of traffic. A continuum of letter grades, with "A" being the best, most free-flowing travel and "F" being a standstill, is used to quantify travel for a roadway segment.

Light Equipment: Motorized equipment weighing six tons or less.

Liquor Store: An establishment primarily engaged in the retail sale of packaged alcoholic beverages, such as ale, beer, wine and whiskey, for off-premises consumption.

Livestock Auction Market: An established place of business and contiguous surroundings, where domestic animals are consigned to be sold at public auction upon a commission basis to be paid by the consignor at which place the operator of the business Acts as agent for consignor and said place has been inspected and approved on the basis of maintaining minimum standards, in conformance with regulations adopted by the State Board of Health.

LMI Housing: Units to be sold or rented to families earning 70 to 120 percent of the county median income, adjusted for family size, as determined by the US Department of Housing and Urban Development.

Local Street: A street intended to provide access to other streets from individual properties and to provide right-of-way beneath it for sewer, water, and storm drainage pipes.

Location Map: A map showing the location of the property proposed to be subdivided. Such a map shall show the closest cross streets in all directions.

Locksmith: An individual who makes or repairs locks.

Lot: A tract, plot, or portion of a subdivision or other parcel of land, the boundaries of which have been established by some instrument of record, that is intended as a unit for the purpose, whether immediate or future, of transfer of ownership or of building development. A tract, plot, or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership or of building development.

Lot Area. The area of horizontal plane bounded by the vertical planes through front, side and rear lot lines.

Lot, Corner: A lot situated at the intersection of two (2) streets. A corner lot has a front yard on each abutting street. Corner Lots must observe the minimum front yard setback from both streets and observe the minimum side yard setback from the remaining property lines. A lot situated at the intersection of two (2) streets. A corner lot has a front yard on each abutting street.

Lot Corner Marker: An iron or steel dowel at least thirty (30) inches long and 5/8 inch in diameter set at the vertices of each angle in a lot boundary line.

Lot Coverage: The percentage of the lot area that is covered by the building or structure, exclusive of open courts, terraces or decks. See Floor Area and Open Space. The percentage of the lot area that is covered by the building or structure, including covered porches or decks and accessory buildings or structures but excluding open courts, terraces or decks. (See Floor Area and Open Space).

Lot Depth: The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line. The lot depth of a multiple frontage lot may be determined from any of its front lot lines.

Lot, Improvement: Any building, structure, work of art, or other object, or improvement of the land on which such objects are situated that constitute a physical betterment of real property.

Lot, Interior: A lot other than a corner lot with only one frontage on a street other than an alley.

Lot Line: A lot line is a property boundary line of any lot held in single or separate ownership; except that where any portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the street or alley line.

Lot Line, Front Yard: The lot line abutting a street, watercourse or lake. Corner Lots and through Lots have at least two front lot lines, multiple frontage Lots may have more than two front lot lines.

Lot Line, Rear Yard: The lot line that is opposite to and most distant from the front property line. In the case of a triangular or irregularly shaped lot, the rear property line shall be Assumed to be a line not less than ten (10) feet long, lying within the lot and parallel to the front property line at a maximum distance from the front lot line. If the front property line is a curved line, then the rear property line shall be Assumed to be a line not less than ten (10) feet long, lying within the lot and parallel to a line tangent to the front property line at its midpoint. A lot may have more than one rear lot line.

Lot Line, Side Yard: Any boundary of a lot that is not a front or rear lot line.

Lot, Multiple Frontage: A lot with frontage at two or more locations.

Lot of Record: A lot, which was created by subdivision, the plat of which has been approved as required by applicable County, City, and State law and recorded in the Office of the Monroe County Recorder; or a parcel of land, the bounds of which have been legally established by a separate deed and duly recorded in the Office of the Monroe County Recorder. "Legally established" means not in violation of any County, City, or State subdivision regulations existing at the time the lot was established by deed. Also, a parcel described by a single deed containing more than one (1) metes and bounds description shall be one (1) lot of record unless the parcels described by separate descriptions have, in the past, been lawfully-established, separate parcels of record.

Lot, Out: That portion of land of a plat which is usually located adjacent to a street or frontage road and not dedicated to serving the needs of the primary development for an additional and separate building or buildings in the development.

Lot, Reverse Frontage: A through lot that is not accessible from one of the parallel or nonintersecting streets upon which it fronts.

Lot, Substandard: A parcel of land that has less than the minimum area or minimum dimensions required in the zone in which the lot is located.

Lot, Through: A lot having frontage on two parallel or approximately parallel streets. A through lot has a front yard on each abutting street, watercourse or lake.

Lot Width: The horizontal distance between the side lot lines measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building line. The width of a multiple frontage lot shall be determined at all of its building lines.

Lowest adjacent grade: The lowest elevation, after completion of construction, of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure.

M

Machine Assembly: An establishment involved in manufacturing and assembling machinery.

Machine Shop: A workshop in which material are machined to size and assembled.

Major Collector: Facilities that are designed to convey vehicles safely and quickly to the arterial road system. They serve minor population centers and neighborhood traffic generators that are not feasibly served by the arterials.

Major Drainage System: A drainage system that carries runoff from an area greater than or equal to one square mile.

Major Street: See Collector Street or Arterial Street.

Major Street Plan: See Official Zone Map.

Major Subdivision: See Subdivision, Major.

Major Utility: See Utility, Major

Manhole: A storm sewer structure through which a person may enter to gain access to an underground storm sewer or enclosed structure.

Manufactured Home: A dwelling unit, designed and built in a factory, which bears a seal certifying that it was built in compliance with the federal Manufactured Home Construction and Safety Standards Law of 1974 (42 USC 5401 et seq.).

Manufactured Home Park: A site containing spaces with required improvements and utilities that may be leased for the long-term placement of manufactured houses and that may include services and facilities for the residents.

Manufactured home park or subdivision: A parcel (or contiguous parcels) of land divided into two or more manufactured home Lots for rent or sale.

Manufactured Housing Sales: Establishments primarily engaged in the retail sale of new and used mobile homes, new manufactured houses, and new modular homes, including incidental storage.

~~**Manufacturing, Heavy:** The Assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than minimal impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, visual impact, odors, glare, or health and safety hazards, or that otherwise do not constitute "light manufacturing", and which may include open uses and outdoor storage. Heavy manufacturing generally includes processing and fabrication of products made from extracted or raw materials or products involving flammable or explosive materials and processes. This definition shall not include any use that is otherwise listed specifically in a zoning district as a permitted or conditional use.~~

Manufacturing, Light: The Assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such Assembly, fabrication or processing takes place, where such processes are housed entirely within an enclosed building, except as may be authorized pursuant to Chapter 813. Light manufacturing generally includes processing and fabrication of finished products predominantly from previously prepared materials and includes processes. This definition shall not include any use that is otherwise listed specifically in any zoning district as a permitted or conditional use.

Map: A representation of the earth's surface, or any part thereof, in signs and symbols, on a plane surface, at an established scale, with a method or orientation indicated.

Marine Supply: An establishment primarily engaged in the retail sale of motorboats and other watercraft, marine supplies, and outboard motors, including incidental storage.

Market value: The building value, excluding the land (as agreed to between a willing buyer and seller), as established by what the local real estate market will bear. Market value can be established by independent certified appraisal, replacement cost depreciated by age of building (actual cash value) or adjusted Assessed values.

Marker: A stake, pipe, rod, nail, or any other object which is not intended to be a permanent point for record purposes.

Marquee: Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

Massage Studio: An establishment offering massage therapy and/or body work by a massage therapist certified under IC 25-21.8 or under the direct supervision of a licensed physician, surgeon, chiropractor, or osteopath.

Master Plan: See Comprehensive Plan.

Measurable Storm Event: A precipitation event that results in a total measured precipitation accumulation equal to, or greater than, one-half (0.5) inch of rainfall.

Meat Market: A place of business where fresh, frozen or cured meats are sold and where no animals are butchered on the premises.

Medical Clinic: An establishment providing medical, psychiatric or surgical services exclusively on an outpatient basis, including emergency treatment and diagnostic services. [Includes Rehabilitation Therapy Facility, Physical Therapy, Chiropractor, etc.](#)

Metal Fabrication: An establishment involved in [manufacturing process that shapes metal into parts or end products](#). ~~fabricating any of the various opaque, fusible, ductile and typically lustrous substances that are good conductors of electricity and heat.~~

Metalworking Machinery: An establishment involved in manufacturing machinery to be used for shaping objects out of metal.

Microbrewery: [A facility for the production and packaging of malt beverages of low alcoholic content for distribution, retail, or wholesale, on or off premise, with a capacity of not more than 15,000 barrels per year. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district](#)

Mineral Extraction: The on-site extraction of surface or sub-surface mineral products or natural resources. Typical extractive uses are quarries, borrow pits, sand and gravel operations, and mining operations.

Minor Collector: Facilities that are designed to convey vehicles to major collector or arterial streets.

Minor Drainage System: A drainage system that carries runoff from an area of less than one square mile.

Minor modification: Any improvements to existing structures that do not qualify as a substantial modification, does not result in an increase to the fall zone to an extent that would result in a violation of the setback requirements and is eligible for administrative review and approval.

Minor Subdivision: See Subdivision, Minor.

Mixed-use: Multiple functions within the same building through superimposition or adjacency, or in multiple buildings within the same area by adjacency. This technique is a tenet of form-based zoning to encourage, compact urban areas, pedestrian activity, reduction of dependence on automobiles and parking facilities, among other benefits.

Minor Utility: see [Utility, Minor](#)

Mobile Home: A [single family](#)[single dwelling](#) residential unit with all of the following characteristics:

- A. Designed for long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities with plumbing and electrical connections provided for attachments to outside systems;
- ~~D.~~[B.](#) Designed to be transported after fabrication on its own wheels;
- ~~E.~~[C.](#) Arriving at the site where it is to be occupied as a dwelling complete, conventionally designed to include major appliances, and ready for occupancy except for minor and incidental unpacking and Assembly operations, location on foundation supports, connection to utilities and the like; and,
- ~~F.~~[D.](#) Designed for removal to and installation or erection on other sites.

Modular Home: Any [single family](#)[single dwelling](#) unattached manufactured home that is without wheels and chassis but that is designed for transportation on streets after fabrication.

Monopole: A single, freestanding pole-type structure supporting one or more Antenna. For purposes of this Ordinance, a Monopole is not a Tower.

Monument: A physical structure which marks the location of a corner or other survey point.

Motel: A building, or portion thereof, in which five (5) or more guest rooms (typically accessible from an outdoor parking lot) are furnished to the public under a short-term lodging agreement.

Motorcycle Sales: Establishments primarily engaged in the retail sale of new and used motorcycles, motor scooters, and personal watercraft, including incidental storage, maintenance and servicing.

Motor Vehicle and Equipment Assembly: Establishments primarily engaged in manufacturing or assembling complete passenger automobiles, trucks, commercial cars and buses and special purpose motor vehicles, including establishments primarily engaged in manufacturing chassis or passenger car bodies, which may also manufacture motor vehicle parts.

MS4 Area: Land comprising one (1) or more places that receive coverage under one (1) NPDES storm water permit regulated by 327 IAC 15-13 or 327 IAC 5-4- 6(a)(4) and 327 IAC 5-4-6(a)(5).

MS4 Operator: The person responsible for development, implementation, or enforcement of the minimum control measures for a designated MS4 area regulated under 327 IAC 15-13.

Mulch: Nonliving organic and synthetic materials customarily used in landscape design to retard erosion, conserve moisture, prevent weeds from growing, and aid in establishing plant cover.

Multifamily Dwelling: The use of a lot for three (3) or more dwelling units, within one (1) or more buildings, other than a manufactured home.

Multiple-Family Subdivision: A subdivision intended to be the site of more than one multifamily dwelling.

Municipal Sewage Disposal System: See Public Sewage Disposal System.

Municipal Water System: See Public Water System.

Music Store: An establishment primarily engaged in selling musical instruments, phonograph records, compact discs, tapes, sheet music and similar musical supplies.

Musical Instruments: Establishments primarily engaged in manufacturing ~~pianos~~ pianos, guitars, and other similar instruments, ~~with or without player attachments; organs; other musical instruments;~~ and ~~s well as~~ parts and accessories for musical instruments.

N

Net Selling Price: The selling price of a house and its accompanying land minus the costs incurred for land acquisition and construction.

Night-time Hours: 7:00 p.m. to 7:00 a.m., local time.

Noise Pollution: A level of noise which subjects those in close proximity to such decibel levels that impair their health, general welfare and enjoyment of their property for its intended use.

Noncommercial Message: A sign which carries no message, statement, or expression related to the commercial interests of the sign owner, lessee, author or other person responsible for the sign message.

Nonconforming Sign: See Sign, Nonconforming.

Nonconforming Use: See Use, Nonconforming. Any structure, tree or use of land that is lawfully in existence at the time the regulation prescribed in this chapter, or an amendment thereto, becomes effective and does not then meet the requirements of the regulation.

Non-Instrument Runway: A runway other than an instrument runway.

Normal Pool Elevation: The mean elevation of a lake body's surface. The normal pool elevation for Griffy Reservoir is 630 feet and the normal pool elevation for Lake Monroe is 538 feet.

North American Vertical Datum of 1988 (NAVD 88): as adopted in 1993, a vertical control datum used as a reference for establishing varying elevations within the floodplain.

Nursery/greenhouse: An establishment for the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting, conducted within or without an enclosed building.

Nursing Home: A privately operated establishment providing long-term personal and nursing care for the elderly, or for other individuals incapacitated in some manner for medical reasons.

O

Objectionable Substances: Substances of a quantity and type that are present in sufficient duration and location to damage the waters of the state.

Octave Band Sound Pressure Level: The sound pressure level for the sound being measured contained within the specified octave band. The reference pressure is twenty (20) micronewtons per square meter ($\mu\text{N}/\text{m}^2$).

Odor Concentration: The number of cubic feet that one cubic foot of sample will occupy when diluted to the odor threshold. It is measured in the number of odor units in one cubic foot of the sample and expressed in odor units per cubic foot.

Odor Unit: One cubic foot of air at the odor threshold.

Office: An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services. [Includes law offices, accountant offices, real estate offices, tax preparation.](#)

Office and Computer Equipment: Establishments primarily engaged in manufacturing office equipment such as typewriters, desk calculators, adding and accounting machines, duplicating machines and similar equipment; and/or in manufacturing electronic computer and peripheral equipment and/or major logical components intended for use in electronic computer systems.

Office Equipment Repair: An establishment involved in repairing office equipment, such as typewriters, copying machines, computers, calculators, and so forth.

Office Showroom: An establishment where office merchandise is exhibited for sale or where sample office supply items are displayed, including incidental storage, provided that a minimum of twenty (20) percent of the building is comprised of finished office space.

Office Supplies: Places of business where stationer and office supplies, such as enveloped, typewriter and mimeograph paper, file cards and folders, pens and pencils, and so forth, are the main items offered for sale.

Official Master Plan: See Comprehensive Plan.

Official Zone Map: The map or maps established by the County pursuant to law showing the existing and proposed streets, highways, parks, drainage systems, and set-back lines theretofore laid out, adopted and established by law, and any amendments or additions thereto adopted by the County or additions thereto resulting from the approval of subdivision plats by the Commission and the subsequent filing of such approved plats.

Off-Site: Any premises not located within the area of the property to be subdivided, whether or not in the same ownership of the applicant for subdivision approval. Any premises not located within the area of the property to be subdivided, whether or not in the same ownership of the Applicant.

Off-Street Loading and Unloading Space: An open hard-surface area of land, other than a street, driveway, or public way, the principal use of which is for standing, loading and unloading of motor trucks, tractors and trailers or other motor vehicles, to avoid undue interference with the public use of streets and alleys. Such space shall not be less than twelve (12) feet in width, thirty (30) feet in length for short berths and fifty (50) feet in length for long berths and fifteen (15) feet in height, exclusive of access aisles and maneuvering space.

Off-Street Parking Schedule: General off-street parking requirements, as delineated in the Zoning Ordinance that indicate the number of parking spaces required per use.

On-Site: Any premises located within the area of the property that is the subject of an application for development.

Opacity: A condition which renders material partially or wholly impervious to transmittance of light and causes obstruction of an observer's view. For the purposes of these regulations, the following equivalence between opacity and Ringelmann shall be employed.

A.	Opacity Percent Ringelmann No.
1.	100.5
2.	201

3. 301.5
4. 402
5. 603
6. 804
7. 1005

Open Drain: A natural or artificial open channel that carries surplus water and that was established under or made subject to any drainage statute or ordinance.

Open Space: Total horizontal area of all portions of the lot not covered by buildings, structures, streets, parking areas or paved walkways.

Open Space, Usable: That portion of a zoning lot which is not covered by building or paved areas. For the purposes of this ordinance, outdoor roof gardens, patios and decks may be counted, providing a maximum of 100 square feet per dwelling unit may be included as usable open space. Pools and other recreational facilities may be included in the usable open space provided that a minimum of thirty (30) percent of the usable open space must be devoted to landscaping.

Optical Goods: Establishments involved in selling visual devices or products.

Optical Instruments and Lenses: Establishments primarily engaged in manufacturing instruments that measure an optical property, including apparatus, except photographic, that projects or magnifies, such as binoculars, prisms and lenses; optical sighting and fire control equipment and related analytical instruments; or establishments primarily engaged in manufacturing eyeglass lenses, frames, or fittings.

~~**Orchard:** A group of fruit or nut trees grown and cultivated for the sale of harvested produce.~~

Ordinance: Any legislative action, however denominated, of a local government which has the force of law.

Ordinary Maintenance: Ensuring that communications facilities and wireless support structures are kept in good operating condition. Ordinary maintenance includes inspections, testing and modifications that maintain functional capacity, aesthetic and structural integrity; for example, the strengthening of a wireless support structure's foundation or of the wireless support structure itself. Ordinary maintenance includes replacing antennas of a similar size, weight, shape and color and accessory equipment within an existing wireless communications facility and relocating the antennas of approved communications facilities to different height levels on an existing monopole or tower upon which they are currently located. Ordinary maintenance does not include minor and substantial modifications.

Original Parent Parcel: The lot prior to the utilization of the Sliding Scale Option subdivision method.

Ornamental Tree: A deciduous tree planted primarily for its ornamental value or for screening purposes; tends to be smaller at maturity than a shade tree.

~~**Outdoor Drive-in Theater, Outdoor:**~~ An open-air lot devoted primarily to the showing of motion pictures for patrons in automobiles. These uses frequently include refreshment stands.

Outdoor shooting range: An area designed and operated for the use of rifles, shotguns, pistols, muskets, or similar firearms that are fired at silhouettes, skeet, trap, paper, stillboard, or other similar targets. Use is not permitted. Exemptions include: hunting and target practice on private property not for commercial gain.

Outfall: The point or location at which storm water runoff discharges from a sewer or drain. The term also applies to the outfall sewer of channel which carries the storm runoff to the point of outfall.

Owner: Any person or other legal entity having legal title to or significant proprietary interest in the land subject to a zoning determination under these regulations.

Owners Association: See Condominium Association or Homeowners Association.

P

Paper Products: Establishments involved in manufacturing paper products such as envelopes, paper bags, file folders, stationery, wrapping paper, and so forth, and where no paper is produced on the premises.

Parcel: A part or portion of land having a legal description formally set forth in a conveyance instrument (e.g., a deed) together with the boundaries thereof, in order to make possible its easy identification. Not to be confused with Lot of Record.

Parent Parcel Remainder: The largest lot created under the Sliding Scale Option subdivision method.

Parent Tract: The land from which the new lot or tract of land is being taken as recorded in the County Recorder's Office on the date of adoption of these regulations.

Park: A tract of land, designated and used by the public for active and passive recreation.

Park and Recreational Services: Publicly- and privately-owned and operated parks, playgrounds, recreational facilities, golf courses and open spaces.

Parking Area: An open hard-surfaced area of land, other than a street, driveway, or public way, the principal use of which is for the storage (parking) of passenger automobiles or commercial vehicles under two-ton capacity by the public, whether for compensation or not, or as an accommodation to clients or customers. An improved surface upon which passenger vehicles are parked, and at which a fee may be charged.

Parking Area, Private: A private parking area is an open, hard-surfaced area, other than a public way or street, designed, arranged and made available for the storage (parking) of private passenger automobiles only, of occupants of the building or buildings for which the parking area is developed and is accessory.

Parking Area, Public: A public parking area is an open, hard-surfaced area, other than a public way or street, intended to be used for the temporary, daily, or off-street parking of passenger automobiles and commercial vehicles under one and one-half (1-1/2) tons rated capacity, and available to the public, whether for compensation, free, or as an accommodation to clients or customers.

Parking Facility: An area on a site with or without a principal use, which includes one or more off-street parking spaces together with driveways, aisles, turning and maneuvering areas, clearances, and similar features. A parking facility includes parking Lots, parking garages, and parking structures, and includes both publicly and privately owned facilities.

Parking Space, Automobile: Hard surfaced space within a parking area or a building of not less than one hundred fifty-seven and one-quarter (157.25) square feet, being eight and one-half (8-1/2) feet by eighteen and one-half (18-1/2) feet, with a vertical clearance of at least seven (7) feet, exclusive of access drives, aisles, ramps, columns, or office and work area, for the storage of one passenger automobiles or commercial vehicles under two-ton capacity.

Particle Velocity: A characteristic of vibration that depends on both displacement and frequency. If not directly measured, it can be computed by the frequency by the amplitude times the factor 6.28. The particle velocity will be in inches per second, when the frequency is expressed in cycles per second and the amplitude in inches.

Particulate Matter: Any solid or liquid material, other than water, which exists in finely divided form.

Party Wall: A wall which is common to but divides contiguous buildings.

Paving Materials Central Mixing: Establishments primarily engaged in mixing paving materials to be transported and used at another location.

Peak Discharge: The maximum rate of flow during a storm, usually in reference to a specific design storm event.

Peak Flow: The maximum rate of flow of water at a given point in a channel or conduit resulting from a particular storm or flood.

Pennant: Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, string, usually in series, designed to move in the wind.

Performance Standard: A criterion or limit established to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, and glare or heat generated by, or inherent in uses of land or buildings.

Perfumes, Cosmetics and Toiletries Manufacture: Establishments primarily engaged in the manufacture of perfumes (natural and synthetic), cosmetics, and toiletries; establishments engaged in blending and compounding perfume bases and the manufacture of shampoos and shaving products, whether soap or synthetic detergents.

Perimeter Street: Any existing street to which the parcel of land to be subdivided abuts on only one side.

Permanent Open Space: Parks, playgrounds, landscaped green space, and natural areas, not including schools, community centers or other similar areas in public ownership.

Permanent Stabilization: The establishment, at a uniform density of seventy percent (70%) across the disturbed area, of vegetative cover or permanent nonerosive material that will ensure the resistance of the soil to erosion, sliding, or other movement.

Permit authority: The Monroe County board, commission, or employee that, or who, makes legislative, quasi-judicial, or administrative decisions concerning the construction, installation, modification, or siting of wireless facilities or wireless support structures.

Person: A governmental entity, a corporation, a partnership, and an incorporated Association of persons such as a club as well as an individual. An individual, firm, partnership, corporation, company, Association, joint stock Association or body politic and includes a trustee, receiver, assignee, administrator, executor, guardian or other representative.

Personal Services: [Includes Beauty Service, Barber Shop, Spas, Nail Salon, massage studio, tailoring, Upholstery Service and other associated businesses.](#)

Pesticide: A chemical substance used to kill a plant or animal that is a nuisance or harmful to humans.

Pet Services: Establishments engaged in grooming ~~and boarding~~, when totally within a building, of dogs, cats, birds, fish, or similar small animals customarily used as household pets. Typical uses include dog bathing and clipping salons and pet grooming shops.

Pet Shop: Place of business where domestic animals, and products for the health and care of domestic animals, are sold.

Petroleum Bulk Sales and Storage: An establishment primarily engaged in the retail sale of petroleum products, such as fuel oil and kerosene, from bulk liquid storage facilities.

Pharmaceuticals: Establishments primarily engaged in manufacturing, fabricating or processing drugs in pharmaceutical preparations for human or veterinary use. Most of the products of these establishments are finished in the form intended for final consumption, such as ampuls, tablets, capsules, vials, ointments, medicinal powders, solutions and suspensions. Products of this industry consist of two important lines: pharmaceutical preparations promoted primarily to the dental, medical or veterinary professions; and pharmaceutical preparations promoted primarily to the public.

Phasing of Construction: Sequential development of smaller portions of a large project site, stabilizing each portion before beginning land disturbance on subsequent portions, to minimize exposure of disturbed land to erosion.

Photographic Service: An establishment primarily engaged in developing films, in making photographic prints and enlargements for the trade or for the general public, and in renting photographic equipment.

Physical Therapy Facility: A place where treatment of disease and injury by mechanical means such as exercise, heat, light, and massage are provided.

Pick-your-own operation: An establishment where commercially grown fruit or vegetables are picked by the customer for purchase at the place of production.

Plan Commission: See Commission.

Planned Unit Development: A means of land regulation which permits large scale, unified land development in a configuration and possibly a mix of uses not otherwise permitted "as of right" under the County Zoning ordinance but requiring under that ordinance a special review and approval process. A Planned Unit Development may be established for predominantly residential, commercial or industrial purposes. A Planned Unit Development is an area under single ownership or control to be developed in conformance with an approved development plan, consisting of a map showing the development area and all improvements to the development area, a text which sets forth the uses and the development standards to be met, and exhibits setting forth any Aspects of the development plan not fully described in the map and text. The map, exhibits, and text constitute a development plan. The uses and standards expressed in the development plan constitute the use and development regulations for the Planned Unit Development site in lieu of the regulations for the underlying district.

Plaster Central Mixing: Establishments primarily engaged in mixing plaster, usually for use by others.

Plastic Products Assembly: Establishments primarily engaged in molding primary plastics for the trade and fabricating miscellaneous finished plastics products; establishments primarily engaged in manufacturing fabricated plastics products or plastics film, sheet, rod, nontextile monofilaments and regenerated cellulose products and vulcanized fiber, whether from purchased resins or from resins produced in the same plant.

Plat: A map indicating the subdivision or resubdivision of land filed or intended to be filed for record with the County Recorder. A map, drawing or plan indicating the subdivision or resubdivision of land which is filed or intended to be filed with the Commission for approval under these regulations and with the County Recorder for recording.

Plat Committee: The Monroe County Plat Committee, appointed by the Plan Commission, which may hear subdivision proposals which do not involve the opening of new public ways and that comply in all other respects with this ordinance and the Subdivision Control Ordinance. The Monroe County Plat Committee, appointed by the Commission (see Rules of Procedure), may hear subdivision proposals which do not involve the opening of new public ways and that comply in all other respects with these regulations and with the Zoning Ordinance.

Plating and Polishing: Establishments primarily engaged in all types of electroplating, plating, anodizing, coloring and finishing of metals and formed products for the trade.

Plant Community: A natural Association of plants that are dominated by one or more prominent species, or a characteristic physical attribute.

Post-Secondary Educational Institution: A school offering educational instruction beyond the secondary level, having regular sessions with regularly employed instructors, which is licensed by the State of Indiana.

Pottery Products: Establishments involved in manufacturing pottery and related products such as red earthenware flower pots, fine earthenware cooking ware, bone China, China plumbing fixtures, and so forth.

Practical Difficulties: For variance purposes, means a significant development limitation that:

- A. Arises from conditions on the property that do not generally exist in the area (i.e., the property conditions create a relatively unique development problem);
- B. Precludes the development or use of the property in a manner, or to an extent, enjoyed by other conforming properties in the area;
- C. Cannot be reasonably addressed through the redesign or relocation of the development/building/structure (existing or proposed); and,
- D. May not be reasonably overcome because of a uniquely excessive cost of complying with the standard.

Preferred Frequencies: Those frequencies in Hertz preferred for acoustical Measurements which, for the purposes of this regulation, consist of the following set of values: 20, 25, 31.5, 40, 50, 63, 80, 100, 125, 160, 200, 250, 315, 400, 500, 630, 800, 1000, 1250, 1600, 2000, 2500, 3150, 4000, 5000, 6300, 8000, 10,000, 12,500.

Preliminary Approval: An approval (or approval with conditions imposed) granted to a subdivision by the Commission after having determined in a public hearing that the subdivision complies with the standards prescribed in this ordinance.

Preliminary Plat: The preliminary drawing or drawings, described in these regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Commission for approval.

Primary Area: The portion of a Historic District in which historic or architecturally worthy buildings, structures, sites, monuments, streetscapes, squares and/or neighborhoods are located.

Primary Arterial: A street intended to move through-traffic to and from such major attractions as central business Districts, regional shopping centers, colleges and/or universities, military installations, major industrial areas, and similar traffic generators within the County; and/or as a route for traffic between communities; a major thoroughfare.

Primary Conservation Areas: Unbuildable land, including but not limited to, wetlands and land that is generally inundated (land under ponds, lakes, creeks, etc.); all of the floodway and floodway fringe within the 100-year floodplain; steep slopes; karst areas; and soils subject to slumping, expansion, or erosion.

Principal Use: The main use of land or structures as distinguished from a subordinate or accessory use.

Principal Building: A building or structure or, where the context so indicates, a group of buildings or structures, in which the principal use of a lot or parcel is conducted.

Private Recreational Facility: A recreational facility ~~for use by residents and guests of a particular residential development, church, private primary or secondary educational facility or limited residential neighborhood that includes~~, including both indoor and outdoor facilities. Uses include "Amusement Arcade", trampoline parks, gymnastics gyms, laser tag, paintball, swim clubs, miniature golf, batting cages.

Private Sewage Disposal System: Any sewage disposal system not constructed, installed, maintained, operated and owned by a municipality, a taxing district or a corporation or organization possessing a "Certificate of Territorial Authority" issued by the Indiana Utilities Regulatory Commission and established for that purpose. A private sewage disposal system is typically an individual sewage disposal system that may be either a subsurface septic system or mound septic system that is surface constructed of material brought to the site.

Private Water System: Any plumbing system for providing potable water to a lot or parcel of property that is not constructed, installed, maintained, operated and owned by a municipality, a taxing district or a corporation or organization possessing a "Certificate of Territorial Authority" issued by the Indiana Utilities Regulatory Commission and established for that purpose. A private water system is typically a well drilled to serve a single lot.

Project Site: The entire area on which construction activity is performed.

Project Site Owner: The person required to submit the NOI letter under this Chapter and required to comply with the terms of this Chapter, including either a developer or a person who has financial and operational control of the construction activities and project plans and specifications, including the ability to make modifications to those plans and specifications.

Prominent Discrete Tone: Sound, having a one-third octave band sound pressure level which when measured in a one-third octave band at the preferred frequencies, exceeds the arithmetic average of the sound pressure levels of the two (2) adjacent one-third octave bands on either side of such one-third octave band by:

- A. Five dB for such one-third octave band with a center frequency from 500 Hertz to 10,000 Hertz, inclusive. Provided, such one-third octave band sound pressure level exceeds the sound pressure level of each adjacent one-third octave band or;
- B. Eight dB for such one-third octave band with a center frequency from 160 Hertz to 400 Hertz, inclusive. Provided, such one-third octave band sound pressure level exceeds the sound pressure level of each adjacent one-third octave band or;
- C. Fifteen dB for such one-third octave band with a center frequency from 215 Hertz to 125 Hertz, inclusive. Provided, such one-third octave band sound pressure level exceeds the sound pressure level of each adjacent one-third octave band.

Property Line: The boundaries of a lot of record excluding any right-of-way.

Public Agency: An agency or government department acting under the aegis of and representing an elected or appointed council, commission, or other policy-making or advisory body of federal, state or local government to whom it is responsible.

Public Assembly: This use includes educational facilities and all accessory uses.

Public building or land: Any building or land owned, leased or held by the United States, the State of Indiana, the County of Monroe, any city, town, special district, school district, or any other agency or political subdivision of the State or of the United States, which building, or land is used for governmental or public purposes.

Public Improvement: Any drainage ditch, street, highway, parkway, sidewalk, pedestrian-way, tree, lawn, off-street parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

Public Park or Recreation Area: Public land which has been designated for park or recreational activities including, but not limited to parks, playgrounds, nature trails, swimming pools, reservoirs, athletic fields, basketball or tennis courts, pedestrian/bicycle paths, open spaces, wilderness areas, or similar public land uses.

Public Sewage Disposal System: Any sewage disposal system constructed, installed, maintained, operated, owned or defined as a public sewage disposal system by a municipality, taxing district or a corporation or organization possessing a "Certificate of Territorial Authority" issued by the Indiana Utilities Regulatory Commission and established for that purpose.

Public Utilities: A closely regulated enterprise with a franchise for providing to the public a utility service deemed necessary for the public health, safety, and welfare, such as electric, gas, telephone, water, sewer, solid waste disposal, schools, and public transit.

Public Water System: Any water system that is constructed, installed, maintained, operated, owned or defined as a public water system by a municipality, taxing district or a corporation or organization possessing a "Certificate of Territorial Authority" issued by the Indiana Utilities Regulatory Commission and established for that purpose.

Q

Qualified Geologist: A person who has met or exceeded the minimum geological educational requirements and who can interpret and apply geologic data, principles, and concepts and who can conduct field or laboratory geologic investigations; and who by reason of experience and education, has an understanding of local karst geology.

R

Racetrack: A large open or enclosed space used for games or racing events or competitions and partly or completely surrounded by tiers of seats for spectators.

Radio/TV stations: A facility used to host and produce content for radio and/or television.

Radius of Curvature: The length of radius of a circle used to define a curve.

Rainfall Intensity: The cumulative depth of rainfall occurring over a given duration, normally expressed in inches per hour.

Recreational Vehicle (RV) Park: An area designed for transient occupancy by any number of recreational vehicles.

Reach: Any length of watercourse, channel or storm sewer.

Real Estate Agency: An agency primarily engaged in renting, buying, selling, managing and appraising real estate for others.

Real Estate Sales Office or Model Home Office: The temporary use of a mobile office, or similar structure, or a model home, as a sales office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.

Rear Yard: A yard, as defined herein, encompassing the horizontal space between the nearest foundation of a building to a rear lot line and that rear lot line, extending to the side lines of the lot, and measured as the shortest distance from that foundation to the rear lot line.

Reception Window: The area within the direct line between a satellite antenna and those orbiting communications satellites carrying available programming.

Recovery Residence:

Recreational Area: A place designed and equipped for the conduct of sports and leisure-time activities.

Recreational Facility, Outdoor: A use of land for recreational purpose, either public or private, where such use requires no structure for the principal activity. Related functions such as changing rooms or restrooms, and maintenance may be housed in buildings or structures. Uses so defined shall include but not be limited to golf courses, outdoor tennis courts, and swimming pools, but shall not include uses such as miniature golf, bungee jumping, amusement parks or other similar commercial recreation uses.

Recreational vehicle: A vehicular-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. For purposes of Chapter 808, recreational vehicle means a vehicle which is (1) built on a single chassis; (2) 400 square feet or less when measured at the largest horizontal projections; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling, but as quarters for recreational camping, travel, or seasonal use.

Recreational Vehicle (RV) / Boat Storage: Includes indoor or outdoor storage of boats and/or RVs.

Recreational Vehicle Park: A lot, tract, or parcel of land used or offered for use in whole or in part with or without charge, for the parking of occupied recreational vehicles, tents, or similar devices used for temporary living quarters for recreational camping or travel purposes.

Registered Land Surveyor: A land surveyor properly licensed and registered or, through reciprocity, permitted to practice in the State of Indiana.

Registered Professional Engineer: An engineer properly licensed and registered in the State of Indiana or, through reciprocity, permitted to practice in the State of Indiana.

Regulated Area: All of the land under the jurisdiction of the Drainage Board.

Regulated Drain: See Legal Drain.

Regulatory flood: The flood having a one percent (1%) chance of being equaled or exceeded in any given year, as calculated by a method and procedure that is acceptable to and approved by the Indiana Department of Natural Resources and the Federal Emergency Management Agency. The regulatory flood elevation at any location is as defined in Chapter 808-2(B) of this ordinance. The "Regulatory Flood" is also known by the term "Base Flood", "One-Percent Annual Chance Flood", and "100-Year Flood".

Regulatory Flood Elevation: The maximum elevation, as established by the Indiana Department of Natural Resources, reached by the Regulatory Flood at the locations in question relevant to approval of a given subdivision.

Regulatory Floodway: The channel of a river or stream and those portions of the Flood Plains adjoining the channel which are reasonably required to efficiently carry, and discharge Revised 10/02/2015 the peak flow of the Regulatory Flood of any river or stream as shown on the Flood Insurance Rate Map Maps of Monroe County, Indiana, as prepared by the Federal Emergency Management Agency and dated August 2, 1995.

Rehabilitation Therapy Facility: A place used to assist humans to achieve or to restore good health or useful life through therapy, treatment and education.

Release Rate: The amount of storm water released from a storm water control facility per unit of time.

Religious Facilities: A building or structure, or groups of buildings or structures, that by design and construction are primarily intended for conducting organized religious services and associated accessory uses.

Religious Institution Assembly: Any ~~church camp~~, church, synagogue, mosque, temple, or other building which is used primarily for religious worship and related religious activities.

Relocation of Off-Premise Signs: The relocation of a pole sign or other sign due to a roadway project initiated by the State, County, or other applicable Governmental agency.

