

MONROE COUNTY PLAN REVIEW COMMITTEE



**Thursday, January 13, 2022
5:30 pm**

Zoom Link: <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTtNsakREUFBxdUNpYXNxQT09>

If calling into the Zoom meeting, dial: 312-626-6799

Meeting ID #: 819 4721 8756

Password: 977192

A G E N D A
MONROE COUNTY PLAN REVIEW COMMITTEE

Teleconference Link: <https://monroecounty-in.zoom.us/j/81947218756?pwd=NmFoWk1BTTNsakREUFBxdUNpYXNzQT09>

January 13, 2021

5:30 p.m.

ADMINISTRATIVE: None.

OLD BUSINESS: None.

NEW BUSINESS:

1. REZ-21-8 Hinkle Rezone from AG/RR & GB PAGE 3

Two (2) 8.6 +/- acre parcel in Richland Township, Section 24
4833 W Arlington Rd, parcel no. 53-04-24-101-014.000-011;
53-04-24-101-031.000-011

Owner: Hinkle, Susan Wadene & Hinkle, Steven William

Zoned AG/RR. Contact tbehrman@co.monroe.in.us

2. REZ-22-1 Bedford Recycling Rezone from ME to HI PAGE 30

One (1) 30.45 +/- acre parcel in Section 32 of Perry Township at 405 E
Dillman Rd, parcel #: 53-08-32-300-009.001-008.

Owner: Bedford Recycling Inc.

Zoned ME. Planner: acrecelius@co.monroe.in.us

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

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

The meeting will be open to the public.

MONROE COUNTY PLAN REVIEW COMMITTEE**January 13, 2022**

PLANNER	Tammy Behrman
CASE NUMBER	REZ-21-8
PETITIONER	Lindeman & Associates Psychological Services c/o Springpoint Architects, PC
OWNER	Hinkle, Susan Wadene & Hinkle, Steven W
ADDRESS	4833 W Arlington RD:
REQUEST	Rezone Request from AG/RR to GB Waiver of Final Hearing Requested
ACRES	8.6 +/- acres
ZONE	AG/RR
TOWNSHIP	Richland Township
SECTION	24
PLATS	KING & STANGER BABY FARM PT; Lot 5 & Lot 6
COMP PLAN DESIGNATION	MCUA Mixed Use

EXHIBITS

1. Petitioner Letter
2. Petitioner Site Plan
3. AG/RR Use Table
4. GB Use Table
5. Comparison of Design Standards
6. Use Determination USE-21-86

RECOMMENDATION

Staff recommends **approval** of the Rezone of based on findings of fact and subject to the Monroe County Highway and MS4 Coordinator Reports. Conditions are under consideration.

Plan Review Committee – January 13, 2022**Monroe County Historic Preservation Board of Review – January 24, 2022****Plan Commission Regular Meeting – February 15, 2022 (Preliminary Hearing)****Plan Commission Regular Meeting – March 22, 2022 (Final Hearing)****SUMMARY**

The petition site is two parcels totaling 8.6 acres located at 4833 W Arlington RD. The petitioner is proposing to amend the Zoning Map from Agriculture / Rural Reserve (AG/RR) zoning to General Business (GB) zoning to accommodate at an office use as determined under Use Determination USE-21-86 (Exhibit 6). The site is within the Rural Community Zoning Overlay (RCZO) dictated by Chapter 835. The Office Use would be permitted under this ordinance if additional design standards are met. The petitioner is not interested in building a two story structure. If the rezone request is approved is by the County Commissioners a site plan would be required to review compliance with the bioretention, parking and landscaping standards. Staff is interested in a review of the accessory structures for historic relevance and possible preservation as well as tree preservation on the site when possible.

The Zoning Map amendment would be from AG/RR to GB. Per Chapter 802 of the Monroe County Zoning Ordinance:

General Business (GB) District. *The character of the General Business (GB) District is defined as that which is primarily intended to meet the needs for heavy retail business uses. General business uses should be placed into cohesive groupings rather than on individual properties along highways in order to take advantage of major thoroughfares for traffic dissemination. Access control should be emphasized. The purposes of the GB District are: to encourage the development of groups of nonresidential uses that share common highway access and/or provide interior cross access in order to allow traffic from one business to have access to another without having to enter the highway; to discourage single family residential uses; to protect environmentally sensitive areas, such as floodplain, karst and steep slopes; and to maintain the character of the surrounding neighborhood. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the adjacent residential uses.*

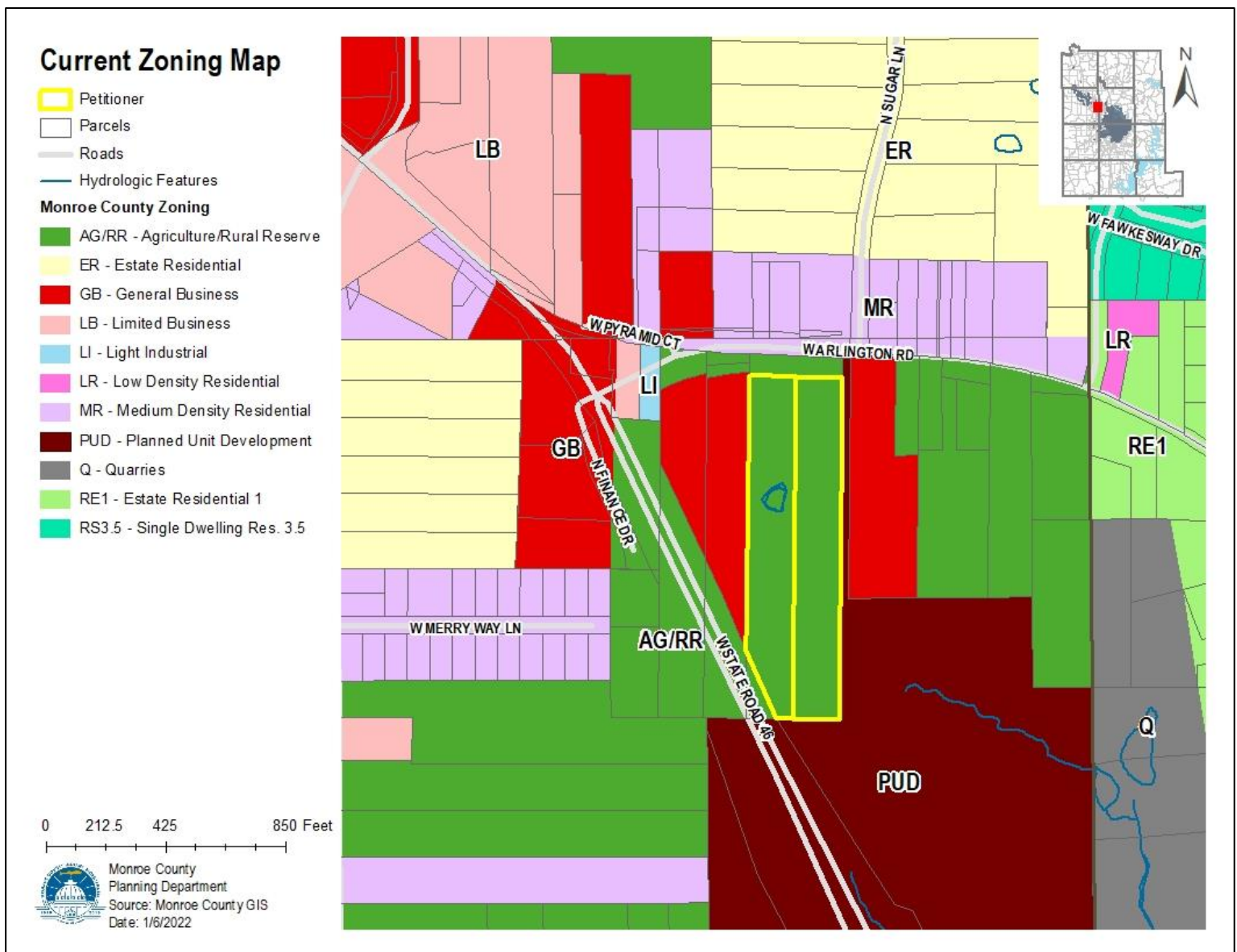
The parcel is located at 4833 W
Arlington RD, Section 24 Richland
Township. The Parcel Numbers are
53-04-24-101-031.000-011; 53-04-
24-101-014.000-011



ZONING

The parcel is zoned Agriculture / Rural Reserve (AG/RR). Adjacent zoning is General Business to the east and west PUD is to the south and Medium Density is to the north. There is other GB zoned lots in the vicinity of the petition site in addition to Limited Business (LB) and Light Industrial (LI).

The use of the property is residential. Surrounding uses are Business to the east and west. Residential is to the south and north.



