

Chapter 02

Zoning Districts

Porter County
Unified Development
Ordinance

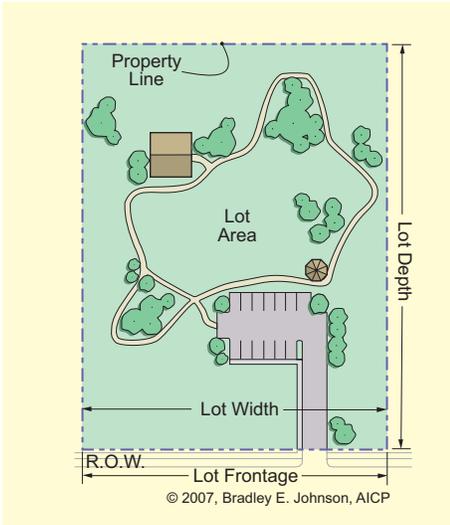
Greenway (GW) District

2.01 GW District Intent, Permitted Uses, and Special Exception Uses

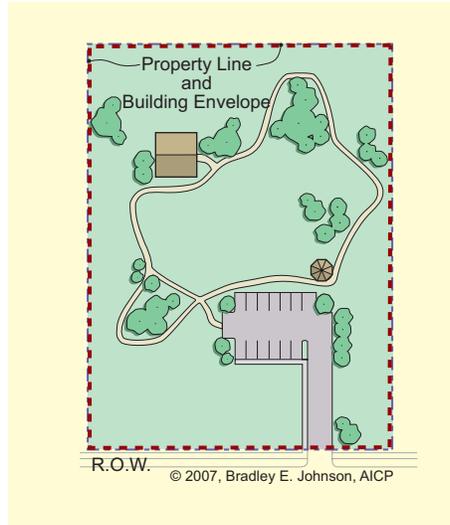
District Intent	Permitted Uses	Special Exception Uses
<p>The GW (Greenway) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Open space, passive recreational areas, conservation areas and natural areas. <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Buffer district <p>Development Standards</p> <ul style="list-style-type: none"> • Provide protection for residential and commercial zoning districts from the impacts of industrial and high intensity development; • Provide for the conservation and protection of the County's natural resources. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • P1, P2, A1, A2, RL, RR, R1, R2, R3, R4, MP, CN, IN, OT, CM, CH, I1, I2, I3 and HI <p>• Note: It is important that new uses in the I1, I2, I3, or HI districts do not impinge on existing GW districts without an additional buffer. However, it is appropriate to create new GW districts next to I1, I2, I3, or HI districts in order to create a buffer with adjacent lower-use districts.</p> <p>Plan Commission</p> <ul style="list-style-type: none"> • Utilize this zoning district for new and existing developments; • Protect these areas from residential, commercial and industrial encroachment; • Initiate a County-sponsored rezone of appropriate areas upon project approval. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Protect the integrity of these areas. 	<p>Agricultural Uses:</p> <ul style="list-style-type: none"> • agricultural crop production • farm, forestry • farm, plant • raising of farm and exotic animals • sale of agricultural products* • storage of agricultural products <p>Conservation Uses:</p> <ul style="list-style-type: none"> • conservancy and nature preserve • public access for fishing, boating • trail <p>Institutional Uses</p> <ul style="list-style-type: none"> • fishing pond • hiking trail • nature reserve/preserve • park, public <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<ul style="list-style-type: none"> • private/public utilities <p>Commercial Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p>Industrial Uses</p> <ul style="list-style-type: none"> • environmental and atmosphere monitoring tower <p>Institutional Uses</p> <ul style="list-style-type: none"> • low impact structures* • nature center* • parking lot* <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, single-family detached* <p><i>*see also Chapter 05; §SE: Special Exception Standards</i></p>

Greenway (GW) District

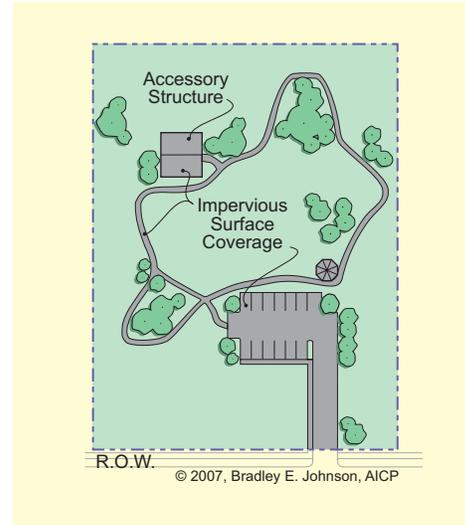
2.02 GW District Development Standards



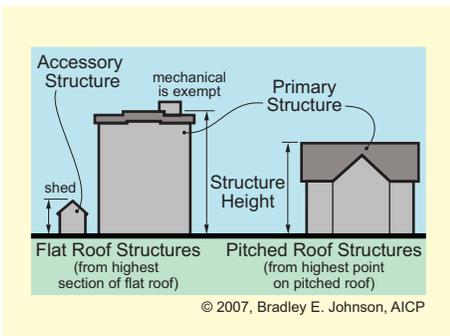
- Minimum Lot Area:**
 - n/a
- Minimum Lot Width:**
 - n/a



- Minimum Front Setback:**
 - See Chapter 05; §SE: Special Exception Standards.
- Minimum Side Setback:**
 - See Chapter 05; §SE: Special Exception Standards.
- Minimum Rear Setback:**
 - See Chapter 05; §SE: Special Exception Standards.



- Maximum Impervious Surface Coverage:**
 - See Chapter 05; §SE: Special Exception Standards.
- Maximum Density:**
 - n/a



- Maximum Structure Height:**
 - See Chapter 05; §SE: Special Exception Standards.

Additional Development Standards that Apply	
Environmental (EN)	
• EN-01	Page 5-10
Floodplain (FP)	
• FP-01	Page 5-14
Height (HT)	
• HT-01	Page 5-23
Landscaping (LA)	
• LA-01	Page 5-25
Performance (PF)	
• PF-01	Page 5-42
Special Exception (SE)	
• SE-01	Page 5-79
• SE-02	Page 5-79
Telecom. Facility (TC)	
• TC-01	Page 5-87
Temporary Uses (TU)	
• TU-01	Page 5-89
• TU-02	Page 5-89
Vision Clearance (VC)	
• VC-01	Page 5-91

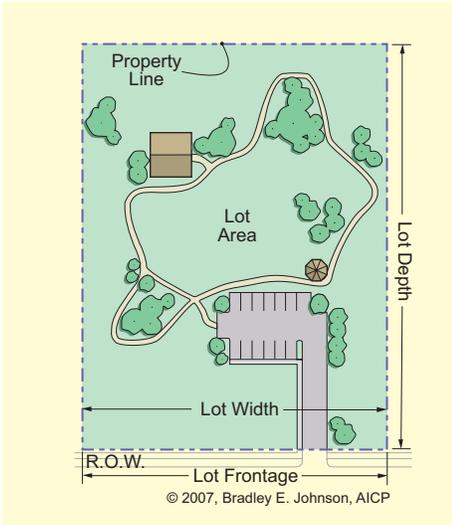
Parks and Recreation (P1) District

2.03 P1 District Intent, Permitted Uses, and Special Exception Uses

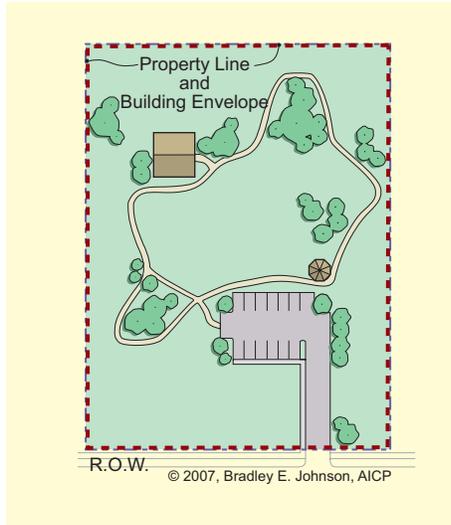
District Intent	Permitted Uses	Special Exception Uses
<p>The P1 (Parks and Recreation) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Low impact active uses such as public parks, open space, playgrounds, bike trails, recreational areas, and single ball fields, consistent with protection of the natural features. <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Buffer district <p>Development Standards</p> <ul style="list-style-type: none"> • Promote high quality recreational and natural areas for public use. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P2, A1, A2, RR, R1, R2, R3, R4, MP, CN, IN, OT, CM, CH, I1, I2, I3 and HI <p>• Note: it is important that new uses in I1, I2, I3, or HI zoning districts do not impinge on existing P1 zoning districts without an additional buffer. However, it may be appropriate to create new P1 zoning districts next to I1, I2, I3, or HI zoning districts in order to create a buffer with adjacent lower-use zoning districts.</p> <p>Plan Commission</p> <ul style="list-style-type: none"> • Utilize this zoning district for existing and new developments; • Protect these areas from residential, commercial and industrial encroachment through the use of appropriate buffers. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Protect the integrity of these areas. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • farm/horticulture • farmers market, temporary • raising of farm and exotic animals • sale of agricultural products* • storage of agricultural products <p>Institutional Uses</p> <ul style="list-style-type: none"> • campground • community center • festival • golf course • historical structure • lake, small man-made • museum, small • musical event, small-scale • nature center • picnic facility • pier • playground • shelter, low impact • sports field, small • tennis court <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<ul style="list-style-type: none"> • public/private utilities <p>Commercial Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p>Industrial Uses</p> <ul style="list-style-type: none"> • environmental and atmosphere monitoring tower <p>Institutional Uses</p> <ul style="list-style-type: none"> • reservoir, public • storage tank, public • water station, public • wellhead, public <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, single-family detached* <p><i>*see also Chapter 05; §SE: Special Exception Standards</i></p>

Parks and Recreation (P1) District

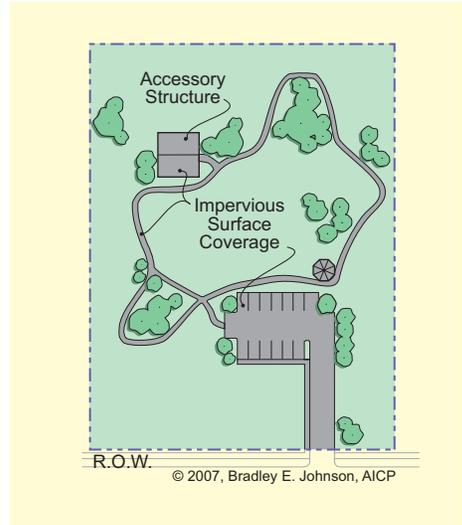
2.04 P1 District Development Standards



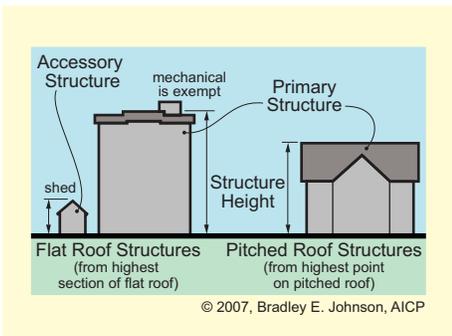
- Minimum Lot Area:**
 - 0.5 acre
- Minimum Lot Width:**
 - 50 feet



- Minimum Front Setback:**
 - 40 feet
- Minimum Side Setback:**
 - 25 feet
- Minimum Rear Setback:**
 - 25 feet



- Maximum Impervious Surface Coverage:**
 - n/a; however, the use of pervious surface materials is strongly encouraged



- Maximum Structure Height:**
 - Primary Structure: 40 feet
 - Accessory Structure: 30 feet

Additional Development Standards that Apply	
Accessory Structure (AS)	Performance (PF)
• AS-01 Page 5-4	• PF-01 Page 5-42
Density and Intensity (DI)	Public Improvement (PI)
• DI-01 Page 5-6	• PI-01 Page 5-43
Entrance and Drive (ED)	Setback (SB)
• ED-01 Page 5-7	• SB-01 Page 5-44
Environmental (EN)	Sewer and Water (SW)
• EN-01 Page 5-10	• SW-01 Page 5-46
Floodplain (FP)	Sign (SI)
• FP-01 Page 5-14	• SI-01 Page 5-48
Height (HT)	Special Exception (SE)
• HT-01 Page 5-23	• SE-01 Page 5-79
Landscaping (LA)	• SE-03 Page 5-80
• LA-01 Page 5-25	Telecom. Facility (TC)
• LA-06 Page 5-28	• TC-01 Page 5-87
Lighting (LT)	Temporary Uses (TU)
• LT-01 Page 5-30	• TU-01 Page 5-89
Lot (LO)	• TU-02 Page 5-89
• LO-01 Page 5-32	Vision Clearance (VC)
Outdoor Storage (OS)	• VC-01 Page 5-91
• OS-01 Page 5-33	
• OS-02 Page 5-33	