Remote Garbage/Rubbish Removal Facility: Public or private establishments contracted to remove solid waste from residential or commercial uses and transport such wastes to a locally operated public or private landfill or other waste collection facility, designated for local collection and transportation to central collection facilities for disposal and recycling.

Repair Services, Drop-off: Includes but is not limited to cell phone repair, appliance repairs, furniture repairs (including upholstery), computer repair, electronics repair, locksmith, Office Equipment Repair. The use is conducted at a specific business location in which customers drop off items for repair.

Repair Services, off-site: Includes but is not limited to cell phone repair, appliance repairs, furniture repairs (including upholstery), computer repair, electronics repair, locksmith, Office Equipment Repair. The use is conducted at any location in which they are called.

Replacement: Removing the pre-existing wireless support structure and constructing a new wireless support structure of proportions and of equal height or such other height that would not constitute a substantial modification to a pre-existing wireless support structure ~~in order to~~ support a wireless communications facility or to accommodate collocation.

Replacement Cost: The cost to build a structure which has been destroyed or partially destroyed with a new structure which conforms to modern building ~~standards~~ standards, and which is otherwise substantially ~~similar to~~ like the structure which was destroyed or partially destroyed. Calculation of the replacement cost shall be based on the most current Building Valuation Data Report as published in the most current copy of BOCA (The Building Official and Code Administration Magazine).

Required Improvements: The public improvements, lot improvements and/or landscaping features required by these regulations, by primary approval and by the subdivision improvement agreement.

Residential district: Any area designated as one of the residential Districts defined in Chapter 802 of the Monroe County Zoning Ordinance.

Residential Neighborhood: All lands or Lots used for residential purposes where there are at least eight (8) residences within any quarter mile square area, and other lands or Lots that have been or are planned for residential areas contiguous to the municipality.

Residential Storage Structure: A structure to be used for private noncommercial storage by the property owner. Does not require the presence of a principle use on the same lot. Structure shall not exceed 1750 square feet in the AG/RR, FR or CR zoning Districts and 875 feet in all other permitted zoning Districts.

Residential use: Any of the uses identified as residential uses in Chapter 802 of the Monroe County Zoning Ordinance, including without limitation, single-family, duplex, townhouse, multiple-family, retirement home, mobile home park, and campground.

Resorts: A facility for temporary guests where the primary attraction is generally recreational features or activities.

Restaurant: An establishment engaged in the retail sale of prepared food and drinks for consumption on the premises or for carry-out.

Restaurant, Café/Coffee Shop: An establishment engaged in the retail sale of limited food items and beverages.

Restaurant, (Drive-in): An establishment engaged in the retail sale of ready-to-consume food and drinks in disposable containers, for consumption on or off the premises, and has drive-in or drive-through facilities so that patrons may be served while remaining in their automobiles.

Restaurant, (Fast Casual): An establishment engaged in the retail sale of food and drinks that may or may not include consumption on-site. The establishment typically involves no table service and counter pick-up.

Restaurant, Sit Down: An establishment that is engaged primarily in table service for consumption on-site and may include retail sale of prepared food and drinks for carry-out.

Restrictive Covenant: Limitations of various kinds on the usage of Lots or parcels of land within a subdivision which are proposed by the subdivider, and, in the case of public health, safety and welfare, by the Commission, that are recorded with the plat and run with the land.

Resubdivision or Plat Amendment: A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for public use, or any lot line, or setback; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Retail Sales, Big Box: A facility or establishment with more than 60,000 square feet of gross floor area.

Retail Sales, Large: A facility or establishment with between 10,001 and 60,000 square feet of gross floor area.

Retail Sales, Medium: A facility or establishment with between 3,501 and 10,000 square feet of gross floor area.

Retail Sales, Small: A facility or establishment not involving outdoor display of goods with equal to or less than 3,500 square feet.

Retention: The permanent on-site storage of storm water.

Retirement Center: A facility designed for educational, recreational, social, and other similar types of activities for retired persons.

Return Period: The average interval of time within which a given rainfall event will be equaled or exceeded once.

Right-of-way: A strip of land occupied or intended to be occupied by a street, pedestrian-way, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, special landscaping, or for other special uses. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the Lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such Lots or parcels. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, screening or special landscaping, or any other use involving maintenance by a public agency shall be dedicated to public use by the subdivider on whose plat such right-of-way is established.

Ringelmann Chart: The chart published and described in the Bureau of Mines, US Department of Interior, information Circular 8333.

Riparian Conservancy Areas (RCA): An area of Low-lying lands along watercourses subject to flooding or overflowing during storm periods, ~~whether or not~~ whether included in areas for dedication, shall be preserved and retained in their natural state as drainage ways unless modifications are deemed necessary by the Drainage Board to improve drainage. An area of Low-lying lands along watercourses subject to flooding or overflowing during storm periods, ~~whether or not~~ whether included in areas for dedication, shall be preserved and retained in their natural state as drainage ways unless modifications are deemed necessary by the Drainage Board to improve drainage. Such land or lands subject to periodic flooding shall not be included in the computations for determining compliance with the lot area requirements set forth or incorporated in these regulations.

Rise Pit: A spring characterized by an upwelling of water, which may be permanently flowing or intermittent.

Road(s): See Street(s).

Roadside Stand, Permanent: A permanent structure, operated on a seasonal or year-round basis, which allows for local agricultural producers to retail their products and agriculture-related items directly to consumers and enhance income through value-added products.

Roadside Stand, Temporary: A non-permanent structure (tent or table), operated on a seasonal basis which allows for local agricultural producers to retail their products and agriculture-related items directly to consumers and enhance income through value-added products.

Roadway: The portion of the street right-of-way that is surfaced and available for vehicular movement. Roadway width shall be measured between the edges of the curbs which are furthest from the street pavement.

Road, Stub: A roadway extended to an abutting property.

Rock Crushing Establishments: Establishments primarily engaged in the use of rock crushing machinery in relation to the construction and mining industries.

Rodeo: A facility designed for the entertainment and competition between owners of equine and other farm-related animals.

Runoff Coefficient: A decimal fraction relating the amount of rain which appears as runoff and reaches the storm drainage system to the total amount of rain falling. A coefficient of 0.5 implies that 50 percent of the rain falling on a given surface appears as storm water runoff.

Runway: The paved or unpaved surface of an airport landing strip.

Rural Area: An area that may not be classified as an urban area.

Rural Community Area: Aggregation of adjoining parcels within Monroe County, generally centered by a town, in which a special district has been established for the purposes of both current and [longrange](#) planning and zoning. The four Rural Community Areas are Ellettsville, Harrodsburg, Smithville, Sanders, and Stinesville. The towns of Stinesville and Ellettsville have their own planning jurisdictions; as a [consequence](#), the plans for these areas are for the land use beyond the corporate boundaries.

S

Sale or Lease: Any immediate or future transfer of ownership, or any possessory interest in land, including contract of sale, lease, devise, intestate succession, or transfer, of an interest in a subdivision or part thereof, whether by metes and bounds, deed, contract, plat, map, lease, devise, intestate succession, or other written instrument.

Same Ownership: Ownership by the same person, corporation, firm, entity, partnership, or unincorporated Association; or ownership by different corporations, firms, partnerships, entities, or unincorporated Associations, in which a stockholder, partner, or associate, or a member of his family owns an interest in each corporation, firm, partnership, entity, or unincorporated Association.

Sawmill: An establishment in which timber is sawed into planks, boards, etc., by machinery.

School (K-12): A school offering educational instruction in grades kindergarten (K) through twelve (12), or any portion thereof, having regular sessions with regularly employed instructors, that teach those subjects that are fundamental and essential in general education, and which are licensed by the Indiana Department of Education. Any public or private educational facility serving students under the age of 18, including, but not limited to, child daycare facilities, nursery schools, preschools, kindergartens, elementary schools, preschools, primary schools, intermediate schools, junior high schools, middle schools, high [schools](#), and special education schools.

Scrap Metal Processing Facility: [As defined by IC 8-23-1-36, as amended, and an establishment having facilities for processing iron, steel, or nonferrous metal and whose principal product is scrap iron, steel, or scrap for sale for re-melting purposes only.](#)

Screen: A method of reducing the impact of noise and unsightly visual intrusions with less offensive or more harmonious elements, such as plants, berms, fences, walls, or any appropriate combination thereof.

Screening: Landscaping or a fence, wall or similar structure, or combination thereof, designed and established to shelter, [protect](#), or hide one use or property from another, possibly incompatible, use or property.

Secondary Area: The portion of a Historic District which surrounds the primary area and which the control of the development or the change of which is necessary or desirable to the preservation of the primary area of the Historic District.

Secondary Arterial: A street intended to collect and distribute traffic in a manner ~~similar to~~like primary arterials, except that they are designed to carry traffic from collector streets to the system of primary arterials and typically service minor traffic generating areas such as community-commercial areas, primary and secondary educational plants, hospitals, major recreational areas, churches, and offices.

Secondary Conservation Areas: Land otherwise buildable under local, state, and federal regulations but placed under a conservation easement as part of the Cluster Subdivision Ordinance provisions.

Secretary: The secretary of the Commission, who shall be the Director unless the Commission takes official action to designate another person to act as secretary.

Section Corner: A corner established as part of the United States Public Land Survey System used for horizontal control in describing land.

Sectionalizing or Phasing: A process whereby an Applicant seeks final approval on only a portion of a plat which has been granted preliminary approval.

Sector: A specific geographic area that regulates and organizes the rural community plans' intended development patterns. Sectors are adapted from the rural communities' recommended land use maps.

Sediment: Soil material, both mineral and organic, that is in suspension, is being transported, or has been moved from its site or origin by air, water, or gravity, as a product of erosion.

Sedimentation: The settling and accumulation of unconsolidated sediment carried by storm water run-off.

Sediment Basin: A barrier or dam built at suitable locations to retain rock, sand, gravel, silt, or other materials.

Seismograph: An instrument which measures vibration characteristics simultaneously in three (3) mutually perpendicular planes. The seismograph may measure displacement and frequency, particle velocity, or acceleration.

Semitrailer: A semitrailer is a vehicle without motive power, designed for carrying property and for being drawn by a motor vehicle, and so constructed that some part of the weight of the semitrailer and that of the semitrailer's load rests upon or is carried by another vehicle.

Setback: A line parallel to and equidistant from the relevant lot line (front, back, side) or right-of-way line, between which no buildings or structures may be erected, except as expressly provided in these regulations. Setback distances are generally set forth in the height, ~~bulk~~bulk, and density provisions of this ordinance. A line parallel to and equidistant from the relevant lot line (front, back, side) between which no buildings or structures (some exceptions) may be erected as prescribed in the County Zoning Ordinance.

Sewage: The water-carried waste derived from ordinary living processes, including, but not limited to, human excreta and wastewater derived from water closets, urinals, laundries, sinks, utensil washing, washing machines, bathing facilities or similar facilities or appliances.

Sewage Disposal System: Any arrangement of devices and structures used for receiving, treating, ~~disposing~~disposing, or storing of sewage.

Sewage Disposal System, Private: Any sewage disposal system not constructed, installed, ~~maintained~~maintained, and operated and owned by a municipality, a taxing district or a corporation or organization possessing a "Certificate of Territorial Authority" issued by the Indiana Utilities Regulatory Commission and established for that purpose. A private sewage disposal system is typically an individual sewage disposal system that may be either a subsurface septic system or mound septic system that is surface constructed of material brought to the site.

Sewage Disposal System, Public: Any conduit for sewage constructed, installed, maintained, operated, ~~owned~~owned, or defined as a public sewage disposal system by a municipality, taxing district or a corporation or organization possessing a "Certificate of Territorial Authority" issued by the Indiana Utilities Regulatory Commission and established for that purpose.

Shade Tree: A tree, usually deciduous, planted primarily for its high crown of foliage or overhead canopy.

Shaft: A vertical-sided pit of any diameter that extends downward more than a few feet.

Sheet Flow: Drainage of water over plane surfaces at a very shallow depth, usually under one inch.

Ship and Boat Building: Establishments primarily engaged in building all types of ships and boats, including converting and altering ships and boats.

Shoe Repair: A place of business primarily engaged in repairing footwear.

Shopping Center: A group of commercial establishments planned, ~~constructed~~constructed, and managed as a total entity, with customer and employee parking provided on-site, provisions for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan. A site developed and operated under single or common ownership to include a mix of commercial uses where ~~the majority of~~most uses are permitted under the Business and Personal Services and Retail and Wholesale Trade use categories, with customer and employee parking provided on-site, provisions for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.

Short-Term Lodging Agreement: An agreement under which rooms are provided for a fee, rate, or rental, and are occupied for overnight lodging or habitation purposes for a period of less than thirty (30) days.

Short Term Rentals –Owner Occupied: A primary residence, or portion thereof, in which lodging is furnished to the public under the terms of a short-term lodging agreement. Only one guest ~~house~~rental unit -permitted per legal lot of record. Owner must occupy the residence full-time.

Shrub: A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground; may be deciduous or evergreen.

Side Lot Lines: Any lines separating two Lots other than front or rear lot lines.

Sign: Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public. The definitions of various types of signs that are set forth in this Section may not be interpreted as a limitation on the scope of the foregoing definition of "sign."

Signs and Advertising Displays: Establishments primarily engaged in fabricating and assembling~~manufacturing~~ electrical, mechanical, cutout or plate signs and advertising displays,~~including neon signs and advertising novelties.~~

Sign, Animated: Any sign that uses movement or change of lighting to depict action or create a special effect or scene. A sign on which the message changes more than eight times per day shall be considered an animated sign.

Sign, Building Marker: Any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

Sign, Building: Any sign attached to any part of a building, as contrasted to a freestanding sign.

Sign, Canopy: Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Sign, Changeable Copy: A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this ordinance. A sign on which the only copy ~~that changes~~ those changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this ordinance.

Sign, Directional: A sign containing information limited to the name of the business, the nature of the business, the business logo, if any, and the distance and direction to the use being advertised.

Sign, Externally Illuminated: A sign that is illuminated by an external source of light intentionally directed upon the sign face.

Sign, Freestanding: Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

Sign, Governmental: Traffic or other civic signs, signs required by law or emergency, railroad crossing signs, legal notices, and any temporary, or non-commercial signs as are authorized under policy approved by the County, State, or Federal government.

Sign, Ground: Any sign other than a pole sign in which the entire bottom is in contact with or is close to the ground and is independent of any other structure.

Sign, Incidental: A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

Sign, Integral Roof: Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches.

Sign, Internally Illuminated: A sign whose light source is either located in the interior of the sign so that the light goes through the face of the sign, or which is attached to the face of the sign and is perceived as a design element of the sign.

Sign, Marquee: Any sign attached to, in any manner, or made a part of a marquee.

Sign, Off-Premises: A sign which directs attention to a business, commodity, service or entertainment not conducted, ~~sold~~sold, or offered on the premises where the sign is located, or which business, commodity, service or entertainment forms only minor or incidental activity upon the premises where the sign is displayed.

Sign, Pole: A sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is nine (9) feet or more above grade.

Sign, Projecting: Any sign affixed to a building or wall in such a manner that its leading edge extends more than twelve inches beyond the surface of such building or wall.

Sign, Residential: Any sign located in a district zoned for residential uses that contains no commercial message except advertising for goods or services legally offered on the premises or provided to the premises where the sign is located, if offering such service at such location conforms to all requirements of the zoning ordinance.

Sign, Snipe: A temporary sign illegally tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or other objects.

Sign, Suspended: A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

Sign, Temporary: “Temporary sign” means any sign that is intended to be displayed for a limited ~~period of~~ time period and is not permanently anchored or secured to a building or not having supports or braces permanently secured to the ground, including but not limited to: banners, pennants, or advertising displays including portable signs.

Sign, Wall: Any sign attached parallel to, but within six inches of, a wall, painted on the wall surface of, or erected and confined with the limits of an outside wall or any building or structure, which is supported by such wall or ~~building~~building, and which displays only one sign surface.

Sign, Window: Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the ~~window panes~~windowpanes or of glass and is visible from the exterior of the window.

Single-Family Attached Structure: A group of two (2) or more dwelling units attached by a wall, which is one or more stories in height, with each dwelling unit accessible by its own separate exterior entrance at grade level.

Single-Family Detached Structure: A freestanding single-family dwelling unit.

Single-Family Dwelling: The use of a lot for only one (1) dwelling unit, including site-built housing or manufactured housing, herein defined as a dwelling unit fabricated in an off-site manufacturing facility for installation or Assembly at a building site, which meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec. 5401), including single and double wide mobile homes and modular homes.

Single Housekeeping Unit: A single housekeeping unit may exist where the occupants of the unit enjoy common use and access to all living and eating areas, bathrooms, and food preparation and serving areas.

Sinkhole: Any depression in a karst area formed by the subsurface removal of soil or rock by erosion, ~~dissolution~~[dissolution](#), or mass wasting (collapse, in part).

Sinkhole Cluster Area: An area containing two or more sinkholes located in close proximity, generally interconnected by groundwater conduits.

Sinkhole Conservancy Area (SCA): An area of land that is limited in use to activities described in Chapter 829 of the Monroe County Zoning Ordinance.

Sinkhole Eye: A visible opening, cavity, or cave in the bottom of a sinkhole, sometimes referred to as a swallow hole.

Sinkhole Flooding Area: The area inundated by runoff from a storm with an annual exceedance probability of 1% and a duration of forty-eight (48) hours assuming no outflow from the sinkhole.

Sinkhole Ponding Elevation: The maximum elevation of either the elevation as determined by using currently accepted methods of the Natural Resources Conservation Service to calculate the total volume of runoff from the sinkhole drainage area to the sinkhole utilizing an eight inch (8") rainfall and no sink outlet or the historical elevation of the published flood elevation. Maximum ponding elevation is established by overflow conditions.

Sinkhole Rim: The perimeter of the sinkhole depression. This includes the area defined by the elevation of the highest closed contour prior to man-made disturbance and/or the elevation at which the sinkhole, if it were a closed system, would overflow if it were flooded.

Sinkhole Watershed: The ground surface area that provides drainage to the sinkholes.

Sinking Stream: A stream that flows across the land surface in a karst area and sinks into subsurface channels or caverns within the carbonate bedrock.

Siphon: A closed conduit, a portion of which lies above the hydraulic grade line, resulting in a pressure less than atmospheric and requiring a vacuum within the conduit to start flow. A siphon utilizes atmospheric pressure to effect or increase the flow of water through a conduit. An inverted siphon might be used to carry storm water flow under an obstruction such as a sanitary sewer.

Site: The entire area included in the legal description of the parcel(s) of land on which development has been proposed or is being constructed; or the controlled area where runoff originates.

Site Triangle: The imaginary triangular area formed at a street corner by projecting the curb lines of the two intersecting streets to where the two projected lines would cross. From that intersecting point, one measures twenty-five (25) feet back along both curbs and then the two (2) end points are then connected. Within this imaginary triangle, no visual obstructions taller than three (3) feet are allowed.

Sliding Scale Option Small Lot: In the AG/RR, CR and FR zoning Districts, individual small Lots ranging in size from two and a half (2.5) to less than 45% of Original Parent Parcel size which are through the Sliding Scale Option Subdivision. to five (5) acres which can only be created through the Sliding Scale Option Subdivision. In the AG/RR, CR and FR zoning Districts, individual small Lots ranging in size from two and a half (2.5) to five (5) acres which can only be created through the Sliding Scale Option Subdivision Option.

Small cell facility: (1) a personal wireless service facility (as defined by the Federal Telecommunications Act of 1996, as in effect on July 1, 2015); or, (2) a wireless service facility that satisfies the following requirements: (A) each antenna, including exposed elements, has a volume of three (3) cubic feet or less; (B) all antennas, including exposed elements, have a total volume of six (6) cubic feet or less; (C) the primary equipment enclosure located with the facility has a volume of seventeen (17) cubic feet or less. For purposes of part (2)(C) of this definition, the volume of the primary equipment enclosure does not include the following equipment that is located outside the primary equipment enclosure: electric meters; concealment equipment; telecommunications demarcation boxes; ground based enclosures; ~~back~~ ~~up~~ backup power systems; grounding equipment; power transfer switches; and cut-off switches.

Small cell network: A collection of interrelated small cell facilities designed to deliver wireless service.

Small Engine and Motor Repair: An establishment involved in repairing lawn mowers, garden equipment, model airplane engines, and so forth.

Smoke: Small gas borne particles resulting from incomplete combustion, consisting predominantly but not exclusively of carbon, ash, and other combustible material, that form a visible plume in the air.

Smoke Shop: Any business whose principal product line for retail sale is vape and vape-related products, tobacco and tobacco-related products, hemp and hemp-related products, and/or CBD and CBD-related products.

Social Service Uses: Any community serving activity, other than those separately defined herein, conducted by a non-profit organization which provides a service to a segment of the community's population having ~~particular needs~~ ~~needs~~ as a result of specific circumstances, such as low income, illness, developmental disability, and the like.

Soil: All unconsolidated mineral and organic material of any origin.

Soil and Water Conservation District: A political subdivision established under IC 14-32.

Soil Survey: The National Cooperative Soil Survey Project by the United States Department of Agriculture, Soil Conservation Service (now Natural Resources Conservation Service) in cooperation with Purdue University.

Solar Farm: A commercial facility that converts sunlight into electricity, whether by photovoltaics (PV) or other conversion technology, for the primary purpose of wholesale sales of generated electricity.

Sound: Vibrations that travel through the air or another medium and can be heard when they reach a person's or animal's ear.

Sound Pressure Level: In decibels, twenty (20) times the logarithm to the base 10 of the ratio of the magnitude of a particular sound pressure to the standard reference pressure. The standard reference pressure is twenty (20) micronewtons per square meter ($\mu\text{N}/\text{m}^2$).

Special District (SD): Designation assigned to areas that, by their function, disposition, or configuration, cannot conform to one of the Character Zones or Sectors. Examples of areas in Monroe County's rural

community areas include quarries or other mineral extraction and processing activities, public utilities such as a water or sewage treatment plant, or large parks and recreation facilities.

Special Exception: A use which may be permitted in certain zones subject to the conditions specified in the Zoning Ordinance.

Special Landscaping: Areas of tree planting, shrubs, or other landscape features serving a public purpose and maintained by the County. (See also Buffer Landscaping and Screening).

Specimen Tree: A particularly impressive or unusual example of a species due to its size, shape, age, or any other trait that epitomizes the character of the species.

Spillway: A waterway in or about a hydraulic structure, used for the release of excess water.

Spring: An outflow of subterranean water.

Spring Cave: A cave with a flow of water from the entrance.

Spite Strip: An unbuildable, usually narrow, strip of land situated between a property line and a proposed road or street right-of-way, the primary purpose of which is to prohibit access to the street or right-of-way from the adjacent property.

Sporting Goods: Establishments primarily engaged in selling sporting goods, sporting equipment and accessories.

Stable: A structure and/or land use in or on which horses are kept primarily for breeding, boarding, training and/or giving lessons.

Stacked Unit Structure: A group of two (2) or more dwelling units attached through the ceiling or floor with one physically located above the other.

State Acts: Such legislative Acts of the State of Indiana as they affect these regulations.

State Plane Coordinates System: A system of plane coordinates, based on the Transverse Mercator Projection for the Western Zone of Indiana, established by the United States Coast and Geodetic Survey for the State of Indiana.

Steady State Vibration: A vibration which is continuous, as from a fan, compressor, or motor.

Stealth Design: Stealth Design shall include those design and construction techniques used to disguise WCF and Support Structures and/or conceal an Antenna Array. Examples include, but are not limited to, rooftops, flagpoles, light poles, bell and clock towers, signs, water towers, silos, steeples, and chimneys.

Stilling Basin: A basin used to slow water down or to dissipate its energy.

Stockyard: A place where livestock is assembled and at which place facilities are maintained for the handling of such livestock either for purchase or sale at competitive bidding, or purchase by the owners operating the stockyards and such places shall be deemed to include concentration points where livestock is assembled for the purpose of redistribution or resale by means other than competitive bidding, but such places shall not be deemed to include sale barns.

Storage Duration: The length of time that water may be stored in a storm water control facility, computed from the time water first begins to be stored.

Storm Sewer: A closed conduit for conveying collected storm water.

Storm Water Drainage System: All methods, natural or man-made, used for conveying storm water to, through or from a drainage area to any of the following: conduits and appurtenant features; canals; channels; ditches; streams; culverts; streets; or pumping stations.

Storm Water Pollution Prevention Plan: A plan developed to minimize the impact of storm water pollutants resulting from construction activities.

Storm Water Quality Measure: A practice or a combination of practices, to control or minimize pollutants associated with storm water run-off.

Storm Water Runoff: The water derived from rains falling within a tributary basin, flowing over the surface of the ground or collected in channels or conduits.

Straight Truck: A straight truck is any single vehicle with a gross vehicle weight rating (GVWR) of 26,001 pounds or more.

Stream/vegetation Interface Line: The line where the unvegetated streambed meets streamside vegetation. Where plants are widely dispersed, this line shall begin where vegetation covers 75 percent of the ground plane.

Street, Public: A land right-of-way that provides the principal means of access to abutting property. Rights-of-way for utility, pedestrian, or bicycle easements are not considered streets. An improved land right-of-way that provides the principal means of access to abutting property.

Street, Dead-end: A street or a portion of a street with only one (1) vehicular-traffic outlet. A street or a portion of a street with only one (1) vehicular-traffic outlet and no turnaround at the terminal end.

Street, Classification: For the purpose of providing for the development of the streets, highways, and rights-of-way in the County, and for their future improvement, reconstruction, realignment, and necessary widening, including provision for curbs and sidewalks, each existing street, highway, and right-of-way, and those located on approved and filed plats, have been designated on the Official Map of the County or Thoroughfare Plan and classified therein. The classification of each street, highway, and right-of-way, is based upon its location in the respective zoning Districts of the County and its present and estimated future traffic volume and its relative importance and function as specified in the County Comprehensive Plan and/or its Thoroughfare Plan component. The required improvements shall be measured as set forth for each street classification on the Official Map.

Street Frontage: The distance for which a lot line of a zone lot adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street.

Street, Non-dedicated: Any street that is intended for private uses, that is not a maintenance responsibility of the County and that meets the minimum design and construction standards set forth or incorporated in these regulations.

Street Right-of-Way Width: The distance between property lines measured at right angles to the center line of the street.

Strip Development: A multi-lot project where building Lots front an existing road.

Stripping: Any activity which significantly disturbs vegetated or likewise stabilized soil surface, including clearing and grubbing operations.

Structural Alteration: Any change, other than incidental repairs, which would prolong the life of the supporting members of a building, such as the addition, removal, or alteration of bearing walls, columns, beams, girders, or foundations.

Structural Clay Products: Establishments primarily engaged in manufacturing brick and structural clay tile, ceramic wall and floor tile, clay firebrick and other heat-resisting clay products, and so forth.

Structure: Any construction or any production or piece of work that is artificially made or built up or that is composed of parts joined together for occupancy, use, or ornamentation, whether installed on, above, or below the surface of a parcel of land (e.g., without limitation, buildings, roads, culverts, fences, etc.). An object constructed or installed by man, including, but without limitation, buildings, towers, smokestacks and overhead transmission lines. Anything constructed or erected that requires location on or in the ground or is attached to something having a location on or in the ground.

Subdivider: Any person who, having a proprietary interest in land, causes it, directly or indirectly, to be divided into a subdivision.

Subdivision: The division of a lot of record into two (2) or more Lots, parcels, sites, units, plats, or interests for the purpose of offer, sale, lease, allocation, distribution, transfer, hold for investment or development, either on the installment plan or upon any and all other plans, terms, and conditions, including re-subdivision. Subdivision includes the division or development of land zoned for residential and nonresidential uses, whether by deed, metes and bounds description, devise, intestacy, lease, map, plat, or other recorded instrument.

Subdivision, Administrative: A subdivision of land that is specifically exempted from the preliminary and final plat approval procedures and requirements of the Subdivision Control Ordinance. An administrative subdivision must be one of the following types of division:

- A. A division of land for the transfer of a tract or tracts to correct errors in an existing legal description, provided that no additional building sites other than for accessory buildings are created by the division;
- B. A division of land pursuant to an allocation of land in the settlement of a decedent's estate or a court decree for the distribution of property;
- C. A division of land for federal, ~~state~~state, or local government to acquire street right-of-way;
- D. A division of land for the transfer of a tract or tracts between adjoining Lots provided that no additional principal use building sites are created by the division. The Lots created shall have only one principal use building on each site (See Principal Building); and
- E. A division of land into cemetery plots for the purpose of burial of corpses.

Subdivision Agent: Any person who represents or acts for or on behalf of a subdivider or developer in selling, leasing, or developing, or offering to sell, lease, or develop any interest, lot, parcel, unit, site, or plat in a subdivision, except an attorney-at-law whose representation of another person consists solely of rendering legal services, and who is not involved in developing, ~~marketing~~marketing, or selling real property in the subdivision.

Subdivision Improvement Agreement: A document which establishes the contractual relationship between the Developer of a subdivision and the County for the completion and maintenance of the required improvements in accordance with these regulations.

Subdivision, Major: Any division of land including but not limited to subdivisions of five (5) or more Lots, or any size subdivision requiring any new street or extension of the local governmental facilities, or the creation of any public improvements.

Subdivision, Minor: Any subdivision containing not more than four (4) Lots in which all Lots have at least 50 feet of frontage on an existing street that is an improved right-of-way maintained by the County (or other local government) or by a 50' wide access easement, and not involving:

- A. Any new street,
- B. The extension of municipal facilities for non-residential use,
- C. The creation of any public improvements other than sidewalk or street trees, and
- D. Conflict with the Comprehensive Plan, Official Zone Map, Zoning Ordinance, or this ordinance.

Subdivision, Nonresidential: A subdivision intended for nonresidential use.

Subdivision Review Committee: A committee established by the Commission to provide technical services to the Commission in the administration of these regulations.

Subdivision, Sliding Scale Option: In the AG/RR, CR and FR zoning Districts, an optional method of subdivision which establishes a parent parcel remainder and up to three (3) sliding scale small Lots.

Subdivision, Traditional: A subdivision utilizing the major, minor, or administrative subdivision methods established by these regulations rather than utilizing the Sliding Scale Option subdivision provisions.

Subject Property: The land, building or structure concerning which an application for a permit, certificate, ~~review~~ [review](#), or other determination authorized by the Zoning Ordinance or the Subdivision Control Ordinance, has been filed.

Substantial Damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to ~~its~~ [its](#) before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "repetitive loss" or "substantial damage" regardless of the actual repair work performed. The term does not include improvements of structures to correct existing violations of state or local health, sanitary, or safety code requirements or any alteration of a "historic structure", provided that the alteration will not preclude the structures continued designation as a "historic structure".

Substantial modification of a wireless support structure: The replacement of a wireless support structure and/or the mounting of a wireless facility on a wireless support structure in a manner that: (1) increases the height of the wireless support structure by the greater of: (A) ten percent (10%) of the original height of the wireless support structure; or, (B) twenty (20) feet; (2) adds an appurtenance to the wireless support structure that protrudes horizontally from the wireless support structure more than the greater of: (A) twenty (20) feet; or, (B) the width of the wireless support structure at the location of the appurtenance; (3) increases the square footage of the equipment compound in which the wireless facility is located by more than two thousand five hundred (2,500) square feet; or, (4) any improvement that results in a structure which fails to meet the General Standards and Design Requirements for Wireless Communication Facilities set forth in Chapter 834 of this Ordinance. The term does not include the following: (1) Increasing the height of a wireless support structure to avoid interfering with an existing antenna; (2) Increasing the diameter or area of a wireless support structure to: (A) shelter an antenna from inclement weather; ~~or~~ [or](#) (B) connect antenna to the wireless support structure by cable.

Subsurface Drainage: A system of pipes, tiles, conduits, or tubing installed beneath the ground surface used to collect groundwater from individual parcels, Lots or building footings.

Support Structure: Any structure designed and constructed specifically to support an Antenna Array, and may include a monopole, self-supporting (lattice) tower, guy-wire support tower and other similar structures. Any device used to attach an Attached WCF to an existing building or structure shall be excluded from this definition.

Supportive Housing¹⁸⁰: A dwelling where persons are living, together with staff, as a single housekeeping unit providing care, supervision, and treatment for the exclusive use of persons requiring medical, correctional, or other mandated supervision; or a protective environment to avoid past or likely future violence, whose right to live together is not protected by the federal Fair Housing Act Amendments, and as amended and interpreted by the courts, and that does not meet the definition of another use in the CDO. This use does not include an “Opioid Rehabilitation Home”, but does include:

- A. An owner-occupied or nonprofit residential dwelling for the exclusive use of at least two, but not more than eight persons, who together with staff, live as a single housekeeping unit and who do not require 24-hour medical or nursing care.
- B. A shelter for persons experiencing temporary homelessness.
- C. A domestic violence shelter, which is a public or private building or structure housing residents for the purpose of the rehabilitation or special care for victims of domestic violence or emotional or mental abuse.

Surface Drainage: A system by which the stormwater runoff is conducted to an outlet. The term encompasses the proper grading of parking Lots, streets, driveways, yards, etc., so that stormwater runoff is removed without ponding and flows to a drainage swale, open ditch or storm sewer.

Swallow Hole: The terminus of a sinking stream; the throat where the stream is diverted into subterranean routes or passages.

T

Tailoring: An establishment primarily engaged in making and selling men’s and women’s clothing to individual order.

Taxicab Stand: An establishment primarily engaged in furnishing passenger transportation by automobiles not operated on regular schedules.

Taxidermist: One who prepares, stuffs, and mounts the skins of animals, especially vertebrates.

Tavern: A place of business where alcoholic beverages are sold to be drunk on the premises. The establishment may also sell some food items for consumption on the premises.

Temporary Care Facility: A facility designed to allow persons needing temporary special supervision or care to live together in a homelike, non-institutional setting in order to conduct their lives in the least restrictive environment possible in a manner most like that of persons not needing special supervision or care.

Temporary Dwelling: The temporary use of a manufactured home as a residence on a lot previously occupied by permanent dwelling that is destroyed to such an extent as to be unlivable or the temporary placement and occupancy of a manufactured home as a second main structure on a lot as described in Chapter 814-7.

¹⁸⁰ Definition from Bloomington UDO for consistency purposes

Temporary Improvement: Improvements built and maintained by a subdivider during construction of the subdivision and intended to be replaced by a permanent improvement prior to release of the letter of credit¹⁸¹, or turnaround improvements at the ends of stub streets intended to be replaced when the adjoining area is developed and the through street connection made.

Temporary Use/ Seasonal Activity: Any sale made by a person, firm or corporation engaging in the temporary business of selling seasonal products or engaging in events either retail or outdoor in nature, on property owned or leased by the person, firm, or corporation. The following list identifies the kinds of temporary / seasonal activity:

- A. Outdoor art or craft show or exhibit;
- B. Christmas tree sales;
- C. Fireworks sales;
- D. Car Tent sales;
- ~~E. Food Trucks;~~ Events including food trucks;
- ~~F.E.~~ Outdoor public, religious, patriotic, or historic Assembly or exhibit, including a festival, benefit, fund raising event, or similar use that typically attracts a mass audience;

For temporary uses that are not listed above, the Director shall determine whether an unlisted temporary seasonal activity use should be classified as a temporary seasonal activity. This determination shall be based upon the similarities and differences with the above listed uses and an Assessment of the proposed temporary seasonal activity's compatibility with the zoning district and surrounding land uses.

Temporary Stabilization: The covering of soil to ensure its resistance to erosion, sliding, or other movement. The term includes vegetative cover, ~~Chapter 816, Page Revised 09/03/04 Effective 10/15/04~~ 4 anchored mulch, or other non-erosive material applied at a uniform density of 70 percent across the disturbed area.

Temporary Use: A use established for a fixed period of time, not to exceed 2 consolidated months out of the calendar year, with the intent to discontinue such use upon the expiration of such time that does not involve the construction or alteration of any permanent structure(s). Temporary uses include, but are not limited to, model home sales offices, construction trailers, temporary dwellings, seasonal activities, rodeos, etc. Temporary uses are granted ILPs under temporary seasonal activity permits.

Temporary WCF: Any portable Antenna Array or Attached WCF that is designed for temporary placement and does not require the construction of a Support Structure.

Terminal Sinkhole: The lowest sinkhole in a sinkhole cluster to which any surface water overflowing from other sinkholes in the cluster will flow.

Terra Cotta: An establishment involved in manufacturing glazed or unglazed fired clay use specifically for statuettes and vases and architectural purposes, such as for roofing, facing and relief ornamentation.

Textiles: Establishments engaged in preparing fiber and the subsequent manufacturing of yarn, thread, braids, ~~twine~~ twine, and cordage; manufacturing broad woven fabric, narrow woven fabric, knit fabric and carpets and rugs from yarn; dyeing and finishing fiber, yarn, fabric and knit apparel; coating,

¹⁸¹ Removed bond language

waterproofing or otherwise treating fabric; integrated manufacturing of knit apparel and other finished articles from yarn; and manufacturing felt goods, nonwoven fabrics and miscellaneous textiles.

Textile Machinery: Establishments primarily engaged in manufacturing machinery for the textile industries, including parts, attachments and accessories.

Tile: An establishment primarily engaged in manufacturing tile.

Thoroughfare Plan: See Official Zone Map.

Tiled Drain: A tiled channel that carries surplus water and that was established under or made subject to any drainage statute or ordinance.

Tiny Home: Temporary structure on wheels.