SITE CONDITIONS & INFRASTRUCTURE

This petition site is made up of two parcels totaling 8.6 +/- acres. The site contains a residence built in 1930's, two sheds, a detached garage and a barn ca. early 1900's. The structures do not appear on the Indiana State Historic Architectural and Archaeological Research Database. Access to the site is through W Arlington RD, a major collector with 5' sidewalks in the right of way. The southern property line is bordered by W State Road 46, a minor arterial, but there is no direct access to this road. There is no regulated Floodplains on the lot and the site is not within the critical watershed. There is no evidence of a karst features. The petition site drains south and there is a pond/wetland within the drainage ravine. The site has access to sewer thru Eastern Richland Sewer Corporation and water via Ellettsville Utilities. There are slopes over 15 percent on site. Note that the site to the east and west of the petition site have been developed commercially.

Slope Map

- Major Collector [70']
- Major Arterial [150']
- Local Roads [50']

- Petitioner
- Parcels
- 2-Foot Contours

15_Percent Slope (2010)

- 0 - 15
- > 15
- Hydrologic Features

0 70 140 280 420 Ft



Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/6/2022



UTILITY CAPACITY

Eastern Richland Sewer Corporation has territorial authority and capacity to collect wastewater and Ellettsville Utilities provided a capacity letter for water availability.

MS4 Drainage Review

“No stormwater comments related to the rezone.

- Detention and water quality treatment will be required for this project. Release rates will be 0.9 cfs/acre for Q100 and 0.5 cfs/acre for Q10.
- No apparent karst/sinkhole concerns at this time.
- Construction Stormwater General Permit (formerly Rule 5) coverage will be required for disturbance greater than 1 acre.
- There appears to be an existing farm pond on the property, south of the proposed development.
- Additional stormwater and drainage comments will be provided with submittal of a detailed site plan.”

Highway Department Review

“Storm water runoff should be collected before running off of the driveway and into the street. The Highway Department would prefer that the driveway slope away from Arlington Road but if this is not possible, inlets should be used to collect the storm water.”

SITE PHOTOS



Figure 1. Facing west along W Arlington RD.



Figure 2. Facing east: view of Arlington RD.



Figure 3. Existing residence.



Figure 4. Facing southeast: view of two sheds near the circle driveway



Figure 5. Facing south: view of an old storage structure.



Figure 6. View of the old storage structure and the barn ca. 1930.



Figure 7. Facing west: view of the Riley IU Health facility.



Figure 8. Facing south: view of the pond / wetland within the woods.



4. Figure 9. Facing north: view of the residence, shed and storage structure.



Figure 10. Large oak trees located south and west of the barn. Staff recommends preservation if possible.



Figure 11. Aerial view facing north of petitions site and the surrounding area ca. April 2020.



Figure 12. Aerial view facing north ca. April 2020.



Figure 13. Aerial view facing south of petitions site and the surrounding area ca. April 2020

COMPREHENSIVE PLAN DESIGNATION

The petition site encompasses two different comprehensive plan designations; Mixed-use and Suburban Residential.

The proposed use of Office (USE-21-68 Use Determination) is consistent with the MCUA Mixed Use district. Listed below are the design standards for the MCUA Mixed Use district. Points that are alignment with the proposed rezone to General Business are highlighted in green. Points that differ from the MCUA districts are highlighted in grey.

Mixed-Use

Mixed-use districts are the densest, most pedestrian-oriented development types in the urbanizing area.

This land use type will vary in terms of form, scale, character, and the specific mix of uses, depending on location, access considerations and existing development context.

Uses may be integrated vertically within buildings, such as residential or office over ground-floor retail, or horizontally among single-use buildings that are closely coordinated with one another. Mixed-use areas may take the form of linear corridors along major roadways, large districts that serve as regional destinations for commerce, dining and entertainment, or small nodes at crossroads that serve nearby residential neighborhoods or employment areas. Mixed-use areas offer the greatest flexibility in terms of land use. Individual parcels of land within a larger mixed-use area may be developed with a single use, so long as the site is designed in a way to integrate with surrounding sites to create a whole that is greater than the sum of parts.

Most areas designated as mixed-Use on the land Use map are in locations with existing suburban-style development. These locations offer opportunities for reinvestment, infill, redevelopment, and transformation into more walkable centers of activity within the Urbanizing Area. Examples include the Third Street corridor, the Tapp Road/Sr-45/Curry Pike Area, and key intersections along the South Walnut Street corridor.

A. Transportation

Streets

Developments should be designed to create a system of interconnected streets and blocks. ideally, new streets should be platted as public rights-of- way through the subdivision process; however, private streets may also be acceptable, provided that they are designed and maintained to public street standards and are made publicly accessible through dedicated easements.

Bike, Pedestrian, and Transit Modes

Mixed-use streets should incorporate the full suite of complete street and “green” street design techniques. Streets should safely accommodate pedestrian and bicycle travel, as appropriate to the larger context of the transportation system and the surrounding scale and character of development. Wider sidewalks or an enhanced buffer along the street will provide a safer environment for pedestrians while allowing greater access to businesses in mixed-use areas. Streets should not be designed with a “one-size fits all” approach. Local streets may accommodate cyclists through an overall design that discourages high travel speeds by motorists, such as the use of narrower travel lanes (10 to 11 feet), on-street parking, and smaller curb radii at intersections (15 to 25 feet). These streets may simply require pavement markings or signage indicating that cyclists may use the travel lane. On the other hand, multi-lane roads should provide enhanced bicycle infrastructure, such as on-street bicycle lanes, cycletrack facilities, or off-street shared use paths, with special attention to transitions between different facility types. As the

most likely to support transit service in the future, mixed-use streets should be designed to accommodate potential transit expansion.

B. Utilities

Sewer and Water

Most areas designated for mixed-use development in the land Use Plan are already served by sewer and water infrastructure. All new developments should conduct water and sewer capacity analyses and contribute to system upgrades if necessary. Major sewer line extensions or upgrades, should be coordinated with other roadway or streetscape improvements where possible to minimize traffic disruption and improve cost efficiency of capital improvements. A major advantage to mixed-use development is that it reduces the peak usage in the area due to the diversity of building uses.

Power

Overhead utility lines should be buried in mixed-use areas to eliminate visual clutter of public streetscapes and to minimize system disturbance from major storm events.

Communications

Communications needs will vary within mixed-use developments, but upgrades to infrastructure should be a key consideration for future development sites. The county should create a standard for development of communications corridors to supplement and complement University research and development and the existing information technology sector.

C. Open Space

Park Types

Small-scale parks and open spaces should be integrated into new developments and streetscapes. Mixed-use districts may have a variety of park types, from small plazas and pocket parks along public sidewalks, to moderately-sized greens, squares, and neighborhood parks. Greenway connections should be provided wherever possible.

Urban Agriculture

Encourage the creation of community gardens and small scale urban agricultural systems, integrated with parks and open spaces. These may serve and be operated by residents, employees and businesses within a mixed-use neighborhood. Examples include restaurants with on-site gardens, or apartments and office buildings with common garden space. Attention should be paid to location and maintenance to ensure garden spaces remain well-kempt and attractive throughout the year.

D. Public Realm Enhancements

Lighting

Lighting needs will vary by street type and width but safety, visibility and security are important. Two-lane streets should provide lamp posts at a pedestrian scale (16 to 18 feet in height). Wider streets will require taller fixtures (up to 30 feet).

Street/Site Furnishings

Successful mixed-use streets require a vibrant, pedestrian-oriented public realm with an emphasis on amenities and aesthetics. Streets should have planters, benches, information kiosks, and public bicycle parking racks. These elements may occur within the public right-of-way, or on private development sites, if located at the front of the lot between the building and right-of-way, oriented toward the sidewalk, and available for public use.

E. Development Guidelines

Open Space

The amount and type of open space appropriate for mixed-use areas will vary by the location and scale of individual developments. Large consolidated developments should include prominent open spaces with public street frontage. For residential uses, open space should generally be provided with a target of 200 square feet per dwelling unit. Commercial uses over 25,000 square feet of gross floor area should provide small pocket parks or plazas.

Parking Ratios

Parking requirements will vary depending on the scale and mixture of uses within individual mixed-use areas. Shared parking arrangements should be encouraged to minimize the size of surface parking lots. On-street parking should be permitted to contribute to required parking maximums as a means to reduce surface parking and enliven mixed-use streets with foot traffic.

Site Design

Front setbacks should range from zero to 15 feet, with streetscape plazas and landscape treatments between the sidewalk and building face. Buildings should frame the street, with a high amount of building frontage. Parking should be located to the rear or side of buildings, but not between the building and street. Side-oriented parking should be screened with landscaping and/ or a low street wall. Vehicular curb cuts should be used sparingly, and avoided on major thoroughfares. Access should instead be provided from the side or rear of the site. Mixed-use districts should be designed with compatible mixtures of buildings, but with architectural variety as well.

Building form

The scale, form and character of buildings will vary depending on the specific location and surrounding context of existing development and infrastructure. Mixed-use areas are appropriate locations for more urban-style buildings with flat roof designs, but pitched roofs may also be used. Buildings may range from one to four stories in height, depending on location. Ground floors of mixed-use buildings should have taller floor to ceiling heights (14 to 18 feet) to accommodate retail and dining uses, with high amounts of window transparency (60 to 70 % of the front facade). Building facades should be designed with a clear base, middle, and top. Buildings and tenant spaces should have prominent main entrances on the front facade, accessible from the public sidewalk.