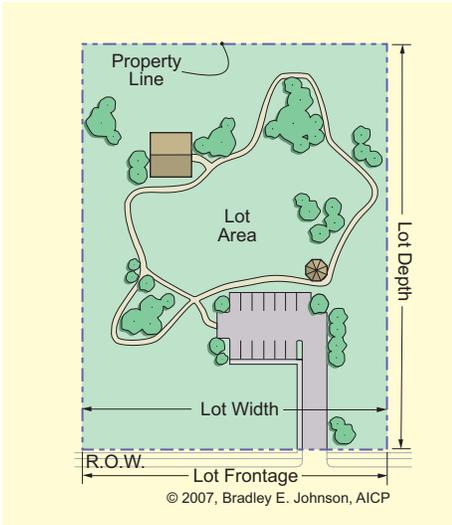
Parks and Recreation (P2) District

2.05 P2 District Intent, Permitted Uses, and Special Exception Uses

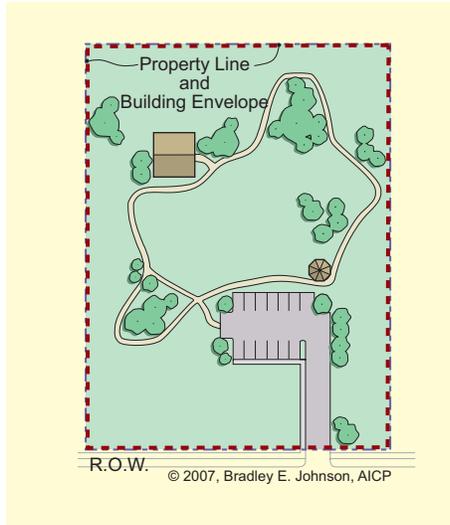
District Intent	Permitted Uses	Special Exception Uses
<p>The P2 (Parks and Recreation) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Greater intensity facilities, public or private, that anticipate higher use, increased noise levels, substantial parking requirements on a regular basis, require greater infrastructure or large structural elements. <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Buffer district <p>Development Standards</p> <ul style="list-style-type: none"> • Promote high quality recreational and natural areas for public use. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, A1, A2, RR, R1, R2, R3, R4, MP, CN, IN, OT, CM, CH, I1 and I2 <p>Plan Commission</p> <ul style="list-style-type: none"> • Utilize this zoning district for existing developments; • Protect these areas from residential, commercial and industrial encroachment through the use of appropriate buffers. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Protect the integrity of these areas. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • farm • farm, forestry • farm, plant • farm/horticulture • farmers market, temporary • plant nursery • raising of farm and exotic animals • sale of agricultural products* • storage of agricultural products <p>Commercial Uses</p> <ul style="list-style-type: none"> • campground • country club • golf course • paintball facility • scouting camp • sports club • sports field • swimming pool, outdoor <p>Conservation Uses:</p> <ul style="list-style-type: none"> • conservancy and nature preserve • public access for fishing, boating • trail <p>Institutional Uses</p> <ul style="list-style-type: none"> • ball field • bandshell, small-scale • campground • community center • festival • fishing pond • hiking trail • historical structure • lake, small man-made • library, public • municipal or government building • museum, public • museum, small • musical event, small-scale • nature center • nature reserve/preserve • park, public • picnic facility • pier • place of worship • playground • police, fire or rescue station • pool, public • recreational facility, public • shelter, low impact • skate park • sports complex, multi-use • sports field, small • swimming pool, outdoor • tennis court <p>*see also Chapter 05; §TU: Temporary Use & Structure Standards</p>	<ul style="list-style-type: none"> • public/private utilities <p>Agricultural Uses</p> <ul style="list-style-type: none"> • lake, large man-made <p>Commercial Uses</p> <ul style="list-style-type: none"> • ATV tracks • boating marina • recreational facility, private • skate park • stable, commercial* • telecommunication facility <p>Industrial Uses</p> <ul style="list-style-type: none"> • environmental and atmosphere monitoring tower <p>Institutional Uses</p> <ul style="list-style-type: none"> • filtration plant, public • lake, large man-made • public utility transmission lines • reservoir, public • storage tank, public • water station, public • wellhead, public <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, single-family detached* <p>*see also Chapter 05; §SE: Special Exception Standards</p>

Parks and Recreation (P2) District

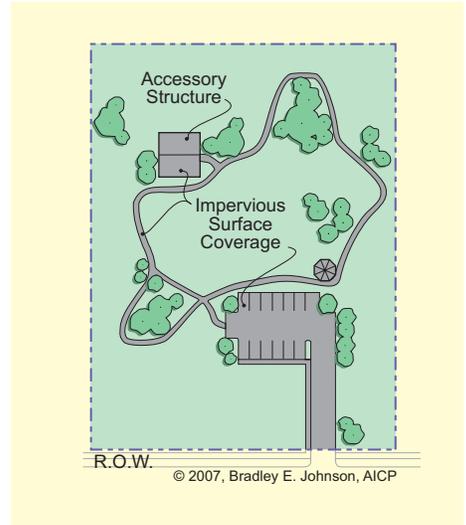
2.06 P2 District Development Standards



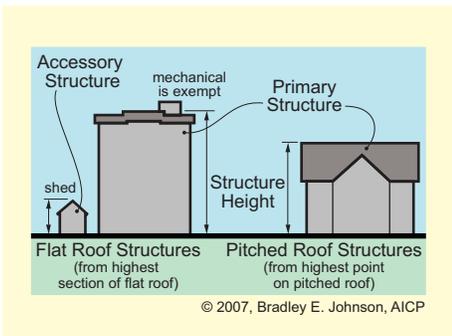
- Minimum Lot Area:**
 - 5 acres
- Minimum Lot Width:**
 - 200 feet



- Minimum Front Setback:**
 - 40 feet
- Minimum Side Setback:**
 - 25 feet
- Minimum Rear Setback:**
 - 25 feet



- Maximum Impervious Surface Coverage:**
 - 30% of the Lot Area



- Maximum Structure Height:**
 - Primary Structure: 40 feet
 - Accessory Structure: 30 feet

Additional Development Standards that Apply	
Accessory Structure (AS)	Performance (PF)
• AS-01 Page 5-4	• PF-01 Page 5-42
Density and Intensity (DI)	Public Improvement (PI)
• DI-01 Page 5-6	• PI-01 Page 5-43
Entrance and Drive (ED)	Setback (SB)
• ED-01 Page 5-7	• SB-01 Page 5-44
Environmental (EN)	Sewer and Water (SW)
• EN-01 Page 5-10	• SW-01 Page 5-46
Floodplain (FP)	Sign (SI)
• FP-01 Page 5-14	• SI-01 Page 5-48
Height (HT)	Special Exception (SE)
• HT-01 Page 5-23	• SE-01 Page 5-79
Landscaping (LA)	• SE-03 Page 5-80
• LA-01 Page 5-25	• SE-04 Page 5-80
• LA-06 Page 5-28	Telecom. Facility (TC)
Lighting (LT)	• TC-01 Page 5-87
• LT-01 Page 5-30	Temporary Uses (TU)
Lot (LO)	• TU-01 Page 5-89
• LO-01 Page 5-32	• TU-02 Page 5-89
Outdoor Storage (OS)	Vision Clearance (VC)
• OS-01 Page 5-33	• VC-01 Page 5-91
• OS-02 Page 5-33	

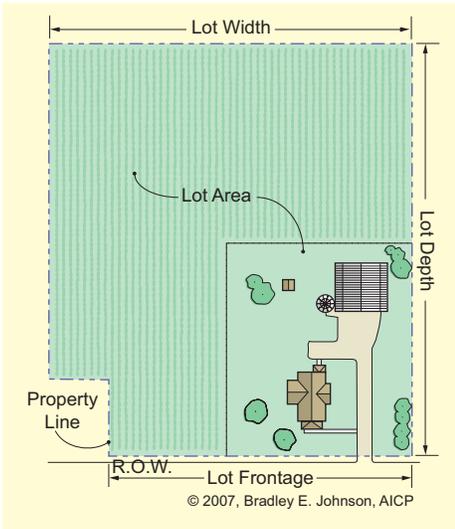
General Agriculture (A1) District

2.07 A1 District Intent, Permitted Uses, and Special Exception Uses

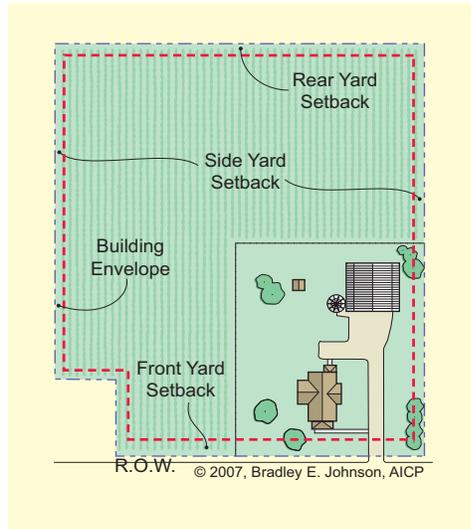
District Intent	Permitted Uses	Special Exception Uses
<p>The A1 (General Agriculture) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • agricultural operations, ag-businesses (year-round), and year-round sales of produce and products. <p>Application of District</p> <ul style="list-style-type: none"> • Existing agricultural land <p>Development Standards</p> <ul style="list-style-type: none"> • Recognize the need for reasonable development standards to maximize protection of agricultural practices. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, A2, RR, R1, CN, IN, OT, I1, I2, I3 and HI <p>Plan Commission</p> <ul style="list-style-type: none"> • Utilize this zoning district for existing agricultural areas and carefully for new residential development. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a Special Exception use only when it is clearly a benefit to the adjacent properties. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • farmstead • hobby farming • orchard • raising of farm and exotic animals • sale of agricultural products* • stable, private • storage of agricultural products • tree farm • vineyard <p>Commercial Uses</p> <ul style="list-style-type: none"> • campground • farmers market • plant nursery • stable, small commercial • winery <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, single-family detached • seasonal housing of temporary/farm workers <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • kennel* • stable, large commercial* • telecommunication facility <p>Institutional Uses</p> <ul style="list-style-type: none"> • police, fire or rescue station <p>Residential Uses</p> <ul style="list-style-type: none"> • bed and breakfast • dwelling, subordinate single-family* • fair housing facility (small) <p><i>*see also Chapter 05; §SE: Special Exception Standards</i></p>

General Agriculture (A1) District

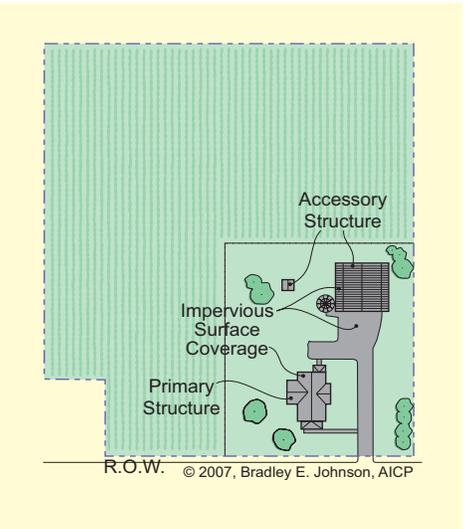
2.08 A1 District Development Standards



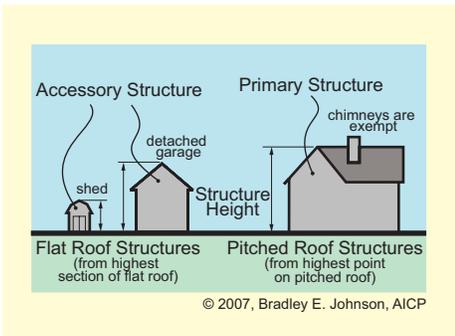
- Minimum Lot Area:**
- 10 acres
- Minimum Lot Width:**
- 160 feet



- Minimum Front Setback:**
- 50 feet
- Minimum Side Setback:**
- 30 feet
- Minimum Rear Setback:**
- Primary Structure: 30 feet
 - Accessory Structure: 15 feet



- Maximum Impervious Surface Coverage:**
- 35% of the Lot Area
- Minimum Dwelling Size:**
- 1,000 square feet



- Maximum Structure Height:**
- Primary Structure: 40 feet
 - Accessory Structure: 20 feet

Additional Development Standards that Apply		
<p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 5-4 • AS-02 Page 5-4 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 5-6 <p>Entrance and Drive (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 5-7 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 5-10 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-01 Page 5-11 <p>Floodplain (FP)</p> <ul style="list-style-type: none"> • FP-01 Page 5-14 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 5-23 <p>Home Occupation (HO)</p> <ul style="list-style-type: none"> • HO-01 Page 5-24 <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 5-25 • LA-06 Page 5-28 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 5-30 	<p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 5-32 <p>Outdoor Storage (OS)</p> <ul style="list-style-type: none"> • OS-01 Page 5-33 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-02 Page 5-34 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 5-42 <p>Public Improvement (PI)</p> <ul style="list-style-type: none"> • PI-01 Page 5-43 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 5-44 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 5-46 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 5-48 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 5-79 • SE-04 Page 5-80 • SE-05 Page 5-82 <p>Telecom. Facility (TC)</p> <ul style="list-style-type: none"> • TC-01 Page 5-87 	<p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 5-89 • TU-02 Page 5-89 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 5-91

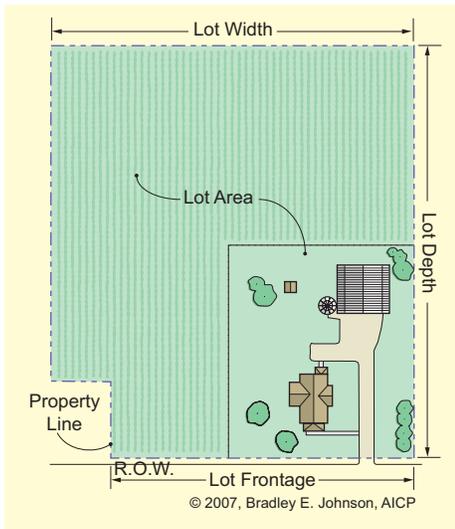
Prime Agriculture (A2) District

2.09 A2 District Intent, Permitted Uses, and Special Exception Uses

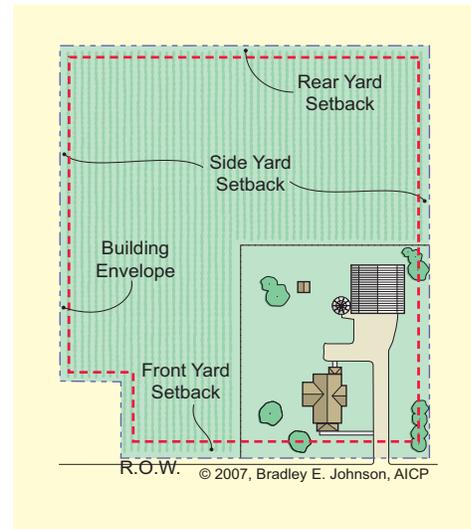
District Intent	Permitted Uses	Special Exception Uses
<p>The A2 (Prime Agriculture) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • agricultural operations <p>Application of District</p> <ul style="list-style-type: none"> • Existing agricultural land <p>Development Standards</p> <ul style="list-style-type: none"> • Recognize the need for strict development standards to maximize protection of agricultural practices. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, A1, IN, OT, I1, I2, I3 and HI <p>Plan Commission</p> <ul style="list-style-type: none"> • Utilize this zoning district for existing developments; • Protect these areas from residential, commercial and industrial encroachment. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Protect the integrity of these agricultural areas. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • farmstead • greenhouse • hobby farming • nursery • orchard • raising of farm and exotic animals • sale of agricultural products* • stable, private • storage of agricultural products • tree farm • vineyard <p>Commercial Uses</p> <ul style="list-style-type: none"> • farmers market • paintball facility (outdoor) • plant nursery • stable, small commercial • winery <p>Institutional Uses</p> <ul style="list-style-type: none"> • cemetery/mausoleum <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, single-family detached <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • processing of agricultural products <p>Commercial Uses</p> <ul style="list-style-type: none"> • kennel* • stable, large commercial* • shooting range • telecommunication facility <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, single-family subordinate* <p><i>*see also Chapter 05; §SE: Special Exception Standards</i></p>

