

MONROE COUNTY PLAN COMMISSION MEETING



**February 19, 2019
5:30 pm**

**Judge Nat U. Hill III Meeting Room
100 W. Kirkwood Avenue
Bloomington, Indiana**

**MONROE COUNTY PLAN COMMISSION
AGENDA**

The Monroe County Plan Commission will hold a **public meeting** on Tuesday, February 19, 2019 at 5:30 PM, in the in the Judge Nat U. Hill III Meeting Room, 100 West Kirkwood Avenue, Bloomington, Indiana, to consider the following agenda items and requests regarding the following described properties in Monroe County, Ind.:

CALL TO ORDER

ROLL CALL

INTRODUCTION OF EVIDENCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES – January 15, 2019

ADMINISTRATIVE BUSINESS:

1. CDO Update – Presentation by Calfee Zoning

UNFINISHED BUSINESS: NONE.

NEW BUSINESS: NONE.

REPORTS:

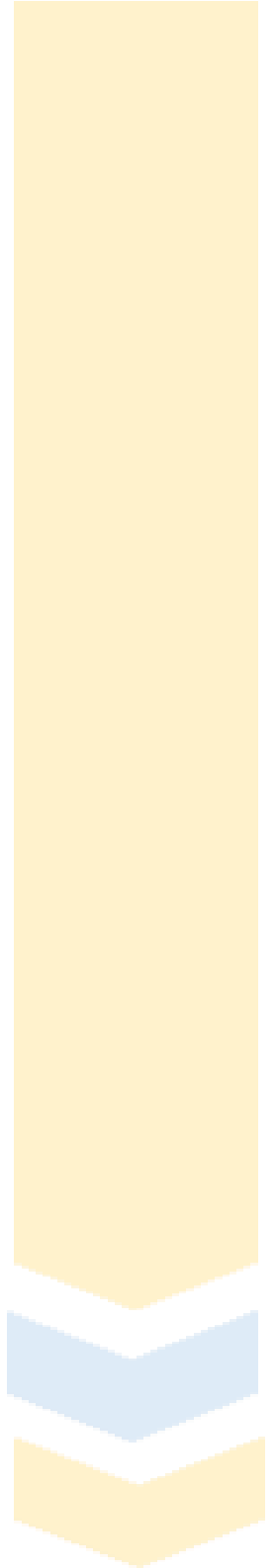
1. Planning: Larry Wilson
2. County Attorney: David Schilling

NOTE: The February 19, 2019 meeting is a Plan Commission work session and is not a public hearing on the proposed ordinance. However, questions and comments may be taken from the public at the discretion of the Plan Commission.

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.



Section 800 Introduction

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800-1: INTRODUCTION

A. TITLE

The title of this document is the “Monroe County Consolidated Development Ordinance” and is generally referred to herein as “the/this CDO.” The CDO is comprised of Sections 800 through Appendix hereof, along with all accompanying maps and forms on file in the Administrator’s office, and all ordinances and regulations supplemental or amendatory thereto.

B. PURPOSE AND INTENT

These regulations are hereby adopted in furtherance of, and this CDO shall be interpreted, administered and enforced consistent with, the following purposes:

- a. Promote the orderly, responsible, and beneficial development and use of land within the County;
- b. Promote the public health, safety, morals, comfort, convenience and general welfare of the County;
- c. Protect the character and stability of residential, institutional, business, industrial and natural areas;
- d. Minimize or avoid congestion in the public streets and to ensure safe, convenient and efficient traffic circulation;
- e. Secure adequate light, air, convenience of access, and safety from fire, flood and other danger, which may include providing adequate open spaces for light, air and outdoor uses;
- f. Preserve and enhance the scenic beauty, aesthetics and environmental integrity of the County;
- g. Encourage compatibility between different land uses and to protect the scale and character of existing development from the encroachment of incompatible uses;
- h. Regulate and restrict the location and intensity of use of buildings, structures and land for trade, residence and other uses;
- i. Preserve and protect the historic or architecturally worthy buildings, structures, sites, monuments, streetscapes, squares and neighborhoods of the historic districts located in the County;

- j. Define the powers and duties of administrative officers and bodies as provided herein, and to establish procedures for the implementation and enforcement of these regulations; and
- k. Promote development patterns and land use decisions that:
 - (i) Support the development and expansion of an inventory of relatively constraint-free property for business use and growth coupled with sufficient infrastructure to sustain that use and growth in underdeveloped or brownfield properties, or properties in targeted business corridors;
 - (ii) Promote safety, diversity, and creativity of housing designs as essential components of the local quality of life and discourages isolated development that does not foster the design standards of cohesive neighborhoods while encouraging sustainable residential design elements through incentives;
 - (iii) Provide a variety of density options to support multi-family developments where supported by services and infrastructure;
 - (iv) Reduce the County's local reliance on fossil fuels, increase transportation efficiency, and improve community health;
 - (v) Permit increased housing densities, potential business locations, and vital community services while reducing land consumption resulting from the use of septic systems;
 - (vi) Enhance protection of the County's existing natural resources and open spaces while discouraging development activities that jeopardize the prosperity, integrity, and sustainability of the natural environment and associated recreational opportunities which make our community unique; and
 - (vii) Further such other purposes as are stated hereinafter within specific provisions of these regulations.

C. AUTHORITY AND JURISDICTION

- a. This CDO is enacted pursuant to the Indiana home rule and planning enabling legislation (Indiana Code {IC} 36-1-3-4, 36- 7-4-1, et seq., 36-7-2-2, and 36-7-3-2, as amended), and pursuant to the Monroe County Code and all other applicable authorities and provisions of Indiana statutory and common law, shall apply to all land use within the County.

- b. Upon the adoption of these regulations according to law, the Monroe County Zoning Ordinance that was adopted on December 20, 1996, as amended, and the Monroe County Subdivision Control Ordinance that was adopted on March 1, 1996, are hereby repealed, except for such sections herein expressly retained or as necessary to affect the transition rules of this Section.
- c. This CDO shall be interpreted to include any and all other provisions of the Monroe County Code which are necessary for an understanding of this CDO and the attainment of its purposes. The Board of Commissioners intends that all Monroe County Code provisions relating to land use, subdivision, and all orders, rules, and regulations established pursuant to said provisions, be read as part of a uniform system of County land use regulation.
- d. All County departments, officials and employees that are vested with the duty or authority to issue permits, certificates or approvals, shall conform to the provisions of this CDO and shall issue no permit, certificate or approval for any use, structure or activity if the same would conflict with the provisions of this CDO. Any permit, certificate or approval issued in conflict with the provisions of this CDO shall be null and void and, in no event, shall act as a waiver of the standards and requirements of these regulations.
- e. The attachment of reasonable conditions to the use and development of land within the County as part of the approvals granted pursuant to Section 812 below or otherwise is an exercise of valid police power delegated to the County by the State. The applicant has the duty of compliance with reasonable conditions laid down by the Commission for design, dedication, improvement, and restrictive use of the land to conform to the physical and economic development of the County and to the safety and general welfare of present and future landowners and citizens of the County. The failure to comply with any such conditions may be cause for denial of the permits and approvals prescribed by these regulations and shall constitute a violation of this CDO.
- f. This CDO, unless otherwise noted, shall apply to all public, private and institutional development, with the following exception:
 - (i) Road development projects by the Monroe County Public Works Department; provided, however, all such road development projects shall remain subject to the provisions of Sections 806: Generally Applicable Standards and 808: Subdivision Design.

D. MAPS

The Zoning Map adopted with this CDO is hereby established and known as the “Official Zoning Map of Monroe County, Indiana” and referred to herein as the “Zoning Map.” The Zoning Map designates the respective zoning districts in accordance with this CDO. In addition, the Flood Insurance Rate Map for Monroe County, Indiana, prepared by the Federal Emergency Management Agency, is also designated as part of the Zoning Map. The most recent version of the Zoning Map is located at the Monroe County Planning office.

In determining the boundaries of districts, and establishing the provisions applicable to each district, due and careful consideration has been given to existing conditions, the character of buildings erected in each district, the most desirable use for which the land in each district may be adapted, and the conservation of property values throughout the County.

Where uncertainty exists as to the exact boundaries of any district as shown on the Zoning Map, the Commission shall interpret the intent of the Zoning Map as to the location of the boundary in question. The areas identified within the Zoning Map are specifically identified in the Appendix - Maps.

E. PLANS

In 2012, the County adopted the Monroe County Comprehensive Plan. This Plan set out the County’s vision in the areas of economic development, residential development, transportation, infrastructure and public services, environmental conservation and natural resources, and intergovernmental cooperation.

As the County has grown and evolved, additional plans have been created that focus on specific land use plans or goals, such as the Monroe County Urbanizing Area Plan, and the Monroe County Zoning Framework. These documents expand on the development goals of the Comprehensive Plan and serve as the basis for this CDO.

800-2 HOW TO USE THIS CDO: RULES OF INTERPRETATION, TRANSITION, AND MEASUREMENT

This CDO is intended to be easy to navigate, interpret, use and administer. The following rules are to be applied by the Administrator in interpreting and administering the provisions of this CDO.

A. RULES OF INTERPRETATION

- a. The regulations in this CDO shall be interpreted and applied as the minimum requirements for the promotion of the public health, safety and general welfare.
- b. These regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute or other provision of law. Where the conditions imposed by, or pursuant to, these regulations are different from those imposed by any other provision of these regulations or any other ordinance, rule or regulation, statute or other provision of law, the provisions which are more restrictive, and which impose the higher/greater standards shall control.
- c. Private covenants, restrictions and/or agreements, whether by deed or other instrument, which impose any requirements or standards different than those established under this CDO, shall not be construed to modify the provisions of this CDO or impose any enforcement obligations thereunder upon the Plan Commission, the Board of Zoning Appeals, and the Planning Department staff, unless the Plan Commission or the Board of Zoning Appeals had approved or accepted, in writing, and had specifically accepted the responsibility for enforcement of, the terms and conditions of any such private covenant, restriction or agreement.
- d. The provisions of this CDO are separable. If any part or provision of these regulations or the application thereof to any person or circumstances is adjudged invalid by a court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of these regulations or the application thereof to other persons or circumstances. The County hereby declares that it would have enacted the remainder of these regulations even without any such part, provision or application.
- e. These regulations shall not be construed as abating any action now pending under, or by virtue of, prior existing planning and zoning regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the County under any section or provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person, firm, or corporation, by lawful action of the County except as shall be expressly provided for in these regulations.
- f. Unless otherwise specifically provided, the time within which an act is to be done shall be computed by excluding the first and including the last day of

the specified period of time. If the last day is a Saturday, Sunday or legal holiday, that day shall be excluded. When the period of time prescribed is less than seven days, intermediate Saturdays, Sundays and legal holidays shall be excluded.

- g. Words used in a special sense in this CDO are defined in Section 812: Glossary of Terms or otherwise herein. All other words shall have the meaning inferred from their context in this CDO or their ordinarily accepted definitions.
- h. The following rules of construction shall apply to the text of this CDO:
 - (i) The particular and specific provisions of this CDO shall supersede any general requirements that are established by it.
 - (ii) The words “shall” “must” and “will” are always mandatory and not discretionary. The words “may” and “should” are permissive.
 - (iii) Words used in the present tense include the future; and words used in the singular number include the plural; and the plural includes the singular; words of the masculine gender will include the feminine and the neuter gender will refer to any gender as required, unless the context plainly indicates the contrary.
 - (iv) The phrase “used for” includes “arranged for, designed for, intended for, maintained for, or occupied for.”
 - (v) Unless it is plainly evident from the context that a different meaning is intended, a regulation which involves two or more items, conditions, provisions, or events connected by the conjunction “and”, “or”, or “either . . . or,” the use of the conjunction is defined as follows:
 - (vi) “And” means that all the connected items, conditions, provisions, and events apply together and not separately.
 - (vii) “Or” means that the connected items, conditions, provisions, or events apply separately or in any combination.
 - (viii) “Either... or” means that the connected items, conditions, provisions, or events shall apply separately but not in combination.
 - (ix) The word “includes” does not limit a term to the specified examples but is intended to extend the term’s meaning to all other instances or circumstances of like kind or character.

B. RULES OF TRANSITION

- a. When a use lawfully existing on the effective date of this CDO was classified as a permitted use prior to the effective date of this CDO, and such use is classified as a conditional use by this CDO, such use shall be deemed a lawful nonconforming use. Such use may be granted a conditional use permit in the manner prescribed by CDO Section 808: Administration, or alternatively, may continue subject to the nonconforming use provisions of Section 808 of this CDO.
- b. When a use lawfully existing as a permitted use on the effective date of this CDO, or any amendment thereto, no longer classifies such use as a permitted use in the zoning district in which it is located, such use shall be deemed a lawful nonconforming use and shall be subject to the nonconforming use provisions of Section 808 of this CDO.
- c. Where any building, structure or lot lawfully existing on the effective date of this CDO does not meet all development standards set forth in this CDO, or any amendment thereto, such building, structure, or lot shall be deemed lawfully nonconforming and shall be subject to the nonconforming use provisions of Section 808 of this CDO.
- d. When, before the effective date of this CDO, a complete application has been filed for an improvement location permit for a building or structure which conforms to all applicable regulations in effect prior to the effective date of this CDO, the building or structure may be completed in accordance with the plans on the basis of which the application was submitted, subject to the provisions of Section 810 of this CDO. Upon completion, said building or structure may be occupied for the use which was specified on the improvement location permit application, provided said use at the time of application was classified as permitted, or if classified as a conditional use or as a special exception use, had been approved by the Plan Commission and/or Board of Zoning Appeals. Provided, also, if the use originally intended no longer complies with all requirements of this CDO, such use shall be a lawful nonconforming use subject to the nonconforming use provisions of Section 808 of this CDO or, alternatively, as a conditional use subject to the conditional use provisions of Section 810 of this CDO. In the event that said application or permit expires or is suspended or revoked in accordance with Section 810 of this CDO, any new permit application that is submitted after the effective date of this CDO shall be subject to the regulations in this CDO.