Materials

Mixed-use buildings should have a durable and lasting character, indicative of their ability to be repurposed for various uses over time. This is best achieved through the use of brick and dimensional or cultured stone. Concrete masonry units may be used, but should have texture and color variation if used as a primary building material. Blank walls should be avoided, particularly for facades facing public streets.

Private Signs

Signs should be sized and designed to effectively communicate to both pedestrian and vehicular traffic without becoming a visual distraction. Wall-mounted and monument signs are appropriate; pole signs and roof-top billboards should be prohibited.

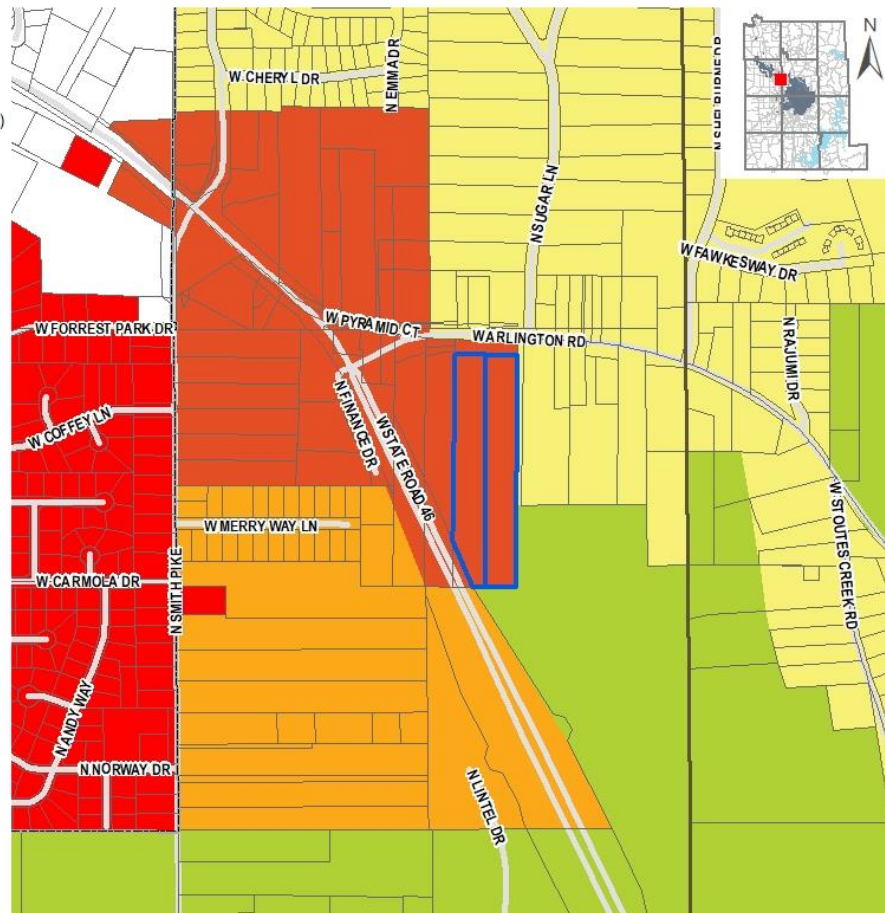
Comprehensive Plan

-  Petitioner
-  Townships
-  Monroe Co. Urbanizing Area (MCUA)
-  Parcels
-  Roads
- Comp. Plan Land Use (Updated 2015)**
-  Designated Communities
-  MCUA Conservation Residential
-  MCUA Mixed Residential
-  MCUA Mixed Use
-  MCUA Open Space
-  MCUA Suburban Residential
-  Town of Ellettsville

0 0.05 0.1 0.2 Miles



Monroe County
Planning Department
Source: Monroe County GIS
Date: 1/6/2022



FINDINGS OF FACT - REZONE

In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

(A) The Comprehensive Plan;

Findings:

- The rezone request is to change the zone for the petition site from Agriculture / Rural Reserve (AG/RR) to General Business (GB)
- The Comprehensive Plan designates the petition site as MCUA Mixed Use;
- According to the Comprehensive Plan, MCUA Mixed Use area *“Mixed-use areas offer the greatest flexibility in terms of land use. Individual parcels of land within a larger mixed-use area may be developed with a single use, so long as the site is designed in a way to integrate with surrounding sites to create a whole that is greater than the sum of parts.”*
- The petition site has the Rural Community Zoning Overlay (RCZO) which is dictated under Chapter 835. The office use would be permitted but there are additional design standards that were not desirable for the petitioner such as a two story building;

(B) Current conditions and the character of current structures and uses in each district;

Findings:

- See Findings under Section A;
- The current use is residential and there is a residence, two sheds, a storage structure and a barn built ca. early 1900's;
- The rezone request is to change the zoning for the entirety of the site to the General Business (GB) District which is described by the County's Zoning Ordinance, Chapter 802, as follows:

General Business (GB) District. *The character of the General Business (GB) District is defined as that which is primarily intended to meet the needs for heavy retail business uses. General business uses should be placed into cohesive groupings rather than on individual properties along highways in order to take advantage of major thoroughfares for traffic dissemination. Access control should be emphasized. The purposes of the GB District are: to encourage the development of groups of nonresidential uses that share common highway access and/or provide interior cross access in order to allow traffic from one business to have access to another without having to enter the highway; to discourage single family residential uses; to protect environmentally sensitive areas, such as floodplain, karst and steep slopes; and to maintain the character of the surrounding neighborhood. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the adjacent residential uses.*

- The petition site is currently zoned AG/RR;
- There is one existing residential driveway accessing W Arlington RD (major collector);
- There are 15% slopes (see Slope Map);
- The petition site is not located in a Special Flood Hazard Area;
- There is a pond / wetland on site;
- Karst is not evident from best available data;
- Much of the property is forested;

(C) The most desirable use for which the land in each district is adapted;

Findings:

- See Findings under Section A and Section B;
- The current use of the lot as determined by Use Determination USE-21-68 is residential;
- The proposed use of the lot as determined by Use Determination USE-21-68 is office and is permitted in the GB zone;
- The GB zone currently has 140 permitted uses;
- The adjacent parcels to the east and west are currently zoned GB, and there are surrounding parcels to the north and west also zoned GB;
- There are commercial uses adjacent to the property and in the surrounding area;
- Other commercial zones in the vicinity of the petitioner site are Limited Business, Light Industrial and PUD;
- In 2017 a site plan was approved for a Veterinary Clinic to the north though permits were never pulled;

(D) The conservation of property values throughout the jurisdiction; and

Findings:

- Property value tends to be subjective;
- The effect of the approval of the rezone on property values is difficult to determine;

(E) Responsible development and growth.

Findings:

- See Findings under Section A, Section B, and Section C;
- This property is not included in the proposed City of Bloomington annexation;
- The site has access to sewer and water;
- The site is not within a critical watershed;
- Floodplain is not in the vicinity;
- The intersection at W State Road 46 and W Arlington Road was upgraded around 2000 and has a traffic signal;
- The petition site has sidewalks already within the right of way;

EXHIBIT 1: Petitioner Letter



November 29, 2021

Monroe County Department of Planning and Zoning
501 North Morton Street
Bloomington, IN 47404

Re: 4833 W Arlington Road
Lindeman & Associates Psychological Services
Application for Rezone AG/RR to GB

Dear Committee and Plan Commission Members,

This letter is to request a rezone of the 8.6 acre parcel at 4833 West Arlington Road from the current AG/RR (Agricultural/Rural Residential) zoning to GB (General Business).

The proposed project for this site is a 5,000 square foot office building to serve as the primary location for Lindeman & Associates Psychological Services. This business is a professional office that specializes in comprehensive psychological evaluations and counseling for children, adolescents, and adults. An additional 5,000 square foot office building is also being proposed for a future phase.

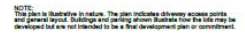
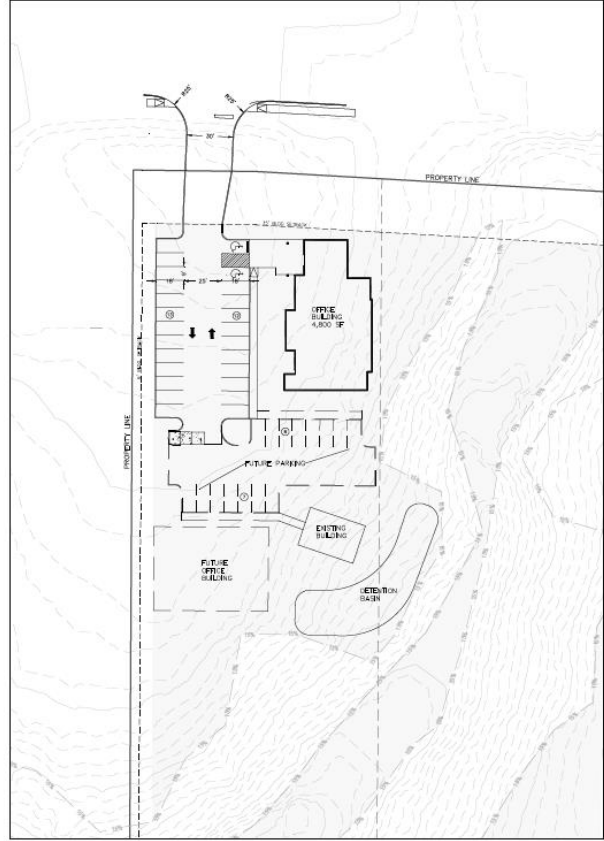
This use is compatible with the other adjacent General Business properties including Riley Physicians Pediatrics and Milestone Contracting. In addition, this property has been identified as General Business in the draft zoning map being considered by the county.