Prime Agriculture (A2) District

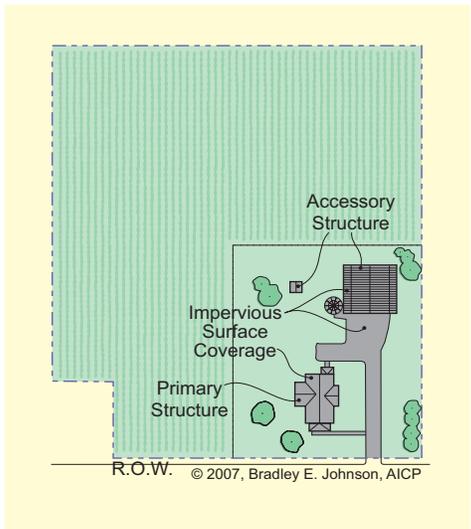
2.10 A2 District Development Standards



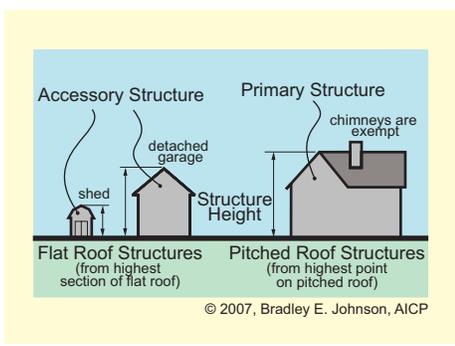
- Minimum Lot Area:**
 - 20 acres
- Minimum Lot Width:**
 - 160 feet



- Minimum Front Setback:**
 - 50 feet
- Minimum Side Setback:**
 - 30 feet
- Minimum Rear Setback:**
 - Primary Structure: 30 feet
 - Accessory Structure: 15 feet



- Maximum Impervious Surface Coverage:**
 - 25% of the Lot Area
- Minimum Dwelling Size:**
 - 1,000 square feet



- Maximum Structure Height:**
 - Primary Structure: 40 feet
 - Accessory Structure: 20 feet

Additional Development Standards that Apply		
Accessory Structure (AS)	Lot (LO)	Telecom. Facilities (TC)
• AS-01 Page 5-4	• LO-01 Page 5-32	• TC-01 Page 5-87
• AS-02 Page 5-4	Outdoor Storage (OS)	Temporary Uses (TU)
Density and Intensity (DI)	• OS-01 Page 5-33	• TU-01 Page 5-89
• DI-01 Page 5-6	Parking (PK)	• TU-02 Page 5-89
Entrance and Drive (ED)	• PK-02 Page 5-34	Vision Clearance (VC)
• ED-01 Page 5-7	Performance (PF)	• VC-01 Page 5-91
Environmental (EN)	• PF-01 Page 5-42	
• EN-01 Page 5-10	Public Improvement (PI)	
Fence and Wall (FW)	• PI-01 Page 5-43	
• FW-01 Page 5-11	Setback (SB)	
Floodplain (FP)	• SB-01 Page 5-44	
• FP-01 Page 5-14	Sewer and Water (SW)	
Height (HT)	• SW-01 Page 5-46	
• HT-01 Page 5-23	Sign (SI)	
Home Occupation (HO)	• SI-01 Page 5-48	
• HO-01 Page 5-24	Special Exception (SE)	
Landscaping (LA)	• SE-01 Page 5-79	
• LA-01 Page 5-25	• SE-04 Page 5-80	
• LA-06 Page 5-28	• SE-05 Page 5-82	
Lighting (LT)	• SE-06 Page 5-82	
• LT-01 Page 5-30	• SE-07 Page 5-82	

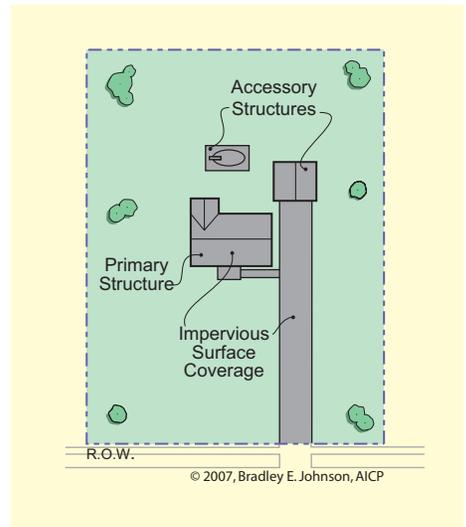
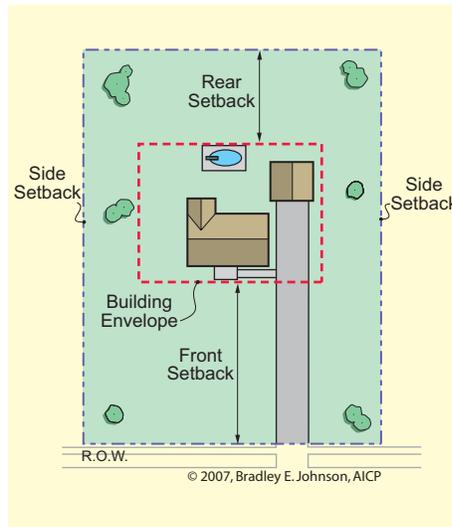
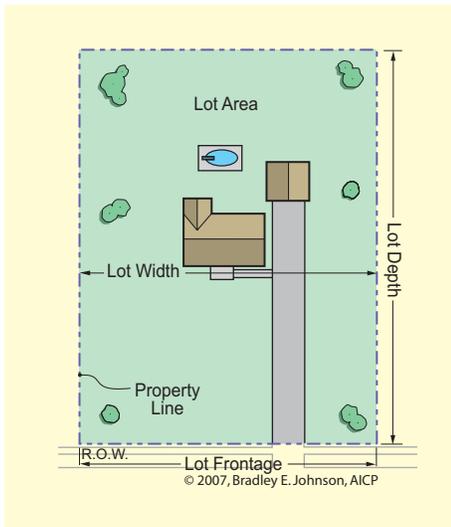
Rural Residential (RR) District

2.11 RR District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The RR (Rural Residential) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • rural estates and hobby farming • single-family detached homes • medium to large sized homes • large lots <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Small area zoning <p>Development Standards</p> <ul style="list-style-type: none"> • Promote low-impact development in concert with a natural setting. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, A1, A2, R1 and R2 <p>Plan Commission</p> <ul style="list-style-type: none"> • Utilize this zoning district for existing developments and carefully for new residential development; • Large subdivisions on well and septic are not favored. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a Special Exception use only when it clearly is a benefit to the residential component of the development; • Consider petition for smaller lot size only if communal septic systems are used in conjunction with open space. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • farmstead • greenhouse • hobby farming • nursery • orchard • raising of farm and exotic animals • sale of agricultural products* • stable, private • storage of agricultural products • tree farm • vineyard <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, single-family detached • fair housing facility (small) <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Institutional Uses</p> <ul style="list-style-type: none"> • police, fire or rescue station <p>Residential Uses</p> <ul style="list-style-type: none"> • amenity area • septic system, communal or multi-unit

Rural Residential (RR) District

2.12 RR District Development Standards



Minimum Lot Area:

- 1 acre

Minimum Lot Width:

- 160 feet

Maximum Width-to-Depth Ratio:

- 1:4

Sewer:

- Septic system permitted only where sanitary sewer utility is unavailable and the water table and soil types are suitable

Water:

- Private well permitted only where water utility is unavailable

Minimum Front Setback:

- 40 feet

Minimum Side Setback:

- Primary Structure: 30 feet
- Accessory Structure: 15 feet

Minimum Rear Setback:

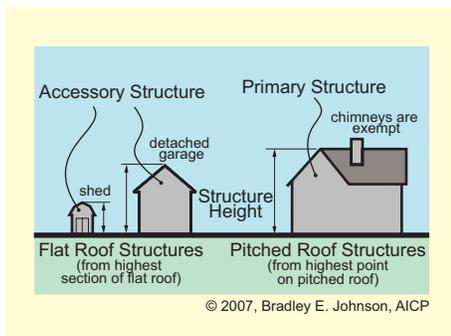
- Primary Structure: 30 feet
- Accessory Structure: 15 feet

Maximum Impervious Surface Coverage:

- 20% of the Lot Area

Minimum Dwelling Size:

- 1,000 square feet



Maximum Structure Height:

- Primary Structure: 35 feet
- Accessory Structure: 20 feet

Additional Development Standards that Apply

Accessory Structure (AS)	Lighting (LT)	Temporary Uses (TU)
• AS-01 Page 5-4	• LT-01 Page 5-30	• TU-01 Page 5-89
• AS-02 Page 5-4	Lot (LO)	• TU-02 Page 5-89
• AS-03 Page 5-5	• LO-01 Page 5-32	• TU-03 Page 5-89
Density and Intensity (DI)	Outdoor Storage (OS)	Vision Clearance (VC)
• DI-01 Page 5-6	• OS-01 Page 5-33	• VC-01 Page 5-91
Entrance and Drive (ED)	• OS-02 Page 5-33	
• ED-02 Page 5-8	Parking (PK)	
Environmental (EN)	• PK-02 Page 5-34	
• EN-01 Page 5-10	Performance (PF)	
Fence and Wall (FW)	• PF-01 Page 5-42	
• FW-01 Page 5-11	Public Improvement (PI)	
Floodplain (FP)	• PI-01 Page 5-43	
• FP-01 Page 5-14	Setback (SB)	
Height (HT)	• SB-01 Page 5-44	
• HT-01 Page 5-23	Sewer and Water (SW)	
Home Occupation (HO)	• SW-01 Page 5-46	
• HO-01 Page 5-24	Sign (SI)	
Landscaping (LA)	• SI-01 Page 5-48	
• LA-01 Page 5-25	• SI-02 Page 5-51	
• LA-02 Page 5-26	Special Exception (SE)	
• LA-06 Page 5-28	• SE-01 Page 5-79	

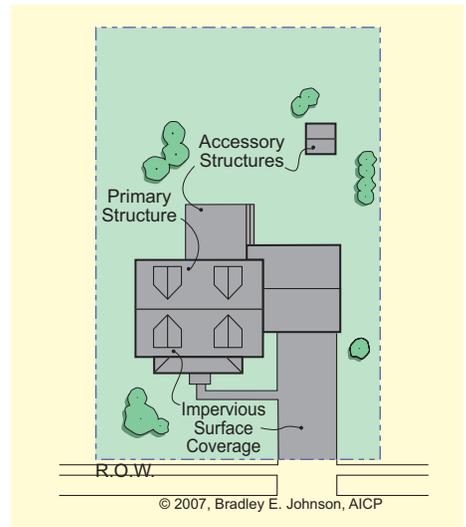
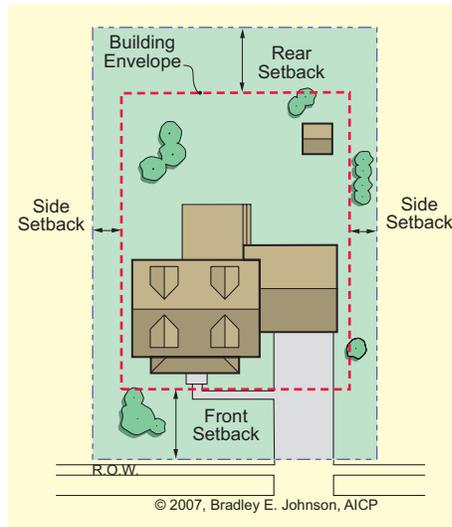
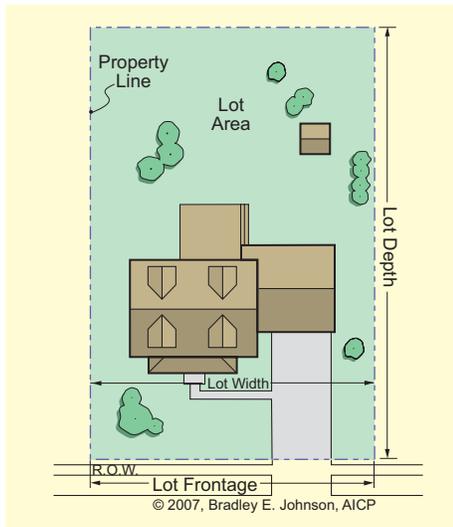
Low Density Single-family Residential (R1) District

2.13 R1 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The R1 (Low Density Single-family Residential) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • single-family detached homes • medium to large sized homes • large lots <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Small area zoning <p>Development Standards</p> <ul style="list-style-type: none"> • Promote low-impact development in concert with a natural setting. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, A1, A2, RR, R2 and R3 <p>Plan Commission</p> <ul style="list-style-type: none"> • Utilize this zoning district for existing developments and carefully for new residential development . <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a Special Exception use only when it clearly is a benefit to the residential component of the development. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • farmstead • hobby farming • orchard • raising of farm and exotic animals • sale of agricultural products* • stable, private • storage of agricultural products • tree farm • vineyard <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, single-family detached • fair housing facility (small) <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Institutional Uses</p> <ul style="list-style-type: none"> • police, fire or rescue station <p>Residential Uses</p> <ul style="list-style-type: none"> • amenity area

Low Density Single-family Residential (R1) District

2.14 R1 District Development Standards



Minimum Lot Area:

- With Water Utility: 15,000 sq. ft.
- Without Water Utility: 22,500 sq. ft.
- Without Sanitary Sewer: 1 acre

Minimum Lot Width:

- 100 feet with sanitary sewer connection
- 160 feet for septic system

Sewer:

- Septic systems permitted only where Sanitary sewer utility is unavailable

Water:

- Private well permitted only where water utility is unavailable

Minimum Front Setback:

- 30 feet

Minimum Side Setback:

- Primary Structure: 15 feet
- Accessory Structure: 10 feet

Minimum Rear Setback:

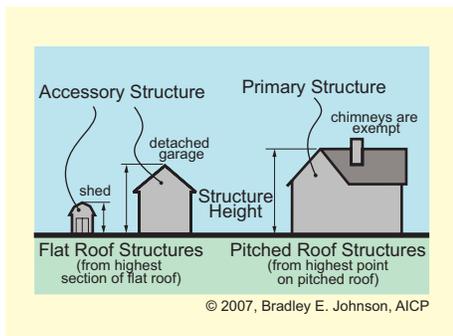
- Primary Structure: 20 feet
- Accessory Structure: 15 feet

Maximum Impervious Surface Coverage:

- 35% of the Lot Area

Minimum Dwelling Size:

- 1,000 square feet



Maximum Structure Height:

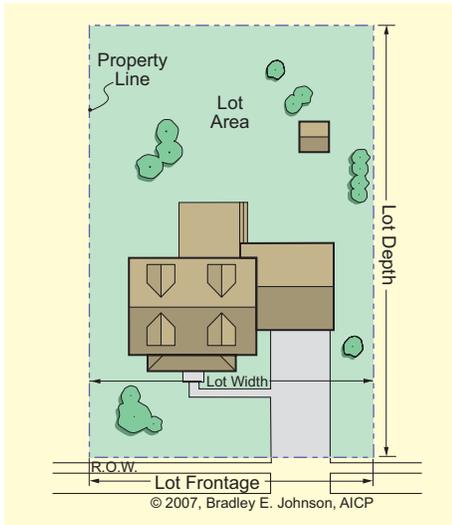
- Primary Structure: 35 feet
- Accessory Structure: 20 feet

Additional Development Standards that Apply

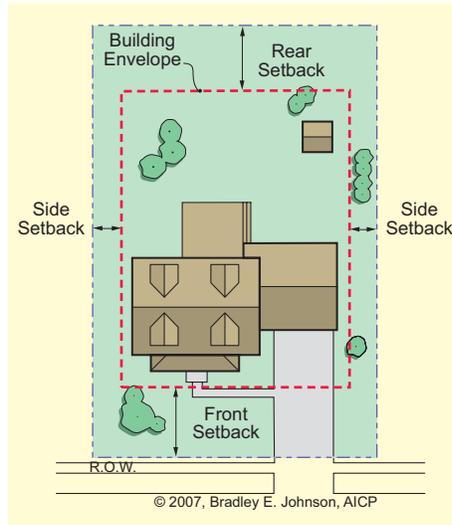
<p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 5-4 • AS-02 Page 5-4 • AS-03 Page 5-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 5-6 <p>Entrance and Drive (ED)</p> <ul style="list-style-type: none"> • ED-02 Page 5-8 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 5-10 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-02 Page 5-11 <p>Floodplain (FP)</p> <ul style="list-style-type: none"> • FP-01 Page 5-14 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 5-23 <p>Home Occupation (HO)</p> <ul style="list-style-type: none"> • HO-01 Page 5-24 <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 5-25 • LA-02 Page 5-26 • LA-06 Page 5-28 	<p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 5-30 <p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 5-32 <p>Outdoor Storage (OS)</p> <ul style="list-style-type: none"> • OS-01 Page 5-33 • OS-02 Page 5-33 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 5-34 • PK-02 Page 5-34 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 5-42 <p>Public Improvement (PI)</p> <ul style="list-style-type: none"> • PI-01 Page 5-43 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 5-44 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 5-46 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 5-48 • SI-02 Page 5-51 	<p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 5-79 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 5-89 • TU-02 Page 5-89 • TU-03 Page 5-89 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 5-91
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Medium Density Single-family Residential (R2) District

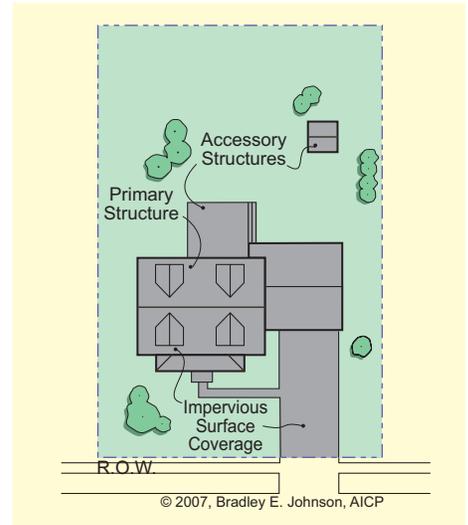
2.16 R2 District Development Standards



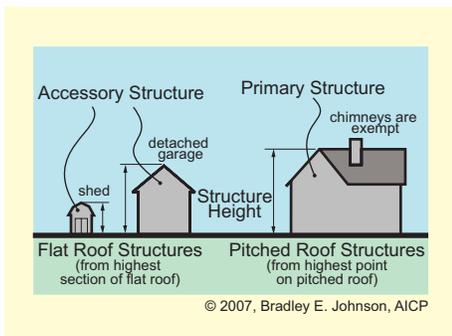
- Minimum Lot Area:**
 - 11,000 square feet
- Minimum Lot Width:**
 - 80 feet
- Sewer:**
 - Sanitary sewer connection required
- Water:**
 - Water utility connection required



- Minimum Front Setback:**
 - 25 feet
- Minimum Side Setback:**
 - 10 feet
- Minimum Rear Setback:**
 - Primary Structure: 15 feet
 - Accessory Structure: 15 feet



- Maximum Impervious Surface Coverage:**
 - 40% of the Lot Area
- Minimum Dwelling Size:**
 - 1,000 square feet



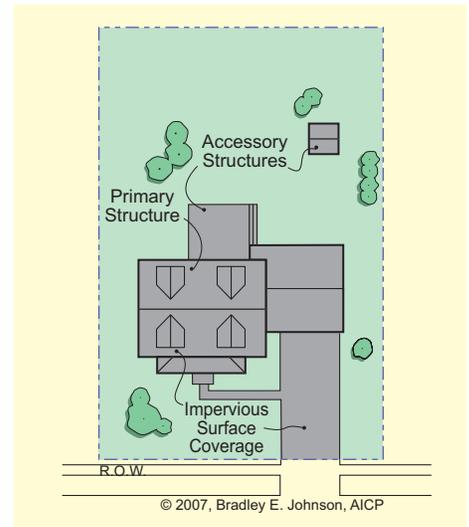
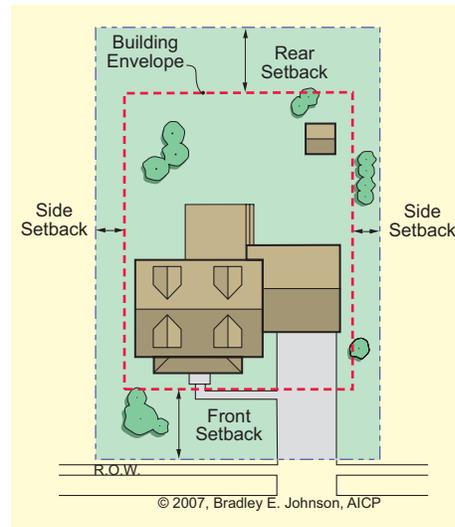
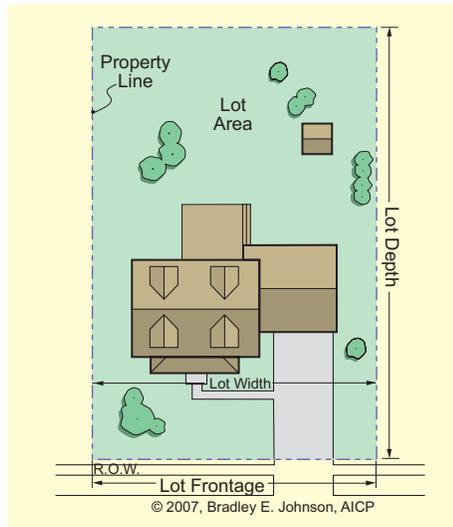
- Maximum Structure Height:**
 - Primary Structure: 35 feet
 - Accessory Structure: 20 feet

Additional Development Standards that Apply

Accessory Structure (AS)	Lighting (LT)	Temporary Uses (TU)
• AS-01 Page 5-4	• LT-01 Page 5-30	• TU-01 Page 5-89
• AS-03 Page 5-5	Lot (LO)	• TU-02 Page 5-89
Density and Intensity (DI)	• LO-01 Page 5-32	• TU-03 Page 5-89
• DI-01 Page 5-6	Outdoor Storage (OS)	Vision Clearance (VC)
Entrance and Drive (ED)	• OS-01 Page 5-33	• VC-01 Page 5-91
• ED-02 Page 5-8	• OS-02 Page 5-33	
• ED-03 Page 5-9	Parking (PK)	
Environmental (EN)	• PK-01 Page 5-34	
• EN-01 Page 5-10	• PK-02 Page 5-34	
Fence and Wall (FW)	Performance (PF)	
• FW-02 Page 5-11	• PF-01 Page 5-42	
Floodplain (FP)	Public Improvement (PI)	
• FP-01 Page 5-14	• PI-01 Page 5-43	
Height (HT)	Setback (SB)	
• HT-01 Page 5-23	• SB-01 Page 5-44	
Home Occupation (HO)	Sewer and Water (SW)	
• HO-01 Page 5-24	• SW-01 Page 5-46	
Landscaping (LA)	Sign (SI)	
• LA-01 Page 5-25	• SI-01 Page 5-48	
• LA-02 Page 5-26	• SI-02 Page 5-51	
• LA-06 Page 5-28	Special Exception (SE)	
	• SE-01 Page 5-79	

Two-family Residential (R3) District

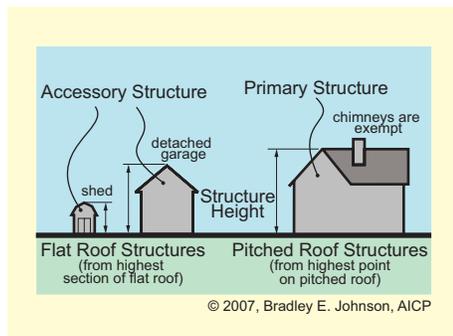
2.28 R3 District Development Standards



- Minimum Lot Area:**
 - 9,000 square feet per dwelling unit
- Minimum Lot Width:**
 - Single-family Detached or Two-family: 90 feet
 - Single-family Attached: 45 feet per dwelling unit
- Sewer:**
 - Sanitary sewer connection required
- Water:**
 - Water utility connection required

- Minimum Front Setback:**
 - 30 feet
- Minimum Side Setback:**
 - Single-family Detached or Two-family: 20 feet
 - Single-family Attached: 0 feet
 - Accessory Structure: 15 feet
- Minimum Aggregate Side Setback:**
 - Single-family Detached or Two-family: 40 feet
 - Single-family Attached: 20 feet
- Minimum Rear Setback:**
 - Primary Structure: 20 feet
 - Accessory Structure: 15 feet

- Maximum Impervious Surface Coverage:**
 - 45% of the Lot Area
- Maximum Number of Attached Dwelling Units: 2**
- Minimum Dwelling Size:**
 - 1,000 square feet



- Maximum Structure Height:**
 - Primary Structure: 35 feet
 - Accessory Structure: 20 feet

Additional Development Standards that Apply		
Accessory Structure (AS)	Lighting (LT)	Special Exception (SE)
• AS-01 Page 5-4	• LT-01 Page 5-30	• SE-01 Page 5-79
• AS-03 Page 5-5	Lot (LO)	Temporary Uses (TU)
Density and Intensity (DI)	• LO-01 Page 5-32	• TU-01 Page 5-89
• DI-01 Page 5-6	Outdoor Storage (OS)	• TU-02 Page 5-89
Entrance and Drive (ED)	• OS-01 Page 5-33	• TU-03 Page 5-89
• ED-02 Page 5-8	• OS-02 Page 5-33	Vision Clearance (VC)
• ED-03 Page 5-9	• OS-03 Page 5-33	• VC-01 Page 5-91
Environmental (EN)	Parking (PK)	
• EN-01 Page 5-10	• PK-01 Page 5-34	
Fence and Wall (FW)	• PK-02 Page 5-34	
• FW-02 Page 5-11	Performance (PF)	
Floodplain (FP)	• PF-01 Page 5-42	
• FP-01 Page 5-14	Public Improvement (PI)	
Height (HT)	• PI-01 Page 5-43	
• HT-01 Page 5-23	Setback (SB)	
Home Occupation (HO)	• SB-01 Page 5-44	
• HO-01 Page 5-24	Sewer and Water (SW)	
Landscaping (LA)	• SW-01 Page 5-46	
• LA-01 Page 5-25	Sign (SI)	
• LA-02 Page 5-26	• SI-01 Page 5-48	
• LA-06 Page 5-28	• SI-02 Page 5-51	