- e. All variances granted prior to the effective date of this CDO shall remain in full force and effect subject to the conditions of variance approval; provided, however, such variance shall apply only to the specific variance of use or development standard granted.

C. RULES OF MEASUREMENT

The following rules govern measurements required under this CDO:

- a. Measuring Distances Generally.
 - (i) All distances are measured along a horizontal plane from the appropriate line, edge of building, structure, parking area or other object. These distances are not measured by following the topography of the land.
 - (ii) When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects, except as otherwise provided herein.
- b. Measuring Structures.
 - (i) Measurements involving a structure are made to the closest wall of the structure. Chimneys, eaves and bay windows up to 12 feet in length, are not included in the measurement. Other features, such as covered porches and entrances, are included in the measurement.
 - (ii) Structures or portions of structures that are entirely underground are not included in measuring required distances.
 - (iii) Building height is measured from the average grade to the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof or to the highest point of roof surface of a flat roof.

- (iv) Ground story height is measured from the top of the finished floor to the ceiling above. Minimum ground story height applies to the first 30 feet of the building measured inward from the interior wall of the street-facing facade. At least 50% of the ground story must meet the minimum height provisions.

Insert Graphic

- c. Measuring Setbacks. Setbacks and interior lot lines shall be determined and measured as follows:
 - (i) Front Yard Setbacks. Front yard setbacks shall be measured from the closest right-of-way line to the closest point of the wall of the principal structure located on the subject property, except under the following circumstances:
 - a) Where the front property line of the subject property is located in the center of a street or road, the front setback shall be equal to the average of the front setbacks of the existing principal structures located on the parcels adjacent to the subject property as measured from the closest right-of-way line to the closest point of the wall of the principal structure located on the property.
 - b) For any flag lot, the front setback shall be measured from the point where the means of ingress and egress meets the main area of the subject property to the closest point of the wall of the principal structure located on the subject property. [INSERT ILLUSTRATION]
 - c) For any corner lot, the front setback shall be measured from the closest point of the wall of the principal structure located on the subject property to the closest point of the narrowest

street frontage property line. If the closest point of the narrowest street frontage property line is equal distance on multiple frontages, then the property line to be used for front yard setback measurement shall be determined by the Administrator.

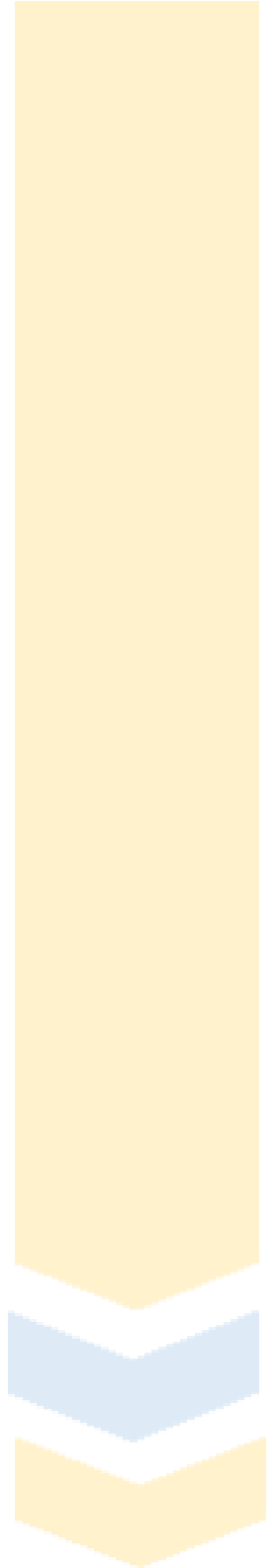
- (ii) **Side Yard Setbacks.** Side yard setbacks shall be measured at right angles from the closest point on the side property line of the subject property to the closest point of the wall of the principal structure located on the subject property; establishing a setback line parallel to the side property line, which extends between the front and rear yards.
- (iii) **Side Interior Lot Lines.** All lot lines which do not front a street, side street or rear lot lines are considered side interior lot lines for measuring setbacks. Side interior setbacks are measured at a right angle from the side lot line.
- (iv) **Rear Yard Setbacks.** Rear yard setbacks shall be measured at right angles from the closest point on the rear property line (or the rear right-of-way or easement line where there is an alley) of the property to the closest point of the wall of the principal structure located on the property, except under the following circumstances:
 - a) Where a double-frontage parcel exists, the Administrator shall determine the location of the required rear yard setback on such parcel.
 - b) Where a property has no rear lot line because its side lot lines converge to a point and not perpendicular to a rear lot line, an assumed line five-feet long within the parcel, parallel to and at a maximum distance from the front lot line, shall be deemed to be the rear lot line for the purpose of determining the depth of the required rear yard. [INSERT ILLUSTRATION]



Insert Graphic

D. NOTICES

- a. For purposes of this CDO, if written notice is required to be given to any person, such requirement shall be considered satisfied as of the date of deposit of the written notice in the United States mail, postage pre-paid, addressed to the person or agent thereof, at his last known address or principal place of delivery.
- b. The Administrator shall establish the form of all certificates, notations, applications and findings required or permitted by these regulations. All such forms must be approved by the Commission and must be consistent with these regulations.



Section 802

Zones and Activities

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802-1 HOW TO USE THIS CHAPTER

This UDO is designed to answer the following questions in four simple steps:

- **How can a property be used?**
- **How can a property be developed or redeveloped?**

Step 1 – Identify the zone: All property in the County is located in one of the following zones, which are shown on the County Zoning Map:

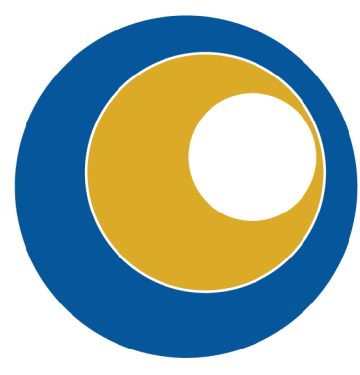
Employment Zones (E)		Community Gateway (C)		Neighborhood Zones (N)		Special Zones	
E1	West Side Employment	C1	Community Gateway	N1	Conservation Neighborhood	OS	Open Space
E2	South Side Employment	C2	Rural Community	N2	Neighborhood Growth	QL	Quarry Landscape
E3	Airport			N3	Rural Preserve	PUD	Planned Unit Development

Step 2 – Identify the activity: This UDO prescribes a list of activities for which property can be used in the County. Once the property's zone is identified, then it can be determined whether an activity is permitted, permitted with contingencies, conditionally permitted, or prohibited within that zone. A list of activities is included in each zone section below. A complete list of activities is found in the Appendix. The general categories of amenities are as follows:

- Agricultural Activities
- Residential Activities
- Business Activities
- Community/Civic Activities
- Mixed Activities

Step 3 – Apply development standards: All property within the County is subject to site development standards, which include standards relative to building dimensions and location. In addition to site development standards, this UDO provides a list of development standards for off-street parking, signage, landscaping and buffering, and streetscaping. All of the development standards are intended to establish a development pattern that promotes the overall purpose and intent of this UDO and the desired character and development pattern within each zone.

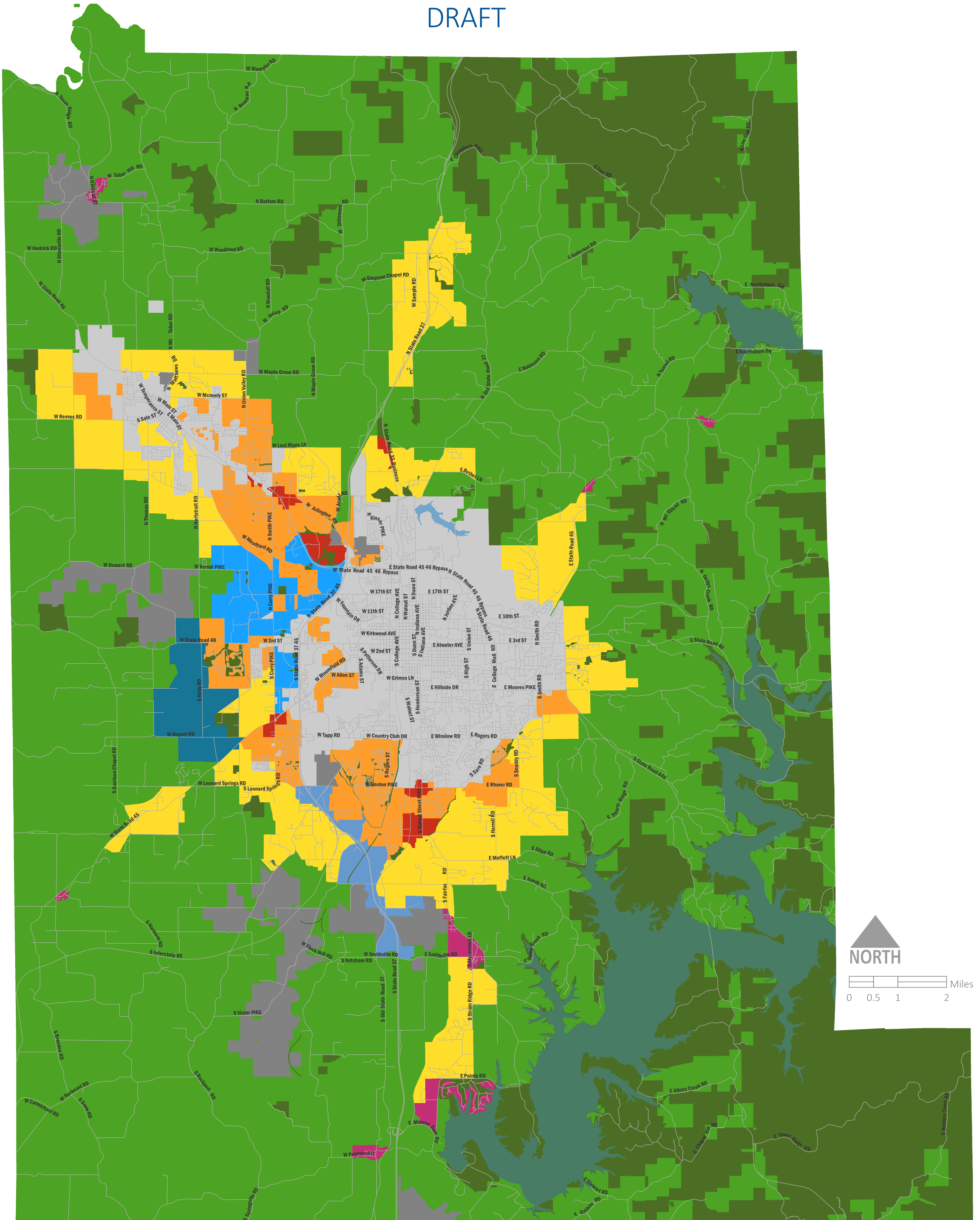
Step 4 – Apply any special activity standards and generally applicable regulations are found in Section 804.



MONROE COUNTY CDO

Conceptual Character District Map

DRAFT



- | | |
|--|--|
| E1 - West Side Employment DRAFT | N2 - Conservation Neighborhood DRAFT |
| E2 - South Side Employment DRAFT | N3 - Rural Preserve DRAFT |
| E3 - Airport Employment DRAFT | OS - Open Space DRAFT |
| C1 - Community Gateway DRAFT | QL - Quarry Landscape DRAFT |
| C2 - Rural Community DRAFT | Incorporated Areas |
| N1 - Neighborhood Growth DRAFT | |

802-2 EMPLOYMENT ZONES

Employment Zones are intended to take advantage of the County's strategic location by promoting economic development and employment in the County while respecting and preserving the County's rich natural resources, respecting existing residential developments, and promoting sustainable commercial development outcomes. There are three Employment Zones: West Side Employment (E1); South Side Employment (E2); and Airport (E3).

A. E1 WEST SIDE EMPLOYMENT ZONE

The E1 - West Side Employment zone is intended to promote employment-oriented development, while also ensuring compatibility with existing development patterns. Additional infill and redevelopment, and interstate-oriented commercial uses should also be accommodated within this zone.

1. Activities

The following sets forth Permitted (P), Permitted with Contingencies (PC)(1-9), or Conditionally Permitted (C) activities within the E1 zone.

ACTIVITIES TABLE					
P = Permitted Development Activities					
PC = Activities Permitted with Contingencies (Contingencies listed below table)					
C = Conditionally Permitted					
Permitted Activities			Required Parking Spaces		
Permitted Activities			Required Parking Spaces		
Agricultural Production			Community/Civic Activities		
P	Agricultural Production	1 per employee	P	Educational Facility	Grades 9-12 Facility 5 per classroom min. All others: 1 per 5 seats min.
P	Agricultural Processing	1 per employee			
Residential Activities			P	Government Facility	1 per employee
C	Multi-Unit Dwelling - High Activity	1 per unit min.	P	Health Care Facility	1 per 3 patient bed where there are in-patient services. If no in-patient services exist, then 1 per 400 sq. ft. of GFA min.
C	Multi-Unit Dwelling - Standard Activity	1 per unit min.	C	Utility Facility	1 per employee
PC1	Child Care Home	2 min.	C	Wastewater Treatment Facility	1 per employee
			P	Water Treatment Facility	1 per employee

Business Activities				
P	Commercial Trace - High Activity	1 per 400 sq. ft. of GFA min.	P	Mixed Activities
P	Commercial Trade - Standard Activity	1 per 600 sq. ft. of GFA min.	P	
PC2	Private Recreational or Amusement Facilities	Capacity-based min: No less than 40% of person capacity	P	Adaptive Reuse (Substitution of Permitted Use Only)
Industrial, Manufacturing, Mining & Automotive Activities			P	Commercial Mixed-Use Building (mix of any two Permitted Commercial Uses)
			C	Commercial and Residential Mixed-Use Building (mix of any two Permitted Residential and Commercial Uses)
C	Industrial - High Activity	1 per 1,000 sq. ft. of GFA min.		
P	Industrial - Standard Activity	1 per 1,000 sq. ft. of GFA min.		
PC3	Artisan Manufacturing	1 per 750 sq. ft.		