Thank you for your consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Dawn M. Gray". The signature is fluid and cursive.

Dawn M. Gray, AIA
Principal Architect
SPRINGPOINT ARCHITECTS, pc



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CONCEPT
SITE
PLAN

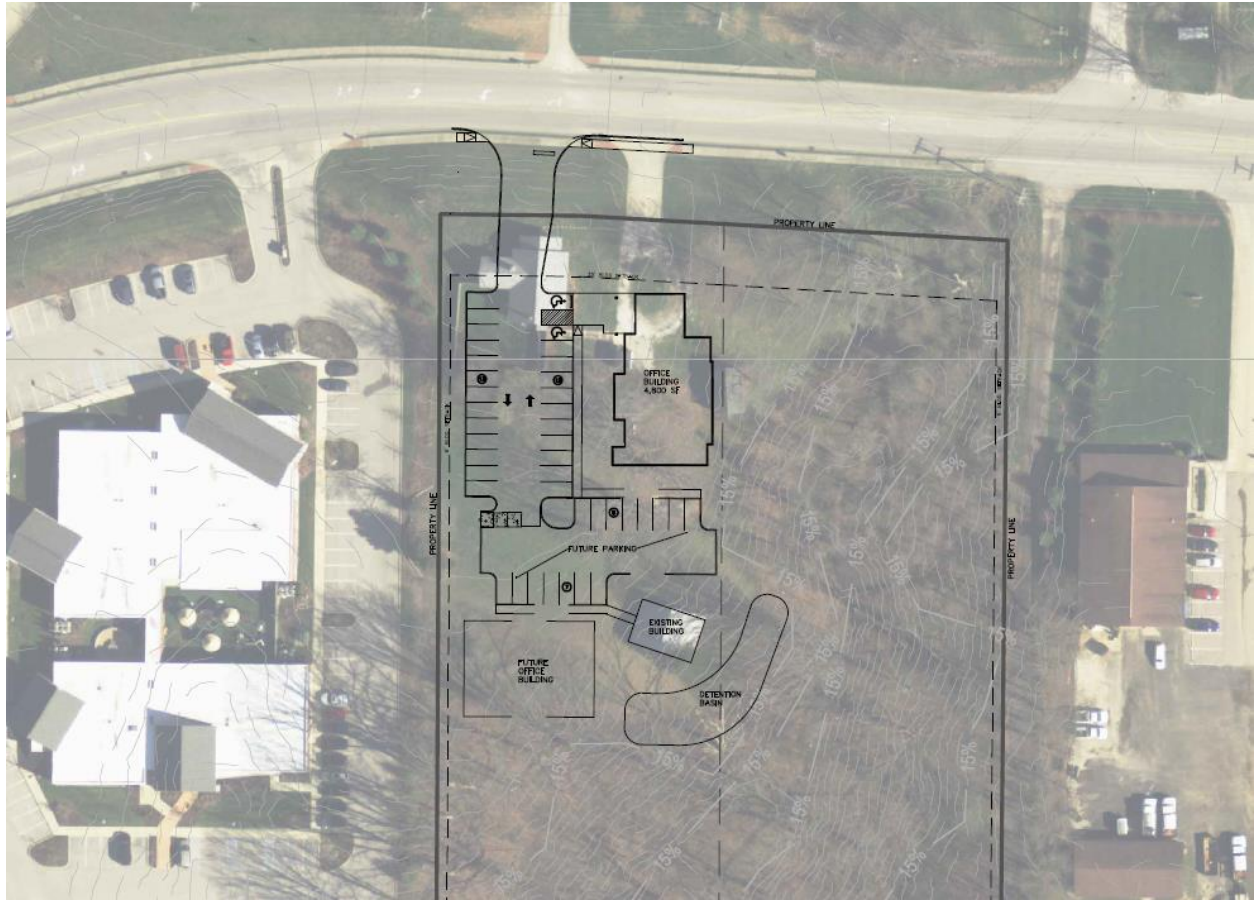


EXHIBIT THREE: Uses permitted in the AG/RR

USES	INTENSITY	ZONES	USES	INTENSITY	ZONES
Agricultural Uses	i	AG	Religious Facilities	H	P
Accessory Use		P	Remote Garbage/Rubbish Removal	H	C
Accessory Structures for Agricultural Use	L	P	Solar Farm	L	C
Agriculture	H	P	Telephone and Telegraph Services	L	P
Agricultural-Related Industry	H	P	Utility Service Facility	M	P
Agricultural Uses-Land Animal	H	P	Wastewater Treatment Facility	H	C
Agricultural Uses-Non Animal	H	P	Water Treatment Facility	H	C
Agritourism / Agritainment (i.e. corn mazes)	H	P	Wired Communication Services	M	P
Aquaculture	M	P	Business and Personal Services	i	AG
Christmas Tree Farm	H	P	Accessory Use		P
Commercial facilities for the sale, repair, a	H	C	Artisan Crafts	M	C
Commercial Non-Farm Animals	M	P	Bed and Breakfast	L	P
Confined Feeding Operations	H	C	Composting Operation	H	P
Equestrian Center	H	C	Greenfill	M	P
Equine Services	L	P	Historic Adaptive Reuse		P
Feed Lot	H	P	Kennel, including commercial animal breeding	H	C
Feed Mill	L	P	Real Estate Sales office Or Model	L	P
Historic Adaptive Reuse		P	Taxidermist	L	P
Horse Farm	L	P	Temporary Seasonal Activity	M	P
Nursery/greenhouse	H	P	Tourist Home or Cabin	L	P
Orchard	H	P	Veterinary Service (Indoor)	H	C
Pick-your-own operation	H	P	Veterinary Service (Outdoor)	M	C
Roadside farm stand, Permanent	M	P	Retail and Wholesale Trade	i	AG
Roadside farm stand, Temporary	L	P	Accessory Use		P
Stockyard	H	P	Agricultural Sale Barn	H	P
Winery	H	P	Fruit Market	L	P
Accessory Apartments	L	P	Garden Center	H	C
Accessory Dwelling Units	L	P	Historic Adaptive Reuse		P
Accessory Livestock	L	P	Automotive and Transportation	i	AG
Accessory Use		P	Automobile Repair Services, Minor	H	C
Guest House	L	P	Historic Adaptive Reuse		P
Historic Adaptive Reuse		P	Accessory Use		P
Home Based Business	L	P	Camping Facility	H	P
Home Occupation	L	P	Historic Adaptive Reuse		P
Residential Storage Structure	L	P	Park and Recreational Services	H	C
Single Family Dwelling	n/a	P	Private Recreational Facility	H	C
Temporary Dwelling	L	P	Recreational Vehicle (RV) Park	H	C
Two Family Dwelling	n/a	P	Manufacturing, Mining	i	AG
Public and Semipublic	i	AG	Accessory Use		P
Accessory Use		P	Historic Adaptive Reuse		P
Cemetery	H	P	Sawmill	H	C
Governmental Facility	H	P	Wood Products	M	C
Historic Adaptive Reuse		P			

EXHIBIT FOUR: Use Permitted in the GB Zone

USES	INTENSITY	ZONE
Agricultural Uses	i	GB
Historic Adaptive Reuse		P
Boarding House	L	P
Historic Adaptive Reuse		P
Public and Semipublic	i	GB
Accessory Use		P
Charitable, Fraternal, or Social	L	P
Community Center	L	P
Daycare Facility	M	P
Funeral Home	M	P
Group Home Class I	L	P
Group Home Class II	L	P
Historic Adaptive Reuse		P
Hospital	H	P
Medical Clinic	L	P
Nursing Home	L	P
Religious Facilities	H	P
Remote Garbage/Rubbish Removal	H	P
Retirement Center	L	P
Telephone and Telegraph Services	L	P
Temporary Care Facility	L	P
Utility Service Facility	M	P
Water Treatment Facility	H	P
Business and Personal Services	i	GB
Accessory Use		P
Air Cargo and Package Service	H	P
Air Craft Charter Service	L	P
Airport Transportation Service	M	P
Appliance Repair	L	P
Barber Service	L	P
Beauty Service	L	P
Caterer	L	P
Coin Operated Cleaning/Laundry	L	P
Convenience Storage	M	P
Copy Service	L	P
Dry Cleaning and Laundry Pickup	L	P
Dry Cleaning and Laundry Service	L	P
Electrical Repair	L	P
Employment Agency	M	P
Equipment Rental	M	P
Estate Services	L	P
Exterminating Service	L	P
Financial Service	M	P
Gunsmith	L	P
Historic Adaptive Reuse		P
Hotel	M	P
Insurance Agency	L	P
Interior Decorating	L	P