Topographic Plat: A plat drawing with contour lines (delineating elevation) superimposed over the subdivision lot and street layout that indicates existing and proposed contours and other site features, such as structures, drainage ways, proposed changes in drainage features, etc.

Tourist Home or Cabin: A ~~building residential structure, or portion thereof, in which~~ leased under a short-term lodging agreement ~~four to accommodate eight~~ (48) or fewer guests ~~rooms that~~ are furnished to the public ~~under the terms of a short-term lodging agreement. Only one guest~~ tourist home or cabin house is permitted per legal lot of record. This use is non-owner occupied.

Tower: A lattice-type structure, guyed or freestanding, that supports one or more Antennas.

Toxic Substance: Any gas, liquid, solid, semisolid substance of mixture of substances, which if discharged into the environment could, alone or in combination with other substances likely to be present in the environment, cause or threaten to cause bodily injury, illness, or death to members of the general public through ingestion, inhalation, or absorption through any body surface. In addition, substances which are corrosives, irritants, strong sensitizers, or radioactive substances shall be considered toxic substances for the purpose of this regulation.

Tracking: The deposition of soil that is transported from one location to another by tires, tracks of vehicles, or other equipment.

Tractor (semi-tractor): A tractor is a motor vehicle designed and used primarily for drawing or propelling trailers, semitrailers, or vehicles of any kind and are registered with a semi-tractor license plate.

Traffic Impact Analysis: A study and analysis of how a given use, plan or development will affect traffic in the surrounding area (circulation patterns, amount of vehicle trips generated, amount of vehicles, etc.).

Trained Individual: An individual who is trained and experienced in the principles of storm water quality, including erosion and sediment control as may be demonstrated by state registration, professional certification, experience, or completion of coursework that enable the individual to make judgements regarding storm water control or treatment and monitoring.

Transfer or Storage Terminal: An establishment primarily engaged in furnishing local and long distance trucking and storage services, including parking and storage areas for vehicles used in the operation of the terminal.

Transient Amusement Enterprises: Carnivals, circuses or other similar transient amusement enterprises.

Transitional Lot: A specified lot or Lots, adjoining a specified lot, or Lots, in another district. The "transitional" identification is used when special transitional regulations are applied to deal with possible

conflicts of uses at district boundaries. Transitional buffer yards may be imposed at these locations to act as a buffer between uses.

Travel Agency: An agency engaged in selling and arranging personal transportation and accommodations for travelers.

Tree: A large, woody plant having one or several self-supporting stems or trunks and numerous branches; may be classified as deciduous or evergreen. Any object of natural growth.

Tree Protection: Measures taken, such as temporary fencing and the use of tree wells, to protect existing trees from damage or loss during and after project construction.

Tributary: Contributing storm water from upstream land areas.

Truck Stop/Travel Plaza: A development oriented to the service of trucks, including the sale of fuel to truck drivers, and provision for support facilities for truck drivers. They may also be utilized by non-truck traffic and the interstate traveler. Business activities which are customarily accessory and clearly incidental and subordinate to the truck stop or travel plaza, may include but not be limited to: scales, truck wash, tire repair and sales, barber shop, restaurant with or without alcohol service, shower facility, convenience store, truckers lounge (for services such as television/exercise/internet access etc.), motel/hotel, laundry, chain rental, vehicle fuel and consumer propane bottle dispensing. The facility may allow for the temporary, daily, or overnight parking (excluding for the loading and unloading of cargo) of commercial motor vehicles which are en-route to or from a destination along an interstate freeway system, for free or for a fee that may be independent of any other use on the premises. The term "truck" shall mean a commercial vehicle driven by a 'truck driver' who is required to have a Class "A" CDL (Commercial Driver's License) license or equivalent.

Trucking Terminal: A terminal facility used by highway-type, property-carrying vehicles, which may include truck maintenance facilities.

Two Family Dwelling: The use of a lot for two (2) dwelling units, within a single building, including duplex manufactured housing.

U

Understory: Assemblages of natural low-level woody, herbaceous, and ground cover species that exist in the area below the canopy of the trees.

Understory Tree: A tree that would occupy the understory of a forest in a natural ecological situation and that is typically referred to as an ornamental tree (e.g., without limitation, red bud, hazel, ~~holly~~holly, and dogwood).

Unnecessary Hardship: See Hardship.

Unregulated Safety Relief Valve: A safety relief valve used and designed to be actuated by high pressure in the pipe or vessel to which it is ~~connected~~connected, and which is used and designed to prevent explosion or other hazardous reaction from pressure buildup, rather than being used and designed as a process pressure blowdown.

Upholstery Service: An establishment offering reupholstery and repair services and specific upholstery materials for sale.

Urban Area: An area subject to utility services as shown on the Urban Services Boundary Map or an area within 660 feet of utility service facilities as shown on the Urban Services Boundary Map.

Urban Services Boundary: The boundary of a region within which public sewer services are generally available.

Urbanization: The development, alteration, or improvement of any parcel of land for residential, commercial, industrial, institutional, ~~recreational~~[recreational](#), or public utility purposes.

Use: Any purpose for which a structure or a tract of land may be designated, arranged, intended, maintained, or occupied; also, any activity, occupation, ~~business~~[business](#), or operation carried on, or intended to be carried on, in a structure or on a tract of land.

Use, Nonconforming: Any use of land, building or structure which use is not permitted in the zoning district in which the use is located.

Use, Permitted: Any use of land, building or structure which use is permitted in the zoning district in which the use is located.

Use, Principal: The main use of land, building or structure as distinguished for a subordinate or accessory use.

Used Merchandise (Antiques): A place of business where works of art, pieces of furniture, or decorative objects, made during an earlier period, are the main items offered for sale.

Used Merchandise (Flea Market): An open-air market for secondhand articles and antiques.

Used Merchandise (General): A store primarily engaged in the retail sale of used merchandise, antiques and secondhand goods, such as clothing, furniture, musical instruments, cameras, phonographs, and so forth.

Utility, Major: [Public or private infrastructure serving the general community and possibly having on-site personnel. Major utilities include the following uses: Electric or gas generation plant.](#)

Utility, Minor: [Public or private infrastructure serving a limited area with no on-site personnel. Minor utilities include, but are not limited to, the following uses as examples: On-site stormwater retention or detention facility; Neighborhood-serving cable, telephone, gas or electric facility; Water and wastewater pump station or lift station; Electrical substation; Utility service.](#)

Utility pole: A structure that is owned or operated by public utility, communications service provider, municipality, electric membership corporation, or rural electric cooperative and that is designed and used to carry lines, cables, or wires for telephony, cable television, or electrical transmission, or to provide lighting. The term does not include a wireless support structure or an electrical transmission tower.

Utility Service Facility: Electrical switching facilities and primary substations, and other services which are necessary to support principal development and involve minor structures such as lines and poles. This definition excludes generating plants.

Utility Structure: Any structure owned and/or operated by a public utility regulated by the Utilities Regulatory Commission (URC), excepting all WCF and/or Support Structures.

V

Variance: A deviation from any term or standard contained in the Zoning Ordinance authorized by the Board of Zoning Appeals. A deviation from any term or standard contained in the Zoning Ordinance, Subdivision Control Ordinance, or RCZO which is authorized by the Board or the Commission, as appropriate. A variance is the parent term for two categories: a warrant, and an exception, which are different kinds of variances. A variance is granted at a public hearing by the Board of Zoning Appeals. An important distinction is made when considering a variance determined to be allowed as a practical difficulty or hardship and denied as a privilege.

Vegetation, Native: Any plant species with a geographic distribution indigenous to all or part of Monroe County. Plant species that have been introduced by man are not native vegetation.

Veterinary Service, Small Animal (Indoor): Any establishment maintained and operated by a licensed veterinarian for surgery, diagnosis and treatment of diseases or injuries to small animals; includes household pets, such as dogs, cats, and birds that are admitted for examination and medical treatment. The use does not include medical care for large animals or livestock. ~~An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry, dentistry, or surgery where all services are performed or provided indoors.~~

Veterinary Service, Large Animal (Outdoor): Any establishment maintained and operated by a licensed veterinarian for surgery, diagnosis and treatment of diseases or injuries to all size animals. Such an establishment may include accessory boarding facilities provided they are located inside the building. Larger animals and livestock such as, but not limited to, horses, cows, sheep and pigs are permitted in this classification as well as small animals, including household pets. ~~An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry, dentistry, or surgery where some services may be performed or provided outdoors, including kennels for small animals.~~

Viable: When referring to a tree, shrub, or other type of plant, is a plant that, in the judgement of the zoning inspector, ~~is capable of sustaining~~ can sustain its own life processes, unaided by man, for a reasonable period of time.

Vibration: A reciprocating motion transferred through the earth, both in horizontal and vertical planes.

Voluntary Abandonment of Nonconforming Use: Any cessation or interruption of a pre-existing nonconforming use that is not necessitated by litigation or a dispute over the right to possession of property. However, any such interruption shall be considered voluntary unless the parties make a good faith effort to promptly resolve the dispute or terminate the litigation.

Volunteer: One who enters into any service of his own free ~~will, or will or~~ offers himself for any service or undertaking without remunerative compensation.

Vulnerable Land: Natural features where human activities degrade characteristics of the feature resulting in harm to the feature whether it is fauna, flora, or human life. Vulnerable Land includes floodplains, karst, steep slopes, riparian areas, wetlands, poor soils, threatened species habitat, critical water supply watersheds as well as potential and existing reservoirs. Vulnerable Land also includes land for which there is a public expectation of a long-term sustainable use for a specific purpose. This category of Vulnerable Land includes historic sites, public open spaces, potential reservoirs to assure our potable water supply, our best agricultural and forest land, drainage ways, mineral resources, and transportation corridors.

W

Warehousing and Distribution Activities: Establishments involved in storing, ~~stocking~~stocking, or distributing of merchandise or commodities. Includes "Cold Storage Plant" use.

Warrant: A type of variance decision permitting a practice that is not consistent with a specific provision of this overlay but is justified by hardship. This is generally a minor deviation from the standards and is granted by the Hearing Officer or BZA.

Wastewater Treatment Facility: Facility designed for the treatment and discharge of wastewater.

Watches and Clocks: Establishments primarily engaged in manufacturing watches, watch cases, clocks, mechanisms for clockwork operated devices and clock and watch parts, including those engaged in assembling watched and clocks from purchased movements and cases.

Watercourse: A lake, river, creek, stream, wash, ~~channel~~channel, or other topographic feature, on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Watershed: See Drainage Area.

Water surface elevation: For purposes of Chapter 808, means the height, in relation to the North American Vertical Datum of 1988 (NAVD 88) or National Geodetic Vertical Datum of 1929 (NGVD) (other datum where specified) of floods of various magnitudes and frequencies in the floodplains of riverine areas.

Water System, Private: A plumbing system for providing potable water to a lot or parcel of property that is not constructed, installed, maintained, ~~operated~~operated, and owned by a municipality, a taxing district or a corporation or organization possessing a "Certificate of Territorial Authority" issued by the Indiana Utilities Regulatory Commission and established for that purpose. A private water system is typically a well drilled to serve a single lot.

Water System, Public: A conduit for water that is constructed, installed, maintained, operated, ~~owned~~owned, or defined as a public water system by a municipality, taxing district or a corporation or organization possessing a "Certificate of Territorial Authority" issued by the Indiana Utilities Regulatory Commission and established for that purpose.

Water Treatment Facility: Facilities designed for the collection, treatment, and transport of potable water.

Wireless Communications Overlay (WCF) District: The character of the Wireless Communications Overlay (WCF) District is defined as that which is intended for wireless communications uses, including but not limited to: placement of wireless communications facilities, antenna arrays, support structures, and equipment facilities as needed to provide wireless communications services. ITS purpose is to identify those areas that are designated for wireless communications facilities as permitted uses, encourage collocation of facilities, discourage the proliferation of towers, and accommodate the needs of wireless communications services providers. Conditions placed on permitted and conditional uses are designed to promote the purpose of the district and promote public health, safety and welfare. The geographical extent of the WCF overlay is defined on the Monroe County Zoning Maps.

Welding: Establishments primarily engaged in manufacturing welding equipment, electric welding apparatus and accessories.

Wet Bottom Detention Basin (retention basin): A detention basin that is designated to retain a permanent pool of water after it has performed its planned detention function during or immediately following a storm event.

Wet Weather Spring or Rise: An intermittent spring that discharges storm waters.

Wetlands: Those areas inundated or saturated by surface or groundwater at a frequency or duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation specifically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. This term does not include lands having the following general diagnostic environmental characteristics:

- A. Vegetation: the prevalent vegetation consists of plant species that are typically adapted for life only in aerobic soils. These mesophytic and/or xerophytic macrophytes cannot persist in predominantly anaerobic soil conditions.
- B. Soils: soils, when present, are not classified as hydric, and possess characteristics associated with aerobic conditions.
- C. Hydrology: although the soil may be inundated or saturated by surface water or ground water periodically during the growing season of the prevalent vegetation, the average annual duration of inundation or soil saturation does not preclude the occurrence of plant species typically adapted for life in aerobic soil conditions.

Winery: An agricultural processing ~~plant~~ facility, accessory to a vineyard, orchard, or apiary, used for the commercial purpose of processing grapes, other fruit products, or vegetables to produce wine or similar spirits. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative office functions for the winery and warehousing. Retail sales and tasting facilities of wine and related promotional items may be permitted as part of the winery operations. A winery shall provide at least two of the following four activities on site: crushing, fermentation, bulk aging/storing, and bottling. Includes facilities processing cider and mead.

Wired Communication Services (formerly Telephone and Telegraph Services): A facility for the transmission of writing, signs, signals, pictures, and sounds of all kinds by aid of wire, cable, or other like connection between the points of origin and reception of the transmission, including all instrumentalities, facilities, apparatus, and services (among other things, the receipt, forwarding, and delivery of communications) incidental to the transmission. Examples include telephone networks, cable television or internet access, and fiber-optic communication.

Wireless Communications: Any wireless services as defined in the Federal Telecommunications Act which includes FCC licensed commercial wireless telecommunications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, and other similar services that currently exist or that may in the future be developed.

Wireless Communications Facilities (WCF): Any unstaffed facility for the transmission and/or reception of wireless communications services, usually consisting of an Antenna Array, transmission cables, equipment facilities, and a Support Structure.

Wireless communication facility or wireless facility: The set of equipment and network components necessary to provide wireless communications service. The term does not include a wireless support structure.

Wireless support structure: A freestanding structure designed to support wireless facilities. The term does not include a utility pole or an electrical transmission tower.

Wood Products: Establishments primarily engaged in manufacturing products from wood.

Woodlands, Existing: Existing trees and shrubs of a number, size, and species that accomplish the same general function as new plantings.

Woodlot: A tree-covered area to be kept in an undeveloped state in the Planned Residential Overlay Districts, having a minimum area of 0.50 acres, and having predominantly complete tree crown coverage resulting from trees having a caliper of five (5) inches or greater, and having a dimension at its narrowest point of at least one-fourth (1/4) of its largest dimension. This term does not include a tree line of trees in a narrow row.

Wrecker Service: A service for towing wrecked or disabled automobiles or freeing automobiles stalled in snow or mud.

Y

Yard: A space on the same lot with a principal building, such space being open, ~~unoccupied~~unoccupied, and unobstructed by buildings or structures from ground to sky except where encroachment* and accessory buildings are expressly permitted.

Yard Factor: The length in feet of a given yard (measured at the yard's mid-point, for a yard with varying width and depth) divided by 100, for the purpose of determining landscaping requirements.

Yard, Front: A yard as defined herein, encompassing the horizontal space between the nearest foundation of a building to the right-of-way line and that right-of-way line, extending to the side lines of the lot, and measured as the shortest distance from that foundation to the right-of-way line.

Z

Zone Lot: A parcel of land in single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage, and use, and that can provide such yards and other open spaces as required by the zoning regulations.

Zoning Map: See Official Zone Map.

Zoning Ordinance: The County ordinance setting forth the regulations controlling the use of land in the County Jurisdictional Area, also referred to as the "Monroe County Zoning Ordinance," or any other relevant zoning ordinance.

- Grading/erosion definitions from section 816-3
- Subdivision definitions chapter 852
- Sliding scale definitions 862-2

MONROE COUNTY PLAN COMMISSION**January 18, 2022**

CASE NUMBER	PUO-21-1
PLANNER	Anne Crecelius
PETITIONER	P & G Associates LLC c/o Michael Carmin, Carmin Parker PC
REQUEST	P & G Planned Unit Outline Plan Waiver of Final Hearing Requested
ADDRESS	5100 S Victor Pike Parcel #: 53-08-29-200-023.000-008
ACRES	4.9 +/-
ZONE	PB
TOWNSHIP	Perry
SECTION	29
PLATS	Unplatted
COMP PLAN DESIGNATION	MCUA Phase 1: Employment MCUA Phase 2: Southside Employment

EXHIBITS

1. Petitioner Outline Plan Statement (updated 7/13/21)
2. Site Plan
3. Illustration of Overnight Parking
4. Planning Use Determination
5. Letters of Remonstrance
6. Letters of Support
7. Support Petition (received 7/21/21)
8. Query into properties zoned HI
9. Query into properties within 2000' of interstate
10. Supplemental Petitioner's Statement
11. Rules for Overnight Truck Parking
12. Truck Stop Small Updated Design Standards
13. ATRI Compendium of Idling Regulations
14. I-69 Corridor Study, pages 45-48
15. Septic Permit

RECOMMENDATION

Staff recommends **Negative Recommendation** to the County Commissioners based on the findings of fact and subject to the Monroe County Highway Department & MS4 Coordinator reports.

Should the Plan Commission give a positive recommendation, staff recommends the following conditions:

1. Prohibit overnight truck parking from idling;
2. Petitioner to propose a landscaping plan that includes screening to protect the viewshed of the adjacent historic property;
3. Dedicate and convey open space per chapter 811.
4. Entirety of parking lot to be paved per Ch. 806 standards and parking plan submission to be reviewed by the County Highway Engineer.

PLAN REVIEW COMMITTEE - June 10, 2021

Discussion included concerns regarding safety of drivers through Monroe County with limited resources for overnight parking, and concerns with nuisance fumes from truck idling. The illustration on Exhibit 3 illustrates nearby truck overnight parking locations. The petition site is currently the only location with overnight parking in Monroe County. There were further discussions around the lack of rest stops along I-69 when construction took place and that it is causing a lack of space for truck drivers to stop and rest overnight.

HISTORIC PRESERVATION BOARD - June 21, 2021

Discussion included neighbor concerns (see concerns from PRC), and potential impact to the viewshed of the Stipp-Bender Farm. Stipp-Bender Farm has an application pending at the state for National Historic Register Nomination.

PLAN COMMISSION Regular – July 20, 2021 (Preliminary Hearing)

Information requested regarding areas that meet the requirements of a Truck Stop/Travel Plaza. See Exhibit 8.

PLAN COMMISSION Regular – August 17, 2021 (Final Hearing)

Continued by Petitioner.

PLAN COMMISSION Regular – September 21, 2021 (Final Hearing)

Planning has requested a copy of the septic permit from the petitioner's representative.

SUMMARY

The petition site is located at 5100 S Victor Pike, zoned Pre-Existing Business, in Perry Township, section 29. It's 4.9 +/- acres and is developed and operating as a Sunoco Gas Station. The petition site is accessed from S Victor Pike and is approximately 500' from the intersection of S Victor Pike and S State Road 37. The petitioner is requesting a Planned Unit Development Outline Plan to create the "P & G PUD" which would permit the use of a petitioner-defined use of "Truck Stop – Small". There are no zones within the ordinance that would allow for the combination off all of the proposed uses. The use of a convenience store and daytime truck parking is a legal use and is permitted to continue no matter the outcome of this PUD request. The current use of overnight truck parking is not a permitted use.

If approved by the County Commissioners the outline plan will be adopted as a legal ordinance. Any design or use that is defined within the ordinance or states will follow Monroe County Zoning will be permitted under a development plan approval. Any change to the design or use within the document would require an amendment to the ordinance using this same process, with ultimate approval by County Commissioners.

If this petition is withdrawn or is denied by the County Commissioners, the site will be required to remove the non-conforming use of overnight truck parking and conform to the legal, pre-existing non-conforming use of convenience store.

BACKGROUND

Chapter 802 defines the use of "Convenience Store" as:

Any retail establishment offering for sale prepackaged food products, household items, gasoline sales, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption. The maximum size for a convenience store is 3,500 square feet.

The petition site received a complaint regarding the exterior lighting in 2019, trucks idling and parking overnight, as well as an expansion of the existing parking on the site. The review of the site's aerial imagery showed that the gravel parking surrounding the property had expanded significantly with overnight truck parking. A Use Determination was issued by the Planning Director stating that the combination of uses could either by "Truck Stop/Travel Plaza" or "Trucking Terminal" under chapter 802, both of which are not permitted in the Pre-Existing Business (PB) zoning district. The petitioner was unable to meet the conditions of either use, and therefore applied for a Planned Unit Development (PUD) to legalize the uses on the property.

The petitioner's representative, Michael Carmin, states in Exhibit 1:

"Petitioner seeks to rezone the property to Planned Unit Development to continue the existing uses of the property - gasoline station/convenience mart, but also seeks to add additional limited uses

that have developed on the property over time ancillary to the gasoline station/convenience mart. The proposed Planned Unit Development zone creates a Truck Stop - Small use.

Truck Stop - Small is consistent with Comprehensive Land Use Plan - Urbanizing Area. The plan identifies the parcel for employment uses. The Truck Stop - Small leverages use of existing infrastructure and primarily the principal road network system providing essential services and opportunities for highway travelers. The limited uses in Truck Stop - Small are a major step down in intensity of use otherwise allowed in the Truck Stop/Travel Plaza.

The Truck Stop/Travel Plaza use, a conditional use under the zoning code, is more intense in uses and development than petitioner seeks. Petitioner crafted the term Truck Stop – Small because it represents the travel, vehicle uses adjacent to a principal arterial road, but less intense than the scope of uses permitted in Truck Stop/Travel Plaza. No existing zone allows the mix of uses and guaranteed limited scale of such uses as proposed in this PUD. No existing zone allows for the combination of uses as have developed and petitioner seeks to continue to use on the lot.”

USE COMPARISON

Chapter 813 Conditions for a Truck Stop/Travel Plaza and **staff comments and the proposed PUD standards in red text.**

(11) Truck Stop/Travel Plaza

(a) Applicability

The standards of this section apply to all truck stops and travel plazas.

(b) Minimum Parcel Area and Road Frontage

The minimum parcel area for establishment of a new truck stop or travel plaza is ten acres with at least two hundred (200) feet of direct road frontage on a major collector. Dedicated left-turn and/or right- turn lanes must either exist or be constructed by the Developer. All access drives shall be oriented toward the major collector.

Does not meet: Petition site is 4.9 acres

Meets: contains ~1,160 ft of frontage along a local road and a freeway.

Does not meet: It does not contain a dedicated left-turn or right-turn lane

(c) Location

1. The parcel on which the truck stop/travel plaza is located must be within 2,000 feet of the centerline of the nearest interstate highway exit/entry ramp.
2. The major collector serving the truck stop/travel plaza shall handle any expected traffic and load increase with no more than minor traffic disruptions to adjoining or nearby (within one (1) mile) properties and no significant additional wear and tear on the roadway.
3. No more than one truck stop shall have primary access from any interstate highway interchange.
4. The minimum distance between truck stops shall be 7,000 feet measured from property line to property line.

Meets: #1 – located approximately 500’ from S State Road 37 centerline.

Meets: #2.

Meets: #3 and #4 – no other truck stop nearby.

Proposed PUD standard:

Location. The Truck Stop - Small parcel must be located within 200 feet of the centerline of a principal arterial road or adjacent to a secondary collector road connecting to a principal arterial intersection. Driveway entrance on an adjacent secondary collector road

shall be located not further than 500 feet from the principal arterial road intersection. The Truck Stop - Small shall be a minimum distance of 3,000 feet from a Truck Stop/Travel Plaza or other Truck Stop - Small use, measured property line to property line.

(d) Parking and Fueling Stations

Fueling areas for automobiles and fueling areas for trucks must be separated. Pump island canopies may not exceed 22 feet in height.

Meets the standard.

Proposed PUD standard:

4. Fueling stations. Fueling areas for automobiles and fueling areas for trucks must be separated. Pump island canopies may not exceed 22 feet in height.

(e) Indoor Operation

All vehicle service and/or repair activities must be conducted within a completely enclosed building. Parts, equipment, lubricants, fuels, tires or other materials must be screened from abutting streets and property. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:

1. The dispensing of petroleum products, water and air from pump islands.
2. The provision of emergency service of a minor nature.

In addition, no vehicle shall be parked on the premises for the purposes of offering the vehicle for sale and no used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area.

Would meet the standards. Has recently not met the standard by having detached semi-trailers stored on the site, but proposed PUD would be required to remove any disabled vehicles.

Proposed PUD standard:

6. Prohibited uses. Vehicle repair and servicing are not permitted uses. Sales of vehicle fluids are permitted (examples: oil, engine coolant, washer fluid) and consumer installation of vehicle fluids is permitted.

(f) Noise

If the parcel on which the truck stop/travel plaza is located is within 1,320 feet of an R zoning district, the applicant must provide a noise impact study prepared by a qualified acoustical consultant and must propose necessary mitigation measures to ensure that noise levels at the boundary of the nearest R zoning districts will not exceed 60 dB (A) between the hours of 10 p.m. and 7 a.m. The applicant must also propose idling time restrictions and means of ensuring compliance with such restrictions. The purpose of such restrictions is to reduce noise and air quality-related impacts. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

Does not meet: No PUD standard proposed.

(g) Overnight Parking

Overnight parking is not allowed unless Electrified parking spaces (EPS), also known as truck stop electrification, is installed for each overnight space to allow truck drivers to provide power to necessary systems, such as heating, air conditioning, or appliances, without idling the engine.

Does not meet: No PUD standard proposed for EPS.

Over-night truck parking is currently not a permitted use under the PB zoning. Chapter 802 would permit overnight truck parking under either the "Truck Stop/Travel Plaza" or "Trucking

Terminal”, high-intensity uses. Trucking Terminals are permitted in the High Industrial (HI) zone or conditional (BZA approval required under chapter 813) in the Light Industrial (LI) zone.

	(i)	LB	GB	LI	HI	(C)
Truck Stop/Travel Plaza	H				C	
Trucking Terminal	H			C	P	31

Proposed PUD standard:

Overnight transient truck parking will comprise 5% to 10% of the lot area located along the north property line on the west half of the property. The ride share parking will use less than 2% of the lot and will be located along the south portion of the improved lot, an existing gravel parking area.

7. Overnight parking. Transient overnight truck parking shall not exceed a 24 hour period. Transient overnight truck parking may include driver rest periods in vehicles with truck/tractor cabins designed for rest periods. Designated parking for transient overnight truck parking shall not exceed 20 parking spaces.

(h) Fuel Spill Containment/Hazardous Substances

A plan must be submitted showing how the truck stop/travel plaza is designed to prevent any spill from the facility or from vehicles utilizing the facility from contaminating soil or migrating off-site.

The facility shall fully comply with all Federal and State regulations regarding the reporting and containment of spills and releases of petroleum and hazardous substances. The following spills must be reported to the Planning Department within 12 hours of occurrence:

- Greater than 100 lbs. or the CERCLA Reportable Quantity (RQ) of a hazardous material;
- Petroleum spills of greater than 55-gallons; or
- Spills of “objectionable substances” – defined as, substances of a quantity and type that are present in sufficient duration and location to damage the waters of the state.

Meets requirements: Gasoline and fuel sales are permitted under chapter 802 as either “Gasoline Services Station” or “Convenience Store”. The site currently has fuel sales under the use of convenience store. The state requires the above standards for operational gas stations.

(i) Karst

Development of a truck stop or travel plaza in areas that encompass or affect sinkholes or other karst features (i.e., in “sinkhole areas”) is prohibited unless it is demonstrated that the development would have no significant detrimental impact on storm water management or ground water quality.

Meets: No signs of karst features on the petition property.

(j) Parking

All parking areas must be paved and fully comply with current Monroe County landscaping and storm water management requirements. A parking lot separated from the truck fueling/parking area must be provided for employees and passenger vehicles utilizing the facility.

Does not meet: Petition site is only partially paved.

Meets: Separate parking areas are proposed per conceptual site plan.

Proposed PUD standard:

10. Lot surfaces. Driveway and associated lot areas for fueling stations, charging stations, restaurant parking and convenience mart parking shall be paved. Ride-share parking,

transient overnight truck parking, and associated driveway areas may be stone or gravel surfaced.

(k) Landscaping

1. At least 25% of the lot area shall be devoted to green area.
2. All screening shall include a fence and a dense planting of trees and shrubs, for the full length of the lot line.

Meets: #1 percentage of greenspace.

Does not meet: #2 – see below. Would require 92 trees just along the north property line to buffer between the residence and business. Likely require ~300+plantings (bufferyard, streetscape, interior plantings, bioretention plantings, etc.) if it were to meet the full requirements.

Proposed PUD standard:

11. Landscaping. At least 25% of the lot shall be dedicated to permanent green space. A minimum of eight (8) trees shall be required in the areas in close proximity to road frontages.

(l) Signs and Lighting Standards

Any signs or lighting permitted in conjunction with the use shall be appropriate to the location and in harmony with the general character of the properties in the area. All on-site lighting at a truck stop or travel plaza shall be sized and directed to provide for minimal light spillage onto adjacent properties. Lighting standards shall be as follows:

1. All outdoor lighting shall be fully shielded. Fully shielded requires a lighting fixture to be constructed so that all the light emitted by the fixture is projected below the horizontal plan of the lowest plane of the lowest point of the fixture.
2. Lighting fixtures used to illuminate a sign shall be mounted on the top of the sign structure, lighting the sign downward.
3. Low-pressure Sodium (LPS) lamps or other dark sky friendly lighting alternatives are required throughout the site.
4. Search lights, laser source lights, or any similar high-intensity light shall not be permitted.

Meets: Permitted signage under chapter 807 would allow a total square footage of 600' of signage which includes a monument or pole sign, no greater than 60 sq. ft. per road frontage.

Proposed PUD standard:

Signage. An existing pole sign is located along the southwest property line and is estimated at 40 feet. An existing ground sign is located in the southern part of the property in the south edge of the improved portion of the lot with sign visibility from State Road 37. The monument sign is less than six feet in height. The existing pole sign and monument sign will be retained.

Meets: Lighting standards have been upgraded to meet the current requirement of a commercial site.

Proposed PUD standard:

13. Lighting standards. On-site lighting shall be sized and directed to provide minimal light spillage onto adjacent properties. All outdoor lighting shall be shielded so that light emitted by the fixtures project below the horizontal plane of the lowest point of the fixture. Low pressure sodium lamps or other dark sky friendly lighting alternatives shall be utilized wherever feasible for any light not fully shielded. Pole signs and monument signs may be backlit. Lighting shall not exceed one candle power at a property line.

(m) Adult Oriented Business

No Adult Oriented Business activities as defined by the Monroe County Zoning Ordinance.

Not addressed within the outline plan. Other uses that were specified as prohibited are listed as:

6. Prohibited uses. Vehicle repair and servicing are not permitted uses. Sales of vehicle fluids are permitted (examples: oil, engine coolant, washer fluid) and consumer installation of vehicle fluids is permitted.

(n) Security

The truck stop/travel plaza must be designed with adequate lighting, fencing, security cameras, access control, signs, etc. to mitigate the potential for crime.

Likely meets: petitioner states there are cameras in and around the property already existing.

(o) Additional Requirements

All performance standards of the Monroe County Zoning Ordinance must be met. The Board of Appeals may require design changes or additional landscaping, screening, and berms as necessary to minimize the visual and noise impact of the truck stop or travel plaza on adjacent properties.

The petitioner has proposed some uses that are not defined under the Truck Stop/Travel Plaza use. The information below that is **blocked** is directly from the proposed outline plan with staff review below in red.

Electric vehicle charging station;

5. Vehicle charging stations. Vehicle charging stations (electric vehicle) shall be located in a designated area minimizing traffic conflicts for truck parking, rideshare parking, and fueling stations. Charging stations do not require a canopy.

Chapter 802 doesn't contain a definition for electric vehicle charging states.

Convenience mart;

9. Convenience mart/food service. Dine-in facilities for the restaurant shall not exceed 1,000 square feet.

The site currently used as convenience store as a legal use under the PB zone.

	(i)	LB	GB	LI	HI	(C)
Convenience Store	H	P	P			

Ride-share parking;

8. Ride-share. Vehicle parking for carpooling and ride-sharing shall be permitted. Designated parking for ride-share use shall not exceed 20 spaces. Ride-share parking shall not exceed 12 hours.

Chapter 802 doesn't define ride-share parking and would only be able to be permitted under a Planned Unit Development outline plan.

Restaurant (small);

The restaurant use would be developed within the existing building utilizing a part of the 9,000 square feet presently used for product storage. The restaurant use would be located at the east end of the existing building. A drive-thru window would be placed in the north wall at the east end or in the east wall of the building. There is no time line decided for any remodeling to add a restaurant or the accessory residential use.

Chapter 802 permits the use of a restaurant in the LB, GB zones. It doesn't restrict the size of the restaurant.

Accessory uses: A single residential dwelling use and seasonal sales.

15. Accessory Uses.

a. Seasonal sales shall be permitted on the open lot. Examples of seasonal sales include farm produce sales, fireworks and pumpkins sales. Sales and display areas for seasonal sales shall not exceed 2,000 square feet.

Chapter 802 does include definitions for uses that are similar to the proposed “seasonal sales” accessory use. Those are included below.

Temporary / Seasonal Activity. (Permitted in AG/RR, FR, CR, LB, GB with conditions 46; 54). Any sale made by a person, firm or corporation engaging in the temporary business of selling seasonal products or engaging in events either retail or outdoor in nature, on property owned or leased by the person, firm, or corporation. The following list identifies the kinds of temporary / seasonal activity:

- Outdoor art or craft show or exhibit;
- Christmas tree sales;
- Fireworks sales;
- Car Tent sales;
- Food Trucks;
- Outdoor public, religious, patriotic, or historic assembly or exhibit, including a festival, benefit, fund raising event, or similar use that typically attracts a mass audience;
 - For temporary uses that are not listed above, the Director shall determine whether an unlisted temporary seasonal activity use should be classified as a temporary seasonal activity. This determination shall be based upon the similarities and differences with the above listed uses and an assessment of the proposed temporary seasonal activity’s compatibility with the zoning district and surrounding land uses.

Roadside Stand, Temporary: (Permitted in AG/RR, FR, CR, with condition 52). A non-permanent structure (tent or table), operated on a seasonal basis which allows for local agricultural producers to retail their products and agriculture-related items directly to consumers and enhance income through value-added products.

b. Residential. One 2-bedroom dwelling unit for employee/manager occupancy. The accessory use for a dwelling would be created through remodeling of the existing single story structure by interior remodeling to create an apartment or second story loft addition to the existing building.

The ordinance does not permit residential uses in commercial zones:

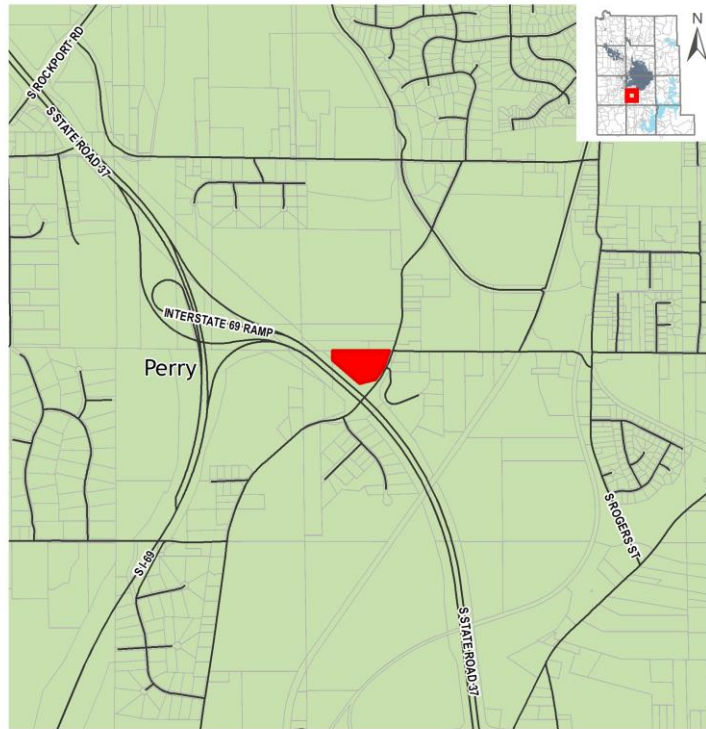
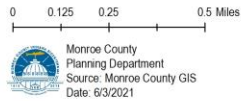
Residential Uses	(i)	AG	FR	CR	ER	LR	SR	MR	HR	UR	(C)
Accessory Apartments	L	P	P	P	P	P	P	P	P		26
Accessory Dwelling Units	L	P	P	P							53; 55
Single Family Dwelling	n/a	P	P	P	P	P	P	P	P	P	1
Temporary Dwelling	L	P	P	P	P	P	P	P	P	P	3; 53

LOCATION MAP

The petition site is located in Perry Township, section 29, addressed as 5100 S Victor Pike. The parcel number is 53-08-29-200-023.000-008. The petition site has frontage on S Victor Pike and S State Road 37.