ACTIVITY CONTINGENCY TABLE	
PC1	Child Care Home. The following standards apply: 1. Proof of compliance with applicable licensing standards, 2. Limit to one license per one-unit dwelling, 3. Exterior accessory play areas permitted as required.
PC2	Private Recreation/Amusement Activities. The following standards apply: 1. Food and beverage services provided on-site shall be limited to service incidental to the primary activity, 2. The operator shall have and submit all applicable Federal, State and Local licenses, 3. No central loudspeakers shall be permitted, 4. Outdoor shooting ranges shall not be permitted.
PC3	Artisan Manufacturing. All aspects of business operations (manufacture, processing, retail sales, shipping of goods produced) shall take place in the residence or in no more than one accessory structure to the residence. The accessory structure shall not exceed either: <ul style="list-style-type: none"> The gross floor area of the residential structure or, 1,750 square feet; whichever is greater unless otherwise permitted by the Board of Zoning Appeals; No outdoor storage shall be permitted unless the site plan includes screening deemed sufficient by the Board of Zoning Appeals; and No more than (8) employees are permitted.

2. Development Standards

The following sets forth the standards for development within the E1 zone. Existing development within E1 may be expanded, enlarged or altered in accordance with the standards below for all building types. The following graphic illustrates the development standards, and corresponds to the table below:

Figure XX: E1 Development Standards

[INSERT GRAPHIC]

DEVELOPMENT STANDARDS		
A	Front yard setback	50 feet min.
B	Street-facing side yard setback	20 feet min.
C	Interior side yard setback	15 feet min.
D	Rear yard setback	30 feet min.
E	Height	55 feet max.
F	Transparency	50% of front street facing wall for all business activities
G	Parking location	Rear yard and side yard
H	Accessory location / height	Rear yard – 5 feet from any lot line / 20 feet max.
I	Landscaping and Buffering (Any new development or expansion of gross floor area beyond 25% must fully comply with these standards)	<p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES: E2/E3/N3/QL Required Buffer: 15 feet planted area with minimum 5 shade and 3 evergreen trees per 100 feet not to be located within 5 feet of the property line.</p> <p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES: N1/N2/C1/C2 Required Buffer: 30 feet planted area with minimum 5 shade, 3 evergreen trees, and 10 shrubs per 100 feet not to be located within 5 feet of the property line.</p>
J	Streetscaping (Streetscape by frontage: any new development or expansion of gross floor area beyond 25% must fully comply with these standards. Not applicable to agricultural activities.)	<p>Highway: 35 feet wide planted strip with minimum 4 shade, 4 ornamental trees and 30 shrubs per 100 feet of frontage.</p> <p>Major Road: 15 feet wide planted strip with minimum 4 shade, 4 ornamental trees and 15 shrubs per 100 feet of frontage.</p> <p>Local Road: 15 feet wide planted strip with minimum 4 shade, 4 ornamental trees and 15 shrubs per 100 feet of frontage.</p>
K	Façade Standards	Any part of the façade that faces the primary street must be made of a natural material such as brick, stone, stucco, or wood. Materials such as vinyl, metal, pre-cast concrete, plywood, or plastics are prohibited.

3. Permitted Signage

Permitted Signage: Any two of the sign types listed below (one of each type)		
Sign Type		Dimension
Monument Sign	Max. Sign Face Area	75 square feet
	Max. Height	10 feet
Wall Sign	Max. Sign Face Area	One square foot per linear foot of front building façade
	Maximum Depth	6 inches
Panel Sign	Max. Sign Face Area	24 square feet
	Max. Height	12 feet
	Max. Width	10 feet

▶▶ E2 ZONE

B. E2 SOUTH SIDE EMPLOYMENT ZONE

The E2 - South Side Employment Zone is intended to promote a development pattern consisting primarily of office and industrial flex buildings oriented to and visible from I-69/SR 37. Development within the E2 Zone should be oriented to benefit from their proximity to employment supporting services and uses, existing road and utility infrastructure, and convenient access to state roads and interstates, and should preserve the natural landscape character and be sensitively buffered from nearby residential Zones.

1. Activities

The following sets forth Permitted (P), Permitted with Contingencies (PC), or Conditionally Permitted activities within the E2 Zone.

ACTIVITIES TABLE P = Permitted Development Activities PC = Activities Permitted with Contingencies (Contingencies listed below table) C = Conditionally Permitted					
Permitted Activities			Required Parking Spaces		
Permitted Activities			Required Parking Spaces		
Agricultural Activities			Residential Activities		
P	Agricultural Activities	1 per employee	PC3	Child Care Home	2 per Child Care Home min.
P	Agricultural Processing	1 per employee	C	Home Occupation	1 per employee
PC1	Feedmill	1 per employee	Community/Civic Activities		
Business Activities			C	Composing Facility	1 per employee
P	Commercial Trade - High Activity	1 per 400 sf of GFA min.	P	Government Facility	1 per employee
P	Commercial Trade - Standard Activity	1 per 600 sf of GFA min.	P	Health Care Facility	1 per 3 patient bed where there are in-patient services. If no in-patient services exist, then 1 per 400 sf of GFA min.
PC4	Private Recreational or Amusement Facilities	Capacity-based min.: No less than 40% of person capacity	PC8	Recycling Facility	1 per employee
Industrial, Manufacturing, Mining & Automotive Activities			PC9	Solid Waste Transfer Station	1 per employee
P	Industrial - High Activity	1 per 1,000 sf of GFA min.	C	Utility Facility	1 per employee
P	Industrial - Standard Activity	1 per 1,000 sf of GFA min.	C	Wastewater Treatment Facility	1 per employee
PC5	Artisan Manufacturing	1 per 750 sq. ft.	C	Water Treatment Facility	1 per employee
			PC10	Wireless Communications Facility	1 per employee

PC6	Cement, Paving, Central Mixing, Rock Crushing	1 per employee		Mixed Activities	
PC7	Sawmill	1 per employee	P	Adaptive (substitution of use only)	Reuse permitted As required for substituted use
			P	Commercial Mixed-Use (mix of any two permitted commercial uses)	Combination of min. requirement for each use or shared parking
ACTIVITY CONTINGENCY TABLE					
PC1	Feedmill. Operations involving feeding of cattle, livestock, or other concentrated animal populations shall be set back from all property lines abutting non-agricultural uses by 1,320 feet. The minimum lot size is five (5) acres.				
PC2	Stockyard. Operations involving feeding of cattle, livestock, or other concentrated animal populations shall be set back from all property lines abutting non-agricultural uses by 1,320 feet and conducted entirely in an enclosed structure. The minimum lot size is five (5) acres.				
PC3	Artisan Manufacturing. All aspects of business operations (manufacture, processing, retail sales, shipping of goods produced) shall take place in the residence or in no more than one accessory structure to the residence. The accessory structure shall not exceed either: <ul style="list-style-type: none"> • The gross floor area of the residential structure or, • 1,750 square feet; whichever is greater unless otherwise permitted by the Board of Zoning Appeals; • No outdoor storage shall be permitted unless the site plan includes screening deemed sufficient by the Board of Zoning Appeals 				
PC4	Home Occupation. A home occupation is permitted subject to the contingencies in Section REFERENCE .				
PC5	Child Care Home. The following standards apply: 1. Proof of compliance with applicable licensing standards, 2. Limit to one license per one-unit dwelling, 3. Exterior accessory play areas permitted as required.				
PC6	Recycling Facility. The following development and operational standards shall apply to a Recycling Facility: <ul style="list-style-type: none"> • Facilities must be located in an enclosed structure or be screened on three sides by a six (6) foot high opaque fence or wall. • Facilities shall not be located within 100 feet of adjoining property. • Storage and unloading areas shall be paved. • The site must be kept clear of litter, scrap paper, or other refuse matter. • No power-driven processing equipment shall be used at any unenclosed facility. • Prior to application for a 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. • 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. 				
PC7	Solid Waste Transfer Station. The following development and operational standards shall apply to a Solid Waste Transfer Station facility: <ul style="list-style-type: none"> • Unloading areas for materials must be not less than 50 feet from any adjoining property, unless unloading is conducted entirely within a building. • Portions of a site used for 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. • Loading and unloading areas must be paved. • The site must be kept clear of litter, scrap paper, or other refuse matter. • Chemical or heating processes shall not be used on materials. • Prior to application for a 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. • If the permit 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. 				
PC8	Wireless Communication Facilities. Wireless communication facilities are permitted subject to the contingencies in Section REFERENCE .				
PC9	Private Recreation/Amusement Activities. The following standards apply: 1. Food and beverage services provided on-site shall be limited to service incidental to the primary activity, 2. The operator shall have and submit all applicable Federal, State and Local licenses, 3. No central loudspeakers shall be permitted, 4. Outdoor shooting ranges shall not be permitted.				
PC	Cement, Paving, Central Mixing, Rock Crushing. Cement, Paving, Central Mixing, Rock Crushing facilities are permitted subject to the contingencies in Section REFERENCE .				

2. Development Standards

The following sets forth the standards for development within the E2 zone. Existing development within E2 may be expanded, enlarged or altered in accordance with the standards below for all building types. The following graphic illustrates the development standards, and corresponds to the table below:

Figure XX: E2 Development Standards

[INSERT GRAPHIC]

DEVELOPMENT STANDARDS		
A	Front yard setback	20 feet min.
B	Street-facing side yard setback	10 feet min.
C	Interior side yard setback	5 feet min.
D	Rear yard setback	10 feet min.
E	Height	55 feet max.
F	Transparency	50% of front street facing wall for all business activities
G	Parking location	Rear yard and side yard
H	Permitted signs	Monument, Hanging, Wall,
I	Accessory location / height	Rear Yard – 5 feet from any lot line / 20 feet max.
J	Landscaping and Buffering (Any new development or expansion of gross floor area beyond 25% must fully comply with these standards)	<p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES: E1/E3/N3/QL: Required Buffer: 15 feet planted area with minimum 5 shade and 3 evergreen trees per 100 feet not to be located within 5 feet of the property line.</p> <p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES: N1/N2/C1/C2: Required Buffer: 30 feet planted area with minimum 5 shade, 3 evergreen trees, and 10 shrubs per 100 feet not to be located within 5 feet of the property line.</p>

DEVELOPMENT STANDARDS		
K	Streetscaping (Streetscape by frontage: any new development or expansion of gross floor area beyond 25% must fully comply with these standards. Not applicable to agricultural activities.)	<p>Highway: 35 feet wide planted strip with minimum 4 shade, 4 ornamental trees and 30 shrubs per 100 feet of frontage.</p> <p>Major Road: 15 feet wide planted strip with minimum 4 shade, 4 ornamental trees and 15 shrubs per 100 feet of frontage.</p> <p>Local Road: 15 feet wide planted strip with minimum 4 shade, 4 ornamental trees and 15 shrubs per 100 feet of frontage.</p>
L	Façade Standards	Any part of the façade that faces the primary street must be made of a natural material such as brick, stone, stucco, or wood. Materials such as vinyl, metal, pre-cast concrete, plywood, or plastics are prohibited.

3. Permitted Signage

Permitted Signage: Any two of the sign types listed below (one of each type)		
Sign Type		Dimension
Monument Sign	Max. Sign Face Area	75 square feet
	Max. Height	10 feet
Wall Sign	Max. Sign Face Area	One square foot per linear foot of front building façade
	Maximum Depth	6 inches
Panel Sign	Max. Sign Face Area	24 square feet
	Max. Height	12 feet
	Max. Width	10 feet

▶▶ E3 ZONE

C. E3 AIRPORT ZONE

The E3 - Airport Zone includes the Monroe County Airport and Fairgrounds and adjacent employment areas and is intended to promote a development pattern primarily consisting of warehouse, industrial flex, and office-warehouse buildings. Development within the E3 Zone should be sensitive to the airport's height restrictions, wildlife management, and karst features in the surrounding area.

1. Activities

The following sets forth Permitted (P), Permitted with Contingencies (PC), or Conditionally Permitted activities within the E3 zone.