USES	INTENSITY	ZONE
Legal Service	L	P
Locksmith	L	P
Massage Studio	M	P
Motel	M	P
Office	L	P
Office Equipment Repair	L	P
Parking Facility	H	P
Pet Services	L	P
Photographic Services	L	P
Real Estate Agency	L	P
Real Estate Sales office Or Model	L	P
Shoe Repair	L	P
Small Engine and Motor Repair	L	P
Tailoring	L	P
Taxidermist	L	P
Temporary Seasonal Activity	M	P
Travel Agency	L	P
Upholstery Service	L	P
Veterinary Service (Indoor)	H	P
Retail and Wholesale Trade	i	GB
Accessory Use		P
Agricultural Supply	H	P
Apparel Shop	L	P
Appliance Sales	L	P
Auction House	H	P
Bakery (Retail)	L	P
Bookstore	L	P
Building Materials	H	P
Cabinet Sales	L	P
Camera and Photographic Supply	L	P
Confectionery	L	P
Convenience Store	H	P
Department Store	M	P
Drapery Sales	L	P
Drugstore	M	P
Fertilizer Sales (Packaged)	M	P
Florist (Retail)	L	P
Florist (Wholesale)	N	P
Fruit Market	L	P
Furniture Sales	L	P
Garden Center	H	P
General Flooring Sales	L	P
Gift Shop	L	P
Grocery Store	M	P
Gunshop	M	CU
Handicrafts	L	P
Hardware	M	P
Historic Adaptive Reuse		P

USES	INTENSITY	ZONE
Home Improvement Center	H	P
Jewelry	L	P
Liquor Store	M	P
Marine Supply	L	P
Manufactured Housing Sales	M	P
Meat Market	L	P
Music Store	L	P
Office Showroom	M	P
Office Supplies	M	P
Optical Goods	L	P
Pet shop	L	P
Restaurant	M	P
Restaurant (Drive-in)	H	P
Sporting Goods	L	P
Tavern	L	P
Used Merchandise (Antiques)	L	P
Used Merchandise (Flea Market)	H	P
Used Merchandise (General)	L	P
Automotive and Transportation	i	GB
Accessory Use		P
Automotive Rentals	M	P
Automotive/Boat Repair Shop	H	P
Automotive Sales	H	P
Automotive Supply	M	P
Automotive Tire Repair	M	P
Bus Terminal	H	P
Car Wash	L	P
Gasoline Services Station	H	P
Historic Adaptive Reuse		P
Motorcycle Sales	L	P
Taxicab Stand	M	P
Wrecker Service	M	P
Accessory Use		P
Club or Lodge	L	P
Historic Adaptive Reuse		P
Indoor Theater	M	P
Outdoor Drive-In Theater	H	P
Park and Recreational Services	H	P
Private Recreational Facility	H	P
Rodeo	H	P
Manufacturing, Mining	i	GB
Accessory Use		P
Commercial Printing	H	P
Construction Trailer	L	P
General Contractor	M	P
Historic Adaptive Reuse		P
Adult Oriented Businesses	L/M	P
Multi-Use	i	GB
Business or Industrial Center	H	P
Commercial/Industrial Adaptive Reuse		P
Shopping Center		P

EXHIBIT FIVE: Comparison of Design Standards for AG/RR and GB

Table 4-1 Height, Bulk, Area, and Density Requirements for Zoning Districts																	
Requirement	AG	FR	CR	ER	SR	LR	MR	HR	UR	LB	GB	PB	LI	HI	IP	ME	REC
Gross Density	0.40 (J)	0.20	0.40	1.00	1.00	3.00	4.80	7.30	7.30	---	---	---	---	---	---	---	---
Minimum Lot Area (acres)	2.5 (I)	5.0 (I)	2.5 (E)(I)	1.0	1.0 (F)	0.34	0.21	0.14	0.14	---	---	---	---	---	---	---	---
Minimum Lot Width at Building Line	200	200	200	100	50	75	60	50	50	50	50	50	60	100	100	200	200
Minimum Required Setbacks (feet)																	
Yard Fronting on any Street																	
Local	25 (H)	25 (H)	25 (H)	25	25	25	25	25	25	25	25	25	35	35	35	35	25
Minor Collector	35 (H)	35 (H)	35 (H)	35	35	35	35	35	35	25	25	25	35	35	35	35	25
Major Collector	35 (H)	35 (H)	35 (H)	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Minor Arterial	50 (H)	50 (H)	50 (H)	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Principal Arterial	60 (H)	60 (H)	60 (H)	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Side Yards	50 (A)	50 (A)	15	15	5	10	5	5	10	6	6	6	3	3	3	50	50
Rear Yard	50 (B)	50 (B)	35	35	10	25	10	10	10	0	0	0	10 (D)	10 (D)	10 (D)	50	50
Maximum Lot Coverage (AG/RR, CR, FR- Sq. Ft.) Minimum Open Space Area (All Other Zones - percent)	15,000 Square Feet (G)	15,000 Square Feet (G)	15,000 Square Feet (G)	40	40	40	40	40	40	15	20	15	20	20	20	---	20
Maximum Height (feet)	40 Principal Use Structures 30 Accessory Use Structures	40 Principal Use Structures 30 Accessory Use Structures	40 Principal Use Structures 30 Accessory Use Structures	35	35	35	35	35	45	35	45	35	50	60	35	---	45
Maximum Floor Area Ratio	---	---	---	---	---	---	---	---	---	0.25	0.30	0.25	0.4	0.4	0.4	---	0.30

EXHIBIT SIX: Use Determination form

1/8/22, 9:07 AM



Monroe County Plan Commission and office of the Monroe County Board of Zoning Appeals
 Monroe County Government Center
 501 N. Morton St., Suite 224
 Bloomington, IN 47404
 Telephone: (812) 349-2560 / Fax: (812) 349-2967
<https://www.co.monroe.in.us/departments/?structureid=13>

USE DETERMINATION

NOTE: Any expansion or change from the description provided to staff using this form may change the use determination

*****THIS IS NOT A PERMIT*****

Use Determination:	Office
Zoning of the Property:	Agriculture/Rural Reserve (AG/RR)
Current Use of the Property:	Residential
Owner Name:	Hinkle, Susan Wadene & Hinkle, Steven William
Considered a Change of Use:	Yes
Ordinance Reference:	802
Township and Section:	Richland // 011
Zoning/ Floodplain:	Agriculture/Rural Reserve (AG/RR) / No Floodway
ECO:	N/A
Property Setbacks:	For the GB zone: Front = 35', Side = 6', Rear = 0'
Address / Parcel #:	4833 W Arlington RD Bloomington IN 47404-1139 / 53-04-24-101-014.000-011
Constraints/Notes:	<p>Applicant: Dawn Gray Email Address: dawn@springpointarchitects.com Phone Number: 812-219-1271 Address: 213 S Rogers suite 5, Bloomington, IN 47408</p> <p>Described use:</p> <p>Submitted Land Use Information</p> <p>Business title or Owner Name Lindeman and Associates, Psychology Services</p> <p>Size of operation in total square feet or acres * 5,000 sf office building</p> <p>Number of Employees (on-site, both full and part-time) * 12</p> <p>Number of Vehicles (used in operation of business) * 22</p> <p>Hours of Operation * 9-6 M-F, 9-12 Saturday</p> <p>Use, Manufacture, or generation of any hazardous materials and/or waste: * n/a</p> <p>Detailed description of land use(s) * This project would include a 5,000 office building for the professional offices of Lindeman and Associates, psychological services. New parking for the business would be included. A second, future phase may include a additional 5,000 office building with additional parking.</p> <p>Is the property/properties on sewer? * No</p> <p>Use Determination</p> <p>The use described would be an "Office".</p> <p>The Monroe County Zoning Ordinance defines Office as follows: <i>Office. An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.</i></p> <p style="text-align: center;">Chapter 802/Page 17</p> <p>Office is a permitted use in the Limited Business (LB), General Business and Light Industrial (LI) Zoning Districts.</p>

1/2

1/8/22, 9:07 AM

Office is not a permitted use in the Agricultural/Rural Reserve District.

A Zoning Map amendment to one of the following zoning districts would be required:

Limited Business (LB), General Business and Light Industrial (LI) Zoning Districts.

A copy of the zoning map has been uploaded to this file.

Notes:

This parcel is adjacent to the Riley SIP Properties LLC which is zoned General Business (GB).

The Milestone parcels to the east are also zoned General Business (GB).

Connection to sanitary sewer would likely be required. There may be an issue with water pressure along Arlington Street.