Location Map

- Petitioner
- Roads
- Civil (Political) Townships
- Parcels

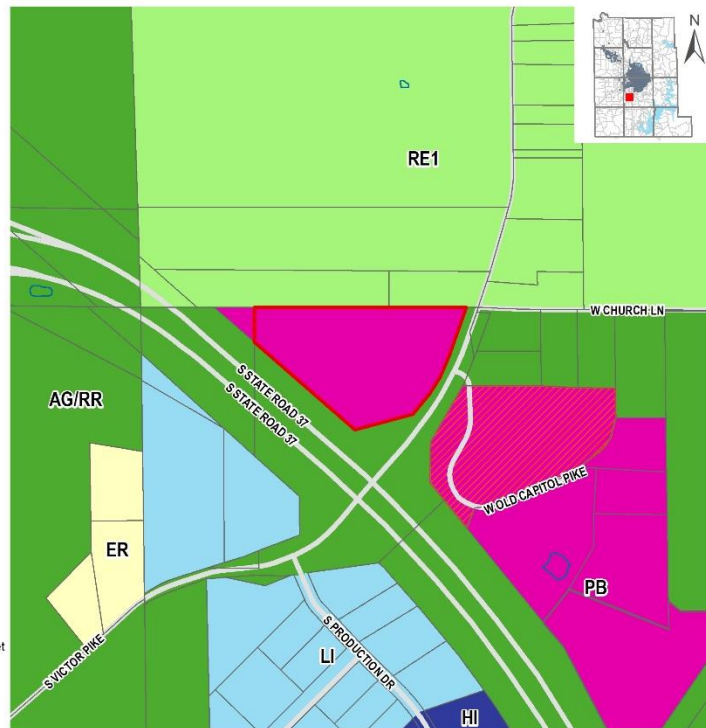


ZONING AND ADJACENT USES

The petition site is zoned Pre-Existing Business (PB). Surrounding Right-of-Way are zoned Agricultural/Rural Reserve (AG/RR). Property to the north is zoned Estate Residential 1 (RE1), property to the southwest is zoned Light Industrial (LI), and property to the southeast are zoned Pre-Existing Business (PB), and PB and Historic Designated Overlay.

Current Zoning Map

- Petitioner
 - Parcels
 - Roads
 - Hydrologic Features
 - Historic Preservation Overlay
- Monroe County Zoning**
- AG/RR - Agriculture/Rural Reserve
 - ER - Estate Residential
 - HI - Heavy Industrial
 - LI - Light Industrial
 - PB - Pre-Existing Business
 - RE1 - Estate Residential 1



SITE CONDITIONS








The petition site is developed and contains one main building and two fuel stations. Access is derived from S Victor Pike. The site has a pre-existing commercial septic. The site contains buildable area with steep slopes only present near existing drainage ditches. South Victor Pike is classified as a “Local Road” and S State Road 37 as “Production” per the 2016 Thoroughfare Plan. The Monroe County Highway Engineer has stated that a traffic study isn’t required for the petition site.

The property is located within a “critical watershed”, called “West Fork Clear Creek/Clear Creek”. The Monroe County MS4 Coordinator comments are pending.

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Service Station, Detached Canopy C C 01		A	1990	1990	1,600
Service Station, Detached Canopy C C 01		A	2000	2000	2,367
Paving C 01	C	A	1990	1990	37,000
Paving C 01	C	A	1990	1990	3,500
C/i Building C 01	C	A	1990	2000	8,640

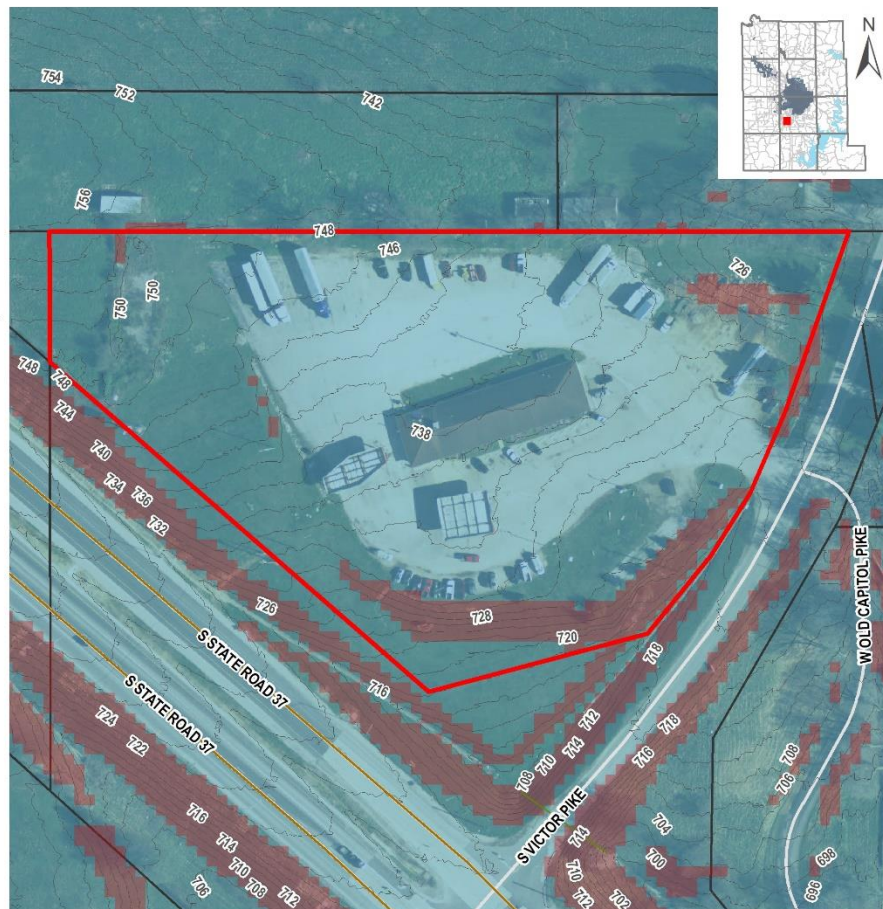
Site Conditions Map

-  Freeway
-  Petitioner
-  Storm Water
-  2-Foot Contours
-  Local Roads [50']
- 15% Slope Restriction**
 -  0 - 15
 -  > 15
-  Parcels
- Critical Watersheds**
 -  West Fork Clear Creek/Clear Creek

0 37.5 75 150 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 6/3/2021



SITE PICTURES



Figure 1. Pictometry photo from April 2020, looking north.



Figure 2. Looking west along S Victor Pike.



Figure 3. Looking north west.



Figure 4: Looking southwest at the back of the convenience store.



Figure 5: Looking west at the current truck parking area.



Figure 6. Looking south at one of two canopies.



Figure 7. Entrance of convenience store and two of two canopies.

COMPREHENSIVE PLAN DISCUSSION – PHASE I

The petition site is located in the **Employment** districts on the Monroe County Urbanizing Area Plan portion of the Monroe County Comprehensive Plan. Points that align with the proposed PUD outline plan are highlighted in **green**. Points that differ from the MCUA districts are highlighted in **grey**.

Employment-oriented uses include light industrial, manufacturing and assembly, research and development facilities, flex/office space, construction trades, warehousing and other types of commercial uses that may not be easily integrated into a mixed-use environment.

These uses may require large, isolated sites for large-format facilities, or multiple facilities may be organized into coordinated campus-style or industrial park settings. This land use category is intended to **accommodate the expansion and changing operations** of a wide variety of companies and to foster a well-rounded and diverse economy as part of the Greater Bloomington area.

Special attention should be paid to vehicular access management, buffering and landscape aesthetics, building and parking orientation, and basic architectural design standards. Business support services are encouraged to be integrated into larger employment areas.

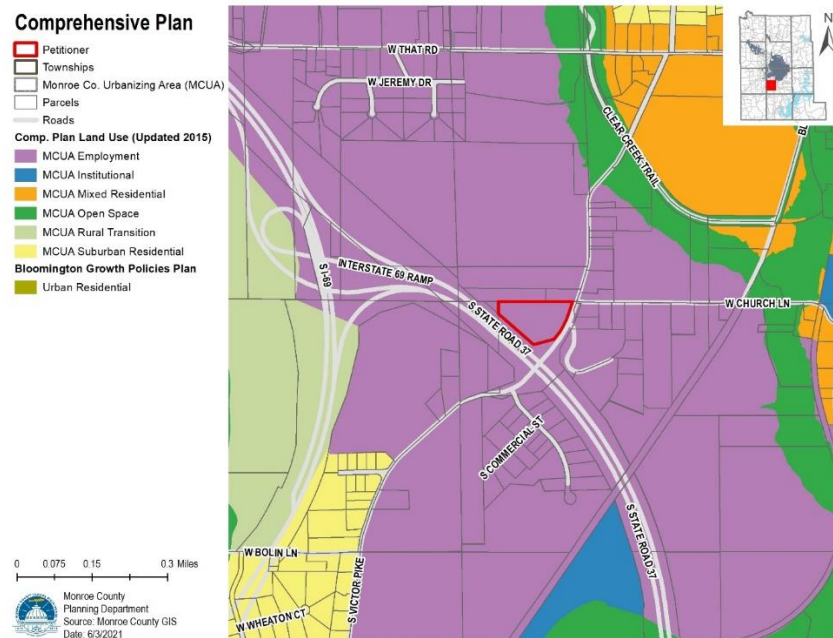
A. Transportation

Streets: Employment areas require special considerations in roadway design. These areas are typically accessed through arterial connections from the freeway and require accommodations for heavy truck traffic. Arterial connections may include **mixed-use corridors**, and special attention must be paid to balance the needs of all travel modes while also facilitating industrial deliveries and commuter traffic flow. Arterial streets, such as Third Street, should not exceed five lanes in width (four travel lanes with center turn lane). local and collector streets will typically be two or three-lanes (two travel lanes with center turn lane). Street connections are encouraged to help distribute traffic, but should be balanced with access management plans to maximize safety. Center medians for select arterial roadways should be considered to improve access management and corridor aesthetics.

Freight: Appropriate routes for truck traffic to and from i-69 should be designated with thoroughfares designed accordingly. Major highway access points to employment areas west of i-69 will include Sr-46, Third Street/Sr-48, 2nd Street/Sr-45 and Tapp road. Fullerton Pike will provide access to potential

employment areas to the east of i-69. A new roadway connection between That road and South Walnut Street (old Sr-37) should be considered to open land between the highway and clear creek for employment uses.

Bike, Pedestrian, and Transit modes: Commuting by automobile will likely remain the primary form of transportation to work in the larger employment centers within the Urbanizing Area. However, opportunities to expand transportation options should be provided wherever possible. Streets within employment areas should include sidewalks and/or shared-use sidepaths and encourage connections to karst farm Greenway and clear creek Trail. Opportunities to expand City of Bloomington and rural Transit service to employment areas should also be explored.



B. Utilities

Sewer and water: Employment-generating uses provide a fiscal benefit to the community that may warrant additional investments in and possible geographic expansion of sewer systems. Some areas designated for employment uses in the land Use Plan are located outside of current sewer service areas, most notably the area between Clear Creek and SR 37. Additional studies should be undertaken to determine the potential for sewer expansion and necessary capital improvements to serve these areas. Additional studies and surveys may be required to determine the geographic restrictions within developable areas.

Power: Where possible, overhead utility lines should be buried to minimize disruption during major weather events. Care should be taken to locate underground utilities in a manner that does not interfere with site development or business expansion. Opportunities to create redundant power systems with new electrical substations should be explored.

Communications: State of the art communications systems should be prioritized in employment areas. Street infrastructure improvements should reserve space for burial of fiber-optic systems and/or other forms of high-speed internet and communications networks.

C. Open space

Park Types: Employment areas should provide open spaces primarily through the preservation of sensitive lands and creation of landscape buffers. Where opportunities exist, shared use path connections to the broader greenway network should be incorporated, providing a recreational amenity and alternative transportation option for employees, as well as linkages to the broader Bloomington/Monroe county system.

Urban Agriculture: Community gardens and urban agricultural systems should be encouraged in near employment areas as a recreational and wellness opportunity for employees. However, soil suitability in existing industrial areas should be verified.

D. Public Realm Enhancements

Wayfinding: Regularly-located route signage for truck traffic to and from I-69 should be provided. business and industrial parks may incorporate multi-business panel signs at gateway locations to improve wayfinding, and should use high- quality materials, be aesthetically coordinated with surrounding architecture, and include attractive landscape features.

Lighting: Roadways should be lighted for safety and will typically require taller poles (± 30 feet).

Street/Site furnishings: Street furnishings will be limited in employment districts, but may include bus stops/shelters and benches.

E. Development guidelines

Open Space: Open space in employment areas should be provided on-site (with the exception of significant environmental preservation areas) and determined through maximum lot coverage requirements, with 15 to 20% of a site reserved for landscaping, buffering, stormwater management and outdoor amenities for employees.

Parking ratios: Parking needs will vary by business. In campus and business park settings, shared parking arrangements should be encouraged, although most businesses will require some amount of dedicated parking. Large industrial facilities, warehouses, and flex/r&d space will often have relatively low parking needs (e.g. 1 space per 2,000 square feet). Parking requirements should be based on the needs of individual businesses as opposed to mandatory minimum requirements.

Site Design: Buildings should be oriented toward the front of the lot to create a street presence, but will typically be set back from the front property line by 30 to 50 feet. Parking in front of the building should be avoided, and limited to small visitor-oriented parking lots with close access to the main entrance. Employee parking should be located to the rear or side of the building. Sufficient maneuvering aisles and loading spaces will be necessary for freight delivery. Loading docks and bays should be oriented away from public streets or screened with landscaping or architecturally integrated walls extending from the building.

Building form: Industrial, flex and warehouse buildings should balance economic construction with basic aesthetics. Office components and main visitor entrances should be located on the front facade, be designed as distinct elements from the rest of the building, and incorporate high amounts of window transparency. Facilities may require light-controlled environments, but where possible, high windows above eye level should be incorporated, particularly along street-facing facades. Buildings will have simple forms and flat roofs. Parapets should be used to screen rooftop mechanical units.

Materials: Acceptable primary building materials include brick, stone (natural or cultured), pre-cast concrete panels, concrete masonry units, architectural metal panels, fiber-cement siding and EIFS (exterior insulated finishing Systems). Smooth-faced and textured-faced metal panels are preferred, but corrugated or ribbed panels are also acceptable. Split-faced block may be acceptable if combined with other primary materials. Careful attention should be paid to how materials are installed, joined, and detailed, particularly at edges, corners and material transitions. Shadow lines, expression lines and variations in color and texture are encouraged to break up monolithic facades. Trees, shrubs and other vertical landscape elements should be incorporated along large, blank facades.

Private Signs: Sign designs should be coordinated with the character of the building, and may be building-mounted or ground-mounted monument signs. Pole signs should be prohibited. Monument signs should be located in landscape beds and may include exterior ground lighting. Digital and changeable copy signs are not appropriate. Sites will typically require directional signage for visitors, employees and freight delivery.

COMPREHENSIVE PLAN DISCUSSION – PHASE II

South Side Employment

This district includes lands with access to and high visibility from I-69/SR 37, and generally designated as the Employment land use type in the Urbanizing Area Plan. Currently, this area is largely undeveloped, with some existing office and industrial development and rural residential uses. Additional employment-oriented development should preserve landscape character and be sensitively buffered from nearby residential districts, and benefit from Tax Increment Finance district opportunities.

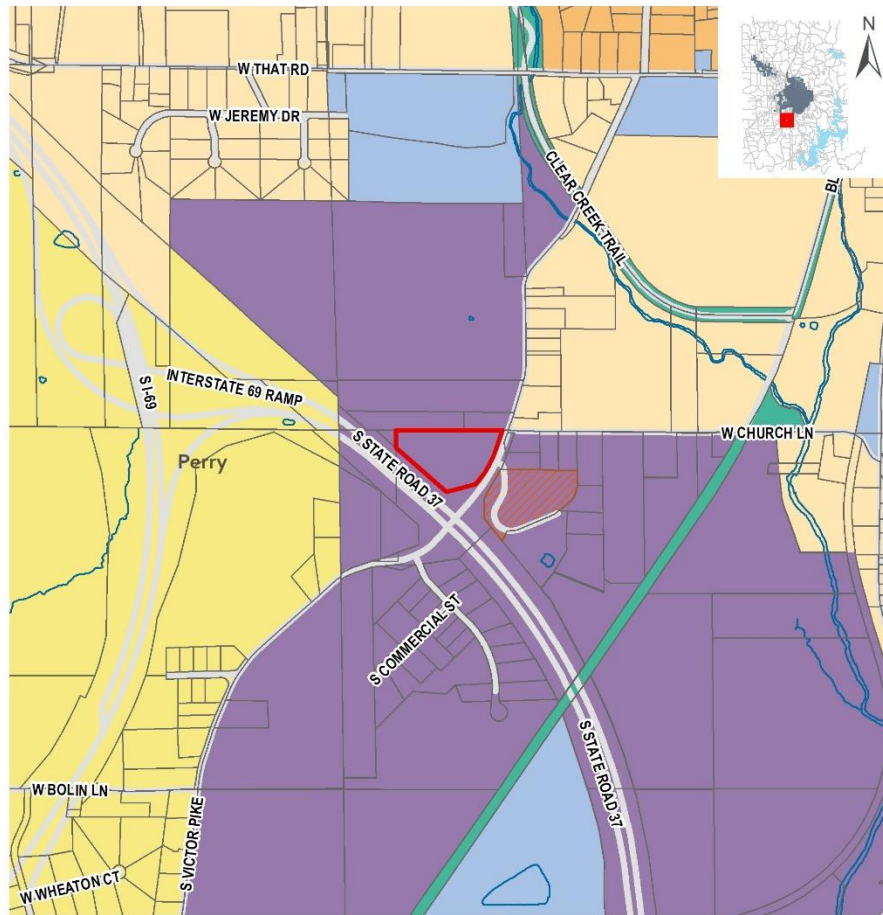
Proposed Zoning Map (2016)

- Petitioner
- Parcels
- Roads
- Historic Preservation Overlay
- Hydrologic Features
- Proposed Zoning**
- E2 - South Side Employment
- N1 - Urban Infill Neighborhood
- N2 - Neighborhood Development
- N3 - Conservation Development
- OS - Open Space
- CV - Civic

0 0.05 0.125 0.2 0.25 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 6/3/2021

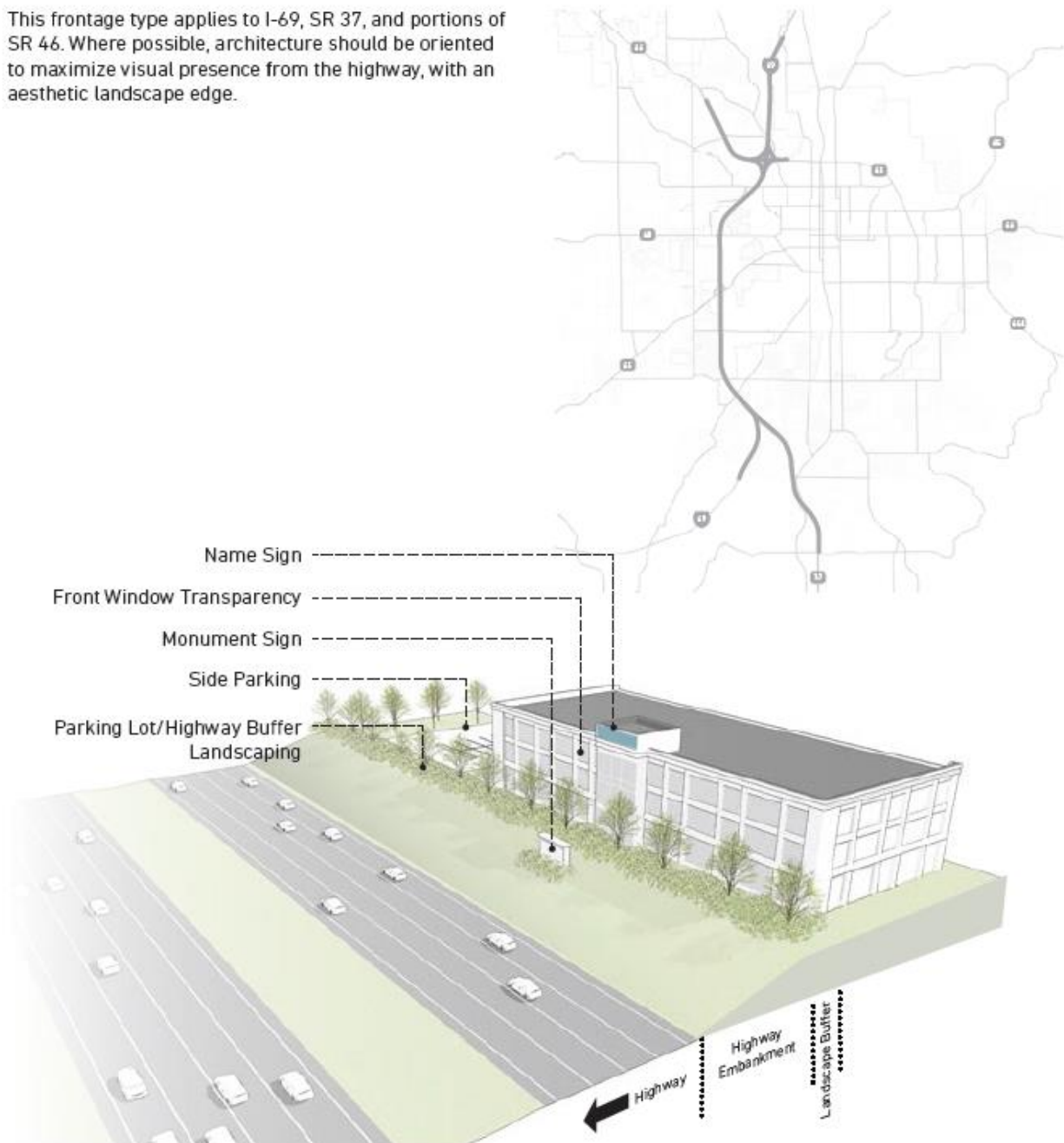


Existing Planned Unit Developments

In general, it is the intent of this zoning framework to eliminate the need to establish new Planned Unit Developments by creating an expedited, consistent and predictable set of zoning requirements and approval procedures. However, existing planned developments represent a significant investment by property owners in establishing specific development plans and standards for their properties in conformance with pre-existing development approval procedures. All planned developments in effect prior to the creation of new zoning districts and standards should continue to be considered in effect, similar to an overlay zone. Opportunities to eliminate the planned unit development overlay will also be accommodated and should be encouraged. PUDs with expired outline plans or without development plans may be reviewed and rezoned entirely, subject to recommendations of this zoning framework.

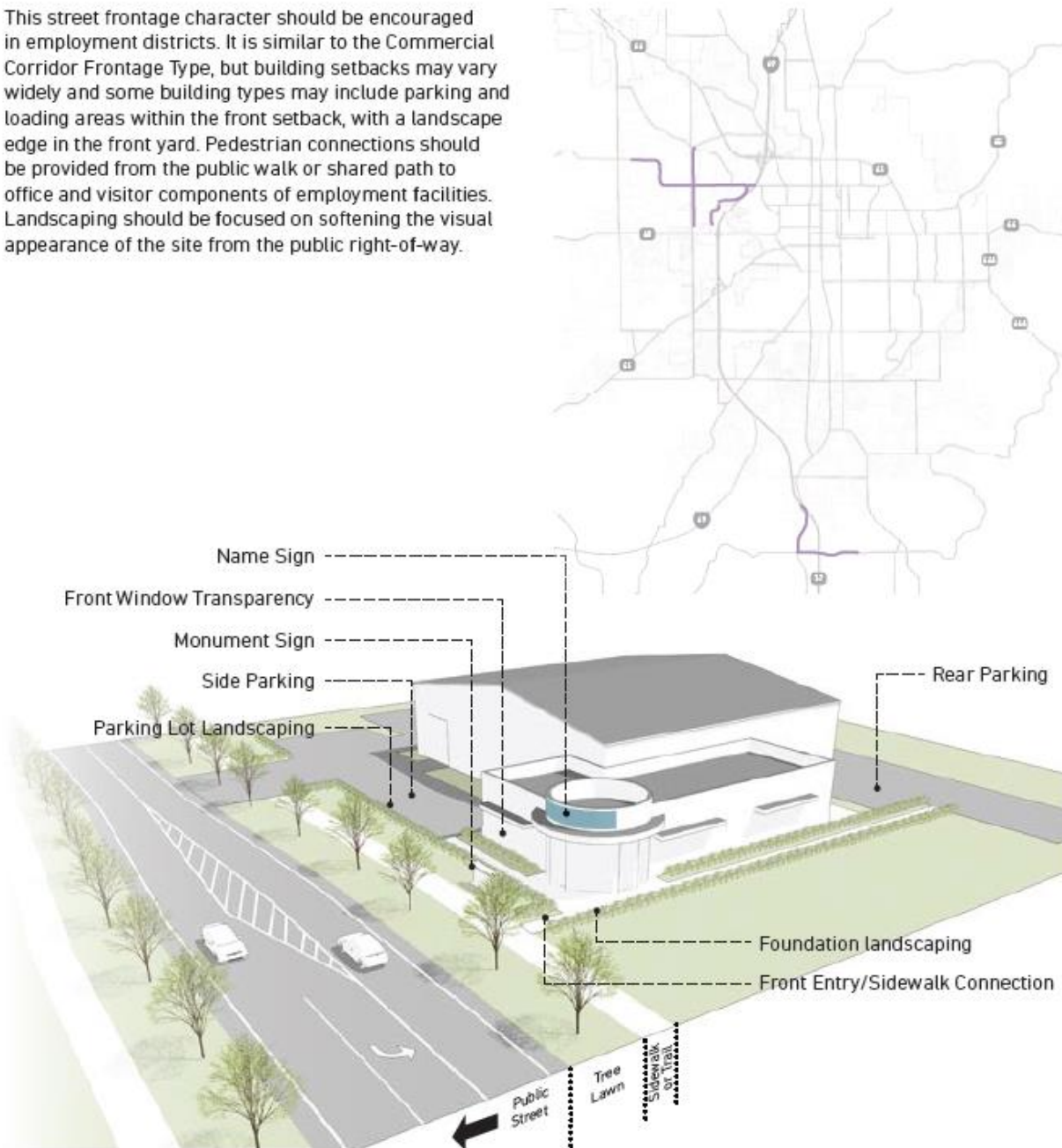
Highway Frontage

This frontage type applies to I-69, SR 37, and portions of SR 46. Where possible, architecture should be oriented to maximize visual presence from the highway, with an aesthetic landscape edge.



Employment Frontage

This street frontage character should be encouraged in employment districts. It is similar to the Commercial Corridor Frontage Type, but building setbacks may vary widely and some building types may include parking and loading areas within the front setback, with a landscape edge in the front yard. Pedestrian connections should be provided from the public walk or shared path to office and visitor components of employment facilities. Landscaping should be focused on softening the visual appearance of the site from the public right-of-way.



PUD REVIEW CONSIDERATIONS

Section 811-6 (A) of the Monroe County Zoning Ordinance states: “The Plan Commission shall consider as many of the following as may be relevant to the specific proposal:

- (1) The extent to which the Planned Unit Development meets the purposes of the Zoning Ordinance, the Comprehensive Plan, and any other adopted planning objectives of the County.

Findings:

- The MCUA Phase I plan designates the petition site as “Employment”;
- Employment-oriented uses include light industrial, manufacturing and assembly, research and development facilities, flex/office space, construction trades, warehousing and other types of

- commercial uses that may not be easily integrated into a mixed-use environment;
 - The MCUA Phase II plan designates that site as “South Side Employment;
 - This district includes lands with access to and high visibility from I-69/SR 37, and generally designated as the Employment land use type;
 - The current zoning is Pre-Existing Business;
 - The Pre-Existing Business zones was created in 1996 to for uses that existed but were not compatible with the 1996 zoning. This zone allows the business to continue operation but limits further “intensification” of the use;
 - The current use and potential expansion of the site would support Employment uses;
 - The proposed use is not consistent with the truck stop/travel plaza use under Ch 813 and therefore is a deviation from the Zoning Ordinance provisions;
 - The existing and proposed development appears to be consistent with the Comprehensive Plan per the Employment zone;
- (2) The extent to which the proposed plan meets the requirements, standards, and stated purpose of the Planned Unit Development regulations.

Findings:

- The proposed plan is lacking design standards. For example, setbacks need to be provided for future development.
 - There are no zones within the ordinance that would allow for the combination off all of the proposed uses;
 - The uses proposed within the outline plan are existing. The use as a convenience mart is considered a legal use under the PB zoning. The use as a truck stop/plaza to allow overnight parking of trucks is illegal and began after 1998 but before 2003;
 - See Findings under section A, regarding use;
- (3) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons, which such departures are or are not deemed to be in the public interest.

Findings:

- See Findings under section A;
 - One of the purposes of the PUD, under Chapter 811, is to encourage a harmonious and appropriate mixture of uses;
 - There is not one zoning designation that covers the mix of uses requested by the petitioner;
 - **Spatial analysis into the potential locations of truck stops has shown that there are extremely limited existing locations suitable for a Truck Stop as defined under Chapter 813;**
- (4) The proposal will not be injurious to the public health, safety, and general welfare.

Findings:

- See Findings (1), (2) and (8);
- (5) The physical design and the extent to which it makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects common open space, and furthers the amenities of light, air, recreation and visual enjoyment.

Findings:

- The petition site has access to water and electric, and currently uses a commercial grade septic system;

- Future internal changes to the existing structure would require an approved Real Estate inspection permit or an upgraded commercial septic;
 - The Truck stop/travel plaza use would require a permanent right/left turn lane for access, which this site does not currently provide;
- (6) The relationship and compatibility of the proposal to the adjacent properties and neighborhoods, and whether the proposal would substantially interfere with the use of or diminish the value of adjacent properties and neighborhoods.

Findings:

- The petitioner requests to “add additional limited uses that have developed on the property over time ancillary to the gasoline station/convenience mart”;
 - Adjacent properties are either residential or commercial in use;
 - The use as a convenience store with gasoline sales pre-dates 1997, however the use as a truck stop/travel plaza appears to have started between 1998-2003;
- (7) The desirability of the proposal to the County’s physical development, tax base, and economic well-being.

Findings:

- See Findings under Section E;
- (8) The proposal will not cause undue traffic congestion and can be adequately served by existing or programmed public facilities and services.

Findings:

- Access is derived from S Victor Pike which is designated as a Local Road in the Thoroughfare Plan;
 - S State Road 37, designated as a Freeway under the Thoroughfare Plan, is adjacent to the site is within approximately 500’ from the site’s existing driveway cut to the intersection of S Victor Pike & S State Road 37;
 - No Traffic Study was submitted with this petition. Per the Highway Engineer, no traffic study is required at this time;
 - All utilities are available to the petition site;
 - See findings under (d);
- (9) The proposal preserves significant ecological, natural, historical and architectural resources to the extent possible.

Findings:

- Chapter 811 requires that a proposed PUD dedicate open space per the requirements of 811-3 (E);
- Open space and the conveyance has not been specified by the petitioner’s representative;
- There is no known karst on the property;
- The drainage patterns are not expected to change as no new structures are currently proposed;
- The site is 4.93 +/- acres in size;
- A locally designated historic site is adjacent of the property to the south of S Victor Pike;

July 13, 2021

Monroe County Plan Commission
501 N. Morton Street, Suite 224
Bloomington, IN 47404

RE: PUD Petition - Amended

P & G Associates petitions for a rezoning of its property located at 5100 S. Victor Pike, Bloomington, Indiana consisting of 4.93 acres. The property is zoned Pre-existing Business. The property has long been the site of a gasoline station/convenience mart.

The property is located at the intersection of Victor Pike and State Road 37 which is a signalized intersection.

Petitioner seeks to rezone the property to Planned Unit Development to continue the existing uses of the property – gasoline station/convenience mart, but also seeks to add additional limited uses that have developed on the property over time ancillary to the gasoline station/convenience mart. The proposed Planned Unit Development zone creates a Truck Stop – Small use.

Truck Stop – Small is consistent with Comprehensive Land Use Plan – Urbanizing Area. The plan identifies the parcel for employment uses. The Truck Stop – Small leverages use of existing infrastructure and primarily the principal road network system providing essential services and opportunities for highway travelers. The limited uses in Truck Stop – Small are a major step down in intensity of use otherwise allowed in the Truck Stop/Travel Plaza. **Petitioners proposed uses in this PUD barely resemble the extensive and intense uses identified in the Truck Stop/Travel Plaza conditional use described in the zoning ordinance.**

The Truck Stop/Travel Plaza use, a conditional use under the zoning code, is more intense in uses and development than petitioner seeks. Petitioner crafted the term Truck Stop – Small because it represents the travel, vehicle uses adjacent to a principal arterial road, but less intense than the scope of uses permitted in Truck Stop/Travel Plaza. No existing zone allows the mix of uses and guaranteed limited scale of such uses as proposed in this PUD. No existing zone allows for the combination of uses as have developed and petitioner seeks to continue to use on the lot.

Development. The property is fully developed. No additional principal structures are anticipated. **Small accessory structures may be added. For example, petitioner anticipates adding electric vehicle charging stations. It is uncertain whether these charging stations may require a covering, such as a small canopy, over the charging stations for use during inclement weather. Petitioner anticipates adding an outdoor seating area for patrons purchasing food in the convenience mart. The seating facility is best described as an open shelter house, roof covering**



only, with open sides on a part of the parking surface to allow placement of picnic tables or similar seating. A bicycle rack would be installed in close proximity to the shelter. The bicycle rack could be used by patrons for the convenience mart but also as a rest area for bicyclists utilizing the nearby trail system. The shelter would be located on already paved or stone surfaces and would not require the loss of green space. The property is a single parcel of 4.93 acres. Approximately 30% of the lot surface is paved concrete; 25% of the lot surface is stone or gravel; 30% is green space; and about 22,000 square feet of structures (9,000 square foot existing convenience mart/gasoline station office building and covered canopies over fueling stations – 1,500 and 2,000 square feet).

Parking: Overnight transient truck parking will comprise 5% to 10% of the lot area located along the north property line on the west half of the property. The ride share parking will use less than 2% of the lot and will be located along the south portion of the improved lot, an existing gravel parking area. In addition to transient truck parking, limited seasonal work crew parking will be permitted in a designated area limited to ten parking spaces. The seasonal work crew recognizes the long established business practice for the utility companies to contract for utility easement maintenance to clear utility lines and trees and brush on a periodic basis. The crews are almost never from the local area and when under contract to provide the easement maintenance on local utility easements, the crews look for suitable areas to park vehicles and equipment overnight. This is static parking and not a sleeping or rest arrangement. There would be no occupancy of the trucks or equipment parked overnight. Easy access to State Road 37 is an important consideration when identifying a parking area.

The accessory use for a dwelling would be created through remodeling of the existing single story structure by interior remodeling to create an apartment or second story loft addition to the existing building.

The restaurant use would be developed within the existing building utilizing a part of the 9,000 square feet presently used for product storage.

Ownership. The single parcel is under single ownership. No subdivision of the lot is planned and the project will remain under single ownership. All open spaces on the lot will remain as part of the single parcel under single ownership and maintained by the lot owner.

Existing building. The existing single story structure is approximately 9,000 square feet block wall development with a pitched roof. The maximum height of the building is estimated at 22 feet subject to possible second story addition for a residence. The gasoline fueling service consists of three diesel fuel pumping islands under a covered canopy approximately 1,500 square feet. The gasoline fueling service uses four gasoline station pump islands under a 2,000 square foot covered canopy.

Signage. An existing pole sign is located along the southwest property line and is estimated at 35 feet. An existing ground sign is located in the southern part of the property with sign



visibility from State Road 37. The monument sign is less than seven feet in height. The existing pole sign and monument sign will be retained.

Facilities. The property operates with an existing septic permit.

The property is served with public water and electricity.

There are no sidewalks existing along Victor Pike and sidewalks will not be installed.

Storm water drainage. The property is entirely surface drainage. The west and south two-thirds of the lot drains toward State Road 37 right-of-way. The grade fall from the northwest corner to the corner at the junction of Victor Pike and State Road 37 rights-of-way is 30 feet. The fall from the northwest corner to the southwest corner and along the southwest property line is eight feet. The State Road 37 right-of-way between the paved surface of the road and the property line is 75 feet in width and is an existing major drainage swale. The northeast one third of the lot drains through the green space to a small detention area in the northeast corner of the property. No new impervious surfaces will be added to the lot and the property will maintain the existing, historic storm water drainage.

Transient truck parking is an essential community need. There are few, if any, readily identifiable truck stops or places suitable for freight truck hauling for driver rest stops along the I-69 corridor or on the South State Road 37 corridor. Truck travel on the corridors makes use of available spaces on berms, shoulders, ramps and other areas. Transient truck parking has frequently made use of petitioner's property often without consent. Drivers identified the petitioner's gasoline station as an available place to stop and park, apparently believing there would be no harm. The tendency for truck parking developed over an extended period of time and was accepted by petitioner without thought that the truck parking was not permitted. When the issues surfaced that petitioner would need to apply for the PUD to legitimize the transient truck parking, petitioner has attempted to regulate the parking during the pendency of this petition. The petitioner has limited the parking and has begun posting rules and attempted to regulate the parking practice but has stopped short of physically barring the truck parking while this petition is pending. If the zoning petition is not approved petitioner acknowledges that he is required to take all steps reasonably available to prohibit transient truck parking on his property. However, the demand for transient truck parking continues and truck drivers remain dependent upon locations such as petitioner's property for rest stop parking in a safe environment. Petitioner seeks to formalize the transient truck parking as a permitted use through this PUD petition.