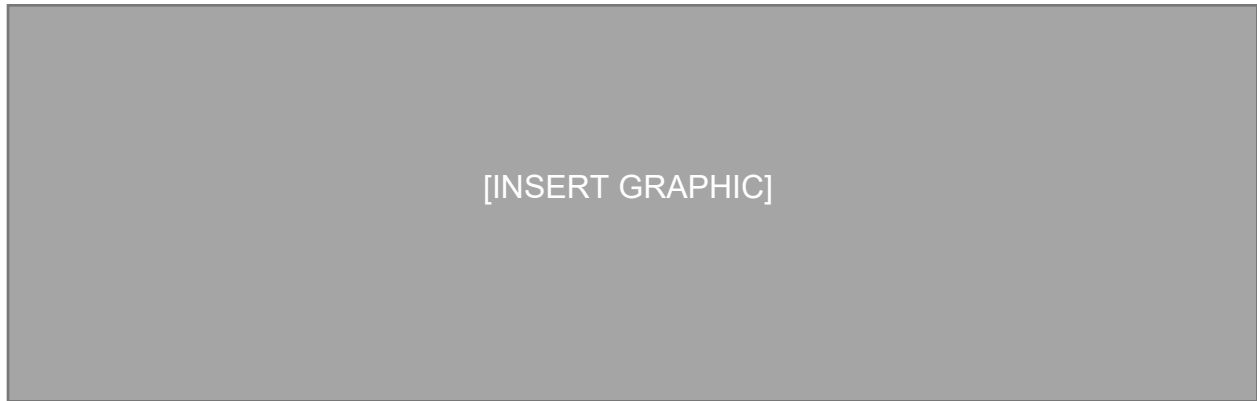
ACTIVITIES TABLE P = Permitted Development Activities PC = Activities Permitted with Contingencies (Contingencies listed below table) C = Conditionally Permitted					
Permitted Activities			Required Parking Spaces		
Permitted Activities			Required Parking Spaces		
Agricultural Activities			Community/Civic Activities		
P	Agricultural Production	1 per employee	P	Airport	1 per employee
P	Agricultural Processing	1 per employee	P	Funeral Services	1 per 250 sf of GFA min.
PC	Equestrian Center/Equine Services	1 per 5 stables	P	Government Facility	1 per employee
PC	Agricultural Event Center	10 per acre of outdoor event space/1 per 1,000 sf of indoor event space	P	Health Care Facility	1 per 3 patient bed where there are in-patient services. If no in-patient services exist, then 1 per 400 sf of GFA min.
C	Multi-Unit Dwelling - High Activity	1 per unit min.	PC	Solar Farm	1 per employee
C	Multi-Unit Dwelling - Standard Activity	1 per unit min.	PC	Solid Waste Transfer Station	1 per employee
P	Child Care Home	2 per Child Care Home min.	C	Utility Facility	1 per employee
PC	Home Occupation	1 per employee	C	Wastewater Treatment Facility	1 per employee
Business Activities			C	Water Treatment Facility	1 per employee
			PC	Wireless Communications Facilities	1 per employee
PC	Private Recreational or Amusement Facilities	Capacity-based min.: no less than 40% of person capacity	Mixed Activities		
			P	Adaptive Reuse (substitution of permitted use only)	As required for substituted use
P	Industrial - High Activity	1 per 1,000 sf of GFA min.	P	Commercial Mixed-Use Building (Mix of Any Two Permitted Commercial Uses)	Combination of min. requirement for each use or shared parking
P	Industrial - Standard Activity	1 per 1,000 sf of GFA min.			
PC3	Artisan Manufacturing	1 per 750 sf			

ACTIVITY CONTINGENCY TABLE	
PC	Equestrian Center / Equine Services. The minimum lot size is five (5) acres.
PC	Agricultural Event Center. An Agricultural Event Center is permitted subject to the contingencies in Section REFERENCE .
PC	Home Occupation. A home occupation is permitted subject to the contingencies in Section REFERENCE .
PC	Private Recreation/Amusement Activities. The following standards apply: 1. Food and beverage services provided on-site shall be limited to service incidental to the primary activity, 2. The operator shall have and submit all applicable Federal, State and Local licenses, 3. No central loudspeakers shall be permitted, 4. Outdoor shooting ranges shall not be permitted.
PC	Artisan Manufacturing. All aspects of business operations (manufacture, processing, retail sales, shipping of goods produced) shall take place in the residence or in no more than one accessory structure to the residence. The accessory structure shall not exceed either: <ul style="list-style-type: none"> • The gross floor area of the residential structure or, • 1,750 square feet; whichever is greater unless otherwise permitted by the Board of Zoning Appeals; • No outdoor storage shall be permitted unless the site plan includes screening deemed sufficient by the Board of Zoning Appeals; • No more than (8) employees are permitted;
PC	Solar Farm. A solar farm shall be a minimum of five (5) acres, have 20% of the site remaining as open space, and meet the minimum setbacks of the underlying zoning district. The height of the solar panels shall be measured from the highest natural grade below the panels, and the maximum height of a panel is twenty (20) feet. Buffer area B standards must be met if next to a residential area, as stated in the buffering section REFERENCE .
PC	Solid Waste Transfer Station. The following development and operational standards shall apply to a Solid Waste Transfer Station facility: <ul style="list-style-type: none"> • Unloading areas for materials must be not less than 50 feet from any adjoining property, unless unloading is conducted entirely within a building. • Portions of a site used for 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. • Loading and unloading areas must be paved. • The site must be kept clear of litter, scrap paper, or other refuse matter. • Chemical or heating processes shall not be used on materials. • Prior to application for a 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. • If the permit 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.
PC	Wireless Communication Facilities. Wireless communication facilities are permitted subject to the contingencies in Section REFERENCE .

2. Additional Development Standards for this Zone

The following sets forth the standards for development within the E3 zone. Existing development within E3 may be expanded, enlarged or altered in accordance with the standards below for all building types. The following graphic illustrates the development standards, and corresponds to the table below:

Figure XX: E3 Development Standards



DEVELOPMENT STANDARDS		
A	Front yard setback	20 feet min.
B	Street-facing side yard setback	20 feet min.
C	Interior side yard setback	10 feet min.
D	Rear yard setback	20 feet min.
E	Height	55 feet max.
G	Parking location	Rear yard and side yard
H	Accessory location / height	Rear Yard – 5 feet from any lot line / 20 feet max.
I	Landscaping and Buffering (Any new development or expansion of gross floor area beyond 25% must fully comply with these standards)	<p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES:</p> <p>E1/E2/N3/QL:</p> <p>Required Buffer: 15 feet planted area with minimum 5 shade and 3 evergreen trees per 100 feet not to be located within 5 feet of the property line.</p> <p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES:</p> <p>N1/N2/C1/C2:</p> <p>Required Buffer: 30 feet planted area with minimum 5 shade, 3 evergreen trees, and 10 shrubs per 100 feet not to be located within 5 feet of the property line.</p>

3. Permitted Signage

Permitted Signage: Any two of the sign types listed below (one of each type)		
Sign Type		Dimension
Monument Sign	Max. Sign Face Area	75 square feet
	Max. Height	10 feet
Wall Sign	Max. Sign Face Area	One square foot per linear foot of front building façade
	Maximum Depth	6 inches
Panel Sign	Max. Sign Face Area	24 square feet
	Max. Height	12 feet
	Max. Width	10 feet

▶▶ COMMUNITY ZONES

802-3 COMMUNITY ZONES

Community Zones are intended to reflect and bridge the rural and urbanizing character of the County by creating centers of activity and gateways that promote the County's unique character and natural resources and promote high- quality development and a positive image of the County. Two Zones make up the Community Zones: Community Gateway (C1); and Rural Community (C2).

A. C1 COMMUNITY GATEWAY ZONE

The C1 - Community Gateway Zone is intended to promote a development pattern of higher-density, mixed-use, pedestrian-oriented infill development in areas of transition between the more urbanized areas of the City of Bloomington and the Town of Ellettsville. The C1 Zone provides a gateway to and from the County and development in this Zone should create a positive impression of the County.

1. Activities

The following sets forth Permitted (P), Permitted with Contingencies (PC), or Conditionally Permitted activities within the C1 zone.

ACTIVITIES TABLE P = Permitted Development Activities PC = Activities Permitted with Contingencies (Contingencies listed below table) C = Conditionally Permitted					
Permitted Activities		Required Parking Spaces	Permitted Activities		Required Parking Spaces
Residential Activities			Community/Civic Activities		
P	Group Home	1 per 5 beds min.	P	Public Assembly Activity	1 per 6 seats min.
P	Multi-Unit Dwelling - High Activity	1 per unit min.	P	Educational Facility	K-8 Facility: 2 per classroom min.; 9-12 Facility: 5 per classroom min.; All Other: 1 per 10 seats min.
P	Multi-Unit Dwelling - Standard Activity	1 per unit min.	P	Government Facility	1 per employee
P	Child Care Home	2 per Child Care Home min.	P	Health Care Facility	1 per 3 patient bed where there are in-patient services. If no in-patient services exist, then 1 per 400 sf of GFA min.
PC	Home Occupation	1 per employee	PC	Utility Facility	1 per employee
Business Activities			C	Wastewater Treatment Facility	1 per employee

P	Commercial Trade - High Activity	1 per 400 sf of GFA min.	C	Water Treatment Facility	1 per employee
P	Commercial Trade - Standard Activity	1 per 600 sf of GFA min.	PC	Wireless Communications Facilities	1 per employee
PC	Adult Oriented Business	INSERT	Mixed Activities		
P	Firearm Sales	1 per 600 sf of GFA	P	Adaptive Reuse (substitution of permitted use only)	As required for substitutional use
PC	Private Recreational or Amusement Facilities	Capacity-based min.: No less than 40% of person capacity as per the [REFERENCE BUILDING CODE]	P	Commercial Mixed-Use Building (Mix of Any Two Permitted Commercial Uses)	Combination of min. requirement for each use or shared parking
Industrial, Manufacturing, Mining & Automotive			P	Commercial and Residential Mixed-Use Building (Mix of Any two Permitted Residential and Commercial Uses)	Combination of min. requirement for each use or shared parking
P	Industrial - Standard Activity	1 per 1,000 sf of GFA min.			
PC	Artisan Manufacturing	1 per 750 sq feet			

Activity Contingency Table	
PC	Home Occupation. A home occupation is permitted subject to the contingencies in Section REFERENCE.
PC	Adult Oriented Business. An Adult Oriented Business is permitted subject to the contingencies in REFERENCE.
PC	Private Recreation/Amusement Activities. The following standards apply: 1. Food and beverage services provided on-site shall be limited to service incidental to the primary activity, 2. The operator shall have and submit all applicable Federal, State and Local licenses, 3. No central loudspeakers shall be permitted, 4. Outdoor shooting ranges shall not be permitted.
PC	Artisan Manufacturing. All aspects of business operations (manufacture, processing, retail sales, shipping of goods produced) shall take place in the residence or in no more than one accessory structure to the residence. The accessory structure shall not exceed either: <ul style="list-style-type: none"> The gross floor area of the residential structure or, 1,750 square feet; whichever is greater unless otherwise permitted by the Board of Zoning Appeals; No outdoor storage shall be permitted unless the site plan includes screening deemed sufficient by the Board of Zoning Appeals; No more than (8) employees are permitted
PC5	Wireless Communication Facilities. Wireless communication facilities are permitted subject to the contingencies in Section REFERENCE.

2. Additional Development Standards

The following sets forth the standards for development within the C1 zone. Existing development within C1 may be expanded, enlarged or altered in accordance with the standards below for all building types. The following graphic illustrates the development standards, and corresponds to the table below:

Figure XX: C1 Development Standards

[INSERT GRAPHIC]

DEVELOPMENT STANDARDS		
A	Front yard setback	0 feet min.
B	Street-facing side yard setback	5 feet min.
C	Interior side yard setback	5 feet min.
D	Rear yard setback	10 feet min.
E	Height	55 feet max.
F	Transparency	50% of front street facing wall for all business activities
G	Parking location	Rear yard
H	Accessory location / height	Rear Yard – 5 feet from any lot line / 20 feet max.
I	Landscaping and Buffering (Any new development or expansion of gross floor area beyond 25% must fully comply with these standards)	<p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES:</p> <p>C2/ E1/E2/E3/N3/QL:</p> <p>Required Buffering: 15 feet planted area with minimum 5 shade and 3 evergreen trees per 100 feet not to be located within 5 feet of the property line.</p> <p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES:</p> <p>N1/N2:</p> <p>Required Buffering: 30 feet planted area with minimum 5 shade, 3 evergreen trees, and 10 shrubs per 100 feet not to be located within 5 feet of the property line.</p>
J	Streetscaping (Streetscape by frontage: any new development or expansion of gross floor area beyond 25% must fully comply with these standards. Not applicable to agricultural activities.)	<p>Highway: 15 feet wide planted strip with minimum 4 shade, 4 ornamental trees and 15 shrubs per 100 feet of frontage.</p> <p>Major Road: 15 feet wide planted strip with minimum 4 shade, 4 ornamental trees and 15 shrubs per 100 feet of frontage.</p> <p>Local Road: 15 feet wide planted strip with minimum 4 shade, 4 ornamental trees and 15 shrubs per 100 feet of frontage.</p>
K	Façade Standards	Any part of the façade that faces the primary street must be made of a natural material such as brick, stone, stucco, or wood. Materials such as vinyl, metal, pre-cast concrete, plywood, or plastics are prohibited.

3. Permitted signage

Permitted Signage: Any two of the sign types listed below (one of each type)		
Sign Type		Dimension
Monument Sign	Max. Sign Face Area	75 square feet
	Max. Height	10 feet
Wall Sign	Max. Sign Face Area	One square foot per linear foot of front building façade
	Maximum Depth	6 inches
Panel Sign	Max. Sign Face Area	24 square feet
	Max. Height	12 feet
	Max. Width	10 feet
Projecting Sign	Max. Sign Face Area	6 Square feet
	Max. Height	36 inches

	Max. Projection from Building	36 inches
Hanging Sign	Max. Sign Face Area	15 square feet
	Max. Height	8 square feet
Awning Sign	Max. Area	25% of sloped face of awning; 75% of total face of valance
	Max. Width	The width of the storefront
	Max. Lettering Height	18 inches of valance portion; 20 inches on sloping portion

C2 ZONE

B. C2 RURAL COMMUNITY ZONE

The C2 – Rural Community Zone is intended to promote a development pattern consistent with rural communities that serve as centers of activity in the rural areas of the County. The C2 Zone provides for small-scale commercial and single-family residential uses located on or at the intersection of main streets in the County and development in this Zone should maintain and promote the surrounding rural character.

1. Activities

The following sets forth Permitted (P), Permitted with Contingencies (PC), or Conditionally Permitted activities within the Rural Community zone.