Reviewed by: Rebecca Payne

Any determination is subject to an appeal per Chapter 821: https://www.co.monroe.in.us/egov/documents/59990883_fa90_b436_69cd_a52adf7a9902.pdf

USE-21-86

This is an e-permit. To learn more, scan this barcode or visit monroecountytn.viewpointcloud.com/#/records/6642

CASE NUMBER	REZ-22-1
PLANNER	Anne Crecelius & Jackie Nester Jelen
PETITIONER	Monroe County Plan Commission
REQUEST	Rezone from Mineral Extraction (ME) to Heavy Industrial (HI)
ADDRESS	405 E Dillman Rd, 53-08-32-300-009.001-008
ACRES	30.45 +/-
ZONE	ME
TOWNSHIP	Perry Township
SECTION	32
PLATS	Indiana Limestone Minor Subdivision, Lot 1
COMP PLAN	Farm and Forest
DESIGNATION	

EXHIBITS

1. Overall Site Plan
2. Uses permitted in HI vs ME
3. Design Standards for HI and ME

RECOMMENDED MOTION

Staff recommends forwarding a **favorable recommendation** for the rezone request from Mineral Extraction (ME) to Heavy Industrial (HI) based on the findings of fact, subject to the Monroe County Highway and MS4 Coordinator reports.

SUMMARY

The petitioner is seeking rezone of this parcel to Heavy Industrial.

Separately, a text amendment for a Scrap Metal Processing Facility. If approved, it would allow for the use only in the Heavy Industrial zoning district. The petitioner would like to utilize the Scrap Metal Processing Facility if the text amendment is approved by the Commissioners and if the rezone request is fulfilled.

BACKGROUND

The petition site is 30.45 +/- acres in Perry Township, Section 32 and is currently vacant. The petitioner is proposing to develop a scrap metal (non-ferrous) recycling transfer center to enhance recycling capabilities in Monroe County.

Non-ferrous metals are described by Wikipedia as “metals or alloys that do not contain iron in appreciable amounts. Generally more costly than ferrous metals, non-ferrous metals are used because of desirable properties such as low weight, higher conductivity, non-magnetic property or resistance to corrosion”. Non-ferrous metals include aluminium, copper, lead, nickel, tin, titanium, and copper alloys like brass or bronze.

The proposed text amendment that is not yet formally adopted for the Scrap Metal Processing Facility defines the use as the following:

“Means an establishment having facilities for processing iron, steel, or nonferrous metal and whose principal product is scrap iron, steel, or scrap for sale for remelting purposes only. (Ref Burns Ind. Code Ann. § 8-23-1-36). Does not include “Automotive salvage recycler”, “Automobile scrapyard”, “Hulk crusher”, “Mobile home salvaging facilities”, “Vehicle disposal facility” as defined by Indiana Code/Regulation/Rule.”

In addition, there is one condition

Condition 58. The facility is accessed and served by road infrastructure sufficient to safely transport scrap metal by truck bed, trailer, or semi-trailer and is sufficiently buffered by natural objects, plantings, fences, or other appropriate means so it is substantially screened from the main-traveled way of the system.

The petitioner will be required to submit an official commercial site plan to the Planning Department per the requirements

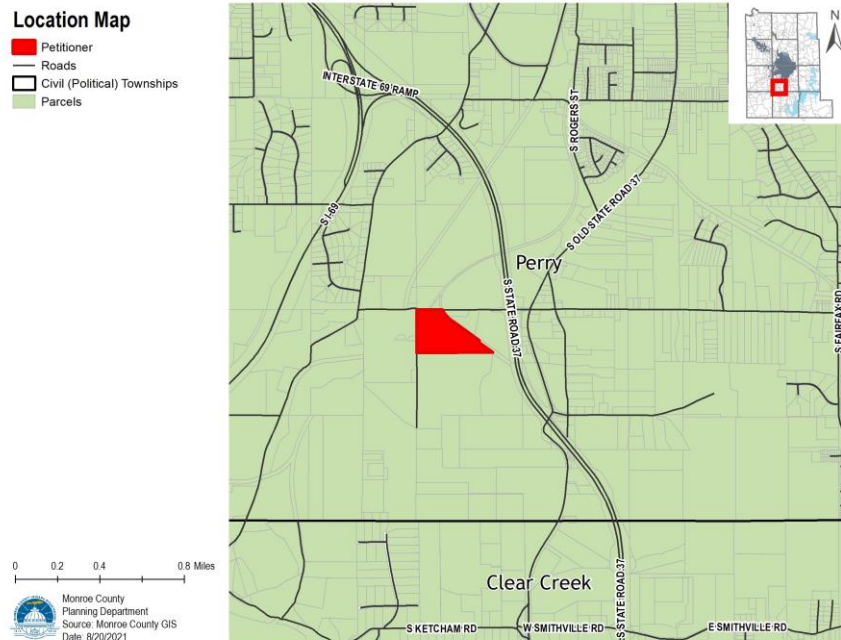
of Chapter 815. The petitioner submitted a draft site plan (Exhibit 1). The draft site plan outlines site development that includes:

- 25,000 sq. ft. non-ferrous metals building
- 1,536 sq. ft. office building
- 1,536 sq. ft. maintenance building
- Paved parking area
- 100,000 sq. ft. paved outdoor storage yard

The entire site will be screened with a 8' chain link privacy fencing. All commercial site plan details and requirements will be evaluated administratively by Planning Staff during the site plan review stage.

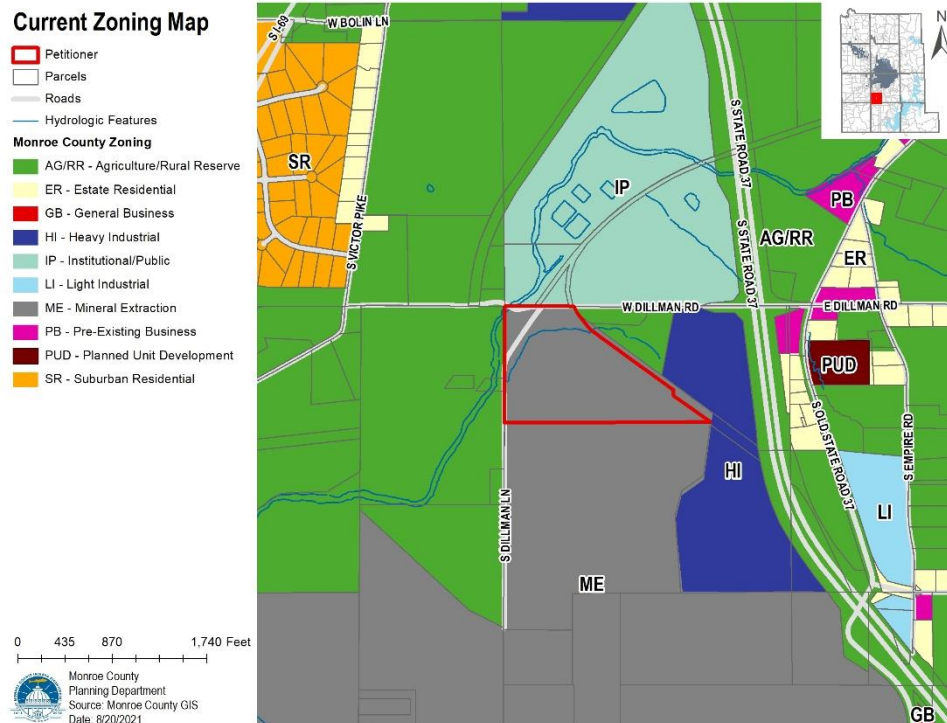
LOCATION MAP

The property is located at 405 E Dillman RD in Perry Township, Section 32 at parcel no. 53-08-32-300-009.001-008.