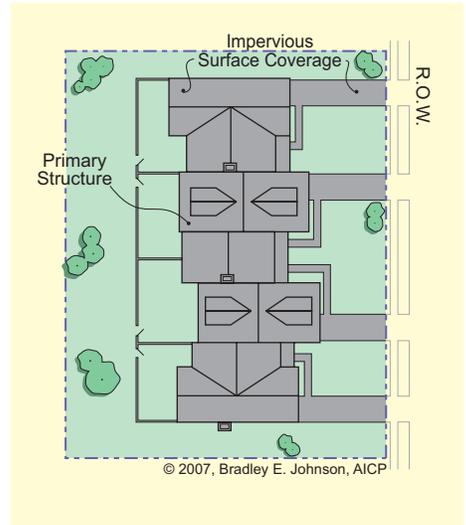
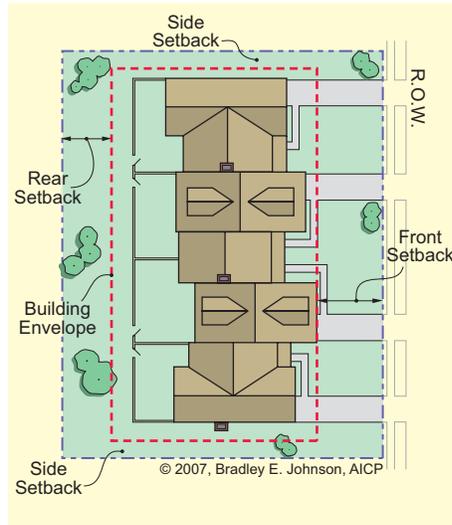
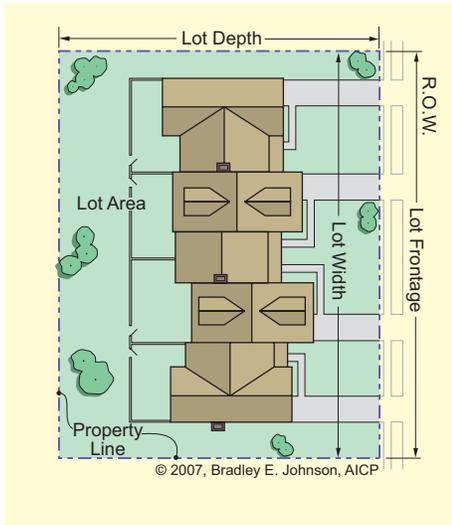
Multiple-family Residential (R4) District

2.19 R4 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The R4 (Multiple-family Residential) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> •medium to high density multiple-family residential •limited mixes of residential uses •multiple primary structures per lot <p>Application of District</p> <ul style="list-style-type: none"> •Existing and new development •Small area zoning <p>Development Standards</p> <ul style="list-style-type: none"> •Recognize that multiple-family development requires more stringent development standards to protect the quality of life of tenants and surrounding zoning districts. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> •GW, P1, P2, A1, A2, RR, R1, R2, R3, MP, CN, IN, OT and CM <p>Required Approvals</p> <ul style="list-style-type: none"> •Development Plan approval required for all developments. <p>Plan Commission</p> <ul style="list-style-type: none"> •Utilize this zoning district for existing developments and carefully for new residential development; •Only rezone to this zoning district in urban fringe areas in close proximity to corporate limits. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> •Allow a Special Exception use only when it clearly is a benefit to the residential component of the development. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> •agricultural crop production •raising of farm and exotic animals •sale of agricultural products* •storage of agricultural products <p>Residential Uses</p> <ul style="list-style-type: none"> •assisted living facility •dwelling, multiple-family •dwelling, single-family attached •fair housing facility (small) •retirement community <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Institutional Uses</p> <ul style="list-style-type: none"> •police, fire or rescue station <p>Residential Uses</p> <ul style="list-style-type: none"> •amenity area •fair housing facility (large)

Multiple-family Residential (R4) District

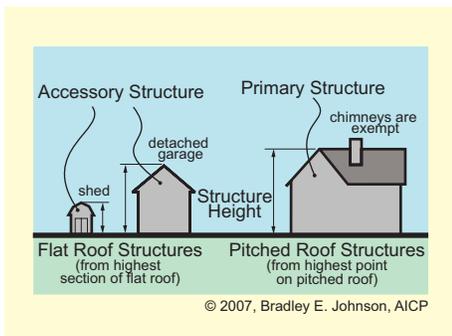
2.20 R4 District Development Standards



- Minimum Parent Tract Area:**
 - 5 acres (217,800 square feet)
- Minimum Lot Area:**
 - Single-family Attached: 4,000 sq. ft.
- Minimum Parent Tract Width:**
 - 300 feet
- Minimum Lot Width:**
 - Single-family Attached: 30 feet
- Sewer:**
 - Sanitary sewer connection required
- Water:**
 - Water utility connection required

- Minimum Front Setback:**
 - 25 feet
- Minimum Side Setback:**
 - Parent Tract: 15 feet
 - Single-family Attached: 0 feet
- Minimum Rear Setback:**
 - Primary Structure: 20 feet
 - Accessory Structure: 15 feet

- Maximum Impervious Surface Coverage:**
 - 60% of the Lot Area
- Minimum Number of Attached Dwelling Units: 3**
- Minimum Dwelling Unit Size:**
 - Multiple-family: 800 square feet
 - Single-family Attached and Two-family: 1,000 square feet
- Maximum Density:**
 - 10 units per acre



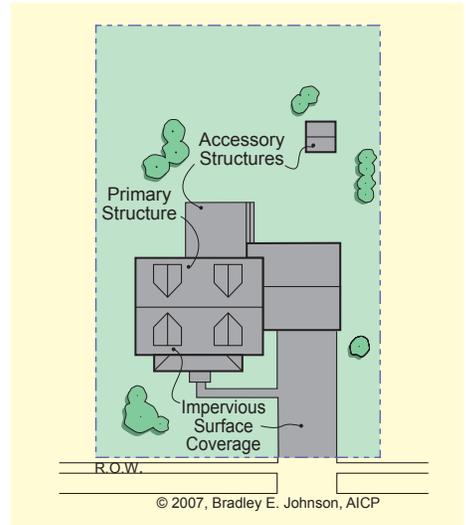
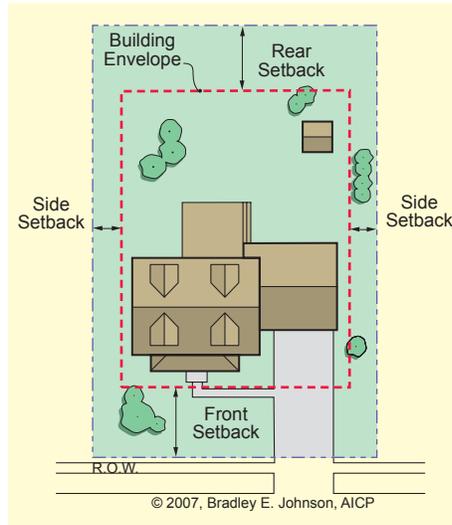
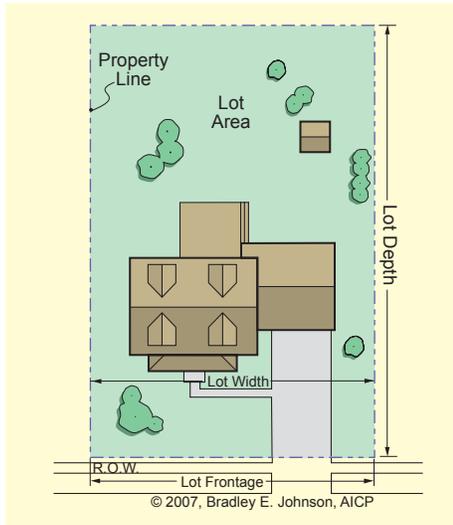
- Maximum Structure Height:**
 - Primary Structure: 40 feet
 - Accessory Structure: 20 feet

Additional Development Standards that Apply

Accessory Structure (AS)	Landscaping (LA)	Sewer and Water (SW)
• AS-01 Page 5-4	• LA-01 Page 5-25	• SW-01 Page 5-46
• AS-03 Page 5-5	• LA-02 Page 5-26	Sign (SI)
Density and Intensity (DI)	• LA-03 Page 5-26	• SI-01 Page 5-48
• DI-01 Page 5-6	• LA-05 Page 5-28	• SI-03 Page 5-52
Entrance and Drive (ED)	• LA-06 Page 5-28	Special Exception (SE)
• ED-02 Page 5-8	Lighting (LT)	• SE-01 Page 5-79
• ED-03 Page 5-9	• LT-01 Page 5-30	Temporary Uses (TU)
Environmental (EN)	Lot (LO)	• TU-01 Page 5-89
• EN-01 Page 5-10	• LO-01 Page 5-32	• TU-02 Page 5-89
Fence and Wall (FW)	Outdoor Storage (OS)	• TU-03 Page 5-89
• FW-02 Page 5-11	• OS-01 Page 5-33	Vision Clearance (VC)
Floodplain (FP)	• OS-02 Page 5-33	• VC-01 Page 5-91
• FP-01 Page 5-14	• OS-03 Page 5-33	
Height (HT)	Parking (PK)	
• HT-01 Page 5-23	• PK-01 Page 5-34	
Home Occupation (HO)	• PK-03 Page 5-34	
• HO-01 Page 5-24	Performance (PF)	
	• PF-01 Page 5-42	
	Public Improvement (PI)	
	• PI-01 Page 5-43	
	Setback (SB)	
	• SB-01 Page 5-44	

Residential Lake (RL) District

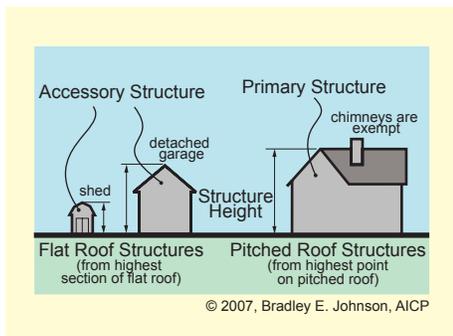
2.22 RL District Development Standards



- Minimum Lot Area:**
 - as shown on the recorded plat
- Minimum Lot Width:**
 - as shown on the recorded plat
- Sewer:**
 - Septic system permitted only where sanitary sewer is unavailable
- Water:**
 - Private well permitted only where water utility is unavailable

- Minimum Front Setback:**
 - 20 feet
- Minimum Side Setback:**
 - 8 feet
- Minimum Rear Setback:**
 - 10 feet

- Maximum Impervious Surface Coverage:**
 - 60% of the Lot Area
- Minimum Dwelling Size:**
 - 800 square feet



- Maximum Structure Height:**
 - Primary Structure: 35 feet
 - Accessory Structure: 20 feet

Additional Development Standards that Apply

Accessory Structure (AS) <ul style="list-style-type: none"> • AS-01 Page 5-4 • AS-03 Page 5-5 	Lighting (LT) <ul style="list-style-type: none"> • LT-01 Page 5-32 	Temporary Uses (TU) <ul style="list-style-type: none"> • TU-01 Page 5-89 • TU-02 Page 5-89 • TU-03 Page 5-89
Density and Intensity (DI) <ul style="list-style-type: none"> • DI-01 Page 5-6 	Lot (LO) <ul style="list-style-type: none"> • LO-01 Page 5-32 	Vision Clearance (VC) <ul style="list-style-type: none"> • VC-01 Page 5-91
Entrance and Drive (ED) <ul style="list-style-type: none"> • ED-02 Page 5-8 • ED-03 Page 5-9 	Outdoor Storage (OS) <ul style="list-style-type: none"> • OS-01 Page 5-33 • OS-02 Page 5-33 	
Environmental (EN) <ul style="list-style-type: none"> • EN-01 Page 5-10 	Parking (PK) <ul style="list-style-type: none"> • PK-01 Page 5-34 • PK-03 Page 5-34 	
Fence and Wall (FW) <ul style="list-style-type: none"> • FW-02 Page 5-11 	Performance (PF) <ul style="list-style-type: none"> • PF-01 Page 5-42 	
Floodplain (FP) <ul style="list-style-type: none"> • FP-01 Page 5-14 	Public Improvement (PI) <ul style="list-style-type: none"> • PI-01 Page 5-43 	
Height (HT) <ul style="list-style-type: none"> • HT-01 Page 5-23 	Setback (SB) <ul style="list-style-type: none"> • SB-01 Page 5-44 	
Home Occupation (HO) <ul style="list-style-type: none"> • HO-01 Page 5-24 	Sewer and Water (SW) <ul style="list-style-type: none"> • SW-01 Page 5-46 	
Landscaping (LA) <ul style="list-style-type: none"> • LA-01 Page 5-25 • LA-02 Page 5-26 • LA-06 Page 5-28 	Sign (SI) <ul style="list-style-type: none"> • SI-01 Page 5-48 • SI-02 Page 5-51 	
	Special Exception (SE) <ul style="list-style-type: none"> • SE-01 Page 5-79 	

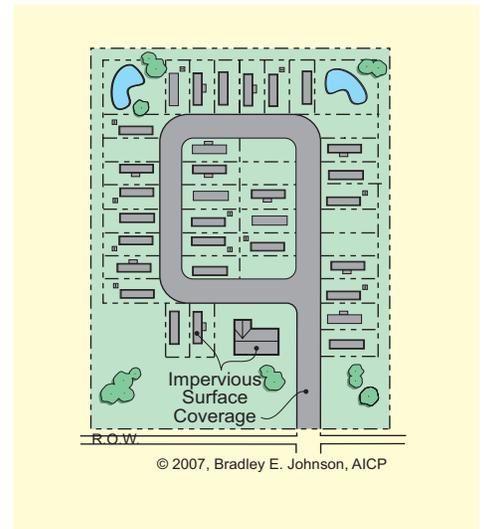
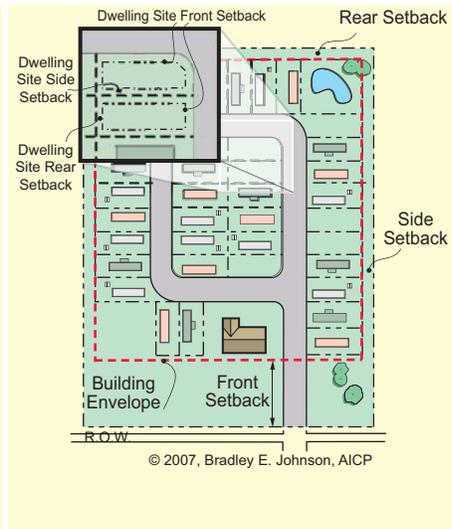
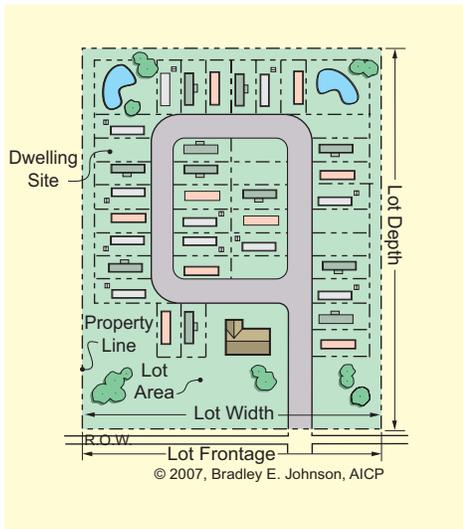
Manufactured Home Park (MP) District