ACTIVITIES TABLE P = Permitted Development Activities PC = Activities Permitted with Contingencies (Contingencies listed below table) C = Conditionally Permitted					
Permitted Activities		Required Parking Spaces	Permitted Activities		Required Parking Spaces
Agricultural Activities			Industrial, Manufacturing, Mining & Automotive		
P	Agricultural Production	1 per employee	C	Industrial - High Activity	1 per 1,000 sf of GFA min.
P	Agricultural Processing	1 per employee	P	Industrial - Standard Activity	1 per 1,000 sf of GFA min.
PC	Roadside Stand	2 per stand	PC	Artisan Manufacturing	1 per 750 sf
C	Equestrian Center / Equine Services	1 per 5 stables	Community/Civic Activities		
PC	Agricultural Event Center	10 per acre of outdoor event space / 1 per 1,000 sf of indoor event space	P	Public Assembly Activity	1 per 6 seats min.
Residential Activities			P	Public Assembly Activity	1 per 6 seats min.
P	One Unit Dwelling	1 per unit min.	P	Funeral Services	1 per 250 sf of GFA min.
P	Two Unit Dwelling	1 per unit min.	P	Educational Facility	K-8 Facility: 2 per classroom min.; 9-12 Facility: 5 per classroom min.; All Other: 1 per 10 seats min.
P	Group Home	1 per 5 beds min.	P	Government Facility	1 per employee
C	Mobile Home Community	1 per unit min.	P	Health Care Facility	1 per 3 patient bed where there are in-patient services. If no in-patient services

					exist, then 1 per 400 sf of GFA min..
C	Multi-Unit Dwelling – Standard Activity	1 per unit min.	PC	Recycling Facility	1 per employee
P	Bed and Breakfast	1 per guest room min.	PC	Solid Waste Transfer Station	1 per employee
P	Child Care Home	2 per Child Care Home min.	P	Utility Facility	1 per employee
PC	Home Occupation	1 per employee	C	Wastewater Treatment Facility	1 per employee
PC	Accessory Dwelling Unit	1 per unit	C	Water Treatment Facility	1 per employee
P	Accessory Guest House	1 per unit	PC	Wireless Communications Facilities	1 per employee
P	Accessory Urban Farming	1 per urban farm	Mixes Activities		
Business Activities			P	Adaptive Reuse (substitution of permitted use only)	As required for substituted uses
P	Commercial Trade - High Activity	1 per 400 sf of GFA min.	P	Commercial Mixed-Use Building (Mix of Any Two Permitted Commercial Uses)	Combination of min. requirement for each use or shared parking
P	Commercial Trade - Standard Activity	1 per 600 sf of GFA			
C	Private or Recreational or Amusement Facilities	Capacity-based min.: no less than 40% of person capacity	C	Commercial and Residential Mixed-Use Building (Mix of Any two Permitted Residential and Commercial Uses)	Combination of min. requirement for each use or shared parking
PC4	Tourist Home or Cabin	1 per guest room min.			

ACTIVITY CONTINGENCY TABLE	
PC	Roadside Stand. A Roadside Farm Stand must be at least twenty feet from the right-of-way line and shall not obstruct pedestrian or vehicular circulation or obstruct vehicular sight distances. Sales and display activities shall be limited to daylight hours.
PC	Agricultural Event Center. An Agricultural Event Center is permitted subject to the contingencies in Section REFERENCE .
PC	Home Occupation. A home occupation is permitted subject to the contingencies in Section REFERENCE .
PC	Accessory Dwelling Unit. An Accessory Dwelling Unit is permitted subject to the contingencies in Section REFERENCE .
PC	Artisan Manufacturing. All aspects of business operations (manufacture, processing, retail sales, shipping of goods produced) shall take place in the residence or in no more than one accessory structure to the residence. The accessory structure shall not exceed either: <ul style="list-style-type: none"> • The gross floor area of the residential structure or, • 1,750 square feet; whichever is greater unless otherwise permitted by the Board of Zoning Appeals; • No outdoor storage shall be permitted unless the site plan includes screening deemed sufficient by the Board of Zoning Appeals; • No more than (8) employees are permitted;
PC	Tourist Home or Cabin. A tourist home or cabin must adhere to the following standards: <ul style="list-style-type: none"> • The Tourist Home or Cabin shall be located no closer than two-hundred (200') feet from any adjoining principal use structure not currently being used as a Tourist Home or Cabin or from the adjoining property setback line if no adjoining principle use structure exists. • Any outdoor pool or spa facilities must meet State and Local Board of Health requirements and must be visually screened from surrounding properties and properly secured with a Power Safety Pool Cover or Enclosure as defined in Indiana Code (675 IAC 20-4-27 - Safety Features; 675 IAC 20-3-9 – Enclosure) standards for a Class C, Semi-Public Pool. • No parking is allowed on the street or road. • No parking of any vehicles in any yard or setback area. • Smoke detectors and a fire extinguisher shall be installed and maintained in working order in all Tourist Homes or Cabins.

	<ul style="list-style-type: none"> All solid waste and refuse shall be removed from the property and properly disposed of prior to a change of occupancy.
PC	<p>Recycling Facility. The following development and operational standards shall apply to a Recycling Facility:</p> <ul style="list-style-type: none"> Facilities must be located in an enclosed structure or be screened on three sides by a six (6) foot high opaque fence or wall. Facilities shall not be located within 100 feet of adjoining property. Storage and unloading areas shall be paved. The site must be kept clear of litter, scrap paper, or other refuse matter. No power-driven processing equipment shall be used at any unenclosed facility. Prior to application for a 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. If the permit 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.
PC	<p>Solid Waste Transfer Station. The following development and operational standards shall apply to a Solid Waste Transfer Station facility:</p> <ul style="list-style-type: none"> Unloading areas for materials must be not less than 50 feet from any adjoining property, unless unloading is conducted entirely within a building. 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. Loading and unloading areas must be paved. The site must be kept clear of litter, scrap paper, or other refuse matter. Chemical or heating processes shall not be used on materials. Prior to application for a 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. If a permit 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.
PC	<p>Wireless Communication Facility. Wireless communication facilities are permitted subject to the contingencies in Section REFERENCE.</p>

2. Additional development standards

The following sets forth the standards for development within the C2 zone. Existing development within C2 may be expanded, enlarged or altered in accordance with the standards below for all building types. The following graphic illustrates the development standards, and corresponds to the table below:

Figure XX: C2 Development Standards

[INSERT GRAPHIC]

DEVELOPMENT STANDARDS		
A	Minimum lot size	10,500 square feet min.
B	Front yard setback	30 feet min.
C	Street-facing side yard setback	20 feet min.
D	Interior side yard setback	10 feet min.
E	Rear yard setback	20 feet min.
F	Height	40 feet max.
G	Transparency	50% of front street facing wall for all business activities
H	Parking location	Rear yard and side yard
I	Accessory location / height	Rear Yard – 5 feet from any lot line / 20 feet max.
J	Landscaping and Buffering (Any new development or expansion of gross floor area beyond 25% must fully comply with these standards)	<p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES:</p> <p>C1/E1/E2/E3/N3/QL:</p> <p>Required Buffering: 15 feet planted area with minimum 5 shade and 3 evergreen trees per 100 feet not to be located within 5 feet of the property line.</p> <p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES:</p> <p>N1/N2:</p> <p>Required Buffering: 30 feet planted area with minimum 5 shade, 3 evergreen trees, and 10 shrubs per 100 feet not to be located within 5 feet of the property line.</p>

3. Permitted Signage

Permitted Signage: Any two of the sign types listed below (one of each type)		
Sign Type		Dimension
Monument Sign	Max. Sign Face Area	75 square feet
	Max. Height	10 feet
Wall Sign	Max. Sign Face Area	One square foot per linear foot of front building façade
	Maximum Depth	6 inches
Panel Sign	Max. Sign Face Area	24 square feet
	Max. Height	12 feet
	Max. Width	10 feet
Projecting Sign	Max. Sign Face Area	6 Square feet
	Max. Height	36 inches
	Max. Projection from Building	36 inches
Hanging Sign	Max. Sign Face Area	15 square feet
	Max. Height	8 square feet

NEIGHBORHOOD ZONES

802-4 NEIGHBORHOOD ZONES

Neighborhood Zones are intended to promote residential development patterns that provide for high-quality housing options for existing and new residents of the County, that complement surrounding development patterns, and that provide for robust housing to support a growing workforce. Three Zones make up the Neighborhood Zones: Neighborhood Growth (N1); Conservation Neighborhood (N2); and Rural Preserve (N3) (add reference).

A. N1 NEIGHBORHOOD GROWTH

The N1 - Neighborhood Growth Zone is intended to promote compact mixed residential infill development and is intended to provide a greater opportunity for diverse housing types and densities. Commercial mixed-use development may be appropriate along primary streets at the edges of these neighborhoods. New development in the N1 Zone should be compatible with surrounding development.

1. Activities

The following sets forth Permitted (P), Permitted with Contingencies (PC), or Conditionally Permitted activities within the N1 zone.

ACTIVITIES TABLE					
P = Permitted Development Activities					
PC = Activities Permitted with Contingencies (Contingencies listed below table)					
C = Conditionally Permitted					
Permitted Activities			Required Parking Spaces		
Permitted Activities			Required Parking Spaces		
Agricultural Activities			Industrial, Manufacturing, Mining & Automotive		
PC	Roadside Stand	2 per stand	PC3	Artisan Manufacturing	1 per 750 square feet
Residential Activities			Community/Civic Activities		
P	One Unit Dwelling	1 per unit min.	P	Public Assembly Activity	1 per 6 seats min.
P	Two Unit Dwelling	1 per unit min.	C	Composting Facility	1 per employee
P	Group Home	1 per 5 beds min.	P	Funeral Services	1 per 250 sf of GFA min.
C	Mobile Home Community	1 per unit min.	P	Educational Facility	K-8 Facility: 2 per classroom min.; 9-12 Facility: 5 per classroom min.; All Other: 1 per 10 seats min.
C	Multi-Unit Dwelling -Standard Activity	1 per unit min.	P	Government Facility	1 per employee

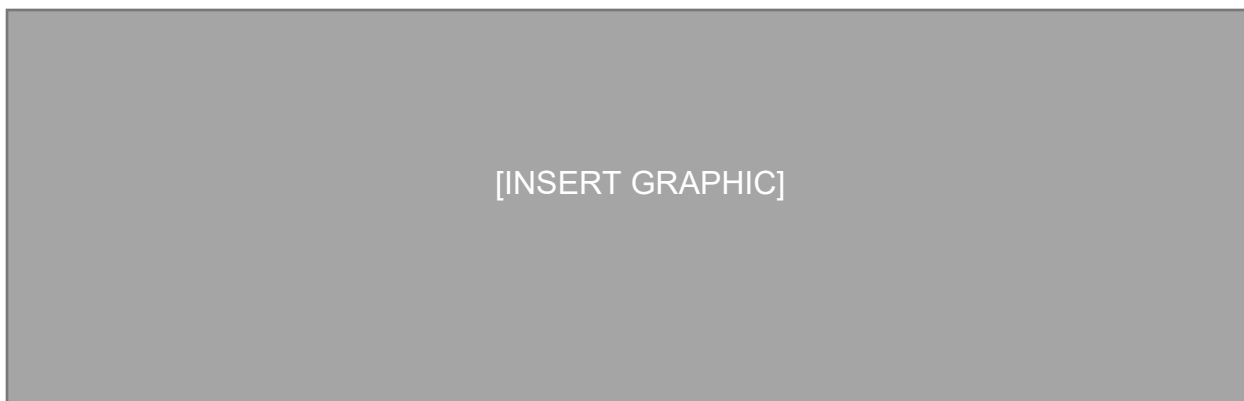
P	Multi-Unit Dwelling -Standard Activity	1 per unit min.	P	Health Care Facility	1 per 3 patient bed where there are in-patient services. If no in-patient services exist, then 1 per 400 sf of GFA min.
P	Bed and Breakfast	1 per guest room min.	PC	Recycling Facility	1 per employee
C	Mobile Home Community	1 per unit min.	P	Health Care Facility	1 per 3 patient bed where there are in-patient services. If no in-patient services exist, then 1 per 400 sf of GFA min..
C	Multi-Unit Dwelling – Standard Activity	1 per unit min.	PC	Recycling Facility	1 per employee
P	Bed and Breakfast	1 per guest room min.	P	Utility Facility	1 per employee
P	Child Care Home	2 per Child Care Home min.	C	Wastewater Treatment Facility	1 per employee
PC	Home Occupation	1 per employee	C	Wastewater Treatment Facility	1 per employee
PC	Accessory Dwelling Unit	1 per unit	C	Water Treatment Facility	1 per employee
P	Accessory Guest House	1 per unit	PC	Wireless Communications Facilities	1 per employee
P	Accessory Urban Farming	1 per urban farm	Mixes Activities		
Business Activities			P	Adaptive Reuse (substitution of permitted use only)	As required for substituted uses
P	Commercial Trade - High Activity	1 per 400 sf of GFA min.	P	Commercial Mixed-Use Building (Mix of Any Two Permitted Commercial Uses)	Combination of min. requirement for each use or shared parking
P	Commercial Trade - Standard Activity	1 per 600 sf of GFA			
PC	Adult Oriented Business	INSERT	C	Commercial and Residential Mixed-Use Building (Mix of Any two Permitted Residential and Commercial Uses)	Combination of min. requirement for each use or shared parking
P	Firearm Sales	1 per employee			
C	Private or Recreational Amusement Facilities	Capacity-based min.: No less than 40% of person capacity as per the [REFERENCE BUILDING CODE]			
P	Tourist Home or Cabin	1 per guest room min.			

ACTIVITY CONTINGENCY TABLE	
PC	Roadside Stand. A Roadside Farm Stand must be at least twenty feet from the right-of-way line and shall not obstruct pedestrian or vehicular circulation or obstruct vehicular sight distances. Sales and display activities shall be limited to daylight hours.
PC	Home Occupation. A home occupation is permitted subject to the contingencies in Section REFERENCE
PC	Adult Oriented Business. An Adult Oriented Business is permitted subject to the contingencies in Section REFERENCE
PC	Artisan Manufacturing. All aspects of business operations (manufacture, processing, retail sales, shipping of goods produced) shall take place in the residence or in no more than one accessory structure to the residence. The accessory structure shall not exceed either: <ul style="list-style-type: none"> • The gross floor area of the residential structure or, • 1,750 square feet; whichever is greater unless otherwise permitted by the Board of Zoning Appeals; • No outdoor storage shall be permitted unless the site plan includes screening deemed sufficient by the Board of Zoning Appeals; • No more than (8) employees are permitted.
PC	Recycling Facility. The following development and operational standards shall apply to a Recycling Facility: <ul style="list-style-type: none"> • Facilities must be located in an enclosed structure or be screened on three sides by a six (6) foot high opaque fence or wall. • Facilities shall not be located within 100 feet of adjoining property. • Storage and unloading areas shall be paved. • The site must be kept clear of litter, scrap paper, or other refuse matter. • No power-driven processing equipment shall be used at any unenclosed facility. • Prior to application for a 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. • If the permit 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.
PC	Wireless Communication Facilities. Wireless communication facilities are permitted subject to the contingencies in Section REFERENCE .