Petitioner has added signage limiting truck parking. Designated areas on the lot will be clearly identified. Petitioner is creating a system for truck drivers to check in at the office/cashier station in the building at the time of parking. Rules will be devised and copies posted and provided to drivers when they check in at the office or cashier station to report parking. Those rules will clearly prohibit truck engine idling. Enforcement of the truck engine idling becomes petitioner's responsibility but it will necessarily include prohibiting additional or future parking



by offending drivers. The property has numerous cameras, including cameras in the vicinity of the designated truck parking area.

Environmental Regulations. The gasoline service station component of petitioner's use is regulated under applicable environmental regulations, including Indiana Department of Environmental Management. Spillage reports are mandatory. Petitioner maintains absorbent materials on site in the event of any leakage or spillage. In-ground tanks are double hulled with alarms. The tanks and petitioner's facilities are subject to periodic inspections. Recently a checklist of items for inspection was extensively expanded by IDEM. Petitioner has been compliant with prior inspections. As a result of the most recent expanded inspection system, petitioner is required to make certain modifications which should be completed by the time this petition is heard. Compliance with IDEM regulations will remain an ongoing requirement regardless of the decision on this petition.

Petitioner submits it creates a false image to compare petitioner's proposed PUD uses to the truck stop/travel plaza conditional use. It is more appropriate to view petitioner's proposed PUD use as a gasoline station/convenience mart plus limited truck parking. Adding transient truck parking to the historic use of the property limited to a defined parking area and available parking spaces, under reasonably controlled conditions, provides an invaluable service to truck drivers.

Respectfully submitted,



Michael L. Carmin

MLC/nem
427557 v.3



EXHIBIT 2: Site Plan

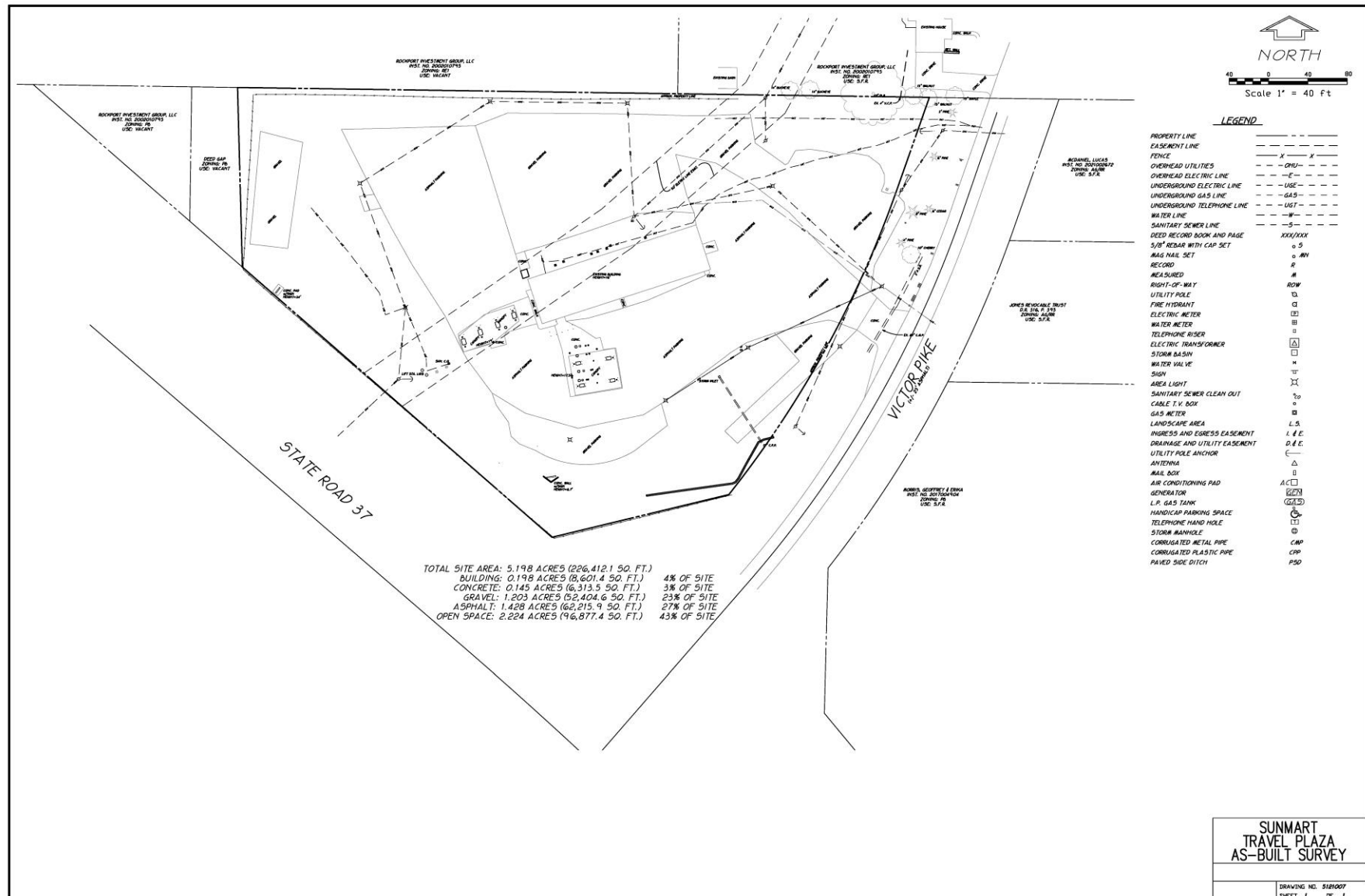



EXHIBIT 3: Illustration of Overnight Parking



Trucker Path: Truck GPS Truck Stops Weigh Stations

Trucker Path

Contains ads • In-app purchases

4.2★
51K reviews

1M+
Downloads


E
Everyone

Install

✓ TRUCK STOPS


✓ PARKING AVAILABILITY

✓ WEIGH STATIONS



Join the #1 App for Truck Drivers

Used by millions of truckers to find places near the road



About this app

Voted #1 Truck Maps for Truck GPS(Truck Navigation): Parking,CAT Scale,Route,CDL

Maps & Navigation

Rate this app

Tell others what you think

☆

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Write a review

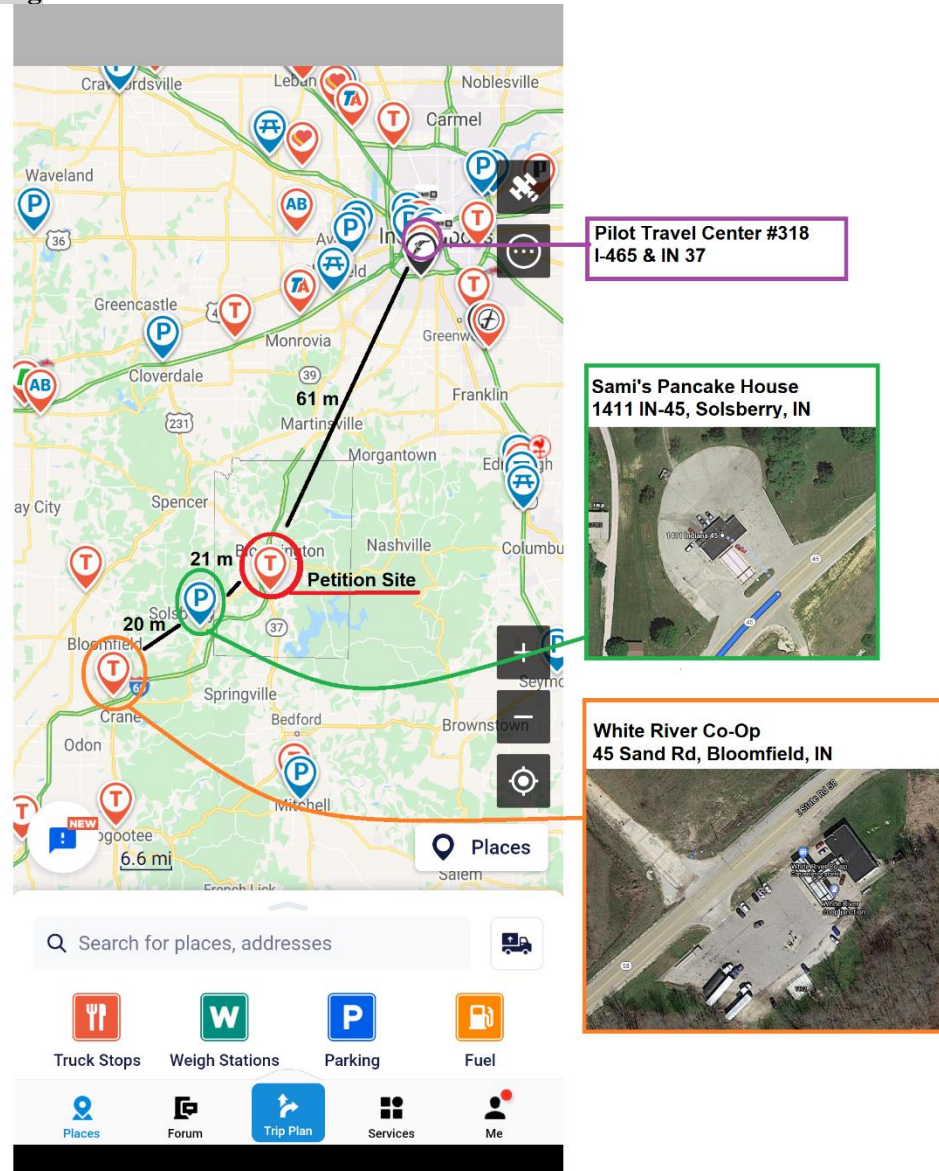


EXHIBIT 4: Planning Use Determination



MONROE COUNTY PLANNING DEPARTMENT
Monroe County Government Center, 501 N. Morton St., Suite
224 Bloomington, IN 47404
Telephone: (812) 349-2560 / Fax: (812) 349-2967

RECEIVED

FEB 26 2020

MONROE COUNTY PLANNING

Use Determination Form

20-AC-

In the case where a land use is not clearly listed in Chapter 802 or Chapter 833 of the Monroe County Zoning Ordinance, the Monroe County Planning Department may issue a formal determination based on the information provided herein. This determination allows the applicant to know if a land use is permitted use or conditional use, or not permitted.

PROPERTY OWNER CONTACT INFORMATION

Name: CHERIAN PILO
Address: 5100 S. VICTOR PIKE RD
City, ZIP: BLOOMINGTON, IN 47403
Phone: 812-824-3706
Email: PCSUNMART@GMAIL.COM

REPRESENTATIVE CONTACT INFORMATION - if applicable

Name: _____
Address: _____
City, ZIP: _____
Phone: _____
Email: _____

Review of a Use Determination will begin only after this form is submitted to the Planning Department by the applicant.

Upon receipt of all required information, the Planning Department will review the materials and notify the applicant of the outcome by email or mail, as indicated below.

Required property information:

Date: 2/26/2020

Notification Preference:

☒ Email ☐ Mail

Address for Land Use: _____

Parcel Number or Tax ID: _____

Total acreage: _____ Township & Section #: _____

Required land use information:

Business title or Owner name: CHERIAN PILO

Size of operation in total *square feet* or *acres*: _____

Number of Employees (On-site, both full-time & part-time): 13

Number of Vehicles (used in operation of industry): 0

Hours of Operation: 24 hours

Use, manufacture, or generation of any hazardous materials and/or waste:

Convenience Store, gas & diesel sales

(Continued on other side)

Required: Detailed description of the land use(s):

Note: The more complete this information, the more accurate the determination. It may also be necessary to request additional information.

Neighborhood may park overnight without charge but not ~~usually more than~~ continuously. Usually parked overnight and gone in the morning. Prairie Farms may keep one or two trucks on the property but are never idled.

Useful Code References:

Monroe County Zoning Ordinance: Chapters 802 & 833

-----Office Use Only-----

Date issued:	Additional Documents Attached: <input type="checkbox"/> Yes <input type="checkbox"/> No
Zoning of Property:	Staff name: ANNE /JNJ
Current use:	Is this a Change of Use, as defined in Chapter 801? <input type="checkbox"/> Yes <input type="checkbox"/> No
<u>Use Determination for Land Use:</u>	Chapter for Zoning and Use Table: <input type="checkbox"/> 802 <input type="checkbox"/> 833 <input type="checkbox"/> Bloomington UDO (2012)
Notes:	

2003 - USE - 11

USE DETERMINATION

5100 S Victor Pike, Bloomington, In 47403-9748

Zone: Pre-Existing Business (PB) Use Determination: Convenience Store

Use Definition from Chapter 802, Monroe County Zoning Ordinance

Convenience Store. Any retail establishment offering for sale prepackaged food products, household items, gasoline sales, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption. The maximum size for a convenience store is 3,500 square feet.

Convenience Store is a permitted use in the Limited Business (LB) and General Business (GB) zones; as a permitted business use, it is also permitted in the Pre-Existing Business (PB) zone.

The building has been assessed as a **Convenience Market** since it was constructed. The building exceeds the maximum size for a convenience store as per the definition, but the building, which was constructed in 1990, predates the ordinance and is "grandfathered".

Truck Parking Not Permitted

The parking of trucks as described could be considered one of the following uses:

Truck Stop/Travel Plaza. A development oriented to the service of trucks, including the sale of fuel to truck drivers, and provision for support facilities for truck drivers. They may also be utilized by non-truck traffic and the interstate traveler. Business activities which are customarily accessory and clearly incidental and subordinate to the truck stop or travel plaza, may include but not be limited to: scales, truck wash, tire repair and sales, barber shop, restaurant with or without alcohol service, shower facility, convenience store, truckers lounge (for services such as television/exercise/internet access etc.), motel/hotel, laundry, chain rental, vehicle fuel and consumer propane bottle dispensing. The facility may allow for the temporary, daily, or overnight parking (excluding for the loading and unloading of cargo) of commercial motor vehicles which are en-route to or from a destination along an interstate freeway system, for free or for a fee that may be independent of any other use on the premises. The term "truck" shall mean a commercial vehicle driven by a 'truck driver' who is required to have a Class "A" CDL (Commercial Driver's License) license or equivalent.

Trucking Terminal. A terminal facility used by highway-type, property-carrying vehicles, which may include truck maintenance facilities.

A **Truck Stop/Travel Plaza** is a conditional use in the Heavy Industrial District (HI).

A **Trucking Terminal** is a conditional use in the Light Industrial District (LI) and a permitted use in the Heavy Industrial District (HI).

Overnight parking of trucks or trailers at 5100 S Victor Pike, Bloomington, In 47403-9748 is not allowed.

March 31, 2020

s/ Larry J. Wilson, Planning Director

EXHIBIT 5: Letters of Remonstrance (three)

June 24, 2021

To: Monroe County Plan Commission

From: Patty & Dave Busch
1250 W. Church Lane,
Bloomington, IN, 47403

RE: **PUO-21-1** P&G Planned Unit Outline Plan

As residents of the neighborhood for over 22 years, we often enjoy the shopping convenience of the gas station/convenience store/deli located at 5100 S. Victor Pike. Having heard that this property is up for a potential change in business focus, we want to make the following comments:

We are in Opposition to PUO-21-1 (Truck Stop-Small) for the following reasons:

- We DO NOT support adding a new use for extended time parking or overnight parking of over the road tractor-trailer rigs.
 - The tractors usually keep their diesel engines running to power the heater or air conditioner while the driver is sleeping/resting in the cab. This diesel exhaust is a noxious emission and is a proven carcinogen. This is a potential health and safety issue to the neighborhood.
 - The US Environmental Protection Agency (EPA) classifies diesel exhaust as “likely to be carcinogenic to humans”.ⁱ
 - The National Institute for Occupational Safety and Health (NIOSH) has determined that diesel exhaust is a “potential occupational carcinogen”.ⁱⁱ
 - The International Agency for Research on Cancer (IARC), a part of the World Health Organization classifies diesel engine exhaust as “carcinogenic to humans”.ⁱⁱⁱ
 - The National Toxicology Program (NTP) has classified exposure to diesel exhaust particulates as “reasonably anticipated to be a human carcinogen”.^{iv}
 - “Scientists find evidence of link between diesel engine exhaust, risk of Parkinson’s.”^v
 - The trailers often contain temperature sensitive cargo; necessitating an additional heating/cooling unit (Auxiliary Power Unit, or APU) to be running via diesel power, contributing to additional diesel exhaust.
 - Tractor-trailer rigs often haul hazardous cargo. A leak from a parked truck carrying hazardous liquid could create an environmental and public safety hazard to the neighborhood. Concentrating 20 rigs in close proximity increases this threat hazard.
 - Enforcement of a “no idling policy” will be very difficult due to the limited on-site staff at the business and the reluctance of drivers to shut off their rigs during rest periods. Signage alone would be an ineffective deterrent.

We do support the (as currently permitted) use of the business as a “Gas Station/Convenience Store/Deli and for the continued use of the parking lot for commuters to park cars and pickup trucks.

Respectfully Submitted,

Patty & Dave Busch

ⁱ Environmental Protection Agency. Integrated Risk Information System: Diesel engine exhaust (CASRN N.A.) 2012. Accessed at https://cfpub.epa.gov/ncea/iris/iris_documents/documents/subst/0642_summary.pdf

ⁱⁱ National Institute for Occupational Safety and Health (NIOSH). *Current intelligence Bulletin 50: Carcinogenic Effects of Exposure to Diesel Exhaust*. 1988. Accessed at www.cdc.gov/niosh/docs/88-116

ⁱⁱⁱ International Agency for Research on Cancer. IARC Monographs on the Evaluation of Carcinogenic Risks to Humans. Vol 105: Diesel and Gasoline Engine Exhausts and Some Nitroaranes. 2013. Accessed at <https://pubmed.ncbi.nlm.nih.gov/22946126/>

^{iv} National Toxicology Program. *Report on Carcinogens, Thirteenth Edition*. 2014. Research Triangle Park, NC: U.S. Department of Health and Human Services, Public Health Service. Accessed at https://ntp.niehs.nih.gov/ntp/newhomeroc/other_background/dieselexhaust_508.pdf

^v “Scientists find evidence of link between diesel exhaust, risk of Parkinson’s.” Caroline Seydel/May 19, 2020. newsroom.ucla.edu <https://newsroom.ucla.edu/releases/scientists-link-diesel-exhaust-parkinsons-disease>

Anne Crecelius

From: Guy Loftman <guy@loftmanlaw.com>
Sent: Monday, June 28, 2021 5:05 PM
To: Anne Crecelius; Larry Wilson; Dave Busch; Erika Morris; Guy Loftman
Subject: Deny PUO-21-1, 5100 S. Victor Pike truck stop

Dear Plan Commissioners,

Pre-existing commercial uses are designed to accommodate in-place businesses that are inconsistent with new zoning requirements. They make sense. Our family has lived at 4835 S. Victor Pike since 1974. We're downhill from the gas station and convenience store at 5100 S. Victor Pike. We've used it for the 30 years it's been there. It is an asset to our neighborhood. We support its continuation "as is".

However, we oppose the proposed expansion of the permitted use to a truck stop, as sought in PUO-21-1. We don't need more traffic on Victor Pike. We don't need more diesel exhaust from idling trucks near the little town of Clear Creek. (Our home is on the same large country block as the Clear Creek Post Office.) We don't need more toilet flushes discharged through a septic system so near to the West Fork of Clear Creek. (Health Department records show that this septic system was permitted in 1990.)

At the June 22 virtual neighborhood meeting organized by attorney Mike Carmin he stated that Petitioner does not charge any fee for overnight or driver-break parking. It is just a courtesy to truckers. It doesn't create an income flow. There is no reason shown to believe that enforcement of the current overnight parking prohibition would meaningfully affect the station's viability.

A good governmental policy is that violations of privileges should not be rewarded by increasing those privileges. Petitioner's disregard of existing restrictions is no justification for abandoning them.

It is unfortunate that state and federal authorities provided no rest stops in the hundred miles of I-69 between Evansville and Bloomington. But Petersburg, Washington and Crane are more appropriate stopping places than Victor Pike. I assume that Walmart, Sam's Club and Rural King provide ample near-by parking opportunities for truckers. Overnight truck parking on Victor Pike would be a bad solution to a problem better addressed at other locations.

Please vote "no" on PUO-21-1.

Thank you for your service on the Plan Commission.

Guy Loftman
Connie Loftman
Sam Cusack
Eve Loftman Cusack
4835 S. Victor Pike
Bloomington, IN 47403

--

Guy Loftman
4835 S. Victor Pike
Bloomington, IN 47403
(812) 679-8445
Guy Loftman is a retired attorney, and is no longer practicing law

June 28, 2021

Monroe County Plan Commission,

We are writing to express concerns related to the proposed PUD (PUO-21-1) for the Shell gas station located at 5100 S. Victor Pike. We live across the street from the gas station, and are one of several residential properties directly impacted by noise from diesel engines idling overnight in the parking lot.

Before we bought our property in 2017, we made numerous trips to our future property in the late evening hours. One of our initial concerns was how loud the gas station might be in the overnight hours. In our trips, we never noticed any substantial noise issues. At that time, there were trucks parking overnight, but they were either unattended or parked around behind the station, far enough away they could not be heard. Prior to purchasing our home, we also looked into surrounding zoning to determine what could happen in the future with the completion of Interstate 69. We were not aware at this time overnight parking/idling was not permitted at the gas station. Only during another rezone request did we learn overnight parking/idling was not allowed.

It is also important for us to share we rarely hear any highway noise from State Road 37 in our home. The idling of the trucks is the right frequency that it vibrates the house and can be readily heard inside.

To further worsen the impact of the parking and idling, during the summer of 2019, a large amount of fill was brought in and leveled out at the northeast corner of the property. This area of the property is across the street from several homes (including us) and adjacent to one. From this point on, neighbors have been subjected to idling trucks throughout the overnight hours.

Once enforcement was opened in the spring of 2020 (as a result of a complaint filed through the Monroe County Planning Department) lighting and tree removal concerns were addressed. The mature evergreen trees that had been removed were replaced with small trees that lose their leaves every winter, which meet county zoning requirements but does little to provide a buffer between gas pump canopy lights and the surrounding properties. Additionally, as a result of the enforcement, a sign was installed stating "no overnight parking without a permit" despite no overnight parking being permitted. In an attempt to remedy the overnight parking at the northeast corner of the property, traffic cones and railroad timbers were placed in this area to block access. This area (which was formerly green space) is now being utilized for commuter parking during the day. These restrictions do not stop the trucks from parking and idling in the northeast parking area.

At the beginning of the enforcement, this area remained free of idling trucks and the nighttime hours were once again quiet. However, in recent months, it has become increasingly common for the cones to be moved at some point throughout the night to allow trucks to once again park adjacent to homes. Signs and cones give the appearance of compliance, but do nothing to help with a sleepless night when neighbors are listening to the sound of diesel engine or refrigerated truck idling. Since enforcement was started the overnight truck parking has never stopped and overnight parking is commonly in excess of 20 trucks. From county planning we were initially told the enforcement issue was closed but it is now being communicated that enforcement is still open. We are struggling to understand how enforcement opened in the spring of 2020 can still be open over a year later, with it also taking a year to file a PUD.

The petitioner has several requests in the proposal, but the allowance of overnight parking is our major area of concern, along with the ability to enforce the related zoning ordinances. Every public meeting

we have attended has had a common theme, and that is enforcement of the regulations surrounding the overnight parking proposal will be challenging, if not impossible. If the current zoning for no overnight parking is unable to be enforced by the county or the business, how will it be possible to enforce the proposed limited number of parking spots, reduction in hours for no overnight parking/idling and ensure greater distance between residential properties and parking? Currently, trucks are parking in any available flat space on the property they can find, even if that means moving cones or backing into grassy areas. It has been stated the business owners are unable to enforce the no overnight parking due to lack of staffing. Allowing this overnight parking and creating the PUD will only further perpetuate enforcement issues that surrounding property owners are forced to endure.

In reviewing the Monroe County Truck Stop/Truck Plaza Ordinance, this proposal seems to be missing many of the carefully thought out requirements (e.g. proper buffering and landscaping) that the ordinance included to help protect surrounding neighborhoods. The petitioner's representative shared that a landscaping buffer would be placed along Victor Pike where the 2019 parking lot expansion took place. We fail to see how this will be enough to alleviate the problem given the parking lot is at a higher elevation than Victor Pike and overhead power lines are present. Any trees planted to act as a buffer will simply be cut by the utility company given a utility easement runs through that portion of the property.

In closure, we support the currently permitted uses of the gas station. However, with the proximity to a residential area combined with ongoing enforcement issues, this simply is not the place to allow for overnight parking.

Geoff & Erika Morris

5075 S. Victor Pike
Bloomington, IN 47403

Steve's Roofing & Sheet Metal
5108 South Commercial Street
Bloomington, IN 47403
812-824-3006

7/14/2021

To: Monroe County Planning

Re: P&G Associates, LLC request for PUD

We would like to extend our support to P&G Associates for their request of a PUD at the 5100 S Victor Pike location. We have been business neighbors with them for over 20 years and have never had any issues with the way they run their business. We own a business on the west side of highway 37 and we own rental homes at 4998, 4976, 4995 and 4990 S Victor Pike. We have never received any complaints from our tenants regarding the gas station.

We attended the public meeting to learn what they were asking for in the PUD. All their requests seem reasonable. I also feel that allowing trucks to overnight in their back parking lot is essential for our local trucking industry.

Thank you for taking our support of their PUD into consideration. We appreciate the work you do for Monroe County!

Best regards-

George & Betty Schermer

Owners Steve's Roofing & Sheet Metal



Fri 7/16/2021 7:49 PM

Brian Hendrickson <BHendrickson@TownsendTree.com>

Parking

To Anne Crecelius

This is Brian Hendrickson, Supervisor, for Townsend Tree Service. We park our trucks at Rosie's gas station off of Victor pike, it's convenient and a safe place to park. We are in the Bloomington district doing vegetation control for local utility, It's convenient for getting fuel and it allows the guys to get their lunch before leaving the pullout for the day. We park trucks in the evening and secure all trucks (not running) until the following day.

Sent from my iPhone



Mon 7/19/2021 2:48 PM

Robert J. Hupp <rhupp@TownsendTree.com>

Townsend tree service

To Anne Crecelius

Hi this Robert Hupp I am the general Forman for the Bloomington area I wanted to reach out to you just letting you know this has been a great parking area for us for over 10 years we contract with duke energy to keep electricity on for Bloomington.

We start work at 7:30am to 5:30 pm these trucks are parked in the evening the guys go home we do not stay in trucks overnight and trucks do not idle overnight .

We get all the fuel here and food and water for the employees

Sent from my iPhone



Tue 7/20/2021 3:41 PM

Rick Smallwood <rickroadking214@gmail.com>

Truck stop

To Anne Crecelius

I want overnight parking at the truck stop like it has been for years and should continue to be .

Thank you

Rick Smallwood

Sent from my iPhone

Anne Crecelius

From: Hunter Henderson <hdh19942013@gmail.com>
Sent: Tuesday, July 20, 2021 9:39 AM
To: Anne Crecelius
Subject: Shell Fuel Station

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern,

My name is Hunter Henderson. I've worked at Sternbergs International on Dillman Road for short of 5 years now. Rosie and Pilo have always been kind to me and all patrons of their establishment. This has been a frequent place of my business over the last several years and has always been a sanitary and clean environment.

Even during the difficult time of COVID they implemented and did their part in enforcing and complying with Monroe county, state, and federal requirements and guidelines.

Closing their station because of the complaints of those who willingly, and knowingly purchased residential property near multiple commercial properties is beyond adult, or rational thinking or behavior. This will only set a precedent that those who are unhappy of neighboring businesses need only cause a big enough of a concern and our local authority and government will simply revoke their privileges of operating a business where they have for years.

This station has been operating more years than I have been alive. To close it now after all this time would be a great financial mistake for this area and create hazardous traffic in town. Closing a truck stop outside of the city limits of Bloomington as I-69 continues to increase our traffic daily would be foolish. It would drastically increase heavy truck traffic in town and at fuel stations not adequately sized for the traffic this station sees.

I greatly implore for the Monroe Co board NOT to close or implement any further restrictions upon the Shell Fuel station. I ask that this ruling be based on fact based, rational thought and decision making qualities, and not emotional pleas from adults who made a decision and now regret it and are attempting to force their will upon others.

I would love to answer or give any statements in person if need be.

Thank you,
Hunter D. Henderson



Wed 7/21/2021 6:37 AM

David Dahms <davedhmswijs@gmail.com>

Over night parking

To Anne Crecelius

The location in question is a vital part in the transportation industry. Would be very detrimental of losing such a location like this for parking, it save drivers time and money by allowing them to get closer to their pickups or deliveries.

Dave Dahms
Driver

Anne Crecelius

From: Trohn Enright-Randolph
Sent: Friday, August 6, 2021 8:51 AM
To: Anne Crecelius
Subject: FW: 5100 S Victor Pike

FYI –

[Trohn Enright-Randolph](#)

From: [Tina Rogers](mailto:tinaclookey@yahoo.com) [mailto:tinaclookey@yahoo.com]
Sent: Tuesday, July 20, 2021 3:55 PM
To: Trohn Enright-Randolph <tenright@co.monroe.in.us>
Subject: 5100 S Victor Pike

Good Afternoon,

I am reaching out to you today as one of your supporters. I would like to discuss the on going discussion of this property, i would first like to speak to the family that owns and operates this business. This amazing family has become just that, family. They have watched my children grow up and genuinely care for their customers and know many by first name. They even know what customers are friends with other customers. It really is just a unique situation. They make an effort and that is COMPLETELY lost in customer service today. It also makes this store unique. Unique because there is a certain amount of safety that comes with knowing your customers. Many of us would feel compelled to help the other if there ever was a problem. That being said, I, a 48 year old woman frequently run to their store for many reasons, at every hour of the day. I have sent my 19 year old daughter to their store at all different hours. I leave my car on and unlocked, for my dog who always loves to ride along, I go in and do not worry about it. It is more than safe. I attribute part of that to the fact that there are trucks parked out back and that alone deters crime. This is the store so many of us run to when we ran out of the milk we need for that recipe, someone needs stomach medicine and it's 3 am, for coffee when you forgot it (that alone should be a reason for their business, that has saved some lives.), for the kids breakfast on the way to school. Healthy options and their amazing chicken fingers, for the day you just need chicken fingers. They provide a service to many that is more than needed. I hear the issues lie within the vehicles being parked on their land, you really need to look at the fact that they house Townsend and Asphlund at times. These are often emergency management for our county and surrounding county. This keeps them close, this keeps us moving and our community running. They allow them to park there and to purchase fuel on credit if emergency services are required and fuel is needed. They do not have to do that but they do that to serve our community. Please lets not let a woman who purchased a home where an establish business has been for years, make the rules. I see this as being held hostage by someone who wants to make her own rules. I fear the city sewer treatment facility will be next. Then the race track, she may even be unhappy with Rails to Trails. It seems an easy adjustment or two and let this business continue to be a place everyone feels safe and welcomed.

I am attaching a petition to give you an idea how supported this business is by your constituents. I truly hope you hear us all when we tell you what we want. This was only 6 whole days of signatures supporting the business being allowed to operate in all the currently provided capacities.

I appreciate your time and look forward to hearing from you. I will be present this evening.

[Sent from Yahoo Mail for iPhone](#)

PETITION

To the honorable members of the Commission of Monroe County of Indiana

The petition of the undersigned residents of Monroe County

Argument:

We believe the Shell Station located 5100S Victor Pike, Bloomington, Indiana, 47403 should remain operating and serving our community at its current capacities as a restaurant with seating, a convenient store, a gas station and overnight parking as they deem fit for their land.




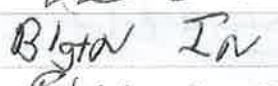
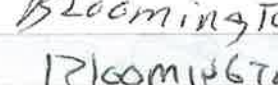
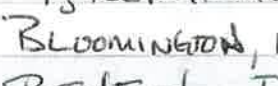
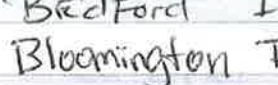
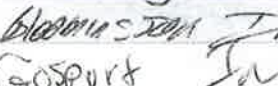
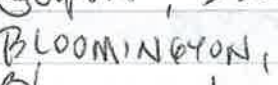
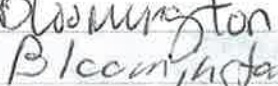
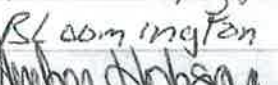












Request:

We believe the Commission should allow current operations to continue at current level due to the unmatched accessibility and offerings anywhere in our county.