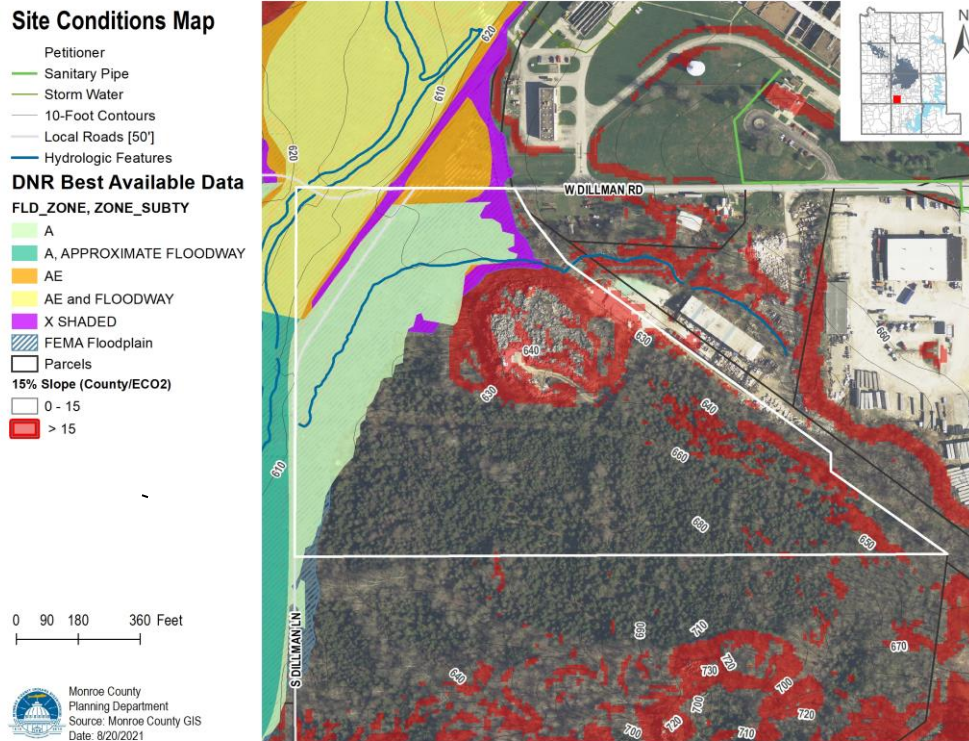
ZONING AND LAND USE

The petition site is zoned Mineral Extraction (ME). Properties adjacent to the North are zoned Institutional/Public (IP), i.e. Dillman Wastewater Treatment Plant. Properties adjacent to the East are zoned either Heavy Industrial (HI), or Agriculture/Rural Reserve (AG/RR). Properties adjacent to the South are also zoned Mineral Extraction (ME). Properties adjacent to the West are zoned AG/RR. Much of the area is a mix of mineral extraction, industrial and commercial type land uses with some residential properties in the surrounding area to the west.



SITE CONDITIONS

The petition site is currently undeveloped with a quarry/mineral extraction use. Located on the site is also a dumping easement granted to an adjacent property. The site receives access from W Dillman RD (a local road). There are no known karst features. There is floodplain located to the west but does not interfere with the proposed facility locations. Per the recorded Indiana Limestone Minor Subdivision, the access driveway meets all FEMA requirements.



INFRASTRUCTURE AND ACCESS

The petition site has access to CBU water and would utilize a commercial septic system (see Exhibit 5). The petition site is accessed via W Dillman RD, which is designated a local road according to the Monroe County Thoroughfare Plan and has 50' of dedicated right-of-way.

SITE PHOTOS



Image 1. Aerial pictometry looking north.



Image 2. Aerial pictometry looking north.

COMPREHENSIVE PLAN DISCUSSION

The petition site is located within the Monroe County Comprehensive Plan Farm and Forest Residential zone designation.

Farm and Forest Residential

Much of Monroe County is still covered by hardwood forests, in no small part because of the presence of the Hoosier National Forest, Morgan-Monroe State Forest, Army Corps of Engineers properties, and Griffy Nature Preserve. Much of the low lying floodplains and relatively flat uplands have been farmed for well over 100 years. These areas are sparsely populated and offer very low density residential opportunities because of both adjoining Vulnerable Lands and the lack of infrastructure necessary for additional residential density. This category encompasses approximately 148,000 acres including about 40,000 acres of our best agricultural property located primarily in the Bean-Blossom bottoms and western uplands of Richland Township and Indian Creek Township. It includes private holdings within the state and federal forests.

Farm and Forest Residential also includes the environmentally sensitive watersheds of Monroe Reservoir, Lake Lemon, and Lake Griffy and several other large vulnerable natural features in Monroe County. There are approximately 78,000 acres of watershed area in this portion of the Farm and Forest Residential category. These natural features provide a low density residential option while protecting the lakes and the water supply resources of the County. The Farm and Forest areas comprise most of the Vulnerable Land in Monroe County.

A low residential density is necessary in order to protect associated and adjoining Vulnerable Lands and to sustain particular “quality of life” and “lifestyle” opportunities for the long-term in a sparsely populated, scenic setting. With a few exceptions like The Pointe development on Monroe Reservoir, these areas do not have sanitary sewer services and have limited access on narrow, winding roadways. Those portions not already used for agriculture are usually heavily forested and have rugged topography. They offer unique and sustainable residential opportunities that cannot be replaced. In reviewing rezoning, subdivision and site development proposals, the County Plan Commission shall consider the following:

- Public services or improvements are not expected for these areas within the horizon of this Plan because those improvements require significant investment in roadways, sanitary sewer, private utilities, and public services for which County financial resources do not exist.
- New residential density places additional stress on nearby vulnerable natural features that cannot be mitigated by sustainable practices without additional public expense.
- Low density residential opportunities and their associated lifestyle are scarce resources that are sustained only by our willingness to protect that quality of life opportunity for residents who have previously made that lifestyle choice and for future residents seeking that lifestyle.

To maintain Farm and Forest property use opportunities an average residential density per survey section shall be established by ordinance. This average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands. The grouping of more than four residential units sharing the same ingress/egress onto a County or state roadway shall not occur on rural property in this category. All property subdivided in this category must provide for adequate contiguous Resilient Land to support either two independent conventional septic fields or one replaceable mound system, sufficient space for buildings traditionally associated with this type use must also be available. In addition, public roadways shall not experience less than the Monroe County Level of Service standard designation which exists at the time this Plan is adopted as a result of subdivision. Roadways classified as state Highways, major collectors, or local arterials are exempt from this requirement.

FINDINGS OF FACT - REZONE

In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

(A) The Comprehensive Plan;

Findings:

- The Comprehensive Plan designates the petition site as Farm and Forest;
- The site is surrounded by other heavy industrial uses: Republic Services Inc, stone cutting facility, tire and supply facility, CBU's wastewater treatment facility, and a convenience store with gasoline sales that is petitioning to become a truck stop;
- The property was previously a quarry;
- The property is currently zoned Mineral Extraction (ME);

(B) Current conditions and the character of current structures and uses in each district;

Findings:

- See Findings under Section A;
- The rezone request is from Mineral Extraction (ME) to Heavy Industrial (HI);
- The nearest residential home is over 500 feet from the boundary of the parcel;

(C) The most desirable use for which the land in each district is adapted;

Findings:

- See Findings under Section A and Section B;
- The site contains some buildable area (slopes 15% and under). The area over 15% slope is part of the old quarry and is likely manmade;
- The proposed development location is not located in FEMA Floodplain or floodplain as illustrated by the DNR best available data;

(D) The conservation of property values throughout the jurisdiction; and

Findings:

- Property value tends to be subjective;
- The effect of the approval of the rezone on property values is difficult to determine;

(E) Responsible development and growth.

Findings:

- See Findings under Section A, Section B, and Section C;
- Access is off of E Dillman Rd;
- According to the Monroe County Thoroughfare Plan, E Dillman Rd is classified as a Local road in this area;

EXHIBIT 1: Overall Site Plan (northern location)