2.23 MP District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The MP (Manufactured Home Park) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • lease-lot housing developments (typically mobile homes) • multiple primary structures per lot <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Small area zoning <p>Development Standards</p> <ul style="list-style-type: none"> • Recognize that lease lot development requires more stringent development standards to protect the quality of life of tenants and surrounding zoning districts. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, R2, R3, R4, CN, IN, OT, CM and CH <p>Required Approvals</p> <ul style="list-style-type: none"> • Development Plan approval required for all developments. <p>Plan Commission</p> <ul style="list-style-type: none"> • Utilize this zoning district for existing developments and carefully for new residential development. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a Special Exception use only when it clearly is a benefit to the residential component of the development. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • raising of farm and exotic animals • sale of agricultural products* • storage of agricultural products <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, mobile home • manufactured home park • mobile home park • retirement community <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Institutional Uses</p> <ul style="list-style-type: none"> • police, fire or rescue station • pool, public <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, single-family detached* <p><i>*see also Chapter 05; §SE: Special Exception Standards</i></p>

Manufactured Home Park (MP) District

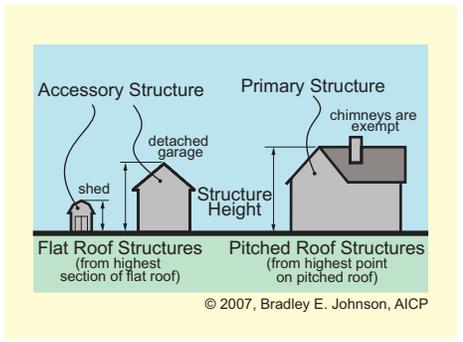
2.24 MP District Development Standards



- Minimum Area:**
 - Parent Tract: 10 acres
 - Dwelling Site: 4,000 square feet
- Minimum Width:**
 - Parent Tract: 200 feet
 - Dwelling Site: 40 feet
- Sewer:**
 - Sanitary sewer connection required
- Water:**
 - Water utility connection required

- Minimum Front Setback:**
 - Parent Tract: 50 feet
 - Dwelling Site:
 - Interior Roads: 10 feet from edge of pavement
 - All Other Roads: 15 feet
- Minimum Side Setback:**
 - Parent Tract: 20 feet
 - Dwelling Site; Primary Structure: 10 feet
 - Dwelling Site; Accessory Structure: 3 feet
- Minimum Rear Setback:**
 - Parent Tract: 20 feet
 - Dwelling Site; Primary Structure: 10 feet
 - Dwelling Site; Accessory Structure: 3 feet

- Maximum Impervious Surface Coverage:**
 - Parent Tract: 40%
 - Dwelling Site: 60%
- Minimum Dwelling Size:**
 - 720 square feet
- Maximum Primary Structures:**
 - One (1) per dwelling site



- Maximum Structure Height:**
 - Primary Structure: 30 feet
 - Accessory Structure: 15 feet

Additional Development Standards that Apply		
Accessory Structure (AS)	Landscaping (LA)	Sewer and Water (SW)
• AS-01 Page 5-4	• LA-01 Page 5-25	• SW-01 Page 5-46
• AS-04 Page 5-5	• LA-02 Page 5-26	Sign (SI)
Density and Intensity (DI)	• LA-03 Page 5-26	• SI-01 Page 5-48
• DI-01 Page 5-6	• LA-05 Page 5-28	• SI-03 Page 5-52
Entrance and Drive (ED)	• LA-06 Page 5-28	Special Exception (SE)
• ED-02 Page 5-8	Lighting (LT)	• SE-01 Page 5-79
• ED-03 Page 5-9	• LT-01 Page 5-30	• SE-08 Page 5-83
• ED-04 Page 5-9	Lot (LO)	Temporary Uses (TU)
Environmental (EN)	• LO-01 Page 5-32	• TU-01 Page 5-89
• EN-01 Page 5-10	Outdoor Storage (OS)	• TU-02 Page 5-89
Fence and Wall (FW)	• OS-01 Page 5-33	• TU-03 Page 5-89
• FW-02 Page 5-11	• OS-02 Page 5-33	Vision Clearance (VC)
Floodplain (FP)	• OS-03 Page 5-33	• VC-01 Page 5-91
• FP-01 Page 5-14	Parking (PK)	
Height (HT)	• PK-01 Page 5-34	
• HT-01 Page 5-23	• PK-03 Page 5-34	
Home Occupation (HO)	Performance (PF)	
• HO-01 Page 5-24	• PF-01 Page 5-42	
	Public Improvement (PI)	
	• PI-01 Page 5-43	
	Setback (SB)	
	• SB-01 Page 5-44	

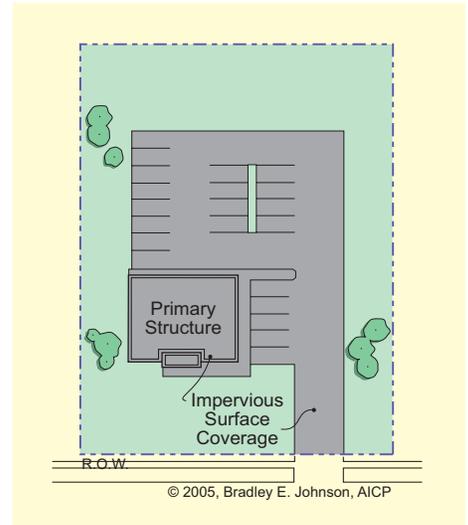
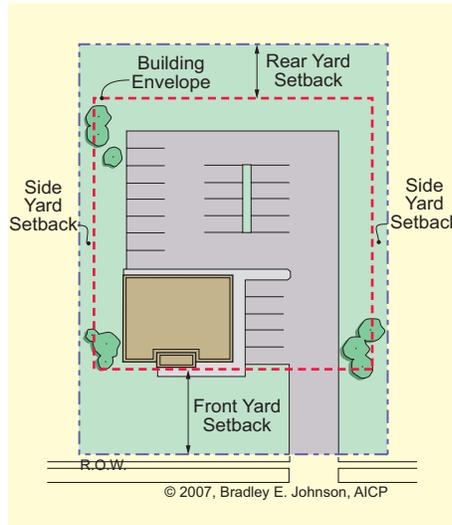
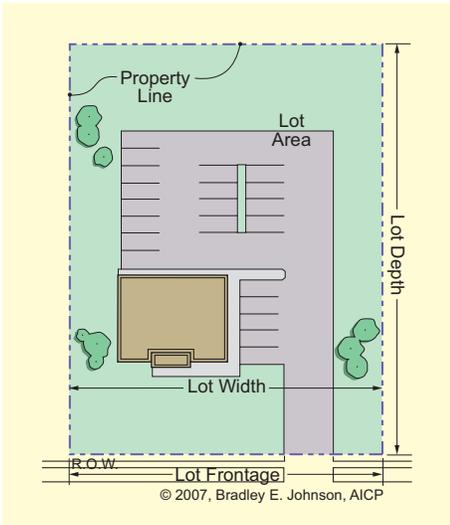
Institutional (IN) District

2.25 IN District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The IN (Institutional) District is intended to be used as follows:</p> <p>Uses Type and Intensity</p> <ul style="list-style-type: none"> • institutionally-owned lands, including State and County facilities • multiple primary structures per lot <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Buffer district or transitional district <p>Development Standards</p> <ul style="list-style-type: none"> • Recognize the need for quality time, place and manner development standards to minimize impacts on adjacent residential properties while encouraging economic vitality. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, A1, A2, R3, R4, MP, CN, OT, CM, CH, I1, I2, I3 and HI <p>Required Approvals</p> <ul style="list-style-type: none"> • Development Plan approval required for all developments. <p>Plan Commission</p> <ul style="list-style-type: none"> • Zone property IN only after determining the proposed use is appropriate for the surrounding area. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a Special Exception use only when it clearly is a benefit to the surrounding areas and when traffic generation will not reduce quality of life for nearby residential areas. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • raising of farm and exotic animals • sale of agricultural products* • storage of agricultural products <p>Commercial Uses</p> <ul style="list-style-type: none"> • bank machine/ATM • club or lodge • crematory • day care, small • emergency medical care clinic <p>Institutional Uses</p> <ul style="list-style-type: none"> • community center • government office • government operation (non-office) • hospital • library • museum • parking lot, public • place of worship • police, fire or rescue station • post office • school (P-12) • trade or business school • university or college <p>Residential Uses</p> <ul style="list-style-type: none"> • assisted living facility • nursing home <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p>Institutional Uses</p> <ul style="list-style-type: none"> • cemetery/mausoleum* • jail • juvenile detention facility • municipal airport • municipal heliport • recycling collection point <p>Residential Uses</p> <ul style="list-style-type: none"> • fair housing facility (large) <p><i>*see also Chapter 05; §SE: Special Exception Standards</i></p>

Institutional (IN) District

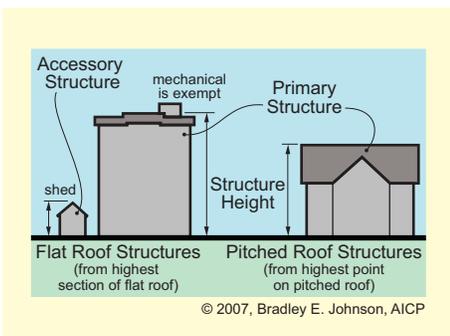
2.26 IN District Development Standards



- Minimum Lot Area:**
 - 43,560 square feet (1 acre)
- Minimum Lot Width:**
 - 80 feet
- Sewer:**
 - Sanitary sewer connection required
 - Where sanitary sewer connection is not available, an otherwise permitted use may be allowed per *Chapter 05; §SE-09: Special Exception; Sewer and Water.*
- Water:**
 - Water utility connection required
 - Where water utility connection is not available, an otherwise permitted use may be allowed per *Chapter 05; §SE-09: Special Exception; Sewer and Water.*

- Minimum Front Setback:**
 - 50 feet
- Minimum Side Setback:**
 - 10 feet, plus 10 feet per story above 2 stories
- Minimum Rear Setback:**
 - 20 feet, plus 10 feet per story above 2 stories

- Maximum Impervious Surface Coverage:**
 - 70% of the Lot Area
- Minimum Main Floor Area:**
 - 1,000 square feet



- Maximum Structure Height:**
 - Primary Structure: 50 feet
 - Accessory Structure: 30 feet

Additional Development Standards that Apply		
Accessory Structure (AS)	Lighting (LT)	Sign (SI)
• AS-01 Page 5-4	• LT-01 Page 5-30	• SI-01 Page 5-48
• AS-05 Page 5-5	Loading (LD)	• SI-04 Page 5-53
Density and Intensity (DI)	• LD-01 Page 5-31	Special Exception (SE)
• DI-01 Page 5-6	Lot (LO)	• SE-01 Page 5-79
Entrance and Drive (ED)	• LO-01 Page 5-32	• SE-09 Page 5-83
• ED-01 Page 5-7	Outdoor Storage (OS)	• SE-10 Page 5-83
• ED-03 Page 5-9	• OS-01 Page 5-33	Telecom. Facilities (TC)
Environmental (EN)	• OS-02 Page 5-33	• TC-01 Page 5-87
• EN-01 Page 5-10	• OS-03 Page 5-33	• TC-02 Page 5-88
Fence and Wall (FW)	Parking (PK)	Temporary Uses (TU)
• FW-03 Page 5-12	• PK-01 Page 5-34	• TU-01 Page 5-89
Floodplain (FP)	• PK-04 Page 5-35	• TU-02 Page 5-89
• FP-01 Page 5-14	Performance (PF)	• TU-04 Page 5-90
Height (HT)	• PF-01 Page 5-42	Vision Clearance (VC)
• HT-01 Page 5-23	Public Improvement (PI)	• VC-01 Page 5-91
Landscaping (LA)	• PI-01 Page 5-43	
• LA-01 Page 5-25	Setback (SB)	
• LA-02 Page 5-26	• SB-01 Page 5-44	
• LA-03 Page 5-26	Sewer and Water (SW)	
• LA-05 Page 5-28	• SW-01 Page 5-46	
• LA-06 Page 5-28		

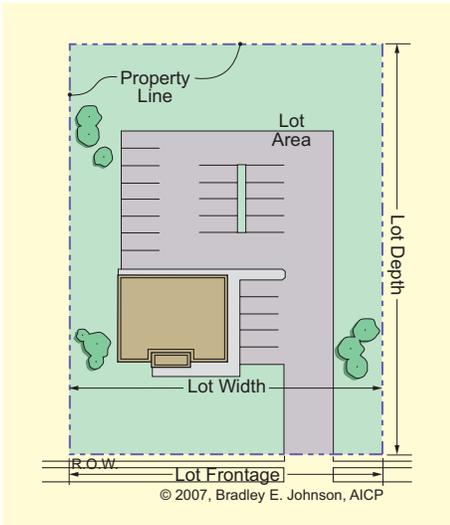
Office and Technology (OT) District

2.27 OT District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The OT (Office and Technology) District is intended to be used as follows:</p> <p>Uses Type and Intensity</p> <ul style="list-style-type: none"> • low impact office uses • small clusters of office buildings • multiple primary structures per lot <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Buffer district or transitional district <p>Development Standards</p> <ul style="list-style-type: none"> • Recognize the need for quality time, place and manner development standards to minimize impacts on adjacent residential properties while encouraging economic vitality. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, A1, A2, R3, R4, MP, CN, IN, CM, CH, I1, I2, I3 and HI <p>Required Approvals</p> <ul style="list-style-type: none"> • Development Plan approval required for all developments. <p>Plan Commission</p> <ul style="list-style-type: none"> • Zone property OT only after determining the proposed use is appropriate for the surrounding area. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a Special Exception use only when it clearly is a benefit to the surrounding areas and when traffic generation will not reduce quality of life for nearby residential areas. 	<p>Accessory Uses</p> <ul style="list-style-type: none"> • cafeteria • coffee shop • convenience store • day care, adult • day care, child • delicatessen • pharmacy • print shop/copy center • restaurant <p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • raising of farm and exotic animals • sale of agricultural products* • storage of agricultural products <p>Commercial Uses</p> <ul style="list-style-type: none"> • bank machine/ATM • commercial training facility or school • construction trade office • emergency medical care clinic • financial services office • office, general • office, medical • office, professional <p>Institutional Uses</p> <ul style="list-style-type: none"> • community center • government office • police, fire or rescue station • post office • university or college <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • hotel • telecommunication facility