Name	Signatures	Address
Tina Rogers	T Rogers	4582 S Patricia Ln Blmngtn
Tyler Dees	[Signature]	7366 S. Coffee Dr.
Dakota Delafosa	[Signature]	954 N. Woodbridge Dr
Graze Roberts	Chas Roberts	315 W Gordon Pike
Ron Brewer	[Signature]	Bedford
Mason Galt	Wm Galt	2004 W Stanton Ct
Shane Rehmel	Shane Rehmel	7100 S McCann Ln
Amy Smith	Amy Smith	5245 S Post Rd
Josh Prince	[Signature]	2247 W. Popcorn Rd
Tyler Potter	[Signature]	2232 [unclear]
DENNIS CLARK	Dennis Clark	KETCHUM RD
M. R. McQUEEN	M. R. McQueen	8755 Rockport Rd
Gary Smalley	Gary Smalley	117 Indiana Ave
Isaiah Butcher	[Signature]	7730 S. Liles Rd
William Deckard	[Signature]	7688 Old St
Phil STAPLETON	[Signature]	3707 Woodman Way
Ed Cole	[Signature]	6446 N. [unclear] St
Brady [unclear]	[Signature]	9457 E Washboard Rd

NAME	Signature	Address
Eric Whitney		3400 S Sore Rd
Tan Snodgrass		616 S. Park
Brady Troth		7610 S. Harmony Rd
Nick Johnson		2327 H. Street
Joe Breeden		7085 Cory Lane #86
Jake Dechard		2894 E Hunters Glen
Kevin Dobson		2244 South 1st Ave
Joan Mullis		5716 Koontz Rd
Kinzie Miller		3855 S Owensburg Rd
Justin Conard		8090 WEST VERNAL RD
George Hillis		8550 WEST VERNAL RD
Daniel Dayhoff		154 Huron W. 1st Ave N
Devon Rodriguez		7644 1st Ave N
Lincoln Ellington		1700 N Walker St
P. Shaw		680 West That Rd
Kevin W. Jackson		2811 N. C. Rd
Leian Duncan		6135 S STRAUS Boulevard
Austin Hays		900 Mcnamy Pike
Natalie Kuntz		7065 S Harmony Rd
Scott Bickel		3650 E Bottlinghouse Rd
John Baxter		1250 Old Capital Pk
RACHEL PLEMONS		4996 E MOORE CRACK RD
Jadore Ivey		97 WIND ROSE DR
Bryce May		625 W. Ladd Ave
Jeff May		5959 Fiscus
Amy Wright		1479 eogview drive
Latelin Bixler		3201 Thrasher Rd
Tim Bailey		1251 W. CHICK.
DALE DECKARD		1998 W That Rd
Mike Bell		4480 S. Rockport Rd
		596 Cassidy Ln. MITCHELL
Justice Deckard		113 E. Vine Street Mitchell




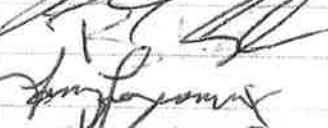
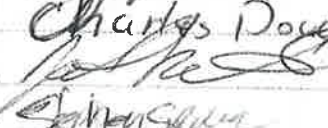




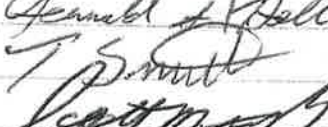

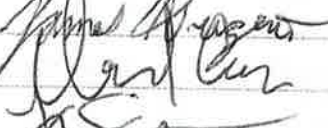


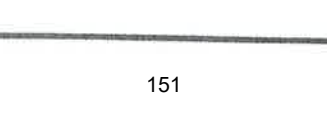

NAME	ADDRESS	PHONE
Josh Campbell	125	4420 Heatherwood Ln
Ty Deckard		6710 Stagskill Rd
Bryan Meyer		534 Elcker
Brad Wilkerson	Byrd	4789 Stansford Lane
Pat Holguin	Pat Holguin	2115 I Street Nelford
Kerth Vince	Kerth Vince	8650 Fairfax Rd
Deanna Sokol	Deanna Sokol	7217 S Old St RABT
Cody Viruen +		9341 E Mineral-holwood
Donald Smith	Red SQ	1009 Zinc Mill Rd
John Cook	John Cook	813 I St Bedford
Brad Johnson		2778 75th Rd
Thomas Blais		1250 W Old Capital Pk
Lucas Bryant	Lucas Bryant	5260 S. Victor Pike
Toby Wade	Toby Wade	1721 Greendale Springfield
Chris Ealy	Chris Ealy	8050 Victor Pike RD
Brad Robinson	Brad Robinson	3984 Nicholas Ct
Sefrey Patton	Sefrey Patton	305 Indiana Ave
Trey Carter	Trey Carter	2534 W Roman Rd Spencer
Jim Smith	Jim Smith	4628 N. Dunwoody Ln
Douglas Phillips	Douglas Phillips	3200 Longview Ave.
Clay Bicker	Clay Bicker	350 W Turner St Blount
Wm Lu	Wm Lu	
Hegyan Smith	Hegyan Smith	1595 - Cedarhill
Cara Danney	Cara Danney	317 847 682
Chris Jackson	Chris Jackson	812-340-4037
Alayna Rogers	Alayna Rogers	45825 Patricia Ln
Anna Hinkle	Anna Hinkle	4307 Falcon Dr.
Debbie Craig	Debbie Craig	5908 Anne Ct
Chris Skinner	Chris Skinner	1770 S Weimer Rd
Jim Hill	Jim Hill	3549 W Cockburn
Harold Skinson	Harold Skinson	125 Dogwood Lane
Wm Smith	Wm Smith	

Name	Signature	Address
Ben Self		556 S Crimson CT ²¹⁷ 2180 S Old 37
Warrior Lama		
Adam Lane		
Kelly Porter		812-327-2574
h-s Smith		
Robert L Stagers		47403 210
Ronald Wright		
Jeff Mitchem		812 272 6834
Dustin Coyle		2060 Green St 2060 GREEN ST
Scott Cole		1828 G Street
Dakota Heath		47403
Bill Stewart		
Jake Smith		
Briggs Simpkins		
Sarah Ritter		
James Featherston		315 W Garden Pike
Bob Gardner		
Amber Hobson		8456 S Old St Rd 37 Bloomington IN 47463
Mike Jones		3595 Pitkin Rd 46151
Jim Prince		2235 S Owensburg Rd 47463
Megan McGowan		137 S. ...
Toby Shaw		47403
James Padgett		4147 St
Jana Hays		611 N. Rodgers
Montell Caldwell		620 S. Walnut
Matth Webster		1503 20th Street
Gary Porter		904 W Brook St
Zachary Schofield		993 Woodsferry Rd
Cerdy Ramsey		
Mike Sackman		1835 White oak Ln

Name

Signature







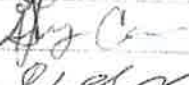


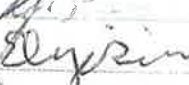









Address

Devin New		1319 4th Bedford, I.O
Scott Bradley		6180 S Isen RD 47103
Nelson Chase		6573 S. Old S.R 37
Richard Shultz		2513 W 3rd
Economy Pest Control		2625 W Bolin Ln
Long Lagneaux		2349 S. Walnut Rd
Charles E. Doyle		9172 S 3 Hornadsburg
Jonathan Richardson		150 Helmar Dr
Stephen Sperlock		
Deborah Fike		
Libby Parker		1742 Jeremy Dr
Steven Stewart		13458 E Hickory Hill
TABIN BREADLOVE		56XX S. Rock Rd
MIKE GLASSCOCK		4451 W Tramway Rd
Ryan Cbe		4113 S Clear View Dr
Tony Fox		6931 S. Old St. Rd 37
William Tierney		5440 S Farmers Dr Blmtn
Fernald Holton		This place is needed
Thomas Smith		1990 E Lukes Ct
Scott Murphy		9701 King Rd
Dylan Charison		
Jared Zike		6023 S. Victor Pk.
James Nugent		7378 S. Zikes Rd
DAVID COMBS		
Kyle Simpson		3924 S. Bullmill Dr.
W. Hupha		
Dustin Hollingsworth		
Brandon Hemmerling		

Name

Signature

Address

Joshua Salinas		
Darstiny Richardson	Darstiny Richardson	5580 S. Victor Ave Bldg. M
Patty Adams	Patty Adams	1842 S. Victor Ave, Bldg. M
Kelly Evans	Kelly Evans	W. K. Adams Dr.
Danien McAdams		4245 S. Clear View Dr.
Elis Butler		5314 S. Southway Dr.
Richard Hammarbush		531 Alva E. Weber
Bruce Berg		3636 S. Plaza Dr.
JEB DREW		852 S. ...
Greg Carpenter		706 S. ...
Erick Rhea		5896 S. Glenview Dr.
Wan Cain		
Anthony Stachurs		41 S. ...
Elizabeth Burns	Elizabeth Burns	7905 S. Iles Rd
Benny Snapp		9363 East Sylvania Rd
Chris Evans		80 SMITH AVE
Traci Boyer		807 Smith Ave
Shel Moore	Shel Moore	3147 W. Maple Leaf Dr
JUNIOR		7938 Kensington on the Indianapolis
J. D. Boyer	J. D. Boyer	1808 N. ... 200 EAST Petersh...
ROBIN McAnnon	ROBIN McAnnon	5919 S. Phyllis St #96
THOMAS ZOELLER	Thomas Zoeller	1841 E. WATERSEDGE DR #96
George Gregory	George Gregory	2875 E. Carowinds Ct
Brandon Matlock	Brandon Matlock	7492 S. Old 37
Jami Matlock	Jami Matlock	" "
James Terpstra		4858 S. Rogers St
Raymond VanPelt	Raymond VanPelt	2089 W. Fullerton Pk
Jeremy Dine		" "
Alex Papp		-
Logan Megson		
Scott Carpenter		8049 S. Bleedon

NAME

SIGNATURE

ADDRESS

Deech Burke	Deech Burke	7620 S Fort Ave
Allison Lentz	Allison Lentz	365 E Summit
Scott Stephens	Scott Stephens	7144 S Lodge Rd
MARK RILEY	Mark Riley	675 E. Hobbsville Rd.
Virginia Schenker	Virginia Schenker	7325 S. Rockport
Amelia Bender-Garrett	Amelia Bender-Garrett	9450 S. Rockport Rd.
Tan Garrett	Tan Garrett	Rockport Rd
Courtney Cliff	Courtney Cliff	1795 E 500 S Perm IN
Zachariah Thompson	Zachariah Thompson	41
Barry Moore	Barry Moore	4498 S. Rockport
Tammy Moore	Tammy Moore	6624 W. 1st St
Justin Davis	Justin Davis	1733 Utah Rd
STEVEN L. SEITZINGER	Steven L. Seitzinger	4588 S. PATRICIA LN
DAVID M. SEIDLER	David M. Seidler	817 Wilkesstone St.
J. P. HARRIS	J. P. Harris	6458 W. Greene Canyon
John Porter	John Porter	11055 E Rader Ln
Jami Freeman	Jami Freeman	2514 S. Miller 47403
Cam Layhill	Cam Layhill	856 S Old St West Blain 47403
John Freeman, IV	John Freeman, IV	6305 Forest View Dr. Indianapolis
CAMI MOSBY	Cam Mosby	1316 HARKGOLD PK BLGTON
RICK MOSBY-BREWER	Rick Mosby-Brewer	" " "
DREW HOLLERS	Drew Hollers	1276 Old Capital PK
Tenny Johnson	Tenny Johnson	818 S. Ketchum 12 Blain
KOD SMITH	Kod Smith	4805 S STANSIFER LN
Jason Harmon	Jason Harmon	10485 Richards St. Coal City
John Hash	John Hash	10198 E. Dobson Rd Blainfield
Thomas Anders	Thomas Anders	6221 S Shields Ridge Rd
Bill Teasley	Bill Teasley	
Charles T Davies	Charles T Davies	7921 S Zikes Rd.
Bill Smith	Bill Smith	4337 W. Angels way
Bonnie Eisele	Bonnie Eisele	6833 S. Harmony Rd.

EXHIBIT 8: Query into properties zoned HI

Staff reviewed areas that would meet the conditions of the "Truck Stop/Travel Plaza" requirements. The three requirements used were: 1) zoned HI, 2) greater than 10 acres, and 3) within 2,000 feet of a Major Collector. Staff also included whether a property was developed or not.

A review of the rezone petitions that requested the HI zoning from 1997 to current are as follows:

- 9 total requests: 4 denied, 2 withdrawn, 3 approved.

Use	Acreage	# of Parcels
Developed	29.74	10
Mine or Quarry	55.53	2
N/A	1.67	7
ROW	46.06	4
Vacant	112.94	11
Grand Total	245.95	34



Use	Acreage	# of Parcels
Developed	29.74	10
Mine or Quarry	55.53	2
Vacant	112.94	11
Grand Total	198.22	23



USE	ACREAGE	OWNER	DISTANCE
Mine or Quarry	15.02	Irving Materials, Inc.	
Vacant	15.16	BROWN, BILL REV TRUST	
Developed "Comm. Truck Terminal"	15.97	BENCKART REAL ESTATE LLC	
Vacant	18.43	BROWN, BILL REV TRUST	
Developed "Other Comm. Structures"	18.63	Strain, Douglas G	
Mine or Quarry	40.52	BYBEE STONE CO INC	> 2000ft
Vacant	40.79	BROWN, BILL REV TRUST	

Heavy Industrial Zoning Map

- Petitioner
- HI - Heavy Industrial
- Major Arterial
- Freeway
- Interstate
- Roads
- Bloomington Zoning**
 - Bloomington Zoning
 - Town of Ellettsville

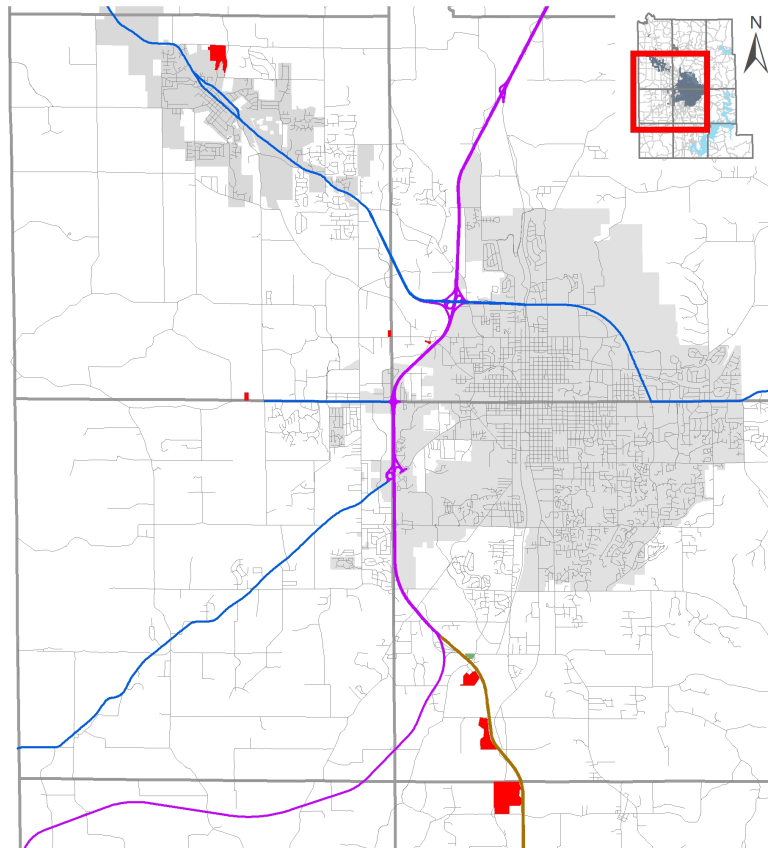
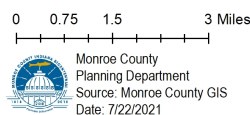


Exhibit 9: Query into properties within 2000' of interstate

Spatial query into parcels that meet the following criteria, with no filtering by zoning:

813-10 (C) 11 Truck Stop/Travel Plaza (c): The parcel on which the truck stop/travel plaza is located must be within 2,000 feet of the centerline of the nearest interstate highway exit/entry ramp.

There are 1585 tax parcels located within 2,000' of the 8 exit/entry I-69 ramps within Monroe County. A broad categorization of development shows that:

MCZO Tax Parcels w/in 2,000' of I-69 Ramps	
Agricultural	18
Developed Commercial	108
Mine/Quarry	3
Residential	760
STATE or RDWY	314
Vacant	186
Grand Total	1389

Of the parcels listed as VACANT (and excluding STATE or RDWY), the acreages are shown as follows:

Class = VACANT		
Acreage	Count	Percent
Under 1	74	40%
1 to 3	42	23%
3 to 5	10	5%
5 to 10	26	14%
10+	11	6%
20+	23	12%
Grand Total	186	100%

Visual review of the vacant parcels that exceed 10 acres in size show that the class of “vacant” may be in error, as they appear to be agricultural farm land.

August 9, 2021

Monroe County Plan Commission
501 N. Morton Street, Rm 224
Bloomington, IN 47404

RE: P & G Associates PUD Petition – PUO-21-1
Property: 5100 S. Victor Pike

SUPPLEMENTAL PETITIONER'S STATEMENT

Petitioner supplements the PUD Petition with additional information and a commitment concerning the use of development of the Real Estate. Petitioner also clarifies proposed uses on the Real Estate.

Attached are a series of aerial photographs of the property at 5100 S. Victor Pike. The apparent year of each photograph is noted. Photographs are merely a daytime snapshot in time. The photographs demonstrate that truck parking and vehicle and equipment parking on the Real Estate has been in existence generally in its present configuration since 1998. Statements are enclosed by prior owners of the Real Estate (Beverly Terry and Bill Thomas) that describe the use of the property starting with the original truck stop development by Alan and Beverly Terry in 1988. Truck driver overnight parking for sleep periods has been a consistent use of the Real Estate since 1988. Vehicle and equipment parking have also been consistent uses of the Real Estate. The view shed from the farm on the south side of Victor Pike is largely unchanged, although there are more trees now on the Real Estate than in prior years.

Truck engine idling has been a matter of concern. Petitioner has developed a set of rules pertaining to the driver rest period/sleeping parking. Rules and registration are enclosed. Petitioner is creating a policy for parking lot monitoring to enforce the no engine idling. Petitioner has been in contact with and will contract with a heavy wrecker towing service that will do parking lot patrol. If driver parking violates the engine idling prohibition the driver will be awakened or whatever is necessary to get the engine idling stopped. The driver breaching the rule will be identified and records maintained. Parking is a privilege and not an entitlement and Petitioner will have the means to enforce the rules by suspending driving privileges and barring an offending driver from future parking if necessary. The parking lot patrol will be conducted by the heavy wrecker service so truck towing is a possibility for repeat violators and those who continue to park if privileges are suspended.

Engine idling is on the wane nationally. A number of states and communities have imposed prohibitions on engine idling. Enclosed is a compendium of various laws and regulations prohibiting engine idling. Indiana does not regulate engine idling at this time. Regardless, the trucking industry has evolved. Newer trucks used for long-haul trucking where driver rest

periods and sleeping is an issue are equipped with an auxiliary power unit. Petitioner spoke with a truck driver parking at the petition site. The driver advised that it was about 2010 when the newer truck cabs started being equipped with the auxiliary power units. His truck has the power unit which keeps him from idling the engine. He also reported that his truck is not equipped in any manner allowing him to hook onto an electrified parking station (EPS). He said it was not an either/or, but it was his understanding that the newer trucks, in the last ten plus years, are equipped with a power unit but it is not also equipped to connect to an EPS.

Online materials researching the auxiliary power unit (APU) discusses the auxiliary units are either electric or diesel fueled motors on the power unit. The truck driver explained the use of the APU. His explanation is consistent with materials generally available online under any search engine. The APU operates the heating and air conditioning. The APU is charged during truck operation. If the demand on the APU during overnight is heavy enough it will exhaust the stored power. The APU will turn on either the diesel motor or the electric motor to operate the heat and air conditioning until the truck is again in operation and the APU is recharged. The truck driver reported that sales materials on the APU asserts that the diesel fuel consumption for the small motor on the APU utilizes a tenth of a gallon of fuel per hour. He acknowledged that in his experience the motors are not quite that efficient and it is bit more but less than a quarter of a gallon per hour during the time the APU is operated. He also stated that the diesel truck engine, when idling, consumes a gallon of fuel per hour. The truck driver also reported that the small motor on the APU can be heard, but only at a short distance from the truck. He described the diesel powered APU as relatively quiet and not detectible more than a short distance from the truck.

The truck driver also expressed his concern that the overnight parking continue on the Real Estate. He was asked about alternative sites, such as the local big box stores (Rural King and Sam's Club) with large parking lots. He was aware of those but did not want to park at those sites. He noted there was no specific authorization for parking. There is no parking lot control. He emphasized the safety and convenience of parking at Petitioner's Real Estate, including access to food and fuel and immediate access to the state highway system. He strongly encouraged petitioner to keep the truck parking use on the property.

Very truly yours,

Michael L. Carmin

MLC/nem



SUNMART

Rules for Overnight Truck Parking

- All drivers must check in at the cashier's station immediately upon parking
- Truck parking in designated spaces only
- Overnight parking not to exceed 10 hours
- No engine idling while parked
- No grills or other fire sources are allowed to be used on the Sunmart property
- No littering; trash bins are provided for disposal of all trash
- No persons authorized to be in the truck cab or to sleep in the truck cab except authorized truck drivers and authorized passengers

Overnight truck parking shall be in conformance with these Rules for Overnight Truck Parking.

A copy of the rules is furnished to each driver at check-in. Violations of these Rules may result in suspension of parking privileges, vehicle towing or other sanctions.

Drivers acknowledge that strict adherence to the Rules is an essential condition for authorized parking. The Rules are intended to minimize external impacts of truck parking use and unreasonable disturbance of neighboring properties.

SUNMART

Truck Registration

Date _____

Driver Name _____

Driver Signature _____

Vehicle license number _____

Vehicle description (for example; color of cab, business name printed on cab or truck, truck manufacturer – sufficient description to identify a parked truck) _____

Acknowledge Receipt of Rules for Overnight Truck Parking

(driver signature)

Exhibit A
Amended

Truck Stop- Small

Uses and Design Standards.

1. Permitted Uses. Gasoline/fuel sales; electric vehicle charging station; convenience mart; transient overnight truck parking (driver occupied); vehicle and equipment parking (unoccupied); ride-share parking; restaurant (small). Accessory uses: A single residential dwelling use; seasonal sales; outdoor seating/rest shelter (eating, pedestrian and bicyclist rest area).
2. Lot size. The minimal parcel area and road frontage should be not less than 4 acres and not larger than 6 acres with not less than 200 feet of direct road frontage on a principal arterial road. The adjacent collector road intersection shall require a dedicated left turn and/or right turn lane(s). Alternative access may include a secondary collector road at an improved principal arterial road intersection. A signalized intersection with dedicated turn lanes constitutes an improved intersection.
3. Location. The Truck Stop – Small parcel must be located within 200 feet of the centerline of a principal arterial road or adjacent to a secondary collector road connecting to a principal arterial intersection. Driveway entrance on an adjacent secondary collector road shall be located not further than 500 feet from the principal arterial road intersection.
4. Fueling stations Fueling areas for automobiles and fueling areas for trucks must be separated. Pump island canopies may not exceed 22 feet in height.
5. Vehicle charging stations Vehicle charging stations (electric vehicle) shall be located in a designated area minimizing traffic conflicts.
6. Prohibited uses. Vehicle repair and servicing are not permitted uses. Sales of vehicle fluids are permitted (examples: oil, engine coolant, washer fluid) and consumer installation of vehicle fluids is permitted.
7. Overnight parking
 - a. Transient overnight truck parking shall not exceed a 10 hour period. Transient overnight truck parking may include driver rest periods in vehicles with truck/tractor cabins designed for rest periods. Designated parking for transient overnight truck parking shall not exceed 20 parking spaces. Engine idling for parked trucks is prohibited.
 - b. Large truck/equipment parking permitted. Sleeping is not permitted. Parking for unoccupied vehicles and equipment limited to twenty (20) designated spaces.

8. Ride-share. Vehicle parking for carpooling and ride-sharing shall be permitted. Designated parking for ride-share use shall not exceed 20 spaces. Ride-share parking shall not exceed 12 hours.
9. Convenience mart/food service. Dine-in seating for the restaurant shall not exceed 1,000 square feet.
10. Lot surfaces. Driveway and associated lot areas for fueling stations, charging stations, restaurant parking and convenience mart parking shall be paved. Ride-share parking, transient overnight truck parking, and associated driveway areas may be stone or gravel surfaced.
11. Landscaping. At least 25% of the lot shall be dedicated to permanent green space. A minimum of eight (8) trees shall be required in the areas in close proximity to road frontages.
12. Signage. One pole sign shall be permitted. Signage may include canopies, building exterior and monument signs. Signage in addition to a pole sign shall not exceed an aggregate of 600 square feet. The area of both sides of a monument sign shall be included in the aggregate permitted signage. Informational and instructional signage (e.g., parking designation, parking rules, and traffic control signage) shall be permitted in addition to regulated signage.
13. Lighting standards. On-site lighting shall be sized and directed to provide minimal light spillage onto adjacent properties. All outdoor lighting shall be shielded so that light emitted by the fixtures project below the horizontal plane of the lowest point of the fixture. Low pressure sodium lamps or other dark sky friendly lighting alternatives shall be utilized wherever feasible for any light not fully shielded. Pole signs and monument signs may be backlit. Lighting shall not exceed one candle power at a property line.
14. Alcohol sales. Alcohol sales for onsite consumption are not permitted.
15. Accessory Uses.
 - a. Seasonal sales shall be permitted on the open lot. Examples of seasonal sales include farm produce sales, firewood, fireworks and pumpkins sales. Sales and display areas for seasonal sales shall not exceed 2,000 square feet.
 - b. Residential. One 2-bedroom dwelling unit for employee/owner occupancy
 - c. Outdoor seating/shelter. Not to exceed 400 square feet. Bike racks must be installed adjacent to the shelter.



Compendium of Idling Regulations

The information in this table is for reference purposes only and should not be relied upon for regulatory compliance. This information may contain errors and omissions and is subject to change. Actual state, county, or city codes should be referenced for specific requirements. Links to the various regulations can be found on the website edition of this compendium.

TruckingResearch.org

Updated: March 2020

State, County or City Idling Limit and Fines	Exemptions
Arizona, Maricopa County 5 minutes w/ fines of \$100 - \$300	<ul style="list-style-type: none"> - Traffic or adverse weather conditions - Emergency or law enforcement purposes - Power takeoff involving cargo or work function - Conform to manufacturer's specifications - Maintenance or diagnostics - Hours-of-Service compliance
California 5 minutes w/ fines of \$300 - \$1,000	<ul style="list-style-type: none"> - Traffic conditions/controls - Queuing beyond 100' of residential - Adverse weather conditions or mechanical difficulties - Vehicle inspections - Service or repair - Power takeoff involving cargo or work function - Prevent safety or health emergency - Emergency vehicles - Certified Clean Idle labels
Colorado, Aspen 5 minutes within any 60-minute period w/ fines up to \$1,000	<ul style="list-style-type: none"> - Safety reasons - To achieve an engine temperature of 120°F and an air pressure of 100 lbs/in²
Colorado, Denver 5 minutes in any 60-minute period w/ fines up to \$1,000 (No limit if <20°F for previous 24-hour period or less than 10°F)	<ul style="list-style-type: none"> - Emergency vehicles - Traffic conditions - Being serviced - Auxiliary equipment
Colorado, Vail 20 minutes w/ fines up to \$1,000 (No idling if left unattended when in Lionshead or commercial core except for refrigeration vehicles)	- None

State, County or City Idling Limit and Fines	Exemptions
Connecticut 3 minutes w/ fines up to \$5,000 (No limit if <20°F)	<ul style="list-style-type: none"> - Traffic conditions or mechanical difficulties - Ensure safety or health of driver/passengers - Auxiliary equipment - Conform to manufacturer's specifications - Maintenance - Queuing to access military installations
Delaware 3 minutes w/ fines of \$50- \$500 (15 min. if 32°F to - 10°F; No limit if <-10°F)	<ul style="list-style-type: none"> - Traffic conditions or mechanical difficulties - Conform to manufacturer's specifications - Repair - Emergency vehicles - Using auxiliary equipment/power takeoff - Power during sleep or resting beyond 25 miles of truck stop with available electrified equipment - Vehicle safety inspections
District of Columbia 3 minutes w/ fines of \$500 minimum (5 min. if <32°F)	- Power takeoff
Georgia, Atlanta 15 minutes w/ fines of \$500 (25 min. if <32°F)	<ul style="list-style-type: none"> - To perform needed work - Traffic conditions - Natural gas or electric vehicles
Idaho, Ketchum 3 minutes in any 60-minute period w/ fines of \$25	<ul style="list-style-type: none"> - Traffic control/conditions - Vehicle inspections - Service or repair - To perform work functions - Prevent safety or health emergency - Recharge hybrid batteries - Operate equipment which runs intermittently - Emergency vehicles
Illinois: Cities: Aux Sable, Goose Lake, Oswego Counties: Cook, DuPage, Lake, Kane, McHenry, Will, Madison, St. Claire, Monroe 10 minutes within any 60-minute period w/ fines of \$90 - \$500 (30 min. if waiting to weigh, load or unload freight; No limit if <32°F or >80°F)	<ul style="list-style-type: none"> - Less than 8,000 lbs. GVWR - Traffic conditions/controls - Prevent a safety or health emergency - Emergency or law enforcement purposes - Service or repair - Government inspection - Power takeoffs involving cargo or work functions - Resting in a sleeper berth - Mechanical difficulties - Queuing - Idle reduction technologies

State, County or City Idling Limit and Fines	Exemptions
Illinois, Chicago 3 minutes in any 60-minute period w/ fines of \$250 (No limit if <32°F or >80°F)	<ul style="list-style-type: none"> - Emergency vehicles - Power auxiliary equipment - Service or repair or government inspection - Traffic conditions - Idle reduction technologies - Mechanical difficulties - Exhaust filter regeneration
Illinois, Evanston 5 minutes in any 60-minute period w/ fines of \$150	<ul style="list-style-type: none"> - Traffic control/conditions - Prevent safety or health emergency - Emergency vehicles - Mechanical difficulties - To perform work functions - Government inspections - Service or repair
Kansas, Johnson and Wyandotte Counties 5 minutes in any 60-minute period w/ fines up to \$10,000 (30 min. while waiting to load or unload)	<ul style="list-style-type: none"> - Traffic control / conditions - Safety or health reasons - State or federal inspections - Mechanical difficulties - Emergency vehicles - Heat or A/C sleeper berth during rest periods - Service or repair - To perform work functions - Auxiliary power units
Maine 5 minutes in any 60-minute period w/ fines of \$25 - \$500 (15 min. if 0° - 32°F; No limit if < 0°F)	<ul style="list-style-type: none"> - Traffic conditions - Prevent safety or health emergency - Emergency or law enforcement purposes - Maintenance or repair - State or federal inspections - Power work-related operations - Sleeper berth A/C or heat during rest or sleep periods - A/C or heat while waiting to load/unload - Mechanical difficulties if receipt of repair is submitted w/in 30 days
Maryland 5 minutes w/ fines up to \$500	<ul style="list-style-type: none"> - Traffic conditions or mechanical difficulties - Heating, cooling, or auxiliary equipment - Conform to manufacturer's specifications - Accomplish intended use
Massachusetts 5 minutes w/ fines of up to \$500	<ul style="list-style-type: none"> - Being serviced - Delivery for which power is needed & alternatives unavailable - Associate power needed with no alternatives

State, County or City Idling Limit and Fines	Exemptions
Michigan, Ann Arbor 5 consecutive minutes in any 60-minute period or when unoccupied w/ minimum fines of \$100 (No limit if <32°F or >85°F & no temperature-controlled area accessible)	<ul style="list-style-type: none"> - Traffic conditions/controls - Prevent safety or health emergency - Cab comfort while waiting for assistance - Emergency purposes - Power auxiliary work equipment - A/C or heat during rest or sleep periods beyond 25 miles of truck stop electrification/shore power - Maintenance, servicing, repairing, or diagnostic - Conform to manufacturers specifications
Michigan, Detroit 5 consecutive minutes in any 60-minute period w/ fines of warning to \$500	<ul style="list-style-type: none"> - Traffic conditions - Power auxiliary equipment - Emergency vehicles - Motionless for >2 hours & <25°F - State inspections - Hybrid vehicle recharging - Electric, hydrogen or natural gas powered vehicles
Minnesota, Minneapolis 5 minutes in any 60-minute period w/ fines up to \$700	<ul style="list-style-type: none"> - Traffic conditions/controls - To prevent a safety or health emergency - Emergency purposes - Maintenance or diagnostics - Vehicle inspection - Power auxiliary equipment - Occupied armored vehicles - A/C or heat during sleep or rest period or waiting to load/unload - Mechanical difficulties
Minnesota, Owatonna 15 minutes each 5 hours in residential areas w/ fines up to \$1,000	- None
Missouri, St. Louis 5 minutes in any 60-minute period w/ fines up to \$100 (10 min. if <32°F)	<ul style="list-style-type: none"> - Emergency vehicles - Power for auxiliary purposes - Traffic or adverse weather conditions - Repair or diagnostics - Engaged in the delivery of goods
Missouri, Clay, Franklin, Jackson, Jefferson, Platte, St. Charles, St. Louis Counties 5 minutes in any 60-minute period w/ fines TBD (30 min. when waiting to load/unload)	<ul style="list-style-type: none"> - Traffic conditions/controls - Prevent safety/health emergency - Emergency purposes - Maintenance/repair - State or federal inspections - Power work-related operations - During government-mandated rest periods - Mechanical difficulties - Auxiliary power units

State, County or City Idling Limit and Fines	Exemptions
Nevada 15 minutes w/ fines up to \$2,000	<ul style="list-style-type: none"> - Variance has been issued - Emergency vehicles - Repair or maintain other vehicles - Traffic congestion - Maintenance at repair facility - Emission contained & treated per commission - To perform specific task
New Hampshire 5 minutes w/ fines TBD (15 min. if 32° to -10°F; No limit if <-10°F)	<ul style="list-style-type: none"> - Traffic conditions - Emergency vehicles - Power takeoff or heat/cool passengers - Maintenance or diagnostics - Defrost windshield
New Jersey 3 minutes w/ fines of \$250 to \$1,000 (15 min. if stopped for 3 hrs. & <25°F)	<ul style="list-style-type: none"> - Traffic conditions - Mechanical operations - Waiting or being inspected - Performing emergency services - Being repaired or serviced - Auxiliary power unit, bunk heaters, etc. - Sleeper berth with 2007 or newer engine or diesel particulate filter
New York 5 minutes w/ fines of \$375 minimum (No limit if stopped for ≥2 hrs. & <25°F)	<ul style="list-style-type: none"> - Traffic conditions - Auxiliary power or maintenance - Emergency vehicles - Within mines or quarries - State Inspections - Recharging hybrid electric vehicles - Farm vehicles - Electric vehicles
New York: Cities of New York, Larchmont Village, Mamaroneck Village Counties of Rockland & Westchester 3 minutes w/ fines up to \$1,000 (1-minute if adjacent to a public school)	<ul style="list-style-type: none"> - Emergency vehicles - Operate loading, unloading, or processing device
Ohio, Cleveland & Maple Heights 5 minutes in any 60-minute period w/ fines of \$150 (10 min. at loading docks/areas or if <32°F or >85°F)	<ul style="list-style-type: none"> - Prevent safety or health emergency - Traffic conditions/controls - Emergency vehicles - Service or repair - Vehicle safety inspection - Power auxiliary equipment - Sleeping or resting in a sleeper berth - Mechanical difficulties - Idle reduction technologies

State, County or City Idling Limit and Fines	Exemptions
Ohio, South Euclid 0 minutes w/ fines of \$50 - \$150 (20 min./hr if loading/unloading; No limit if <32°F or >85°F)	(Same exemptions as Cleveland & Maple Heights, plus) <ul style="list-style-type: none"> - Queuing
Oregon 5 minutes in any 60-minute period w/ fines up to \$180 (30 minutes while waiting to or during load/unload)	<ul style="list-style-type: none"> - Idle reduction technology - Cargo temperature control - Traffic conditions/controls - Mechanical difficulties - Manufacturers specifications - Safety regulations - Emergency purposes - Maintenance/repairs - Exhaust filter regeneration - State or federal inspections - Power work-related functions - For A/C or heat during rest/sleep periods or loading/unloading if <50° F or >75°F
Pennsylvania 5 minutes in any 60-minute period w/ fines of \$150 - \$300 (15 min. if weighing, loading or unloading)	<ul style="list-style-type: none"> - Traffic conditions - Prevent safety or health emergencies - Comply with manufacturer's specifications - Emergency or law enforcement purposes - Maintenance or repair - Government or security inspections - Power work-related operations - Mechanical difficulties - Certified Clean Idle label
Pennsylvania, Philadelphia 2 minutes or 0 minutes for layovers w/ fines of \$300 (5 min. if <32°F; 20 min. if <20°F)	-None
Pennsylvania, Alleghany County 5 minutes w/ fines of a warning to \$500 (20 min. if <40°F or >75°F)	<ul style="list-style-type: none"> - Traffic conditions - Queuing - Cool down/warm up per manufacturer's recommendations - Sleeping/resting in truck - Safety inspections - Ensure safe operations - Emergency vehicles - Power accessory or service equipment - Repair or diagnostics

For more information about ATRI, visit TruckingResearch.org

State, County or City Idling Limit and Fines	Exemptions
Rhode Island 5 minutes in any 60-minute period w/ fines up to \$500 (15 min. if 0° - 32°F; No limit if <0°F)	<ul style="list-style-type: none"> - Traffic conditions - Ensure health or safety of driver/passengers - Power work-related operations - Service or repair - State or federal inspections - Emergency or law enforcement purposes - Auxiliary power unit/generator set
South Carolina 10 minutes in any 60-minute period w/ fines of \$75	<ul style="list-style-type: none"> - Traffic conditions - Prevent safety or health emergency - Emergency or law enforcement purposes - Service or repair - State or federal inspections - Power work-related operations - Sleeper berth a/c or heat during (a) rest or sleep periods; (b) <40° F or >80 °F; or (c) at rest areas, terminals, truck stops, or legal parking locations >500' from homes or schools - While waiting to load/unload
Texas: Cities of Arlington, Austin, Bastrop, Benbrook, Cedar Hill, Celina, Colleyville, Dallas, Duncanville, Elgin, Euless, Fort Worth, Georgetown, Granbury, Houston, Hurst, Hutto, Keene, Lake Worth, Lancaster, Little Elm, Lockhart, Luling, Mabank, McKinney, Mesquite, <NEW> Nixon, North Richland Hills, Pecan Hill, Richardson, Round Rock, Rowlett, San Antonio, San Marcos, University Park, Venus, Westlake Counties of Bastrop, Bexar, Caldwell, Collin, Dallas, Hays, Kaufman, Tarrant, Travis, Williamson 5 minutes w/ fines vary by jurisdiction	<ul style="list-style-type: none"> - 14,000 lbs GVW or less - Certified Clean Idle label - Traffic conditions - Emergency or law enforcement - To perform needed work - Maintenance or diagnostics - Defrost windshield - Owners of rented/leased vehicles - Hours-of-Service compliance beyond 2 miles of an available external heat or a/c connection
Utah, Park City, Sandy City, Summit County 1 minute w/ 3 warnings and fines thereafter	<ul style="list-style-type: none"> - Traffic controls - Power auxiliary equipment including refrigeration units - Manufacturers' specifications - For health or safety reasons - Clear windshields - Maintenance, diagnostics or inspection - Emergency vehicles

State, County or City Idling Limit and Fines	Exemptions
Utah, Logan, Salt Lake City & Salt Lake County 2 minutes w/ 3 warnings and fines thereafter	(Varies by jurisdiction)
Vermont 5 minutes in any 60-minute period w/ fines of \$10 - \$100	<ul style="list-style-type: none"> - Public safety or emergency purposes - Traffic conditions or control - Health or safety of occupant - Operate safety equipment - Power work-related operations - Air-conditioning or heating a sleeper berth in model year 2017 or older vehicle - Maintenance or diagnostics - State or federal inspections - Idle reduction technologies
Vermont, Burlington 3 minutes w/ fines up to \$10,000	<ul style="list-style-type: none"> - Refrigeration units - Repairs - To perform work functions - Health or safety of driver or passengers
Virginia 10 minutes for diesel vehicles in commercial or residential urban areas w/ fines up to \$25,000	<ul style="list-style-type: none"> - Auxiliary power
West Virginia 15 minutes in any 60-minute period w/ fines of \$150 - \$300	<ul style="list-style-type: none"> - Traffic conditions/controls - Prevent safety or health emergency or in accordance w/ safety regulations - Emergency vehicles - Maintenance, service or repair - Federal or state inspections - Power auxiliary equipment - Security inspections - Mechanical difficulties - Sleeping or resting in a sleeper berth if <40° or >75° F & legally parked - Sampling, weighing, loading or unloading - Waiting for a police escort for a permitted load - Certified Clean Idle label - Powered by clean diesel or biodiesel fuels
Wisconsin, Madison 5 consecutive minutes w/ fines of \$25 - \$200 (No limit if <20° F or >90° F)	<ul style="list-style-type: none"> - Prevent safety or health emergency - Testing, service, repair or diagnostic - Power auxiliary equipment including refrigeration units - Traffic conditions/controls

For more information about ATRI,
visit TruckingResearch.org

Bloomington Area: Fullerton Pike to Victor Pike**Area Includes:**

Tapp Road to SR 37 Interchange

Impacted Roads:

Fullerton Pike, That Road, East Lane, Rockport Road, Big Sky Lane.