2. Additional Development Standards for this Zone

The following sets forth the standards for development within the N1 zone. Existing development within N1 may be expanded, enlarged or altered in accordance with the standards below for all building types. The following graphic illustrates the development standards, and corresponds to the table below:

Figure XX: N1 Development Standards



DEVELOPMENT STANDARDS		
A	Minimum lot size	7,500 square feet min.
B	Front yard setback	10 feet min.
C	Street-facing side yard setback	10 feet min.
D	Interior side yard setback	5 feet min.
E	Rear yard setback	10 feet min.
F	Height	40 feet max.
G	Transparency	50% of front street facing wall for all business activities
H	Parking location	Rear yard
I	Accessory location / height	Rear Yard – 5 feet from any lot line / 20 feet max.
J	Landscaping and Buffering (Any new development or expansion of gross floor area beyond 25% must fully comply with these standards)	<p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES: C1</p> <p>Required Buffering: 15 feet planted area with minimum 5 shade and 3 evergreen trees per 100 feet not to be located within 5 feet of the property line.</p> <p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES:</p> <p>C2/E1/E2/E3/N2/N3/QL</p> <p>Required Buffering: 30 feet planted area with minimum 5 shade, 3 evergreen trees, and 10 shrubs per 100 feet not to be located within 5 feet of the property line.</p>
K	Streetscaping (Streetscape by frontage: any new development or expansion of gross floor area beyond 25% must fully comply with these standards. Not applicable to agricultural activities.)	<p>Highway: 35 feet wide planted strip with minimum 4 shade, 4 ornamental trees and 30 shrubs per 100 feet of frontage.</p> <p>Major Road: 15 feet wide planted strip with minimum 4 shade, 4 ornamental trees and 15 shrubs per 100 feet of frontage.</p> <p>Local Road: 10 feet wide planted strip with minimum 4 shade trees and 10 shrubs per 100 feet of frontage.</p>
L	Façade Standards	Any part of the façade that faces the primary street must be made of a natural material such as brick, stone, stucco, or wood. Materials such as vinyl, metal, pre-cast concrete, plywood, or plastics are prohibited.

3. Permitted Signage

Permitted Signage: Any two of the sign types listed below (one of each type)		
Sign Type		Dimension
Monument Sign	Max. Sign Face Area	75 square feet
	Max. Height	10 feet
Panel Sign	Max. Sign Face Area	24 square feet
	Max. Height	12 feet
	Max. Width	10 feet
Projecting Sign	Max. Sign Face Area	6 Square feet
	Max. Height	36 inches

Permitted Signage: Any two of the sign types listed below (one of each type)		
Hanging Sign	Max. Projection from Building	36 inches
	Max. Sign Face Area	15 square feet
	Max. Height	8 square feet

▶▶ N2 ZONE

B. N2 CONSERVATION NEIGHBORHOOD

The N2 - Conservation Neighborhood Zone is intended to promote a development pattern consistent with existing neighborhoods, while allowing for complementary infill development that preserves environmentally sensitive areas of the County. Development in the N2 Zone should be designed and situated to preserve open space and compliment natural features.

1. Activities

The following sets forth Permitted (P), Permitted with Contingencies (PC), or Conditionally Permitted activities within the Conservation Neighborhood zone.

ACTIVITIES TABLE P = Permitted Development Activities PC = Activities Permitted with Contingencies (Contingencies listed below table) C = Conditionally Permitted					
Permitted Activities		Required Parking Spaces	Permitted Activities		Required Parking Spaces
Agricultural Activities			Industrial, Manufacturing, Mining & Automotive		
P	Agricultural Production	1 per employee	PC	Artisan Manufacturing	1 per 750 square feet
P	Agricultural Processing	1 per employee	P	Logging	1 per employee
PC	Roadside Stand	2 per stand	Community/Civic Activities		
C	Equestrian Center/Equine Services	1 per 5 stables	C	Public Assembly Activity	1 per 6 seats min.
PC	Agricultural Event Center	10 per acre of outdoor event space / 1 per 1,000 sf of indoor event space	C	Composting Facility	1 per employee
Residential Activities			C	Funeral Services	1 per 250 sf of GFA min.
P	One Unit Dwelling	1 per unit	P	Educational Facility	K-8 Facility: 2 per classroom min.; 9-12 Facility: 5 per classroom min.; All Other: 1 per 10 seats min.
P	Two Unit Dwelling	1 per unit	P	Government Facility	1 per employee
C	Group Home	1 per 5 beds min.	C	Health Care Facility	1 per 3 patient bed where there are in-patient services. If no in-patient services exist, then 1 per 400 sf of GFA min..
C	Mobile Home Community	1 per unit min.	PC	Recycling Facility	1 per employee

C	Multi-Unit Dwelling – High Activity	1 per unit min.	PC	Solar Farm	1 per employee
C	Multi-Unit Dwelling -Standard Activity	1 per unit min.	P	Utility Facility	1 per employee
P	Bed and Breakfast	1 per guest room min.	C	Wastewater Treatment Facility	1 per employee
P	Child Care Home	2 per Child Care Home min.	C	Water Treatment Facility	1 per employee
PC	Home Occupation	1 per employee	PC	Wireless Communications Facilities	1 per employee
PC	Accessory Dwelling Unit	1 per unit	Mixed Activities		
P	Agriculture Activities (Only those permitted above)	1 per employee			
P	Accessory Guest House	1 per unit			
P	Accessory Urban Farming	1 per urban farm			
Business Activities					
C	Private Recreational or Amusement Facilities	Capacity-based min.: No less than 40% of person capacity			
P	Tourist Home or Cabin	1 per guest room min.			

ACTIVITY CONTINGENCY TABLE	
PC	Roadside Stand. A Roadside Farm Stand must be at least twenty feet from the right-of-way line and shall not obstruct pedestrian or vehicular circulation or obstruct vehicular sight distances. Sales and display activities shall be limited to daylight hours.
PC	Agricultural Event Center. An Agricultural Event Center is permitted subject to the contingencies in Section REFERENCE .
PC	Home Occupation. A home occupation is permitted subject to the contingencies in Section INSERT .
PC	Accessory Dwelling Unit. An Accessory Dwelling Unit is permitted subject to the contingencies in Section REFERENCE .
PC	Tourist Home or Cabin. A tourist home or cabin must adhere to the following standards: <ul style="list-style-type: none"> The Tourist Home or Cabin shall be located no closer than two-hundred (200') feet from any adjoining principal use structure not currently being used as a Tourist Home or Cabin or from the adjoining property setback line if no adjoining principle use structure exists. Any outdoor pool or spa facilities must meet State and Local Board of Health requirements and must be visually screened from surrounding properties and properly secured with a Power Safety Pool Cover or Enclosure as defined in Indiana Code (675 IAC 20-4-27 - Safety Features; 675 IAC 20-3-9 – Enclosure) standards for a Class C, Semi-Public Pool. No parking is allowed on the street or road. No parking of any vehicles in any yard or setback area. Smoke detectors and a fire extinguisher shall be installed and maintained in working order in all Tourist Homes or Cabins. All solid waste and refuse shall be removed from the property and properly disposed of prior to a change of occupancy.
PC	Artisan Manufacturing. All aspects of business operations (manufacture, processing, retail sales, shipping of goods produced) shall take place in the residence or in no more than one accessory structure to the residence. The accessory structure shall not exceed either: <ul style="list-style-type: none"> The gross floor area of the residential structure or, 1,750 square feet; whichever is greater unless otherwise permitted by the Board of Zoning Appeals; No outdoor storage shall be permitted unless the site plan includes screening deemed sufficient by the Board of Zoning Appeals; No more than (8) employees are permitted;

ACTIVITY CONTINGENCY TABLE	
PC	Recycling Facility. The following development and operational standards shall apply to a Recycling Facility: <ul style="list-style-type: none"> Facilities must be located in an enclosed structure or be screened on three sides by a six (6) foot high opaque fence or wall. Facilities shall not be located within 100 feet of adjoining property. Storage and unloading areas shall be paved. The site must be kept clear of litter, scrap paper, or other refuse matter. No power-driven processing equipment shall be used at any unenclosed facility. Prior to application for a 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. If the permit 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.
PC	Solar Facility. A solar farm shall be a minimum of five (5) acres, have 20% of the site remaining as open space, and meet the minimum setbacks of the underlying zoning district. The height of the solar panels shall be measured from the highest natural grade below the panels, and the maximum height of a panel is twenty (20) feet. Buffer area B standards must be met if next to a residential area, as stated in the buffering section REFERENCE.
PC	Wireless Communication Facilities. Wireless communication facilities are permitted subject to the contingencies in Section REFERENCE.

2. Additional Development Standards

The following sets forth the standards for development within the N2 zone. Existing development within N2 may be expanded, enlarged or altered in accordance with the standards below for all building types. The following graphic illustrates the development standards, and corresponds to the table below:

Figure XX: N2 Development Standards



DEVELOPMENT STANDARDS		
A	Minimum lot size	9,000 square feet min.
B	Front yard setback	20 feet min.
C	Street-facing side yard setback	15 feet min.
D	Interior side yard setback	10 feet min.
E	Rear yard setback	10 feet min.

G	Height	50 feet max.
H	Parking location	Rear yard
I	Accessory location / height	Rear Yard – 5 feet from any lot line / 20 feet max.
J	Landscaping and Buffering (Any new development or expansion of gross floor area beyond 25% must fully comply with these standards)	<p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES:</p> <p>C1</p> <p>Required Buffering: 15 feet planted area with minimum 5 shade and 3 evergreen trees per 100 feet not to be located within 5 feet of the property line.</p> <p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES:</p> <p>C2/E1/E2/E3/N1/N3/QL</p> <p>Required Buffering: 30 feet planted area with minimum 5 shade, 3 evergreen trees, and 10 shrubs per 100 feet not to be located within 5 feet of the property line.</p>
K	Streetscaping (Streetscape by frontage: any new development or expansion of gross floor area beyond 25% must fully comply with these standards. Not applicable to agricultural activities.)	<p>Highway: 35 feet wide planted strip with minimum 4 shade, 4 ornamental trees and 30 shrubs per 100 feet of frontage.</p> <p>Major Road: 15 feet wide planted strip with minimum 4 shade, 4 ornamental trees and 15 shrubs per 100 feet of frontage.</p> <p>Local Road: 10 feet wide planted strip with minimum 4 shade trees and 10 shrubs per 100 feet of frontage.</p>
L	Façade Standards	Any part of the façade that faces the primary street must be made of a natural material such as brick, stone, stucco, or wood. Materials such as vinyl, metal, pre-cast concrete, plywood, or plastics are prohibited.

3. Permitted Signage

Permitted Signage: Any two of the sign types listed below (one of each type)		
Sign Type		Dimension
Monument Sign	Max. Sign Face Area	75 square feet
	Max. Height	10 feet
Panel Sign	Max. Sign Face Area	24 square feet
	Max. Height	12 feet
	Max. Width	10 feet
Projecting Sign	Max. Sign Face Area	6 Square feet
	Max. Height	36 inches
	Max. Projection from Building	36 inches
Hanging Sign	Max. Sign Face Area	15 square feet
	Max. Height	8 square feet

▶▶ N3 ZONE

C. N3 RURAL PRESERVE

N3 - Rural Preserve Zone is intended to retain a low-density development pattern of rural character. This Zone includes rural regions that are sparsely populated and mostly lack access to infrastructure that supports higher density development. The Zone includes land with environmental constraints including karst, steep slope, floodplain and also includes the County's main watersheds, including Lake Monroe, Lake Lemon, and Griffy Lake. Development in the N3 Zone should respect and preserve farmland and environmentally sensitive features of the County.

1. Activities

The following sets forth Permitted (P), Permitted with Contingencies (PC), or Conditionally Permitted activities within the N3 zone.

ACTIVITIES TABLE P = Permitted Development Activities PC = Activities Permitted with Contingencies (Contingencies listed below table) C = Conditionally Permitted					
Permitted Activities			Required Parking Spaces		
Permitted Activities			Required Parking Spaces		
Agricultural Activities			Industrial, Manufacturing, Mining & Automotive		
P	Agricultural Production	1 per employee	PC	Artisan Manufacturing	1 per 750 square feet
P	Agricultural Processing	1 per employee	PC	Tourist Home or Cabin	1 per guest room
PC	Roadside Stand	2 per stand	P	Logging	1 per employee
C	Equestrian Center/Equine Services	1 per 5 stables	C	Sawmill	1 per employee
C	Feedmill	1 per employee	C	Public Assembly Activity	1 per 6 seats min.
C	Stockyard	1 per employee	C	Composting Facility	1 per employee
PC	Agricultural Event Center	10 per acre of outdoor event space / 1 per 1,000 sf of indoor event space	C	Funeral Services	1 per 250 sf of GFA min.
Residential Activities			C	Educational Facility	K-8 Facility: 2 per classroom min.; 9-12 Facility: 5 per classroom min.; All Other: 1 per 10 seats min.
			P	Government Facility	1 per employee
P	One Unit Dwelling	1 per unit min.	C	Health Care Facility	1 per 3 patient bed where there are in-patient services. If no in-patient services exist, then 1 per 400 sf of GFA min.
P	Two Unit Dwelling	1 per unit min.			