Office and Technology (OT) District

2.28 OT District Development Standards



Minimum Lot Area:

- 20,000 square feet

Minimum Lot Width:

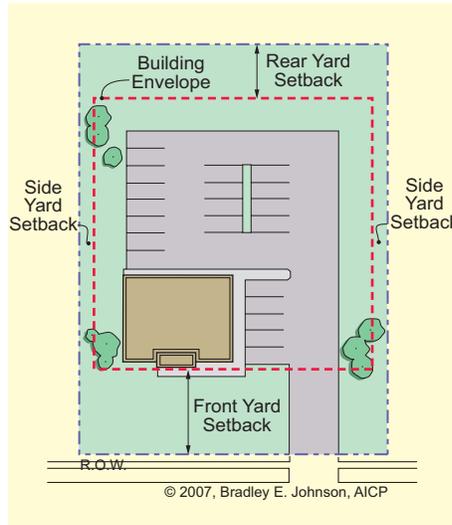
- 100 feet

Sewer:

- Sanitary sewer connection required
- Where sanitary sewer connection is not available, an otherwise permitted use may be allowed per *Chapter 05; §SE-09: Special Exception; Sewer and Water.*

Water:

- Water utility connection required
- Where water utility connection is not available, an otherwise permitted use may be allowed per *Chapter 05; §SE-09: Special Exception; Sewer and Water.*



Minimum Front Setback:

- 30 feet

Minimum Side Setback:

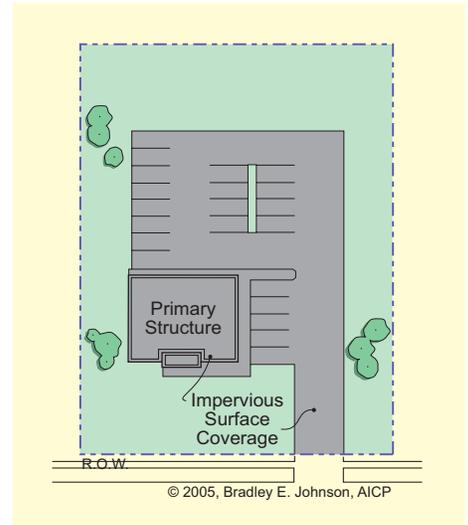
- 10 feet, plus 10 feet per story above 2 stories

Minimum Rear Setback:

- 20 feet, plus 10 feet per story above 2 stories

Minimum Building Separation:

- 50 feet

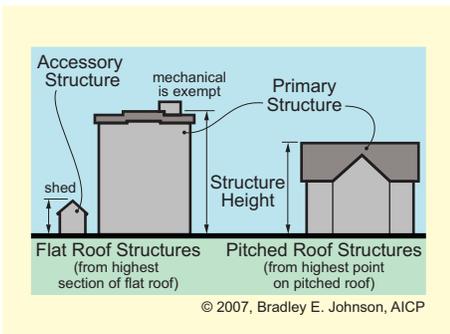


Maximum Impervious Surface Coverage:

- 70% of the Lot Area

Minimum Main Floor Area:

- 2,000 square feet



Maximum Structure Height:

- Primary Structure: 50 feet
- Accessory Structure: 30 feet

Additional Development Standards that Apply

Accessory Structure (AS)	Lighting (LT)	Sexually Oriented (SX)
• AS-01 Page 5-4	• LT-01 Page 5-30	• SX-02 Page 5-45
• AS-05 Page 5-5	Loading (LD)	Sign (SI)
Density and Intensity (DI)	• LD-01 Page 5-31	• SI-01 Page 5-48
• DI-01 Page 5-6	Lot (LO)	• SI-04 Page 5-53
Entrance and Drive (ED)	• LO-01 Page 5-32	Special Exception (SE)
• ED-01 Page 5-7	Outdoor Storage (OS)	• SE-01 Page 5-79
• ED-03 Page 5-9	• OS-01 Page 5-33	• SE-09 Page 5-83
Environmental (EN)	• OS-02 Page 5-33	Telecom. Facilities (TC)
• EN-01 Page 5-10	• OS-03 Page 5-33	• TC-01 Page 5-87
Fence and Wall (FW)	Parking (PK)	• TC-02 Page 5-88
• FW-03 Page 5-12	• PK-01 Page 5-34	Temporary Uses (TU)
Floodplain (FP)	• PK-04 Page 5-35	• TU-01 Page 5-89
• FP-01 Page 5-14	• PK-05 Page 5-36	• TU-02 Page 5-89
Height (HT)	Performance (PF)	• TU-04 Page 5-90
• HT-01 Page 5-23	• PF-01 Page 5-42	Vision Clearance (VC)
Landscaping (LA)	Public Improvement (PI)	• VC-01 Page 5-91
• LA-01 Page 5-25	• PI-01 Page 5-43	
• LA-02 Page 5-26	Setback (SB)	
• LA-03 Page 5-26	• SB-01 Page 5-44	
• LA-05 Page 5-28	Sewer and Water (SW)	
• LA-06 Page 5-28	• SW-01 Page 5-46	

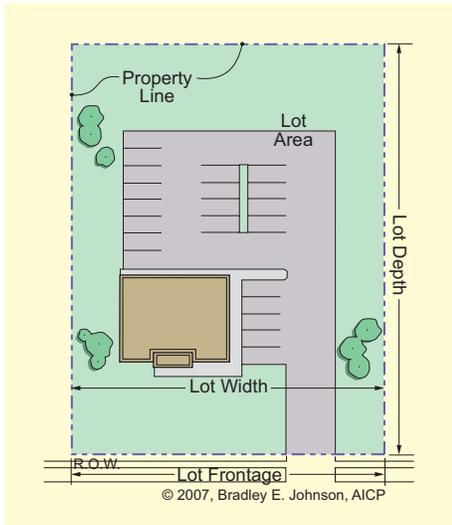
Neighborhood Commercial (CN) District

2.29 CN District Intent, Permitted Uses, and Special Exception Uses

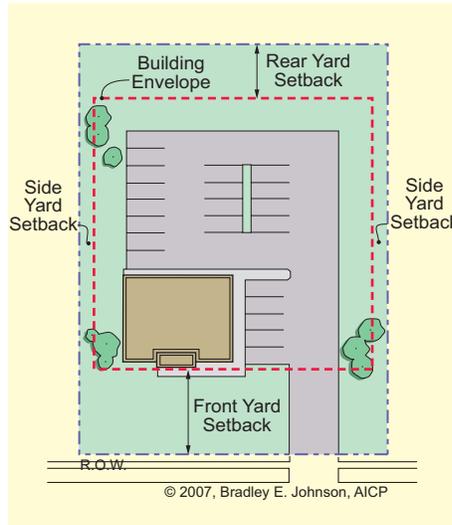
District Intent	Permitted Uses	Special Exception Uses
<p>The CN (Neighborhood Commercial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • small scale retail goods and services • low impact uses <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Buffering or transitional district <p>Development Standards</p> <ul style="list-style-type: none"> • Recognize the need for quality time, place and manner development standards to minimize impacts on adjacent residential properties while encouraging economic vitality. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, A2, R3, R4, MP, IN, OT, CM and CH <p>Required Approvals</p> <ul style="list-style-type: none"> • Development Plan approval required for all developments. <p>Plan Commission</p> <ul style="list-style-type: none"> • Zone property CN only after determining that the site is appropriate for any of the possible uses allowed in the zoning district. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a Special Exception use only when it clearly is a benefit to the surrounding areas; • Be very sensitive to the potential for light pollution, and pedestrian and vehicular safety. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • raising of farm and exotic animals • sale of agricultural products* • storage of agricultural products <p>Commercial Uses</p> <ul style="list-style-type: none"> • bank • bank machine/ATM • barber/beauty shop • club or lodge • coffee shop • coin laundry • day care, adult • day care, child • delicatessen • dry-cleaning service (drop-off only) • farmers market • ice cream shop • office, construction trade • office, general • office, medical • office, professional • pet grooming • photographic studio • print shop/copy center • restaurant • retail, low intensity • shoe store/repair • studio arts • tailor/pressing shop • tanning salon • video rental <p>Institutional Uses</p> <ul style="list-style-type: none"> • police, fire or rescue station <p>Residential Uses</p> <ul style="list-style-type: none"> • bed and breakfast <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • club or lodge <p>Institutional Uses</p> <ul style="list-style-type: none"> • community center • place of worship • recycling collection point <p>Residential Uses</p> <ul style="list-style-type: none"> • accessory apartment* <p><i>*see also Chapter 05; §SE: Special Exception Standards</i></p>

Neighborhood Commercial (CN) District

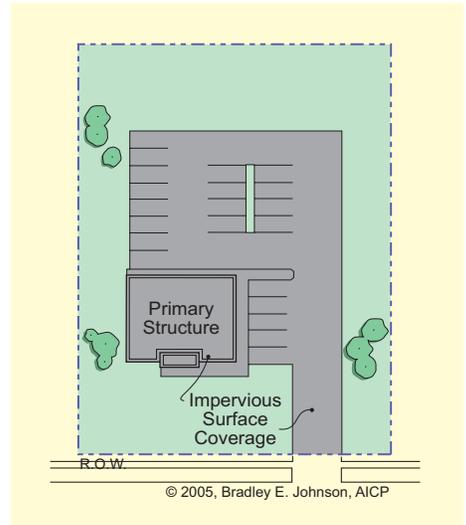
2.30 CN District Development Standards



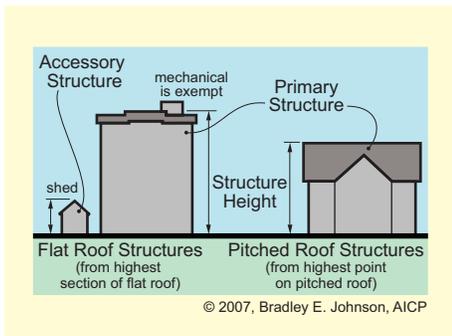
- Minimum Lot Area:**
 - 5,000 square feet
- Minimum Lot Width:**
 - 60 feet
- Sewer:**
 - Sanitary sewer connection required
 - Where sanitary sewer connection is not available, an otherwise permitted use may be allowed per *Chapter 05; §SE-09: Special Exception; Sewer and Water.*
- Water:**
 - Water utility connection required
 - Where water utility connection is not available, an otherwise permitted use may be allowed per *Chapter 05; §SE-09: Special Exception; Sewer and Water.*



- Minimum Front Setback:**
 - 50 feet
- Minimum Side Setback:**
 - 10 feet
- Minimum Rear Setback:**
 - 20 feet



- Maximum Impervious Surface Coverage:**
 - 65% of the Lot Area
- Minimum Main Floor Area:**
 - 800 square feet
- Maximum Main Floor Area:**
 - 5,000 for a single establishment



- Maximum Structure Height:**
 - Primary Structure: 35 feet
 - Accessory Structure: 20 feet

Additional Development Standards that Apply		
Accessory Structure (AS)	Lighting (LT)	Sign (SI)
• AS-01 Page 5-4	• LT-01 Page 5-30	• SI-01 Page 5-48
• AS-05 Page 5-5	Loading (LD)	• SI-05 Page 5-57
Density and Intensity (DI)	• LD-01 Page 5-31	Special Exception (SE)
• DI-01 Page 5-6	Lot (LO)	• SE-01 Page 5-79
Entrance and Drive (ED)	• LO-01 Page 5-32	• SE-09 Page 5-83
• ED-01 Page 5-7	Outdoor Storage (OS)	• SE-11 Page 5-84
• ED-03 Page 5-9	• OS-01 Page 5-33	Telecom. Facilities (TC)
Environmental (EN)	• OS-02 Page 5-33	• TC-01 Page 5-87
• EN-01 Page 5-10	• OS-03 Page 5-33	• TC-02 Page 5-88
Fence and Wall (FW)	Parking (PK)	Temporary Uses (TU)
• FW-03 Page 5-12	• PK-01 Page 5-34	• TU-01 Page 5-89
Floodplain (FP)	• PK-04 Page 5-35	• TU-02 Page 5-89
• FP-01 Page 5-14	Performance (PF)	• TU-04 Page 5-90
Height (HT)	• PF-01 Page 5-42	Vision Clearance (VC)
• HT-01 Page 5-23	Public Improvement (PI)	• VC-01 Page 5-91
Landscaping (LA)	• PI-01 Page 5-43	
• LA-01 Page 5-25	Setback (SB)	
• LA-02 Page 5-26	• SB-01 Page 5-44	
• LA-03 Page 5-26	Sewer and Water (SW)	
• LA-05 Page 5-28	• SW-01 Page 5-46	
• LA-06 Page 5-28		

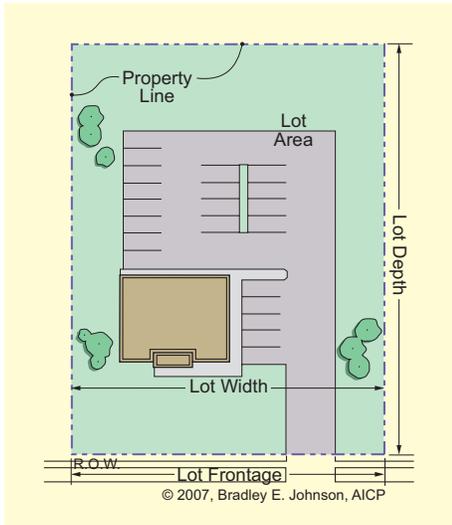
Moderate Intensity Commercial (CM) District