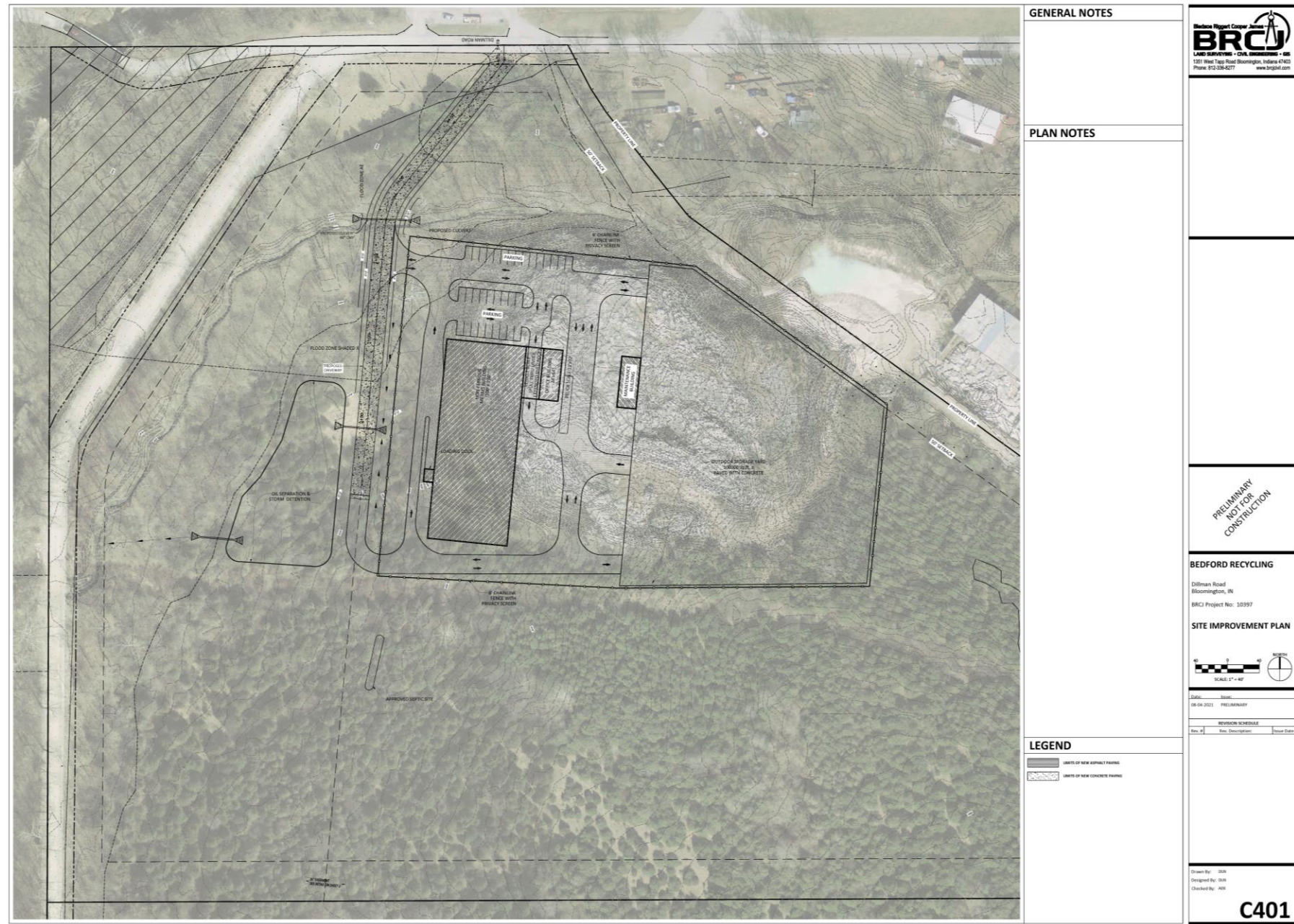


EXHIBIT 1 (continued): Overall Site Plan (southern location)

GENERAL NOTES



PLAN NOTES

PRELIMINARY
NOT FOR
CONSTRUCTION

BEDFORD RECYCLING

Street Address
City, State ZIP

BRCJ Project No: 10397

SITE IMPROVEMENT PLAN







Date:	Issue:
07-12-2021	NOT FOR CONSTRUCTION

REVISION SCHEDULE

REVISION SCHEDULE		
Rev. #	Rev. Descriptions:	Issue Date

LEGEND

- | | |
|---|--|
|  | LIMITS OF NEW ASPHALT SIDEPAATH |
|  | LIMITS OF NEW 4" THICK CONCRETE PAVING |
|  | PAVEMENT STRIPING 2' O.C. |
|  | LIMITS OF ASPHALT PAVEMENT PATCH |

Drawn By: XXX
Designed By: XXX
Checked By: XXX

C401

EXHIBIT TWO: Comparison of Uses for HI and ME

Agricultural Uses	ME
Accessory Use	P
Ag. Uses-Land Animal	P
Ag. Uses-Non Animal	P
Historic Adaptive Reuse	P
Residential Uses	ME
Historic Adaptive Reuse	P
Public & Semipublic	ME
Central Garbage/Rubbish	P
Historic Adaptive Reuse	P
Remote Garbage/Rubbish Removal	C
Business & Personal Services	ME
Composting Operation	P
Greenfill	P
Historic Adaptive Reuse	P
Retail & Wholesale Trade	ME
Historic Adaptive Reuse	P
Automotive & Transportation	ME
Historic Adaptive Reuse	P
Amusement and Recreational	ME
Historic Adaptive Reuse	P

Manufacturing, Mining	ME
Accessory Use	P
Cement Products	CU
Cut Stone and Stone Products	P
Historic Adaptive Reuse	P
Mineral Extraction	P
Paving Materials and Central Mixing	CU
Rock Crushing	CU

Agricultural Uses	HI
Accessory Use	P
Ag. Uses-Land Animal	P
Ag. Uses-Non Animal	P
Historic Adaptive Reuse	P
Residential Uses	HI
Historic Adaptive Reuse	P
Public & Semipublic	HI
Accessory Use	P
Airport	P
Central Garbage/Rubbish	P
Governmental Facility	P
Historic Adaptive Reuse	P
Remote Garbage/Rubbish Removal	C
Solar Farm	C
Telephone and Telegraph Services	P
Utility Service Facility	P
Wastewater Treatment Facility	P
Water Treatment Facility	P
Business & Personal Services	HI
Accessory Use	P
Air Cargo and Package Service	P
Composting Operation	P
Historic Adaptive Reuse	P
Industrial Equipment Repair	P
Kennel, comm. animal breeding ops.	P
Parking Facility	P
Small Engine and Motor Repair	P
Taxidermist	P
Retail & Wholesale Trade	HI
Accessory Use	P
Agricultural Sale Barn	P
Bakery (Wholesale)	P
Bottled Gas Storage/Distribution	P
Building Materials	P
Fertilizer Sales (Bulk)	P
Heavy Machinery Sales	P
Historic Adaptive Reuse	P
Industrial Supplies	P
Manufactured Housing Sales	P
Petroleum Bulk Sales and Storage	P
Automotive & Transportation	HI
Accessory Use	P
Automotive Paint Shop	P

Automotive/Boat Repair Shop	P
Automotive Tire Repair	P
Cold Storage Plant	P
Grain Elevator	P
Historic Adaptive Reuse	P
Transfer or Storage Terminal	P
Truck Stop/Travel Plaza	C
Trucking Terminal	P
Wrecker Service	P
Amusement and Recreational	HI
Accessory Use	P
Historic Adaptive Reuse	P
Park and Recreational Services	P
Manufacturing, Mining	HI
Abrasive Products	P
Accessory Use	P
Apparel	P
Appliance Assembly	P
Beverage Products	P
Bottling Machinery	P
Cement Products	CU
comm. Printing	P
Construction Trailer	P
Cut Stone and Stone Products	P
Dairy Products	P
Electronic Devices and	P
Engineering and Scientific	P
Farm Machinery and Equipment	P
Food Products	P
Furniture	P
General Contractor	P
Glass and Glassware	P
Grain Mill Products	P
Hard Surface Floor Covering	P
Historic Adaptive Reuse	P
Insulation Products	P
Jewelry Products	P
Laboratories	P
Leather Goods	P
Machine Assembly	P
Machine Shop	P
Metal Fabrication	P
Metalworking Machinery	P
Motor Vehicle and Equipment	P
Musical Instruments	P
Office and Computer Equipment	P

Optical Instruments and Lenses	P
Paper Products	P
Paving Materials and Central Mixing	CU
Perfumes, Cosmetics, Toiletries	P
Pharmaceuticals	P
Plaster Central Mixing	P
Plastic Products Assembly	P
Plating and Polishing	P
Pottery Products	P
Rock Crushing	CU
Ship and Boat Building	P
Sign and Advertising Displays	P
Structural Clay Products	P
Terra Cotta	P
Textiles	P
Textiles Machinery	P
Tile	P
Warehousing and Distribution	P
Watches and Clocks	P
Welding	P
Wood Products	P
Adult Oriented Business	HI
Adult Oriented Businesses	P
Multi-Use	HI
Business or Industrial Center	P
Comm./Industrial Adaptive Reuse	P

EXHIBIT THREE: Comparison of Design Standards for HI and ME

Requirement	AG	FR	CR	ER	SR	LR	MR	HR	UR	LB	GB	PB	LI	HI	IP	ME	REC
Gross Density	0.40 (J)	0.20	0.40	1.00	1.00	3.00	4.80	7.30	7.30	---	---	---	---	---	---	---	---
Minimum Lot Area (acres)	2.5 (I)	5.0 (I)	2.5 (E)(I)	1.0	1.0 (F)	0.34	0.21	0.14	0.14	---	---	---	---	---	---	---	---
Minimum Lot Width at Building Line	200	200	200	100	50	75	60	50	50	50	50	50	60	100	100	200	200
Minimum Required Setbacks (feet)																	
Yard Fronting on any Street																	
Local	25 (H)	25 (H)	25 (H)	25	25	25	25	25	25	25	25	25	35	35	35	35	25
Minor Collector	35 (H)	35 (H)	35 (H)	35	35	35	35	35	35	25	25	25	35	35	35	35	25
Major Collector	35 (H)	35 (H)	35 (H)	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Minor Arterial	50 (H)	50 (H)	50 (H)	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Principal Arterial	60 (H)	60 (H)	60 (H)	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Side Yards	50 (A)	50 (A)	15	15	5	10	5	5	10	6	6	6	3	3	3	50	50
Rear Yard	50 (B)	50 (B)	35	35	10	25	10	10	10	0	0	0	10 (D)	10 (D)	10 (D)	50	50
Maximum Lot Coverage (AG/RR, CR, FR- Sq. Ft.) Minimum Open Space Area (All Other Zones - percent)	15,000 Square Feet (G)	15,000 Square Feet (G)	15,000 Square Feet (G)	40	40	40	40	40	40	15	20	15	20	20	20	---	20
Maximum Height (feet)	40 Principal Use Structures 30 Accessory Use Structures	40 Principal Use Structures 30 Accessory Use Structures	40 Principal Use Structures 30 Accessory Use Structures	35	35	35	35	35	45	35	45	35	50	60	35	---	45
Maximum Floor Area Ratio	---	---	---	---	---	---	---	---	---	0.25	0.30	0.25	0.4	0.4	0.4	---	0.30