P	Bed and Breakfast	1 per guest room min.	PC	Recycling Facility	1 per employee
P	Child Care Home	2 per Child Care Home min.	PC	Solar Farm	1 per employee
P	Bed and Breakfast	1 per guest room min.	C	Solid Waste Transfer	1 per employee
PC	Home Occupation	1 per employee	P	Utility Facility	1 per employee
PC	Accessory Dwelling Unit	1 per unit	C	Wastewater Treatment Facility	1 per employee
P	Agriculture Activities (Only those permitted above)	1 per employee	C	Water Treatment Facility	1 per employee
P	Accessory Guest House	1 per unit	PC	Wireless Communications Facilities	1 per employee
Business Activities			P	Adaptive Reuse (Substitution of Permitted Use Only)	As required for substituted use
C	Private Recreational or Amusement Facilities	Capacity-based min.: No less than 40% of person capacity			

ACTIVITY CONTINGENCY TABLE	
PC	Roadside Stand. A Roadside Farm Stand must be at least twenty feet from the right-of-way line and shall not obstruct pedestrian or vehicular circulation or obstruct vehicular sight distances. Sales and display activities shall be limited to daylight hours.
PC	Agricultural Event Center. An Agricultural Event Center is permitted subject to the contingencies in Section REFERENCE .
PC	Home Occupation. A home occupation is permitted subject to the contingencies in Section REFERENCE .
PC	Accessory Dwelling Unit. An Accessory Dwelling Unit is permitted subject to the contingencies in Section REFERENCE .
	Artisan Manufacturing. All aspects of business operations (manufacture, processing, retail sales, shipping of goods produced) shall take place in the residence or in no more than one accessory structure to the residence. The accessory structure shall not exceed either: <ul style="list-style-type: none"> The gross floor area of the residential structure or, 1,750 square feet; whichever is greater unless otherwise permitted by the Board of Zoning Appeals; No outdoor storage shall be permitted unless the site plan includes screening deemed sufficient by the Board of Zoning Appeals; No more than (8) employees are permitted;
PC	Tourist Home or Cabin. A tourist home or cabin must adhere to the following standards: <ul style="list-style-type: none"> The Tourist Home or Cabin shall be located no closer than two-hundred (200') feet from any adjoining principal use structure not currently being used as a Tourist Home or Cabin or from the adjoining property setback line if no adjoining principle use structure exists. Any outdoor pool or spa facilities must meet State and Local Board of Health requirements and must be visually screened from surrounding properties and properly secured with a Power Safety Pool Cover or Enclosure as defined in Indiana Code (675 IAC 20-4-27 - Safety Features; 675 IAC 20-3-9 – Enclosure) standards for a Class C, Semi-Public Pool. No parking is allowed on the street or road. No parking of any vehicles in any yard or setback area. Smoke detectors and a fire extinguisher shall be installed and maintained in working order in all Tourist Homes or Cabins. All solid waste and refuse shall be removed from the property and properly disposed of prior to a change of occupancy.
PC	Recycling Facility. The following development and operational standards shall apply to a Recycling Facility: <ul style="list-style-type: none"> Facilities must be located in an enclosed structure or be screened on three sides by a six (6) foot high opaque fence or wall. Facilities shall not be located within 100 feet of adjoining property. Storage and unloading areas shall be paved.

ACTIVITY CONTINGENCY TABLE	
	<ul style="list-style-type: none"> The site must be kept clear of litter, scrap paper, or other refuse matter. No power-driven processing equipment shall be used at any unenclosed facility. Prior to application for a 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. If the permit 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.
PC	Solar Farm. A solar farm shall be a minimum of five (5) acres, have 20% of the site remaining as open space, and meet the minimum setbacks of the underlying zoning district. The height of the solar panels shall be measured from the highest natural grade below the panels, and the maximum height of a panel is twenty (20) feet. Buffer area B standards must be met if next to a residential area, as stated in the buffering section XXXX.
PC	Wireless Communication Facilities. Wireless communication facilities are permitted subject to the contingencies in Section 806-3 C. below.

2. Additional Development Standards

The following sets forth the standards for development within the N3 zone. Existing development within N3 may be expanded, enlarged or altered in accordance with the standards below for all building types. The following graphic illustrates the development standards, and corresponds to the table below:

Figure XX: N3 Development Standards



DEVELOPMENT STANDARDS		
A	Minimum lot size	20,000 square feet min.
B	Front yard setback	30 feet min.
C	Street-facing side yard setback	20 feet min.
D	Interior side yard setback	15 feet min.
E	Rear yard setback	15 feet min.
F	Height	35 feet max.
H	Parking location	Rear yard and side yard
I	Accessory location / height	Rear Yard – 5 feet from any lot line / 20 feet max.

DEVELOPMENT STANDARDS		
J	Landscaping and Buffering (Any new development or expansion of gross floor area beyond 25% must fully comply with these standards)	<p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES:</p> <p>C2/QL</p> <p>Required Buffering: 15 feet planted area with minimum 5 shade and 3 evergreen trees per 100 feet not to be located within 5 feet of the property line.</p> <p>IF PROPERTY ABUTS ANY OF THE FOLLOWING ZONES:</p> <p>C1/E1/E2/E3/N1/N2</p> <p>Required Buffering: 30 feet planted area with minimum 5 shade, 3 evergreen trees, and 10 shrubs per 100 feet not to be located within 5 feet of the property line.</p>

3. Permitted Signage

Permitted Signage: Any two of the sign types listed below (one of each type)		
Sign Type		Dimension
Monument Sign	Max. Sign Face Area	75 square feet
	Max. Height	10 feet
Panel Sign	Max. Sign Face Area	24 square feet
	Max. Height	12 feet
	Max. Width	10 feet
Projecting Sign	Max. Sign Face Area	6 Square feet
	Max. Height	36 inches
	Max. Projection from Building	36 inches
Hanging Sign	Max. Sign Face Area	15 square feet
	Max. Height	8 square feet

▶▶ SPECIAL ZONES

802-5 SPECIAL ZONES

Special Zones are intended to provide a zoning category for specialty zoning Zones that pertain to unique conditions and circumstances that do not fit squarely within any of the other three zoning types. Three Zones make up the Special Zones: Open Space (OS); Quarry Landscape (QL); and Planned Unit Development (Overlay) (add reference).

A. OS OPEN SPACE

The OS - Open Space sub-Zone is intended for permanently preserved lands and parks. This sub-Zone is important for the purpose of protecting environmentally sensitive areas and open spaces in the County.

1. Activities

The following sets forth Permitted (P), Permitted with Contingencies (PC), or Conditionally Permitted activities within the Open Space zone.

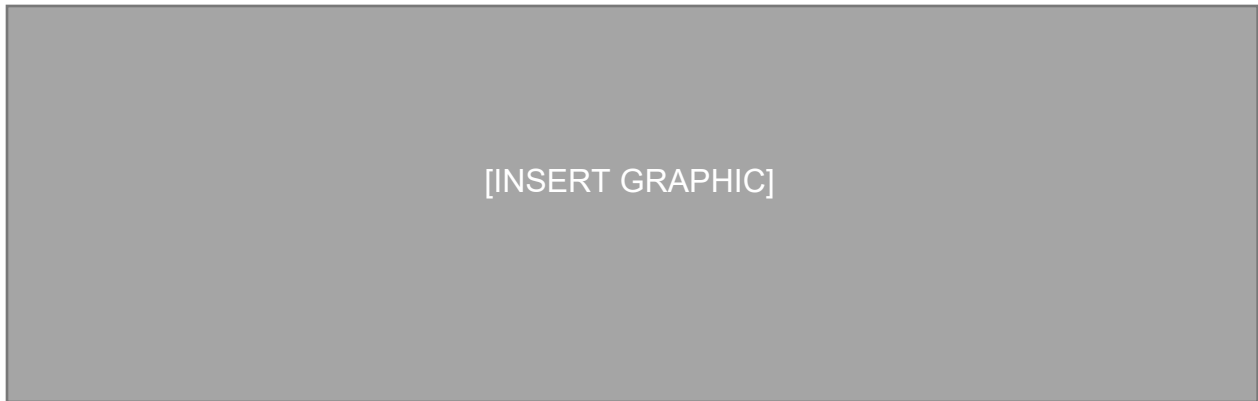
ACTIVITIES TABLE P = Permitted Development Activities PC = Activities Permitted with Contingencies (Contingencies listed below table) C = Conditionally Permitted			
Permitted Activities		Required Parking Spaces	
Permitted Activities		Required Parking Spaces	
Business Activities		Industrial, Manufacturing, Mining & Automotive	
C	Private Recreational or Amusement Facilities	P	Logging
Community/Civic Activities		Mixed Activities	
C	Public Assembly Activity	P	Adaptive Reuse (Substitution of Permitted Use Only)
P	Government Facility		***Minimum parking requirements within the OS zone are subject to Administrator Review
PC1	Solar Farm		
C	Wastewater Treatment Facility		
C	Water Treatment Facility		
PC2	Wireless Communications Facilities		

ACTIVITY CONTINGENCY TABLE	
PC1	Solar Farm. A solar farm shall be a minimum of five (5) acres, have 20% of the site remaining as open space, and meet the minimum setbacks of the underlying zoning district. The height of the solar panels shall be measured from the highest natural grade below the panels, and the maximum height of a panel is twenty (20) feet. Buffer area B standards must be met if next to a residential area, as stated in the buffering section XXXX.
PC2	Wireless Communication Facilities. Wireless communication facilities are permitted subject to the contingencies in Section 806-3 C. below.

2. Additional Development Standards

The following sets forth the standards for development within the OS zone. Existing development within OS may be expanded, enlarged or altered in accordance with the standards below for all building types. The following graphic illustrates the development standards, and corresponds to the table below:

Figure XX: OS Development Standards



Development Standards		
A	Front yard setback	10 feet min.
B	Street-facing side yard setback	10 feet min.
C	Interior side yard setback	5 feet min.
D	Rear yard setback	10 feet min.
E	Height	35 feet max.
G	Parking location	Rear
H	Accessory location / height	Rear Yard – 5 feet from any lot line / 20 feet max.

3. Permitted Signage

Permitted Signage: Any two of the sign types listed below (one of each type)		
Sign Type		Dimension
Monument Sign	Max. Sign Face Area	75 square feet
	Max. Height	10 feet
Panel Sign	Max. Sign Face Area	24 square feet
	Max. Height	12 feet
	Max. Width	10 feet

QL ZONE

B. QL QUARRY LANDSCAPE

The QL - Quarry Landscape sub-Zone is intended to promote active limestone quarry operations and to preserve remnant landscapes unique to the quarry heritage of the County after quarrying operations have ceased.

1. Activities

The following sets forth Permitted (P), Permitted with Contingencies (PC), or Conditionally Permitted activities within the Quarry Landscape zone.

ACTIVITIES TABLE			
P = Permitted Development Activities			
PC = Activities Permitted with Contingencies (Contingencies listed below table)			
C = Conditionally Permitted			
***Activity Type			
Industrial, Manufacturing, Mining & Automotive		Mixed Activities	
PC1	Cement, Paving, Central Mixing, Rock Crushing	P	Adaptive Reuse (Substitution of Permitted Use Only)
P	Logging	***Minimum parking requirements within the OS zone are subject to Administrator Review	
P	Mineral Extraction		
Community/Civic Activities			
PC2	Solar Farm		
C	Wastewater Treatment Facility		
C	Water Treatment Facility		
PC2	Wireless Communications Facilities		

ACTIVITY CONTINGENCY TABLE	
P1	Cement, Paving, Central Mixing, Rock Crushing. Cement, Paving, Central Mixing, Rock Crushing is permitted subject to the contingencies in Section REFERENCE .
PC2	Solar Farm. A solar farm shall be a minimum of five (5) acres, have 20% of the site remaining as open space, and meet the minimum setbacks of the underlying zoning district. The height of the solar panels shall be measured from the highest natural grade below the panels, and the maximum height of a panel is twenty (20) feet. Buffer area B standards must be met if next to a residential area, as stated in the buffering section REFERENCE .
PC3	Wireless Communication Facilities. Wireless communication facilities are permitted subject to the contingencies in Section REFERENCE .

2. Additional Development Standards

The following sets forth the standards for development within the QL zone. Existing development within QL may be expanded, enlarged or altered in accordance with the standards below for all building types. The following graphic illustrates the development standards, and corresponds to the table below:

Figure XX: QL Development Standards

[INSERT GRAPHIC]

DEVELOPMENT STANDARDS		
A	Front yard setback	20 feet min.
B	Street-facing side yard setback	20 feet min.
C	Interior side yard setback	10 feet min.
D	Rear yard setback	10 feet min.
E	Height	35 feet max.
G	Parking location	Rear yard and side yard
H	Accessory location / height	Rear Yard – 5 feet from any lot line / 20 feet max.
I	Landscaping and Buffering (Any new development or expansion of gross floor area beyond 25% must fully comply with these standards)	<p>C2/N3/QL: 15 feet planted area with minimum 5 shade and 3 evergreen trees per 100 feet not to be located within 5 feet of the property line.</p> <p>C1/E1/E2/E3/N1/N2: 30 feet planted area with minimum 5 shade, 3 evergreen trees, and 10 shrubs per 100 feet not to be located within 5 feet of the property line.</p>

3. Permitted Signage

Permitted Signage: Any two of the sign types listed below (one of each type)		
Sign Type		Dimension
Monument Sign	Max. Sign Face Area	75 square feet
	Max. Height	10 feet
Wall Sign	Max. Sign Face Area	One square foot per linear foot of front building façade
	Maximum Depth	6 inches
Panel Sign	Max. Sign Face Area	24 square feet
	Max. Height	12 feet
	Max. Width	10 feet



C. PUD PLANNED UNIT DEVELOPMENT

Any PUDs in existence before the passage of this ordinance (insert date) shall remain, and future development within these PUDs must adhere to the corresponding final development plan as originally submitted. Any modifications to the final development plan must adhere to the regulations within this CDO.