Development Intent

Development of the east side of SR 37 in this portion of the corridor is encouraged by current land use policies. West of SR 37, development of the medical park with Monroe County Hospital will continue to be encouraged within established infrastructure boundaries while further residential development is to be low density where there are no sanitary sewers – but may be at a higher density in areas where sanitary sewers are installed. Should I-69 develop, it is recommended that missing segments of roadways be completed in the area, and that at least Fullerton Pike and Vernal Pike maintain access to SR 37/I-69.

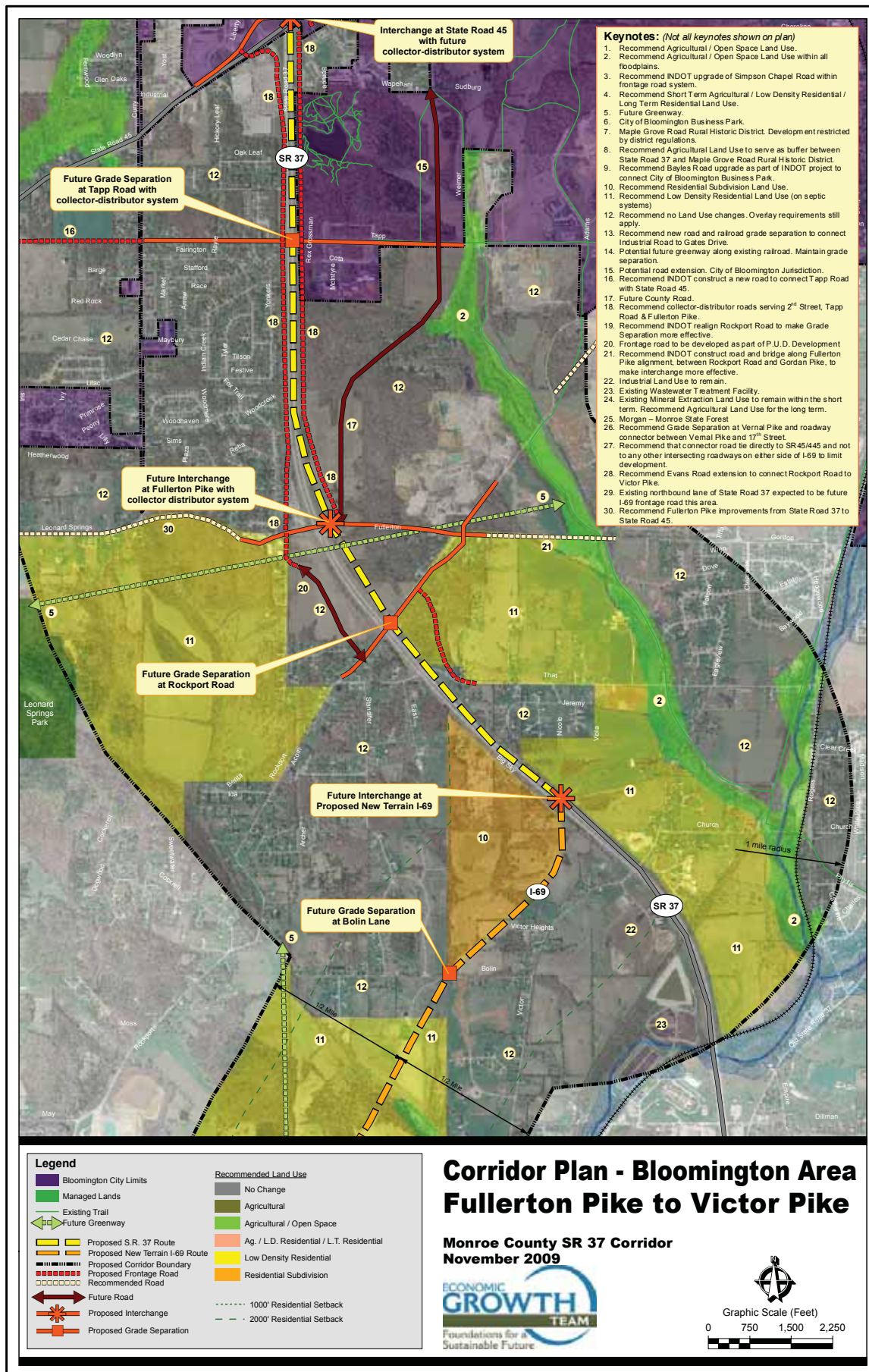
Existing Conditions and Development Patterns

The corporate limits of Bloomington meander along SR 37 in this area, resulting in portions of the corridor being in Morgan County's jurisdiction with others being within the City of Bloomington. Development varies in intensity throughout the area (See: *Fullerton Pike to Victor Pike Map on page 46*). East of SR 37 and west of Clear Creek, there are former quarry areas and other land available for more intense use. South of this area also east of SR 37 is a mix of residential areas. There is also significant existing residential development east of Clear Creek largely out of the corridor.

West of SR 37 between Rockport Road and Fullerton Pike is the Monroe County Hospital. It is anticipated that development of the hospital will not extend further west or south than That Road. West of the hospital, there is significant undeveloped acreage. This area includes Leonard Springs Park.

Further south, areas bounded by SR 37 to the south, Rockport Road to the west and Victor Pike to the east are currently experiencing medium density residential development. The City of Bloomington is planning to extend sewers into this area.

A significant portion of this area of the corridor is currently regulated by the County's Business Industrial Overlay (BIO). The BIO was intended to guide development of employment sites within this region, but has seen little success.



I-69 Impact Summary

I-69 is proposed to follow the existing route of SR 37 until a point just north of Victor Pike. At this point, an interchange is proposed and I-69 is planned to route to the southwest following a new terrain route. It is proposed that the interstate be three lanes in each direction north of this SR 37 interchange and two lanes in each direction south of this point.

If I-69 is developed, Fullerton Pike and SR 37 are proposed to be developed as interchanges, while Rockport Road is proposed as a grade separation. That Road would be interrupted by the interstate due to its proximity to Rockport Road with a cul-de-sac on the west and frontage road to Rockport Road on the east. This disruption is of great concern because of the number of county residents in this area needing access to this corridor.

Should I-69 be developed with an interchange at Fullerton Pike, the interchange will need to connect to the residential areas east of Clear Creek for the interchange to be effective. Currently, Fullerton Pike stops at Rockport Road and does not cross Clear Creek. It is recommended that INDOT improve Fullerton Pike to the east by connecting the interchange to Gordon Road. Without this roadway extension, Fullerton Pike will only serve a limited residential area in the northwest quadrant of the proposed interchange and rural homes in the area. West of SR 37, both the county and Bloomington MPO have recommended an upgrade of Fullerton Pike/Leonard Springs Road from SR 37 to SR 45. The combination of improvements to Fullerton Pike east and west of SR 37 will allow the corridor to become more effective at accommodating east-west traffic on the south side of Bloomington.

The construction of I-69 would cause similar connectivity issues at Rockport Road. This route is proposed to have an interchange if I-69 is built. For a Rockport Road grade separation to provide sufficient connectivity, it will need to be tied to residential areas northeast of the area closer to the Bloomington corporate limits. However, there is a segment of Rockport Road that needs to be constructed north of Clear Creek in order for this connection to be made. It is recommended that INDOT construct this segment as part of the I-69 system.

INDOT is also considering a SR 45/Tapp Road/Fullerton Pike split interchange design as well (reference May 2007 Preliminary Alternatives Analysis and Screening for Tier 2, Section 5). That design would utilize a collector distributor road system to allow traffic to flow to and from any of the three roadways. Monroe County prefers the split interchange configuration for this area since it maintains connectivity to SR 45, Tapp road and Fullerton Pike.

An interchange is also proposed at SR 37 that will connect SR 37 and I-69. The most important issue to the county is that Victor Pike remains open with full signalized access to SR 37. There are several options for the interchange currently under consideration by INDOT, many of which would be acceptable to the county if I-69 is constructed – as long as they include access to Victor Pike.

Future Land Use:

East of SR 37 In the vicinity of Rockport Road and Fullerton Pike, development is anticipated between SR 37 and Clear Creek - and shall proceed according to current land use policies.

West of SR 37 in this area, business development shall proceed per current land use policies. West of That Road there is no plan to extend sanitary sewers to the area. Therefore, this area is recommended only for low density residential development.

The area west of SR 37 between Rockport Road and Victor Pike is currently experiencing residential development. However, since the new terrain I-69 route is within this space, development shall not occur within the interstate setbacks recommended by this plan (1,000 feet where there is a wooded buffer or 2,000 feet where there is not a wooded buffer).

Several portions of this area between SR 37 and Rockport Road are currently planned for employment uses, and are part of the Business and Industrial Overlay. However, little business/industrial development has occurred in this area with the exception of one limited area at Victor Pike. The predominant land use currently existing is residential. It is recommended that the County re-evaluate the Business and Industrial Overlay and encourage only residential in this area.

Business and industrial areas already developed along the portion of the corridor will be encouraged to remain and expand within properties previously built upon. Except in developments already approved as business/industrial, no new business/industrial uses shall be approved in this area. Existing commercial/industrial businesses will be encouraged to remain. Businesses will be allowed to expand within previously developed parcels as needed to remain viable. However, the intensity of the use will not be allowed to increase beyond current condition and the businesses will not be permitted to expand onto adjacent properties.

A key development concern in areas west of SR 37 is that all roads in this area ultimately access either Rockport Road or Victor Pike. Accordingly, development in this area will result in significant increase in traffic on those two roadways. Therefore, development in this area should be monitored and limited until such time as the streets are upgraded to accommodate the development. And for that same reason, it is vital to keep Victor Pike open to the interstate corridor.

In this location and throughout the SR 37/I-69 corridor, the County definitively will not permit truck stops/fueling stations to be developed. As an intersection of SR 37 and I-69, this location might be considered for such a facility. Because of the character and intensity of existing residential and business developments, the County has reviewed this issue and specifically recommends that truck stops/fueling facilities not be developed at this location. The zoning ordinance will need to be amended to include this land use restriction.

Throughout this corridor, there are a number of historic limestone walls along roads and within properties. For this reason, rural portions of this area may be appropriate as a historic district. While not an immediate goal, any development within this area must include consideration of its impacts on this area as a possible historic district.

Throughout the SR 37 corridor, there are numerous limestone quarries – both active and inactive. The architectural grade Salem Limestone of the Bloomington area is a unique and world renowned resource. This plan supports the current policy of protecting all known deposits for mining use, regardless of whether they are actively mined, previously mined, or have the potential to be mined.

NEW SEPTIC APPLICATION

OWS

**JE COUNTY HEALTH DEPARTMENT
119 WEST SEVENTH STREET
BLOOMINGTON, INDIANA 47404
TELEPHONE: 812-333-3543**

PAID: 50 RECEIPT #:

DATE: 4-9-90 APPLICATION #: 103480

DATE PERMIT ISSUED: 4.9.90

HEALTH DEPARTMENT USE ONLY

APPROVED: ☒ DISAPPROVED: ☐ SIGNED: [Signature]

PERMIT TERMS: # BEDROOMS: WASHING MACHINE DISHWASHER

TANK SIZE: 1000 GALLONS NO. TRENCHES: 7 3' 9 3' WIDTH 9 3' LENGTH 70'

SPECIAL CONDITIONS *Plans approved by ISB/T - Unit to be installed*

DESIGNED REVISIONS AGREED TO BY: Michael J. Murphy
(Owner or Agent of Owner)

A. Owner's Name: Allen Perry

Applicant's Name: _____ Applicant's Phone (day) 376-2525

(evening)

Applicant's Mailing Address:

SITE INFORMATION

B. Site Address 5100 S. Victor Pike Lot #

(if there is not an address #, PLEASE GIVE THE ROAD NAME)

C. Township # 09 Range # 12 Section # 30 (ATTACH COPY OF LEGAL DESC.)

D. Directions to Site: (THIS SECTION MUST BE COMPLETED FOR PROCESSING OF THIS APPLICATION)

Nearest Major Road Intersection (Crossroad) Victor Pike 37 (distance) 250'

Nearest Mailbox Number	Distance
100	0.1 miles
101	0.1 miles
102	0.1 miles
103	0.1 miles
104	0.1 miles
105	0.1 miles
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199	0.1 miles

Features Clearly Observable From Road (i.e. Buildings, Ponds, Etc.)

***** PLEASE DRAW A COMPLETE AND ACCURATE MAP TO THE SITE ON THE REVERSE SIDE *****

**** PLACE THE ATTACHED TAPE TO A TREE TO IDENTIFY ENTRANCE TO THE PROPERTY ****

E. Lot Size: 400' Frontage: 400' Depth: 358' Total Sq. Ft. Acres: 4.5

F. Water Supply (check one):
Municipal/City ☒ Well ☐ Cistern ☐ Other ☐

G. Type of Proposed Building: (Note that applicant must obtain there own soil scientist/survey, those results must be submitted to the Health Department for approval from the Indiana State Board of Health prior to issuance of permit.)

RESIDENTIAL:

No. of Bedrooms

Washing Machine: yes no

Dishwasher: yes no

COMMERCIAL:

Type of Business Sales & Fuel

Maximum work force:
(number of 8 hour shifts/day)

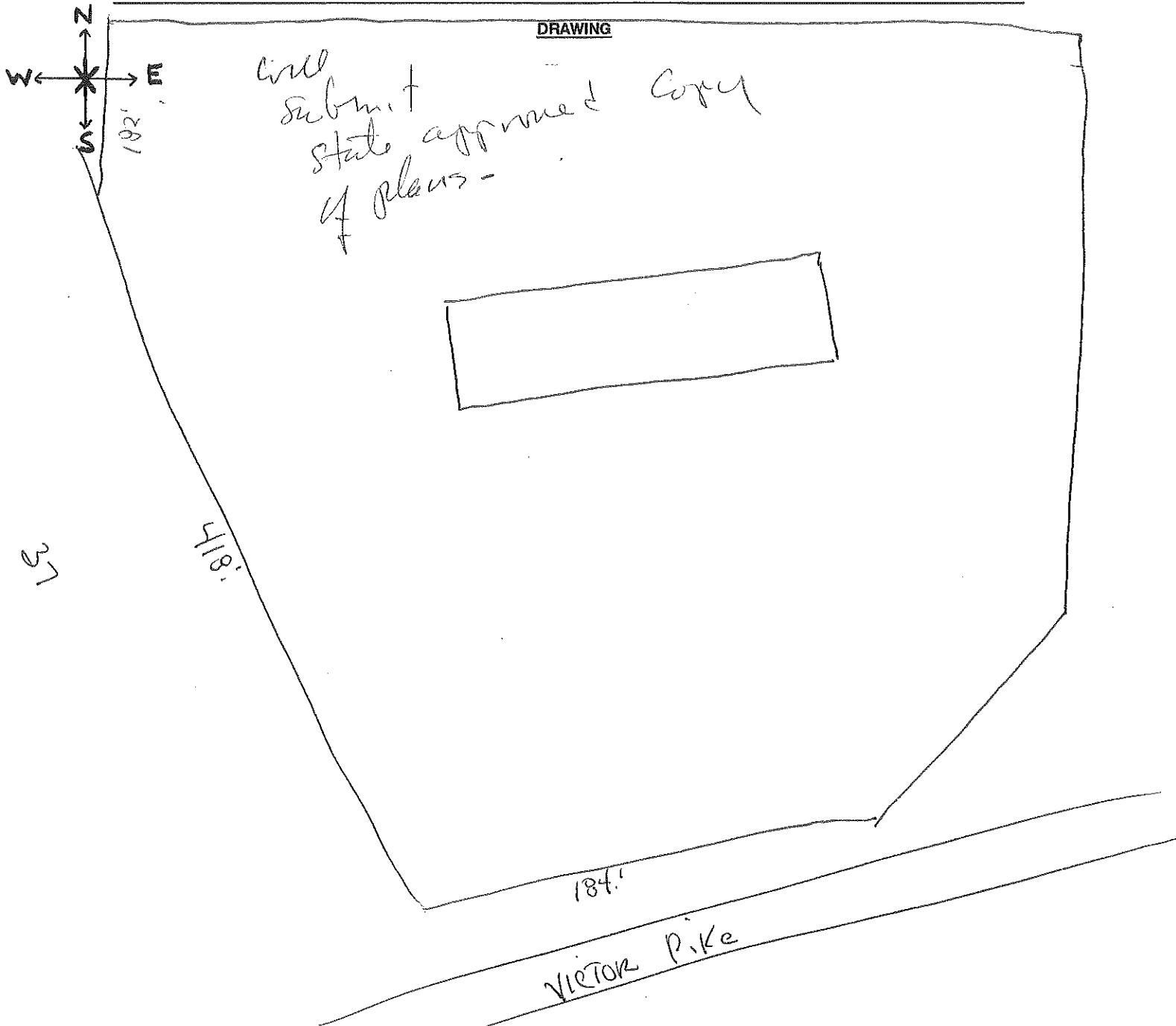
Construction: new remodel

APPLICATION **CANNOT** BE COMPLETED WITHOUT A COPY OF THE FULL LEGAL DESCRIPTION OF THE PROPERTY.

ALL APPLICATIONS MUST BE ACCOMPANIED BY AN ACCURATE DRAWING THAT SHOWS THE FOLLOWING:

- | | |
|--|--|
| A. Property Lines | E. Septic Tank (existing or proposed) |
| B. Water Lines | F. Absorption Field (existing &/or proposed) |
| C. Well or Cistern (if applicable) | G. Distance Between Lakes |
| D. Existing/Proposed House or Building | H. All Creeks, Ditches, Lakes, Etc. |

**** PLEASE LOCATE ITEMS IN RELATION TO OBVIOUS LANDMARKS WHERE POSSIBLE ****

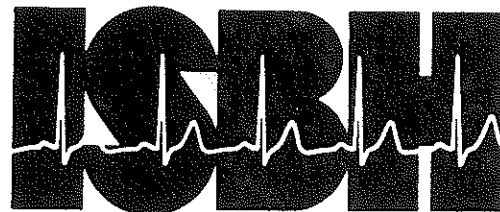


****APPROVAL OF THIS APPLICATION GIVES ONLY A PERMISSION TO CONSTRUCT AT THE LOCATION INDICATED ON THE SOIL REPORT. THE PERMIT IS NOT VALID UNTIL IT IS SIGNED AFTER AN INSPECTION ON THE JOB SITE AT THE TIME OF ACTUAL CONSTRUCTION!

****IF YOU WISH A DIFFERENT LOCATION TO BE CONSIDERED THAN SHOWN ON THE SOIL REPORT YOU MAY HAVE A REINSPECTION DONE FOR \$25.00.

EVAN BAYH, GOVERNOR
MORRIS GREEN, M.D., STATE HEALTH COMMISSIONER

INDIANA STATE BOARD OF HEALTH
1330 WEST MICHIGAN STREET
P.O. BOX 1964
INDIANAPOLIS, IN 46206-1964



INDIANA STATE BOARD OF HEALTH

AN EQUAL OPPORTUNITY EMPLOYER

April 4, 1990

Mr. Allen Terry
8401 North Low Gap Road
Unionville, IN 47468

Dear Mr. Terry:

Re: Plans and Specifications for
Sanitary Features
Terry Convenience Store
Intersection of S.R. 37 and
Victor Pike Road
Section 29, T8N, R1W
Monroe County

The plans and specifications for sanitary features of the proposed project have been reviewed and are hereby approved on this date.

This project includes the construction of an on-site flood dosing absorption field system which includes approximately 115 feet of 4-inch PVC sanitary sewer, dual 1,000-gallon septic tanks, a dosing tank with dual 30 GPM effluent pumps, dual force mains approximately 78 and 30 feet each in length, and 3,354 square feet of absorption field trenches for a wastewater flow of 1,200 GPD.

This project also includes the construction of approximately 300 feet of 1-inch water line connecting to a 6-inch water main along Victor Pike Road which is served by the Southern Monroe Water Corporation.

This approval letter shall act as your construction permit.

This project is approved subject to the following conditions:

1. That if pollution, health hazards, or nuisance conditions develop or are created, immediate corrective action be taken by the owner.
2. That all necessary local permits and approvals be obtained before construction is begun on this project.

April 4, 1990

3. That no change in occupancy or use of the facility served be effected if it would result in wastewater flow on the peak day in excess of 1,200 Gallons Per Day, or if it would result in wastewater being generated of a type incompatible with absorption field disposal. Any such change in occupancy or use may be made only after the board has issued a construction permit for modifications to the subject wastewater disposal facility that will allow it to accommodate increased wastewater flows.
4. That all necessary local permits and approvals be obtained before construction is begun on this project. You are hereby notified that most county and local health departments, and several conservancy districts as well, require that a sewage disposal permit be obtained before construction may begin. The sanitary features of this project must also comply with any additional local health department requirements.
5. That disinfection of the water line follow procedures outlined by applicable American Water Works Association Standards and produce bacteriologically satisfactory water in 2 successive sets of samples collected at 24-hour intervals before the facilities are released for use.
6. That plans and specifications for any changes, alterations or additions to this project as herewith approved be submitted and approved prior to such construction.
7. That sanitary features comply with any additional requirements of the Monroe County Health Department.
8. That Michael A. Hoover, Chief, General Sanitation Section, AC 317/633-0175, Division of Sanitary Engineering, State Board of Health, 1330 West Michigan Street, Indianapolis, Indiana, be notified at the time construction is undertaken so that all necessary inspections may be made.

These plans and specifications were prepared and certified by Larry W. Donovan, R.A., Vincennes, Indiana, and submitted on November 3, 1989, February 1, March 1, 19 and 30, 1990.

This Approval shall be void if construction is not begun before May 1, 1991.

If you wish to request review of this Approval, you must petition for review in writing, demonstrating that:

1. You are a person to whom the Approval is specifically directed;

April 4, 1990

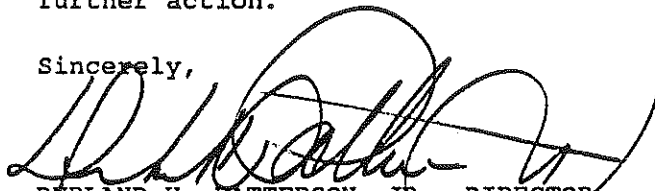
2. You are aggrieved or adversely affected by the Approval;
or,
3. You are entitled to review under any law.

Your request for review must be filed in writing with the Director,
Division of Sanitary Engineering, Indiana State Board of Health,
1330 West Michigan Street, Indianapolis, Indiana 46206, on or before
April 22, 1990.

If a petition for review is granted pursuant to IC 4-21.5-3-7, and you
are not a party thereto, notices of any prehearing conferences,
preliminary hearings, hearings, stays and other Orders disposing of the
proceedings may be obtained by sending a request for notice to the
Director, Division of Sanitary Engineering, Indiana State Board of
Health, 1330 West Michigan Street, Indianapolis, Indiana 46206.

If you do not object to this Approval, you do not need to take any
further action.

Sincerely,



DURLAND H. PATTERSON, JR., DIRECTOR
DIVISION OF SANITARY ENGINEERING

BRHippensteel

Approval No. GS-5156

cc: Mr. Charles Hardesty ✓

Mr. Larry W. Donovan, R.A.

Mr. Tom Spencer

Monroe County Health Department

Monroe County Plan Commission

General Sanitation Section

MONROE COUNTY PLAN COMMISSION ADMINISTRATIVE**July 5, 2022**

PLANNER	Drew Myers
CASE NUMBER	REZ-22-4
PETITIONER	Arrow Properties LLC (owner) Chelsea Moss, Abram-Moss Design Group, LLC (applicant)
ADDRESS	1238 N Loesch Road, parcel no. 53-04-36-200-016.013-011
REQUEST	Rezone Request from IG to HI Waiver of Final Hearing Requested
ACRES	8.5 +/- acres
ZONE	General Industrial (IG)
TOWNSHIP	Richland
SECTION	36
PLATS	Platted, Curry & Loesch Minor Subdivision Lot 3
COMP PLAN DESIGNATION	MCUA Employment

EXHIBITS

1. Petitioner Letter
2. Petitioner Site Plan
3. Petitioner Site Survey
4. IG Use Table
5. HI Use Table
6. Petitioner Proposed Letter of Commitment
7. Chapter 802 – Use Definitions

RECOMMENDATION TO THE PLAN COMMISSION

Staff recommends forwarding a “positive recommendation” to the Board of Commissioners based on the findings of fact and compatibility with the Monroe County Comprehensive Plan subject to the following condition:

1. The petitioner record a written commitment limiting some of the uses on the subject property that are normally permitted under the Heavy Industrial (HI) zoning district as recommended by the Monroe County Plan Review Committee.

RECOMMENDATION TO THE PLAN REVIEW COMMITTEE

Staff recommends forwarding a “positive recommendation” to the Plan Commission based on the petition’s compatibility with the Monroe County Comprehensive Plan.

PLAN REVIEW COMMITTEE – May 12, 2022

Plan Review Committee voted 5-0 to forward this petition to the Plan Commission with a positive recommendation citing the following concerns/recommendations:

- The petitioner limit some of the uses on the subject property that are currently permitted under the HI zone by way of written commitment.
- Examples of such uses include: Garbage/Rubbish Collection/Removal Facility, Rock Crushing, Wastewater/Water Treatment Facility, and Adult Oriented Business (if possible)

PLAN COMMISSION – June 21, 2022

Plan Commission members discussed the list of uses prepared by the petitioner to be removed from the Heavy Industrial (HI) zone for this particular petition site, specifically “Rock Crushing”. Plan Commission members also requested the petitioner provide some pictures of the rock crushing units to evaluate their size and configuration.

MEETING SCHEDULE

Plan Review Committee – May 12, 2022

Plan Commission Admin Meeting – June 6, 2022

Plan Commission Regular Meeting – June 21, 2022 (Preliminary– Waiver of Final Hearing Requested)

Plan Commission Admin Meeting – July 5, 2022

Plan Commission Regular Meeting – July 19, 2022 (Final Hearing)

Board of Commissioners Meeting – TBD

SUMMARY

The petition site is one parcel totaling 8.5 +/- acres located in Richland Township at 1238 N Loesch Road. The petitioner is proposing to amend the Zoning Map from General Industrial (IG) to Heavy Industrial (HI). The petitioner's intention behind the rezone request is provide for the appropriate zoning designation to establish a "Trucking Terminal". Use Determination, USE-22-4, identified the proposed business activity.

If the rezone request is approved by the County Commissioners, the petitioner intends to complete the planning process for the establishment of a Trucking Terminal use on the property. All applicable site plan requirements for a Trucking Terminal use as well as the special condition 31 as outlined in Chapter 802 must be met by the proposed commercial use on the property. Typically, site plan review for commercial uses is completed on a staff level.

Grading Permit, IG-21-45, was issued on November 17, 2021. Based upon submitted plans by the petitioner, it appears that the grading performed was done within an existing drainage easement (see Exhibit 3). Planning Staff will work with the petitioner and County Stormwater to rectify this issue.

If the rezone is denied, the petitioner may pursue any of the available permitted uses under the General Industrial (IG) zoning district, subject to commercial site plan requirements and any associated special conditions.

BACKGROUND

The Zoning Map amendment would be from IG to HI. Listed below are the definitions of these zones per Chapter 833 and Chapter 802, respectively.

General Industrial (IG) District. This district accommodates those uses with one or more of the following characteristics: intensive use of property, open uses and/or storage, industrial processes which may involve significant amounts of heat, mechanical and chemical processing, and other heavy industrial processes. It is the specific intent of this district to:

- A. Accommodate heavy industrial development.
- B. Create industrial environments which accommodate heavy industrial uses.
- C. Provide for limited commercial opportunities which serve the surrounding industrial area.

Heavy Industrial (HI) District. The character of the Heavy Industrial (HI) District is defined as that which is primarily intended for industrial uses that have extensive exterior movement of vehicles and goods. Its purposes are: to establish areas for industrial development; to discourage residential and commercial uses; to protect environmentally sensitive areas, such as floodplain, karst, and steep slopes; and to maintain the character of the surrounding neighborhood. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with adjacent uses. The intensity of uses associated with the HI District required imposing strict measures, such as extensive setbacks, buffers, and landscaping, to control adverse environmental and visual impacts.

CHAPTER 802:

Trucking Terminal. A terminal facility used by highway-type, property-carrying vehicles, which may include truck maintenance facilities.

31. Site shall be screened with landscaping, or an opaque fence or wall to a height of at least six (6) feet.

USE DETERMINATION: USE-22-4

Required Land Use Information

- Business title or Owner Name: Young Trucking Inc.
- Size of operation in total square feet or acres: 8.5 acres (4 buildings totaling 20,228 SF)
- Number of Employees (on-site, both full and part-time): 50
- Number of Vehicles (used in operation of business): 50
- Hours of Operation: 8-16 /day (seasonal increase with daylight)
- Use, Manufacture, or generation of any hazardous materials and/or waste:
- Use of motor oil, lubricants, paints, and other materials typical to heavy construction equipment and vehicle maintenance. On-site fueling station to be constructed.
- Detailed description of land use(s):
- Land to be used as primary office, shop, and storage space for construction contractor.
- Is the property/properties on sewer? Yes

Zoning: General Industrial (IG) Chapter 833—Former Fringe

Use Determination

Use as described would be a Trucking Terminal.

Trucking Terminal. A terminal facility used by highway-type, property-carrying vehicles, which may include truck maintenance facilities.

Trucking Terminal is not a listed use in Chapter 833, Former Fringe Zones. It is not permitted in the IG Zoning District.

Trucking is a conditional use in the Light Industrial (LI) zone and a permitted use in the Heavy Industrial (HI) zone under Chapter 802.

OPTION: Zoning Map amendment to rezone to Heavy Industrial (HI) Zoning District under Chapter 802.

Trucking Terminal is a permitted use in Heavy Industrial (HI) subject to following condition:

31. Site shall be screened with landscaping, or an opaque fence or wall to a height of at least six (6) feet.

Comments:

Real estate is Lot 3 in Curry & Loesch Subdivision. There is a Sinkhole Conservancy area in the NE corner of Lot 3.

Willingness of City of Bloomington to provide sewer and water service should be verified.

APPEAL OF ADMINISTRATIVE DECISION: ADR-22-1

On February 2, 2022, the petitioner filed an appeal to the Use Determination (USE-22-4) that classified the proposed use as a “Trucking Terminal”.

The Board of Zoning Appeals met on March 2, 2022 and voted to **affirm** the Administrator’s Determination by a vote of 3-0.

LOCATION MAP

The parcel is located at 1238 N Loesch RD, Section 36 in Richland Township. The Parcel No. is 53-04-36-200-016.013-011. The property is listed as Lot 3 of the Curry & Loesch Minor Subdivision.

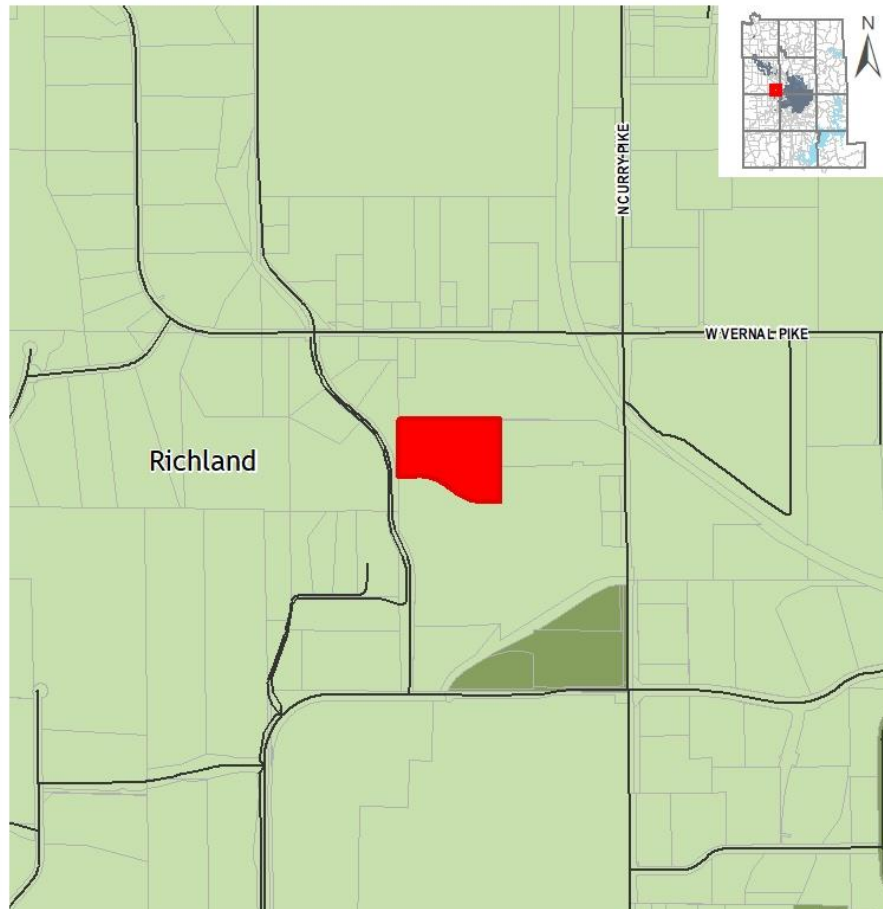
Location Map

- Petitioner
- Roads
- Civil (Political) Townships
- Incorporated Areas**
- Bloomington
- Parcels

0 0.075 0.15 0.3 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 5/5/2022



INSTRUMENT NO.

PLAT CABINET

D

ENVELOPE

152

DULY ENTERED
FOR TAXATION
MAY 11 2016

Author: Monroe County, Indiana

2016005817 HSPL \$25.00
08/12/2016 10:05:07A 2 PGS
Eric Schmitz
Monroe County Recorder IN
Recorded as Preserved

CURRY & LOESCH MINOR SUBDIVISION

FINAL PLAT
PT OF THE NW 1/4, SEC 36, T9N, R2W
RICHLAND TOWNSHIP

#2016005818 AGREEMENT
5/12/16 Eric Schmitz

ACASTA INVESTMENTS LLC
INST. NO. 2007001891
ZONE: IS
USE: WAREHOUSE

OWNER/SUBDIVIDER/DEVELOPER

NAME: INDY SPARTANWASH LLC
C/O SPARTANWASH, ATTN: KRISTIE BOHMY-BERMAN
ADDRESS: 7600 FRANCE AVE. SOUTH
EDINA MN. 55435
TELEPHONE: 952-844-1076

DESIGN PROFESSIONALS

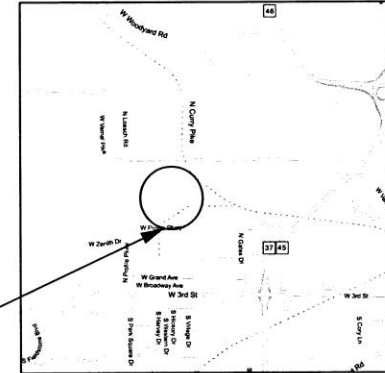
NAME: BYNUM FANTO & ASSOCIATES, INC.
ADDRESS: 528 NORTH WALNUT STREET
BLOOMINGTON, INDIANA 47404
TELEPHONE: 812-332-8030



Scale 1" = 150 ft



PROJECT
LOCATION



LOCATION MAP LEGEND

PROPERTY LINE	---
EASEMENT LINE	---
25' BUILDING SETBACK LINE	---
5/8" REAR WITH CAP (TO BE SET)	---
DEED RECORD BOOK AND PAGE	XXX/XXX
LOT NUMBER	15
FENCE	---
NO PHYSICAL EVIDENCE OF LINE	*
FOUND	FD.
BUILDABLE AREAS	---
PROPOSED 5' SIDEWALK	---
PROPOSED STREET TREE	---
SECTION CORNER	---

NOTE: ALL UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, SEWER, ELECTRIC POWER, TELEPHONE AND CATV SHALL BE LOCATED UNDERGROUND THROUGHOUT THE SUBDIVISION. 856-41

NOTE: FOR MINOR SUBDIVISIONS, A COMPLETE SANITARY SEWER SYSTEM THAT CONNECTS TO A PUBLIC SEWAGE DISPOSAL SYSTEM SHALL BE INSTALLED FOR ALL LOTS IN THE SUBDIVISION TO THE SPECIFICATIONS OF THE SEWAGE DISPOSAL UTILITY WHICH WILL SERVE THE SUBDIVISION AND/OR WITH ALL OTHER APPLICABLE INDIANA STATUTES, RULES, REGULATIONS, ORDERS AND SPECIFICATIONS. 856-39

PLAT DATE: 10/20/15
CURRY & LOESCH MINOR SUBDIVISION
FINAL PLAT
SHEET 1 OF 2
JOB NO. 401540

SETBACK TABLE (IC ZONING)			
	FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
BUILDING	65' CURRY PIKE 25' ALL OTHERS	12' OR 100' IF ADJ. TO RESIDENTIAL	20' OR 100' IF ADJ. TO RESIDENTIAL
PARKING	75' CURRY PIKE 35' ALL OTHERS	6' OR 25' IF ADJ. TO RESIDENTIAL	10' OR 20' IF ADJ. TO RESIDENTIAL

FLOOD NOTE:

According to Flood Insurance Rate Map (FIRM) Community-Panel Number: 18105C
0137 D, Effective Date: December 17, 2010, subject Property is not in a special flood hazard area.

Source: FEMA

I AFFIRM UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. Douglas R. Curry
This instrument prepared by Douglas R. Curry

NOTE: 34 STREET TREES TO BE INSTALLED THROUGHOUT PROJECT.