[PLACEHOLDER FOR LARGER DISCUSSION AROUND PD]

DISCUSSION ITEMS:

1. SHOULD PUD BE ALLOWED IN ANY ZONE/DISTRICT?
2. CAN PUD BE LIMITED TO RURAL PRESERVE AREA WITHIN HALF MILE RADIUS OF ANY ZONE/DISTRICT?
3. SHOULD PUD BE LIMITED TO CONTIGUOUS TRACTS OF OVER 50 ACRES?
4. WHAT STANDARDS SHOULD BE APPLIED TO ALL PUDS?

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Activity - Original List	Term: Refined by CZ	Definition from MC
Accessory Activity	Accessory Activity	A use which is customarily accessory, and clearly incidental and subordinate, to the principal use on the same lot.
Accessory Dwelling Unit	Accessory Dwelling Unit	An attached or detached extension to an existing One Unit Dwelling structure that contains one separate, complete dwelling unit with a separate entrance.
Accessory Farming and Livestock	Accessory Farming and Livestock	Accessory farming and livestock is growing crops and raising animals for the production of food, fiber, fuel and other products, and the accessory processing, preparing, and preserving of animals or plants. This use must be customarily accessory, and clearly incidental and subordinate to the residential use on the same lot of record.
Accessory Guest House	Accessory Guest House	An accessory structure used to house occasional visitors or nonpaying guests of the occupants on the same lot of record.
Accessory Urban Farming	Accessory Urban Farming	Accessory urban farming is gardening and raising small animals for the production of food and other products, and the accessory processing, preparing, and preserving of animals or plants. This use must be customarily accessory, and clearly incidental and subordinate to the residential use on the same lot of record
Adult Oriented Business	Adult Oriented Business	An adult arcade, adult media store, adult retail store, adult cabaret, adult motel, adult motion picture theater, adult theater, lingerie modeling studio, massage parlor, sexual encounter establishment, escort agency, or, semi-nude model studio.
Agricultural Event Center	Agricultural Event Center	A facility for any type of event gathering and consisting of multipurpose and/or recreational facilities that are available for use by various private groups for such activities as meetings, parties, weddings, receptions, and dances. Agricultural Event Centers shall be accessory to a primary agricultural use and are required to have on-going, on-site commercial or traditional agricultural use, and are classified as small, intermediate, or large.
Airport	Airport	An establishment including a complex of runways and structures for the takeoff, landing, and maintenance of civil aircraft, with facilities for passengers.
Artisan Food or Beverage	Deleted, then we added it back in to ensure that breweries are permitted in areas where appropriate (and not perceived to be an intense industrial use)	Small-scale production or preparation of food made on site with limited to no automated processes involved and may include direct sales to or consumption by consumers. This definition includes uses such as small-batch bakeries, micro-breweries (manufacturing 15,000 barrels per year or less) as regulated by the State of Indiana, artisan distilleries (manufacturing 10,000 barrels per year or less) as regulated by the State of Indiana, small-batch candy shops, and local cheese makers. This use may or may not have outdoor seating or patio as an accessory use.
Artisan Manufacturing	Artisan Manufacturing	Application, teaching, making, or fabrication of crafts or products by an artist, artisan or craftsperson either by hand or with minimal automation and may include direct sales to consumers. This definition includes uses that employ activities and processes such as small-scale fabrication, welding, and coating, that are typically not permitted in neighborhood districts. This definition shall not include Artisan Food and Beverage preparation or sales.
Assembly Activity	Assembly Activity	A non-commercial establishment for the gathering together of persons for purposes such as civic, community, cultural, social, religious or charitable functions.
Bed and Breakfast	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 - 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.

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Cement, Paving, Central Mixing, R	Cement, Paving, Central Mixing,	Establishments engaged in processing and manufacturing cement, paving materials, or crushed rock.
Child Care Home	Child Care Home	A residential structure in which at least 6 children (not including the children for whom the provider is a parent, stepparent, guardian, custodian, or other relative or any child who is at least 14 years of age and does not require child care) at any time receive child care from a provider: while unattended by a parent, legal guardian, or custodian; for regular compensation; and for more than 4 hours but less than 24 hours in each of 10 consecutive days per year, excluding intervening Saturdays, Sundays, and holidays. The term includes: a class I child care home; and a class II child care home, as defined by IC 12-7-2-33.
Commercial Agriculture	Agricultural Production	The growing and harvesting of crops for the production of food, fiber, fuel and other products. This does not include processing, preparing, or preserving of animals or plants.
Commercial Agriculture	Agricultural Processing	Any activity which alters or preserves a plant or animal agricultural product.
	Commercial Mixed-Use Building	A building where multiple compatible commercial activities, exclusive of residential and industrial activities, are located within the same structure.
	Commercial and Residential Mixed Use Building	A building where residential and compatible commercial uses exist within the same structure - commercial uses may not have outdoor storage.
Commercial Trade - High Activity	Commercial Trade - High Activity	See Next Tab
Commercial Trade - Standard Activity	Commercial Trade - Standard Activity	See Next Tab
Composting Facility	Composting Facility	An establishment for the composting of yard waste debris such as grass clippings, leaves and tree prunings
Confined Animal Feeding Operation	Confined Animal Feeding Operation	The confined feeding of 150 or more cattle, 300 or more of swine and sheep, or 10,000 or more fowl, per facility.
Death Care	Funeral Services	An establishment providing services related to death, including funerals, cremation, cemeteries or mausoleums, for burial and memorials.
Educational Facility	Educational Facility	An establishment of a public or private college, secondary or elementary school or other educational institution, including child care or preschool centers.
Equestrian Center / Equine Service	Equestrian Center / Equine Service	Commercial horse, donkey, and mule facilities including: boarding stables, riding schools and academies, horse exhibition facilities, pack stations. This use includes barns, stables, corrals, and paddocks accessory and incidental to the above uses.
Feedmill	Feedmill	A facility where feed is processed and prepared for animals. This facility sells its product either directly to the user or may provide the service of delivery to the user.
Firearm Sales	Firearm Sales	Any establishment primarily engaged in the buying, selling, or exchanging of firearms or ammunition, wholesale or retail.
Government Facility	Government Facility	A government owned or operated building, structure, or land used for public purpose.
Group Home	Group Home	A residential facility providing 24-hour care in a protected living arrangement for not more than 15 residents. A residential facility for individuals with a mental illness shall not be located within 1,000 feet of another residential facility for individuals with a mental illness, as measured between lot lines.
Health Care Facility	Health Care Facility	A private or public establishment maintained and operated to provide health care services, including but not limited to: hospitals, medical clinic, nursing home, physical therapy facility, rehabilitation therapy facility, retirement center, substance treatment facility, or temporary care facility.

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Historic Adaptive Reuse	Historic Adaptive Reuse	The reuse of a historic building, structure or place for a use other than for which it was originally built, purposed or designed.
Home Based Business	Home Based Business	<p>An accessory occupational use 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.</p> <p>A Home Based Business consistent with the definition above and that meets all 3 of the following criteria is exempt from Home Based Business Permit requirements:</p> <p>(A) No employees or customers visit the premises;</p> <p>(B) No signs are displayed; and</p> <p>(C) No deliveries associated with the home occupation are made to the premises.</p>
Industrial - High Activity	Industrial - High Activity	See Next Tab
Industrial - Standard Activity	Industrial - Standard Activity	See Next Tab
Logging	Logging	The practice of timber harvesting or tree harvesting involving cutting down trees and removing logs from the forest for the primary purpose of sale or commercial processing into wood products.
Mineral Extraction	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.
Mixd Use Residential	Mixd Use Residential	An establishment developed and operated under single or common ownership to include a mix of business activities and multi-unit dwellings.
Mixed Use	Mixed Use	An establishment developed and operated under single or common ownership to include a mix of business activities, and excludes residential activities.
Mobile Home Community	Mobile Home Community	Three or more mobile homes or manufactured homes that are leased, sold, or otherwise contracted for the purpose of being occupied as dwelling units.
Multi-Unit Dwelling - High Activity	Multi-Unit Dwelling - High Activity	See Next Tab
Multi-Unit Dwelling - Standard Activity	Multi-Unit Dwelling - Standard Activity	See Next Tab
One Unit Dwelling	One Unit Dwelling	One dwelling unit within a single structure on a permanent foundation, where a dwelling unit refers to a single unit of residence for a household of one or more persons. This use includes 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.
Private Recreational or Amusement	Private Recreational or Amusement	Privately-owned and operated recreational or amusement facilities, including parks, camping facilities, rv parks, club or lodges, fairgrounds, sports facilities, indoor shooting ranges, amphitheaters, indoor and outdoor theaters, golf courses, miniature golf, go-cart tracks, swimming pools, skate parks, athletic clubs, gyms, race tracks, rodeos, and outdoor recreation areas and trail facilities, or similar uses.

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Recycling Facility	Recycling Facility	A recycling operation, the process by which waste products of any type are reduced to raw materials and may further be transformed into new and often different materials.
Recycling Station	Recycling Station	A collection site for the acceptance by donation, redemption or purchase of recyclable materials from the public, including but not limited to bottle exchanges. Sorting but no other processing of the material takes place at the site.
Roadside Stand	Roadside Stand	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.
Sawmill	Sawmill	An establishment in which timber is sawed into planks, boards, or other wood products.
Solar Farm	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.
Solid Waste Transfer Station	Solid Waste Transfer Station	A facility at which at least one of the following is located: solid waste incinerator, transfer station, solid waste baler, solid waste shredder, resource recovery system, composting facility, garbage grinding system, medical or an infectious waste treatment facility. The term does not include a facility or operation that generates solid waste.
Stockyard	Stockyard	A facility where livestock is assembled for purchase, sale or auction. Livestock is defined as domestic or farmed animals raised for food and fiber such as poultry, hogs, sheep, cattle, and horses.
Temporary Activity	Temporary Activity	An impermanent activity established for a limited and fixed period of time with the intent to discontinue such use upon the expiration of the time period.
Tourist Home or Cabin	Tourist Home or Cabin	A structure, or portion thereof, in which four (4) or fewer guest rooms are furnished to the public under the terms of a short-term lodging agreement.
Truck Stop/Travel Plaza	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.
Two Unit Dwelling	Two Unit Dwelling	Two dwelling units within a single structure on a permanent foundation, where a dwelling unit refers to a single unit of residence for a household of one or more persons. This use includes 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 duplex manufactured housing.
Utility Facility	Utility 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 activity excludes power generating plants.
Wastewater Treatment Facility	Wastewater Treatment Facility	Facility designed for the treatment and discharge of wastewater.

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Water Treatment Facility	Water Treatment Facility	Facility designed for the collection, treatment, and transport of potable water.
Wireless Communications Facilities	Wireless Communications Facilities	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.

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Activity - Original List	Term: Refined by CZ	Definition from MC	
Commercial Trade - High Activity	Commercial Trade - High Activity	Retail or wholesale sales, offices, hotels, and service establishments which contain any of the following: outdoor storage; two (2) or more loading docks; sale, rental, or repair of equipment, vehicles, or associated parts; fuel sales; fitness facilities, offices space or retail sales with greater than 7,500 usable square feet. A hotel is defined as a building or portion thereof which provides accommodation for visitors on a nightly or weekly basis, which may include common spaces such as a lobby, full service restaurant, meeting or conference rooms or recreation facilities for guests and the maximum length of stay is less than 30 days.	Note: Will define usable square feet
Commercial Trade - Standard Activity	Commercial Trade - Standard Activity	Establishments that provide personal services, small administrative offices, and small-scale retail sales. Retail sales include, but are not limited to, selling of foods, including retail bakeries or pastry shops and non-alcoholic beverages for human consumption, soft goods such as clothing and shoes, drugs and cosmetics, furniture and appliances, hardware and paint, enclosed small vehicle shop, toys and sporting goods, jewelry, gifts and novelties, flowers, electronics, antiques, artist and hobby supplies, music supplies, bicycles, restaurants, cafes, and galleries. Personal services and small administrative offices include, but are not limited to, establishments such as barber shops, salons, spas or beauty services, shoe or clothing alterations, tax preparation, dry cleaning or laundromat, therapeutic health services, fitness studio, personal instruction, enclosed service facilities for pets, library, or any other small-scale service provider. Accessory retail sales incidental to the service provided are permitted. Fitness facilities, professional or administrative offices, or retail sales shall not exceed 7,500 usable square feet, or will be considered a Commercial Trade - High Activity.	
Industrial - High Activity	Industrial - High Activity	The manufacturing of goods, including assembly, processing, packaging, and any other processes that create odors, fumes, glare, smoke, noise, or any other hazards outside of the building or lot. These activities include outdoor assembly and storage of products, or the storage of large volumes of flammable, toxic matter or combustible materials needed for the manufacturing process.	Note: Define uses contained within
Industrial - Standard Activity	Industrial - Standard Activity	The manufacturing of finished products or parts, including assembly, treatment, packaging, processing from previously prepared materials that occurs entirely within an enclosed building without emissions of odors, fumes, glare, smoke, noise. Standard industrial activities include production of food/beverage products, electronic goods, jewelry, clothing and apparel, or furniture.	
Multi-Unit Dwelling - High Activity	Multi-Unit Dwelling - High Activity	Eight or more dwelling units within one or more structures on a permanent foundation, where a dwelling unit refers to a single unit of residence for a household of one or more persons. This use excludes manufactured housing. Multi-unit dwellings must connect to a complete sanitary sewer system that connects to a sewage disposal utility.	
Multi-Unit Dwelling - Standard Activity	Multi-Unit Dwelling - Standard Activity	Three or more dwelling units within one or more structures on a permanent foundation, where a dwelling unit refers to a single unit of residence for a household of one or more persons. This use excludes manufactured housing. Multi-unit dwellings must connect to a complete sanitary sewer system that connects to a sewage disposal utility.	