+/- 400' OF SIDEWALK ALONG CURRY PIKE, +/- 208' ALONG PROFILE
+/- 1550' ALONG LOESCH 15 TO BE INSTALLED.

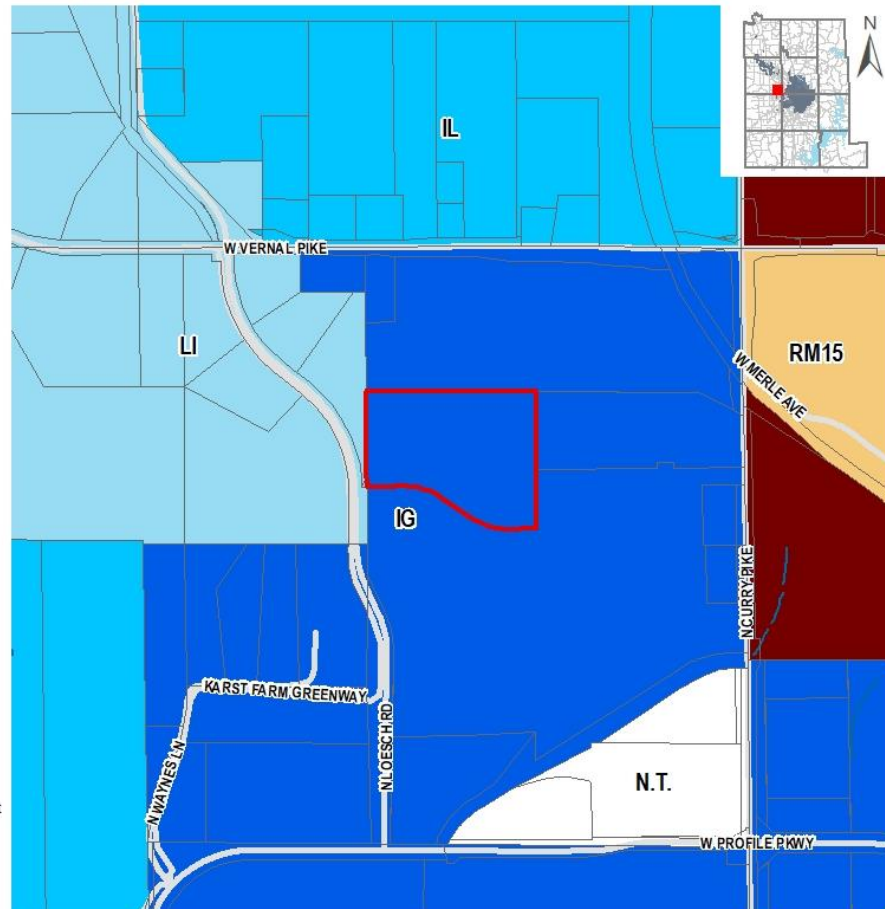
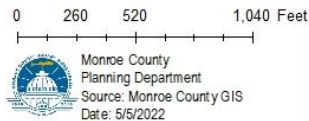
PREPARED BY BYNUM FANTO & ASSOCIATES, INC. 528 N. WALNUT ST. BLOOMINGTON, IN. 47404

ZONING

The parcel is zoned General Industrial (IG) as are the adjoining parcels to the north, east, and south. The adjoining parcel to the west is zoned Light Industrial (LI). There are no commercial uses directly adjacent to the subject property. The surrounding area includes mostly residential uses.

Current Zoning Map

- Petitioner
- Parcels
- Roads
- Hydrologic Features
- Monroe County Zoning**
- IG - General Industrial
- IL - Limited Industrial
- LI - Light Industrial
- N.T. - No Tag (Outside Juris.)
- PUD - Planned Unit Development
- RM15 - Multi Dwelling Res. 15



SITE CONDITIONS & INFRASTRUCTURE

The petition site is made up of one 8.5 acre +/- parcel. The site is currently vacant. The petitioner has provided documentation of an existing water easement, sewer easement, and access easement to service the property. A will serve letter from City of Bloomington Utilities was also submitted. Access to the site is via a 50' ingress/egress easement stemming from N Loesch Road, which is designated as a Local roadway according to the Monroe County Thoroughfare Plan. The petition site is not located in the Environmental Constraints Overlay (i.e. the Lake Monroe Watershed). There is no floodplain designated on the petition site. There is no evidence of karst/sinkhole features on the property. A "Stormwater Detention Area" is identified in the northeast corner of the property per the Curry & Loesch Minor Subdivision.

Slope Map

- Local Roads [50']
- ▭ Petitioner
- ▭ Parcels
- 2-Foot Contours

15% Slope (2010)

- ▭ 0 - 15
- ▭ > 15

PARCEL #:
53-04-36-200-016.013-011

NOTE:
Areas > 15% slope are classified as
nonbuildable area per Chapter 804.

0 45 90 180 270 Ft



Monroe County
Planning Department
Source: Monroe County GIS
Date: 5/5/2022



Highway Comments:



Paul Satterly

[Remove Comment](#) • Apr 13, 2022 at 9:11 am

Driveway is located on a private roadway.

Stormwater Comments:

No comments shared at this time.

SITE PHOTOS



Photo 1. Aerial pictometry from the south (2017)



Photo 2: Aerial pictometry from the north (2017)



Photo 3: Aerial pictometry from the south (2022)



Photo 4: Aerial pictometry from the south zoomed in (2022)



Photo 5: Facing northeast



Photo 6: Facing northwest



Photo 7: Facing northwest



Photo 8: Facing north



Photo 9: Facing north



Photo 10: Facing northeast

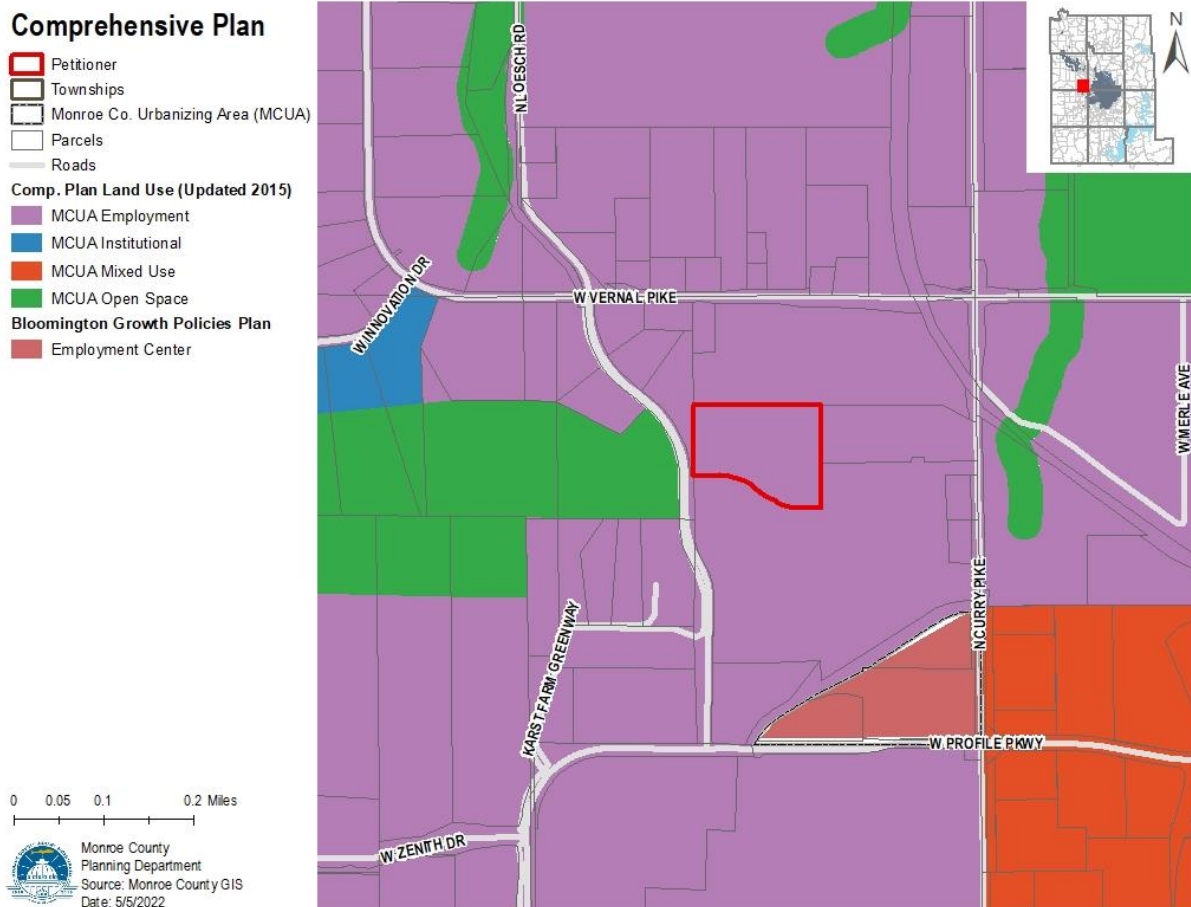


Photo 11: Facing east



Photo 12: Facing west

COMPREHENSIVE PLAN DISCUSSION



The petition site is located in the Employment district in Monroe County Urbanizing Area (MCUA) of the Monroe County Comprehensive Plan.

The Comprehensive Plan describes Employment as follows:

Employment-oriented uses include light industrial, manufacturing and assembly, research and development facilities, flex/office space, construction trades, warehousing and other types of commercial uses that may not be easily integrated into a mixed-use environment.

These uses may require large, isolated sites for large-format facilities, or multiple facilities may be organized into coordinated campus-style or industrial park settings. This land use category is intended to accommodate the expansion and changing operations of a wide variety of companies and to foster a well-rounded and diverse economy as part of the Greater Bloomington area.

Special attention should be paid to vehicular access management, buffering and landscape aesthetics, building and parking orientation, and basic architectural design standards. Business support services are encouraged to be integrated into larger employment areas.

A. Transportation

Streets

Employment areas require special considerations in roadway design. These areas are typically accessed through arterial connections from the freeway and require accommodations for heavy truck traffic. Arterial connections may include mixed-use corridors, and special attention must be paid to balance the needs of all travel modes while also facilitating industrial deliveries and commuter traffic flow. Arterial streets, such as Third Street, should not exceed five lanes in width (four travel lanes with center turn lane). local and collector streets will typically be two or three-lanes (two travel lanes with center turn lane). Street connections are encouraged to help distribute traffic, but should be balanced with access management plans to maximize safety. Center medians for select arterial roadways should be considered to improve access management and corridor aesthetics.

Freight

Appropriate routes for truck traffic to and from I-69 should be designated with thoroughfares designed accordingly. Major highway access points to employment areas west of I-69 will include Sr-46, Third Street/Sr-48, 2nd Street/Sr-45 and Tapp road. Fullerton Pike will provide access to potential employment areas to the east of I-69. A new roadway connection between That Road and South Walnut Street (Old Sr-37) should be considered to open land between the highway and clear creek for employment uses.

Bike, Pedestrian, and Transit modes

Commuting by automobile will likely remain the primary form of transportation to work in the larger employment centers within the Urbanizing Area. However, opportunities to expand transportation options should be provided wherever possible. Streets within employment areas should include sidewalks and/or shared-use side paths and encourage connections to karst farm Greenway and clear creek Trail. Opportunities to expand City of Bloomington and rural Transit service to employment areas should also be explored.

B. Utilities

Sewer and water

Employment-generating uses provide a fiscal benefit to the community that may warrant additional investments in and possible geographic expansion of sewer systems. Some areas designated for employment uses in the land Use Plan are located outside of current sewer service areas, most notably the area between Clear Creek and State Road 37. Additional studies should be undertaken to determine the potential for sewer expansion and necessary capital improvements to serve these areas. Additional studies and surveys may be required to determine the geographic restrictions within developable areas.

Power

Where possible, overhead utility lines should be buried to minimize disruption during major weather events. Care should be taken to locate underground utilities in a manner that does not interfere with site development or business expansion. Opportunities to create redundant power systems with new electrical substations should be explored.

Communications

State of the art communications systems should be prioritized in employment areas. Street infrastructure improvements should reserve space for burial of fiber-optic systems and/or other forms of high-speed internet and communications networks.

C. Open space

Park Types

Employment areas should provide open spaces primarily through the preservation of sensitive lands and creation of landscape buffers. Where opportunities exist, shared use path connections to the broader greenway network should be incorporated, providing a recreational amenity and alternative transportation option for employees, as well as linkages to the broader Bloomington/Monroe county system.

Urban Agriculture

Community gardens and urban agricultural systems should be encouraged in near employment areas as a recreational and wellness opportunity for employees. However, soil suitability in existing industrial areas should be verified.

D. Public Realm Enhancements

Wayfinding

Regularly-located route signage for truck traffic to and from i-69 should be provided. Business and industrial parks may incorporate multi-business panel signs at gateway locations to improve wayfinding, and should use high-quality materials, be aesthetically coordinated with surrounding architecture, and include attractive landscape features.

Lighting

Roadways should be lighted for safety and will typically require taller poles (± 30 feet).

Street/Site furnishings

Street furnishings will be limited in employment districts, but may include bus stops/shelters and benches.

E. Development guidelines

Open Space

Open space in employment areas should be provided on-site (with the exception of significant environmental preservation areas) and determined through maximum lot coverage requirements, with 15 to 20% of a site reserved for landscaping, buffering, stormwater management and outdoor amenities for employees.

Parking ratios

Parking needs will vary by business. In campus and business park settings, shared parking arrangements should be encouraged, although most businesses will require some amount of dedicated parking. Large industrial facilities, warehouses, and flex/r&d space will often have relatively low parking needs (e.g. 1 space per 2,000 square feet). Parking requirements should be based on the needs of individual businesses as opposed to mandatory minimum requirements.

Site Design

Buildings should be oriented toward the front of the lot to create a street presence, but will typically be set back from the front property line by 30 to 50 feet. Parking in front of the building should be avoided, and limited to small visitor-oriented parking lots with close access to the main entrance. Employee parking should be located to the rear or side of the building. Sufficient maneuvering aisles and loading spaces will be necessary for freight delivery. Loading docks and bays should be oriented away from public streets or screened with landscaping or architecturally integrated walls extending from the building.

Building form

Industrial, flex and warehouse buildings should balance economic construction with basic aesthetics. Office components and main visitor entrances should be located on the front facade, be designed as

distinct elements from the rest of the building, and incorporate high amounts of window transparency. Facilities may require light-controlled environments, but where possible, high windows above eye level should be incorporated, particularly along street-facing facades. Buildings will have simple forms and flat roofs. Parapets should be used to screen rooftop mechanical units.

Materials

Acceptable primary building materials include brick, stone (natural or cultured), pre-cast concrete panels, concrete masonry units, architectural metal panels, fiber-cement siding and eifS (exterior insulated finishing Systems). Smooth-faced and textured-faced metal panels are preferred, but corrugated or ribbed panels are also acceptable. Split-faced block may be acceptable if combined with other primary materials. Careful attention should be paid to how materials are installed, joined, and detailed, particularly at edges, corners and material transitions. Shadow lines, expression lines and variations in color and texture are encouraged to break up monolithic facades. Trees, shrubs and other vertical landscape elements should be incorporated along large, blank facades.

Private Signs

Sign designs should be coordinated with the character of the building, and may be building-mounted or ground-mounted monument signs. Pole signs should be prohibited. Monument signs should be located in landscape beds and may include exterior ground lighting. Digital and changeable copy signs are not appropriate. Sites will typically require directional signage for visitors, employees and freight delivery.

FINDINGS OF FACT - REZONE

In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

(A) The Comprehensive Plan;

Findings:

- The Comprehensive Plan designates the petition site as MCUA Employment.
- The rezone request is to change the zone for the petition site from General Industrial (IG) to Heavy Industrial (HI);
- The petition site is currently vacant;
- If approved the petitioner intends to submit a site plan application to establish the use of a “Trucking Terminal” on the site;

(B) Current conditions and the character of current structures and uses in each district;

Findings:

- See Findings under Section A;
- The rezone request is to change the zoning for the entirety of the site to the Heavy Industrial (HI) Zoning District, which is described by the County’s Zoning Ordinance, Chapter 802, as follows:

Heavy Industrial (HI) District. The character of the Heavy Industrial (HI) District is defined as that which is primarily intended for industrial uses that have extensive exterior movement of vehicles and goods. Its purposes are: to establish areas for industrial development; to discourage residential and commercial uses; to protect environmentally sensitive areas, such as floodplain, karst, and steep slopes; and to maintain the character of the surrounding neighborhood. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with adjacent uses. The intensity of uses associated with the HI District required imposing strict measures, such as extensive setbacks, buffers, and landscaping, to control adverse environmental and visual impacts.

- The petition site is currently zoned General Industrial (IG);
- The driveway is located on a private roadway with access to N Loesch Road;
- The majority of the property exhibits slopes under the 15 percent (see Slope Map);
- The petition site is not located in FEMA or DNR Floodplain;
- The petition site not located in the Environmental Constraints Overlay (i.e. the Lake Monroe Watershed);
- There is no evidence of karst/sinkhole features present on the petition site;
- A “stormwater detention area” is identified in the northeast corner of the petition site, per the Curry & Loesch Minor Subdivision plat;

(C) The most desirable use for which the land in each district is adapted;

Findings:

- See Findings under Section A and Section B;
- The adjacent parcels to the north, east, and south are currently zoned General Industrial (IG);
- The adjacent parcel to the west is zoned Light Industrial (LI);
- Land uses in the surrounding area are mostly commercial and/or industrial;

(D) The conservation of property values throughout the jurisdiction; and

Findings:

- Property value tends to be subjective;
- The effect of the approval of the rezone on property values is difficult to determine;

(E) Responsible development and growth.

Findings:

- See Findings under Section A, Section B, and Section C;
- The petition site is one parcel with 8.5 +/- acres;
- The purpose of the rezone is to provide the property owner with the right zoning to pursue a Trucking Terminal use on the property;
- According to the Monroe County Thoroughfare Plan, N Loesch Road is designated as a local roadway;

EXHIBIT 1: Petitioner Letter



9215 West Mallory Road
Bloomington, Indiana 47404
812-955-0539
info@abram-moss.com

April 5, 2022

Monroe County Plan Commission
Monroe County Planning Department
501 North Morton Street, Suite 224
Bloomington, Indiana 47404

RE: Request for Zoning Map Amendment
Young Trucking Construction Shop
1238 North Loesch Road
Bloomington, Indiana 47404
AMDG-2021011

Monroe County Plan Commission:

On behalf of our client, Arrow Properties LLC, we petition the Plan Commission to rezone the property located at 1238 North Loesch Road, Bloomington, Indiana from General Industrial (IG) to Heavy Industrial (HI).

Our client plans to develop the property as the new headquarters for Young Trucking, Inc. The development would include a new office, shop, and storage facilities. Per the use determination USE-22-4 as prepared by Drew Myers and the Monroe County Planning Department and dated January 24, 2022, this use is considered a "trucking terminal" and is not allowed within the existing IG zone. Rezone of the property to the HI zone would allow for the planned use.

The requested rezone aligns with the Monroe County Comprehensive Plan and conforms to the conditions and uses of nearby properties.

Comprehensive Plan

In the 2015 Comprehensive Plan the recommended land use is "MCUA Employment" for this parcel. Per Chapter 8.3.2, industrial manufacturers and wholesale businesses (including "trucking") are a target employment use for this area. Both the proposed Heavy Industrial (HI) zone and the proposed "trucking terminal" use align with the intent of the Comprehensive Plan.

Additionally, the current draft of the County Development Ordinance Zoning Map (2021) denotes the proposed zone for this lot as Heavy Industrial.

Nearby Properties

Properties immediately to the east and south of the subject lot host industrial-type uses including: heavy machinery rental/repair, factories, and distribution centers. Uses along this section of North Loesch Road are primarily commercial, industrial, or vacant lots. The adjacent lot to the north is currently host to agricultural uses. The proposed zone and use align with most of the uses in this area including the

Innovative Solutions, Sustainable Design
www.abram-moss.com

Request for Zoning Map Amendment
Young Trucking Construction Shop
1238 North Loesch Road, Bloomington, Indiana 47404

Page | 2

industrial areas along West Profile Parkway, North Curry Pike, and West Vernal Pike. The requested rezone to HI conforms to the conditions and uses of the surrounding area.

Based on the above details, we request that the rezone of the property located at 1238 North Loesch Road, Bloomington, Indiana to HI be granted. Please contact us if you have any questions or require additional information.

Respectfully,

A handwritten signature in black ink that reads "Chelsea J. Moss". The signature is written in a cursive, flowing style.

Chelsea Moss, PE

EXHIBIT 2: Petitioner Site Plan

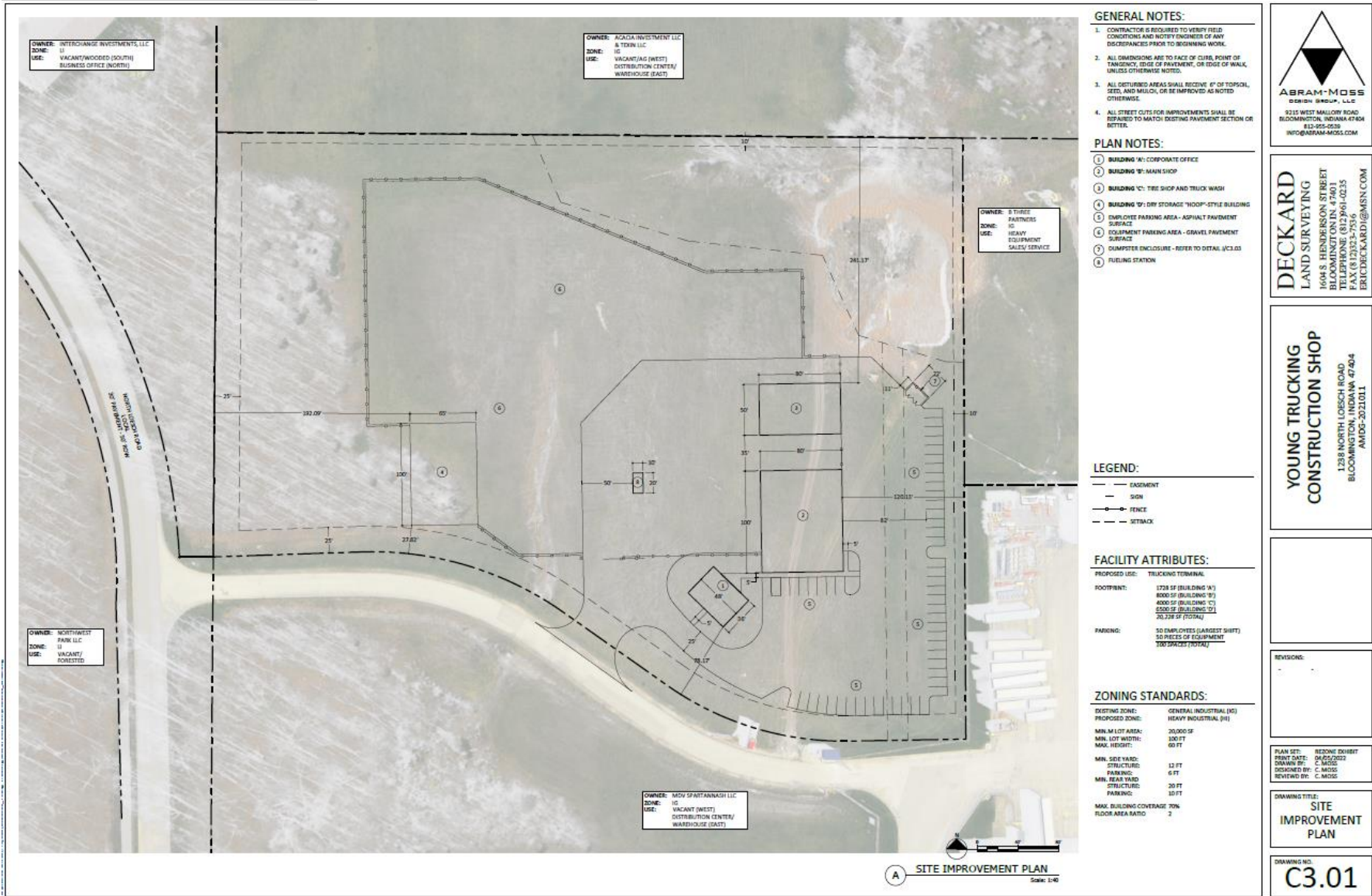


EXHIBIT 3: Petitioner Site Survey

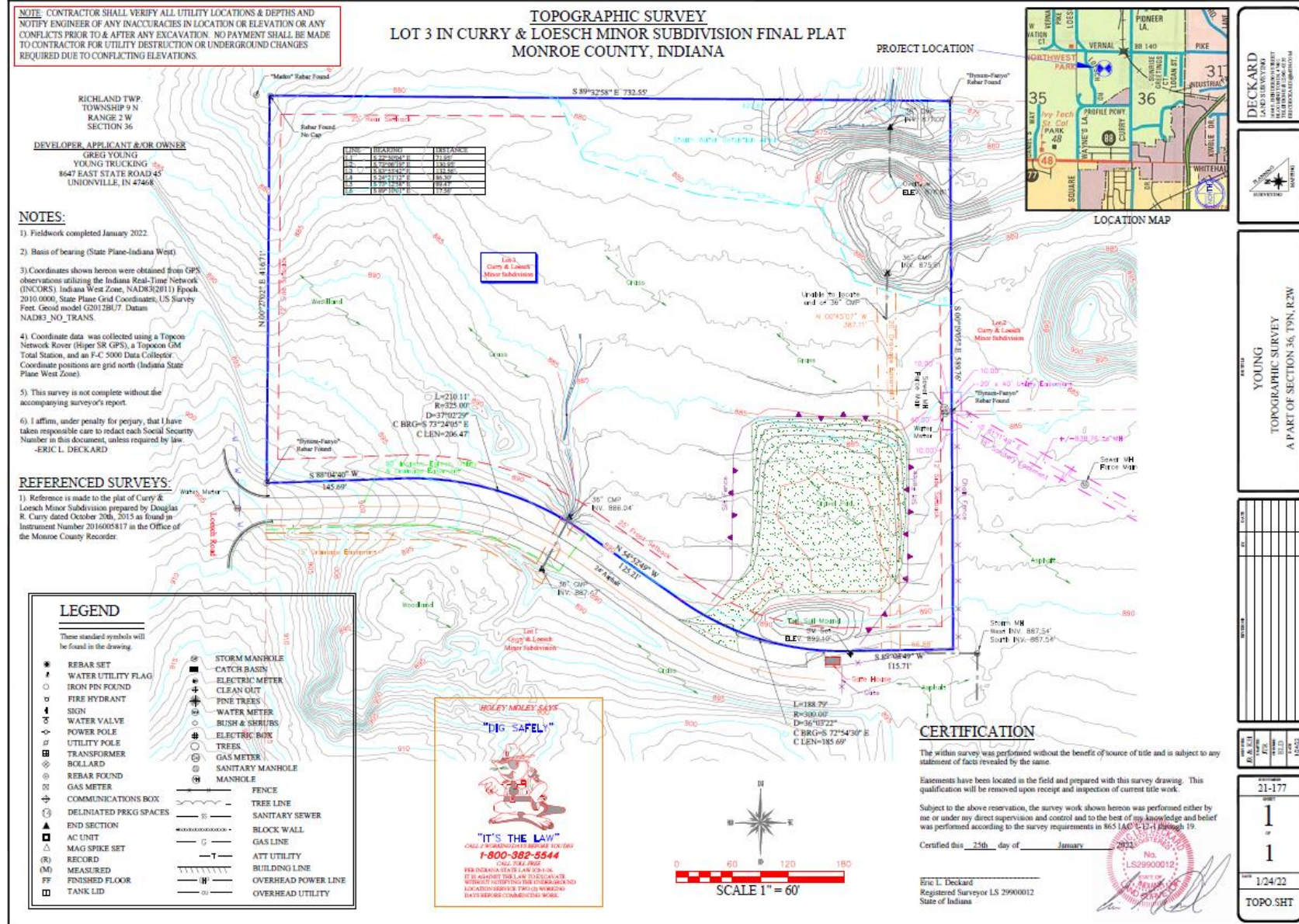


EXHIBIT 4: Uses Permitted in the IG Zone

USES	IG
★ Adult Oriented Business	P
★ Automobile storage yards	C
★ Automotive repair	C
★ Beverage bottling	P
★ Building trade shops	P
★ Business or Industrial Center	P
★ Business service	P
★ Commercial / Industrial Adaptive Reuse	P
Correctional facilities	C
★ Fire stations	P
★ Heavy manufacturing	P
★ Historic adaptive reuse	C
★ Industrial uses with potentially adverse effects	C
★ Light manufacturing	P
★ Machinery and equipment repair	P
★ Off-site parking	C
Offices	P
★ Police stations	P
★ Print shops	P
Relocation of off-premise signs	C
★ Research laboratories	P
★ Shared parking	C
★ Solid waste/recycling centers	P
★ Utility substations and transmission facilities	P
★ Warehousing and storage	P

★ = indicates the following use is also permitted or conditionally permitted in the Heavy Industrial (HI) District.

EXHIBIT 5: Uses Permitted in the HI Zone

USES	INTENS	ZONE	USES	INTEN	ZONE
Agricultural Uses	i	HI	Manufacturing, Mining	i	HI
Accessory Use		P	Abrasive Products	L	P
Agricultural Uses-Land Animal	H	P	Accessory Use		P
Agricultural Uses-Non Animal	H	P	Apparel	H	P
Historic Adaptive Reuse		P	Appliance Assembly	H	P
Historic Adaptive Reuse		P	Beverage Products	H	P
Public and Semipublic	i	HI	Bottling Machinery	L	P
Accessory Use		P	Cement Products	M	CU
Airport	H	P	Commercial Printing	H	P
Central Garbage/Rubbish	H	P	Construction Trailer	L	P
Governmental Facility	H	P	Cut Stone and Stone Products	H	P
Historic Adaptive Reuse		P	Dairy Products	M	P
Remote Garbage/Rubbish Removal	H	P	Electronic Devices and	L	P
Solar Farm	L	C	Engineering and Scientific	L	P
Telephone and Telegraph Services	L	P	Farm Machinery and Equipment	H	P
Utility Service Facility	M	P	Food Products	M	P
Wastewater Treatment Facility	H	P	Furniture	H	P
Water Treatment Facility	H	P	General Contractor	M	P
Business and Personal Services	i	HI	Glass and Glassware	L	P
Accessory Use		P	Grain Mill Products	L	P
Air Cargo and Package Service	H	P	Hard Surface Floor Covering	L	P
Composting Operation	H	P	Historic Adaptive Reuse		P
Historic Adaptive Reuse		P	Insulation Products	L	P
Industrial Equipment Repair	L	P	Jewelry Products	L	P
Kennel, including commercial animal breeding operatio	H	P	Laboratories	M	P
Parking Facility	H	P	Leather Goods	L	P
Small Engine and Motor Repair	L	P	Machine Assembly	M	P
Taxidermist	L	P	Machine Shop	H	P
Retail and Wholesale Trade	i	HI	Metal Fabrication	H	P
Accessory Use		P	Metalworking Machinery	M	P
Agricultural Sale Barn	H	P	Motor Vehicle and Equipment	H	P
Bakery (Wholesale)	L	P	Musical Instruments	L	P
Bottled Gas Storage/Distribution	L	P	Office and Computer Equipment	H	P
Building Materials	H	P	Optical Instruments and Lenses	L	P
Fertilizer Sales (Bulk)	M	P	Paper Products	M	P
Heavy Machinery Sales	M	P	Paving Materials and Central Mixing	H	CU
Historic Adaptive Reuse		P	Perfumes, Cosmetics and Toiletries	H	P
Industrial Supplies	L	P	Pharmaceuticals	H	P
Manufactured Housing Sales	M	P	Plaster Central Mixing	L	P
Petroleum Bulk Sales and Storage	M	P	Plastic Products Assembly	H	P
Automotive and Transportation	i	HI	Plating and Polishing	L	P
Accessory Use		P	Pottery Products	L	P
Automotive Paint Shop	L	P	Rock Crushing	H	CU
Automotive/Boat Repair Shop	H	P	Ship and Boat Building	H	P
Automotive Tire Repair	M	P	Sign and Advertising Displays	L	P
Cold Storage Plant	L	P	Structural Clay Products	L	P
Grain Elevator	L	P	Terra Cotta	L	P
Historic Adaptive Reuse		P	Textiles	H	P
Transfer or Storage Terminal	H	P	Textiles Machinery	M	P
Truck Stop/Travel Plaza	H	C	Tile	L	P
Trucking Terminal	H	P	Warehousing and Distribution	H	P
Wrecker Service	M	P	Watches and Clocks	L	P
Accessory Use		P	Welding	L	P
Historic Adaptive Reuse		P	Wood Products	M	P
Park and Recreational Services	H	P	Adult Oriented Businesses	L/M	P
			Multi-Use	i	HI
			Business or Industrial Center	H	P
			Commercial/Industrial Adaptive Reuse		P

EXHIBIT 6: Petitioner Proposed Letter of Commitment

FROM: Greg Young
Arrow Properties LLC
8647 East SR 45
Unionville, IN 47468

DATE: May 25, 2022

TO: Monroe County Plan Commission
Monroe County Planning Department
501 North Morton Street, Suite 224
Bloomington, Indiana 47404

RE: Commitment to Use Limitations - 1238 North Loesch Road, Bloomington, IN,

Arrow Properties, upon approval of our request for rezone (REZ-22-4) of the subject property to Heavy Industrial (HI), we commit to limit the uses of the property to those permitted in the HI zone with the following exclusions:

- PUBLIC AND SEMIPUBLIC
 - Central Garbage/Rubbish
 - Remote Garbage/Rubbish Removal
 - Wastewater treatment Facility
 - Water Treatment Facility
- RETAIL AND WHOLESALE TRADE
 - Agricultural Sale Barn
 - Bottled Gas Storage/Distribution



Greg Young, Arrow Properties LLC

EXHIBIT 7: Chapter 802 – Use Definitions

Central Garbage/Rubbish Collection Facility. Public or private establishments contracted to remove solid waste from residential or commercial uses and transport such wastes to a locally operated public or private landfill or other waste collection facility, designated for consolidation of garbage and recycled matter.

33. Central garbage and rubbish collection facilities, including recycling centers, shall be permitted subject to the following conditions:
- A. Unloading areas for materials must be not less than fifty (50) feet from any adjoining property, unless unloading is conducted entirely within a building.
 - B. Portions of a site used for truck maneuvering or the storage, bailing, processing, or other handling of materials must be enclosed by an opaque fence or wall with a nonglare finish not less than eight (8) feet in height.
 - C. Loading and unloading areas must be paved.
 - D. The site must be kept clear of litter, scrap paper, or other refuse matter.
 - E. Chemical or heating processes shall not be used on materials.
 - F. Prior to application for Conditional Use permit, facility must be shown to have fully complied with the provisions of Monroe County Ordinance 2007-18 and Chapter 360 of the Monroe County Code.
 - G. If the Conditional Use is approved, all required permits from the Indiana Department of Environmental Management must be issued prior to filing an application for an Improvement Location Permit

Remote Garbage/Rubbish Removal Facility. Public or private establishments contracted to remove solid waste from residential or commercial uses and transport such wastes to a locally operated public or private landfill or other waste collection facility, designated for local collection and transportation to central collection facilities for disposal and recycling.

34. Remote garbage and rubbish collection facilities, including drop-off recycling facilities, shall be permitted subject to the following conditions:
- A. Facilities must be located in an enclosed structure or be screened on three sides by a six (6) foot high opaque fence or wall.
 - B. Facilities shall not be located within 100 feet of adjoining property.
 - C. Storage and unloading areas shall be paved.
 - D. The site must be kept clear of litter, scrap paper, or other refuse matter.
 - E. No power driven processing equipment shall be used at any unenclosed facility.
 - F. Facilities attended by any on-site employees shall provide one (1) parking space per employee.
 - G. Prior to application for Conditional Use permit, facility must be shown to have fully complied with the provisions of Monroe County Ordinance 2007-18 and Chapter 360 of the Monroe County Code.
 - H. If the Conditional Use is approved, all required permits from the Indiana Department of Environmental Man.

Wastewater Treatment Facility. Facility designed for the treatment and discharge of wastewater.

15. The Plan Commission may attach additional conditions to its approval in order to prevent injurious or obnoxious dust, fumes, gases, noises, odors, refuse matter, smoke, vibrations, water-carried waste or other objectionable conditions and to protect and preserve the character of the surrounding neighborhood.

Water Treatment Facility. Facilities designed for the collection, treatment, and transport of potable water.

Agricultural Sale Barn. A facility where a livestock auction market is conducted and may include agricultural products or equipment sold on a consignment basis.

35. Agricultural sale barns shall be permitted provided that all activities involving the sale of animals must be conducted entirely within an enclosed structure. Non-animal sales may be conducted outside of enclosed structures, but such sales areas shall be enclosed and screened from view to a height of at least six (6) feet. All such facilities shall have access onto roadways classified as arterial.

Bottled Gas Storage and Distribution. An establishment primarily engaged in the retail sale of pressurized gas products, such as natural gas and propane, from bulk gas storage facilities.

Rock Crushing Establishments. Establishments primarily engaged in the use of rock crushing machinery in relation to the construction and mining industries.