2.31 CM District Intent, Permitted Uses, and Special Exception Uses

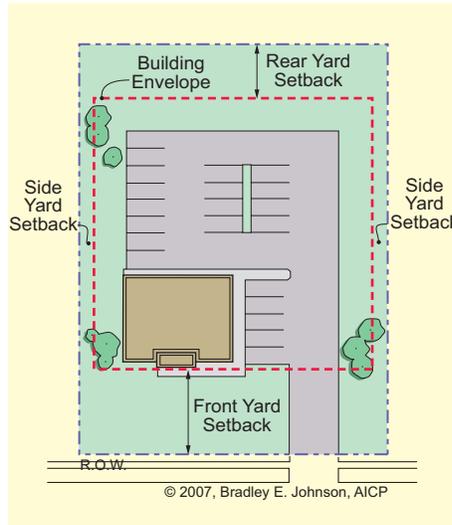
District Intent	Permitted Uses	Special Exception Uses
<p>The CM (Moderate Intensity Commercial) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> • wide range of retail, commercial, service, eating and entertainment establishments • moderate impact uses <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Small to medium area zoning • Chiefly single-use sites <p>Development Standards</p> <ul style="list-style-type: none"> • Recognize the need for quality time, place and manner development standards to minimize impacts on adjacent residential properties while encouraging economic vitality. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, R3, R4, MP, CN, IN, OT, CH, I1, I2, I3 and HI <p>Required Approvals</p> <ul style="list-style-type: none"> • Development Plan approval required for all developments. <p>Plan Commission</p> <ul style="list-style-type: none"> • Zone property CM only after determining that the site is appropriate for any of the possible uses allowed in the zoning district; • Be very sensitive to environmental protection. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a Special Exception use only when it clearly is a benefit to the surrounding areas; • Be very sensitive to the potential for light pollution, and pedestrian and vehicular safety. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • raising of farm and exotic animals • sale of agricultural products* • storage of agricultural products <p>Commercial Uses</p> <ul style="list-style-type: none"> • automobile accessory installation • automobile gas station • automobile oil change facility • automobile parts sales • bank machine/ATM • banquet hall • bar/tavern • barber/beauty shop • billiard/arcade room • club or lodge • coffee shop • coin laundry • day care, adult • day care, child • delicatessen • dry-cleaning service (drop-off only) • farmers market • fitness center/health club • funeral home/crematory • health spa/day spa • ice cream shop • mortuary • movie theater, single-screen • office, construction trade • office, financial services • office, general • office, medical • party/event store • pet grooming/store • photographic studio • plant nursery • print shop/copy center • quick cash/check cashing • recreation center/play center • restaurant • restaurant with drive-up window • retail, low intensity • retail, medium intensity • shoe store/repair • studio arts • tailor/pressing shop • tanning salon • tattoo/piercing parlor • video rental <p>Institutional Uses</p> <ul style="list-style-type: none"> • community center • police, fire or rescue station <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • automobile wash • kennel* • telecommunication facility <p><i>*see also Chapter 05; §SE: Special Exception Standards</i></p>

Moderate Intensity Commercial (CM) District

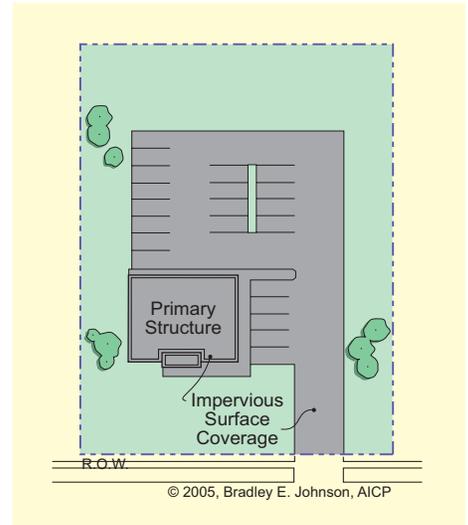
2.32 CM District Development Standards



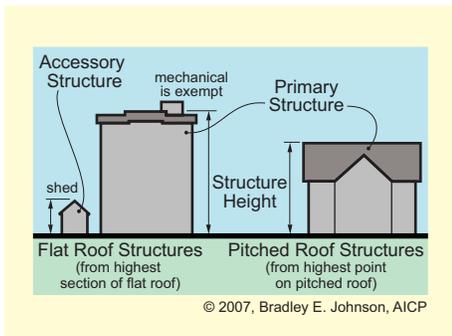
- Minimum Lot Area:**
 - 15,000 square feet
- Minimum Lot Width:**
 - 100 feet
- Sewer:**
 - Sanitary sewer connection required
- Water:**
 - Water utility connection required



- Maximum Front Setback:**
 - 50 feet
- Minimum Side Setback:**
 - 20 feet
- Minimum Rear Setback:**
 - 20 feet



- Maximum Impervious Surface Coverage:**
 - 75% of the Lot Area
- Minimum Main Floor Area:**
 - 1,000 square feet



- Maximum Structure Height:**
 - Primary Structure: 35 feet
 - Accessory Structure: 20 feet

Additional Development Standards that Apply

Accessory Structure (AS)	Lighting (LT)	Sign (SI)
• AS-01 Page 5-4	• LT-01 Page 5-30	• SI-01 Page 5-48
• AS-05 Page 5-5	Loading (LD)	• SI-06 Page 5-63
Density and Intensity (DI)	• LD-01 Page 5-31	Special Exception (SE)
• DI-01 Page 5-6	Lot (LO)	• SE-01 Page 5-79
Entrance and Drive (ED)	• LO-01 Page 5-32	Telecom. Facilities (TC)
• ED-01 Page 5-7	Outdoor Storage (OS)	• TC-01 Page 5-87
• ED-03 Page 5-9	• OS-01 Page 5-33	• TC-02 Page 5-88
Environmental (EN)	• OS-02 Page 5-33	Temporary Uses (TU)
• EN-01 Page 5-10	• OS-03 Page 5-33	• TU-01 Page 5-89
Fence and Wall (FW)	Parking (PK)	• TU-02 Page 5-89
• FW-03 Page 5-12	• PK-01 Page 5-34	• TU-04 Page 5-90
Floodplain (FP)	• PK-04 Page 5-34	Vision Clearance (VC)
• FP-01 Page 5-14	Performance (PF)	• VC-01 Page 5-91
Height (HT)	• PF-01 Page 5-42	
• HT-01 Page 5-23	Public Improvement (PI)	
Landscaping (LA)	• PI-01 Page 5-43	
• LA-01 Page 5-25	Setback (SB)	
• LA-02 Page 5-26	• SB-01 Page 5-44	
• LA-03 Page 5-26	Sewer and Water (SW)	
• LA-05 Page 5-28	• SW-01 Page 5-46	
• LA-06 Page 5-28		

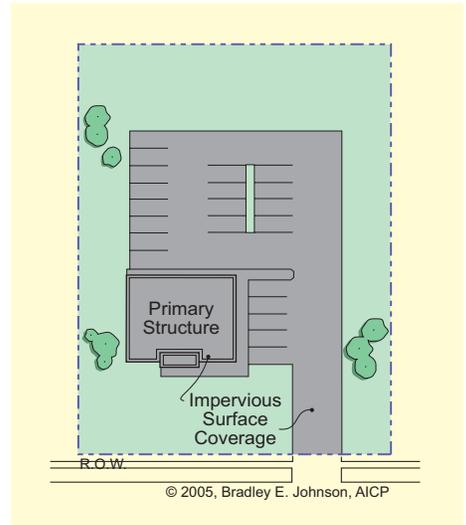
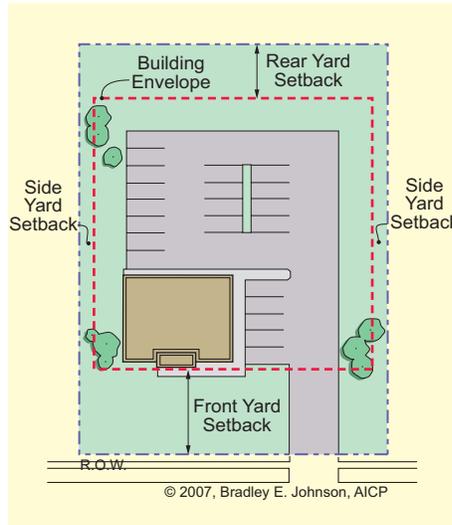
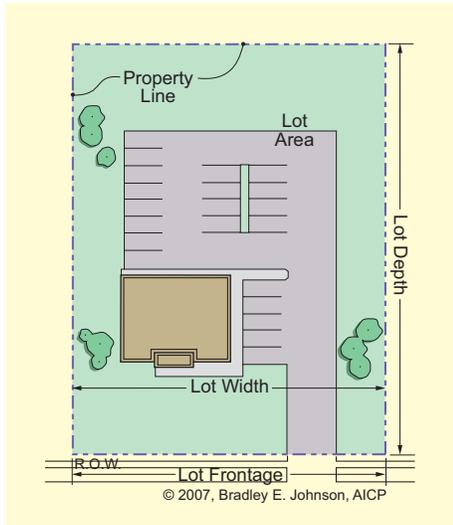
High Intensity Commercial (CH) District

2.33 CH District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The CH (High Intensity Commercial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • wide range of retail, commercial, service, eating, and entertainment establishments • moderate to high impact uses <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Small to medium area zoning • Chiefly multiple businesses established on a single site <p>Development Standards</p> <ul style="list-style-type: none"> • Recognize the need for quality time, place and manner development standards to minimize impacts on adjacent residential properties while encouraging economic vitality. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, MP, CN, IN, OT, CM, I1, I2, I3 and HI <p>Required Approvals</p> <ul style="list-style-type: none"> • Development Plan approval required for all developments. <p>Plan Commission</p> <ul style="list-style-type: none"> • Zone property CH only after determining that the site is appropriate for any of the possible uses allowed in the zoning district; • Be very sensitive to the impacts of traffic generated by the site. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a Special Exception use only when it clearly is a benefit to the surrounding areas; • Be very sensitive to the potential for light pollution, and pedestrian and vehicular safety. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • raising of farm and exotic animals • sale of agricultural products* • storage of agricultural products <p>Commercial Uses</p> <ul style="list-style-type: none"> • automobile accessory installation • automobile body shop • automobile gas station • automobile oil change facility • automobile parts sales • automobile rental • automobile repair/service station • automobile sales • automobile wash • bank machine/ATM • banquet hall • barber/beauty shop • bowling alley • cellular phone service • coffee shop • coin laundry • dance/night club • delicatessen • driving range • emergency medical care clinic • farmers market • fitness center/health club • funeral home • golf course • health spa/day spa • hotel • ice cream shop • miniature golf • mortuary • motel • movie theater, multiple-screen • paintball facility (indoor only) • party/event store • pet grooming/store • plant nursery • quick cash/check cashing • recreation center/play center • restaurant • restaurant with drive-up window • retail, high intensity • retail, low intensity • retail, medium intensity • shoe store/repair • skating rink • special handling retail • sports field • swimming pool • tattoo/piercing parlor • video rental • wholesale warehouse sales <p>Industrial Uses</p> <ul style="list-style-type: none"> • warehouse storage facility <p>Institutional Uses</p> <ul style="list-style-type: none"> • police, fire or rescue station <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • kennel* <p>Industrial Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p><i>*see also Chapter 05; §SE: Special Exception Standards</i></p>

High Intensity Commercial (CH) District

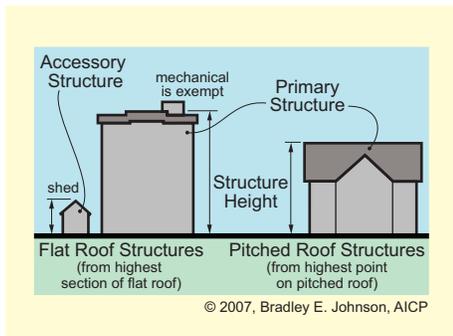
2.34 CH District Development Standards



- Minimum Lot Area:**
 - 217,800 square feet (5 acres)
- Minimum Lot Width:**
 - 300 feet
- Sewer:**
 - Sanitary sewer connection required
- Water:**
 - Water utility connection required

- Maximum Front Setback:**
 - 50 feet
- Minimum Side Setback:**
 - 25 feet, plus 10 feet per story above 2 stories
- Minimum Rear Setback:**
 - 25 feet, plus 10 feet per story above 2 stories
- Minimum Building Separation:**
 - 50 feet

- Maximum Impervious Surface Coverage:**
 - 75% of the Lot Area
- Minimum Main Floor Area:**
 - 1,000 square feet



- Maximum Structure Height:**
 - Primary Structure: 40 feet
 - Accessory Structure: 20 feet

Additional Development Standards that Apply

Accessory Structure (AS)	Lighting (LT)	Sign (SI)
• AS-01 Page 5-4	• LT-01 Page 5-30	• SI-01 Page 5-48
• AS-05 Page 5-5	Loading (LD)	• SI-07 Page 5-68
Density and Intensity (DI)	• LD-01 Page 5-31	Special Exception (SE)
• DI-01 Page 5-7	Lot (LO)	• SE-01 Page 5-79
Entrance and Drive (ED)	• LO-01 Page 5-32	• SE-07 Page 5-82
• ED-01 Page 5-7	Outdoor Storage (OS)	• SE-12 Page 5-84
• ED-03 Page 5-9	• OS-01 Page 5-33	Telecom. Facilities (TC)
Environmental (EN)	• OS-02 Page 5-33	• TC-01 Page 5-87
• EN-01 Page 5-10	• OS-03 Page 5-33	• TC-02 Page 5-88
Fence and Wall (FW)	Parking (PK)	Temporary Uses (TU)
• FW-03 Page 5-12	• PK-01 Page 5-34	• TU-01 Page 5-89
Floodplain (FP)	• PK-04 Page 5-35	• TU-02 Page 5-89
• FP-01 Page 5-14	Performance (PF)	• TU-04 Page 5-90
Height (HT)	• PF-01 Page 5-42	Vision Clearance (VC)
• HT-01 Page 5-23	Public Improvement (PI)	• VC-01 Page 5-91
Landscaping (LA)	• PI-01 Page 5-43	
• LA-01 Page 5-25	Setback (SB)	
• LA-02 Page 5-26	• SB-01 Page 5-44	
• LA-03 Page 5-26	Sewer and Water (SW)	
• LA-05 Page 5-28	• SW-01 Page 5-4	
• LA-06 Page 5-28		

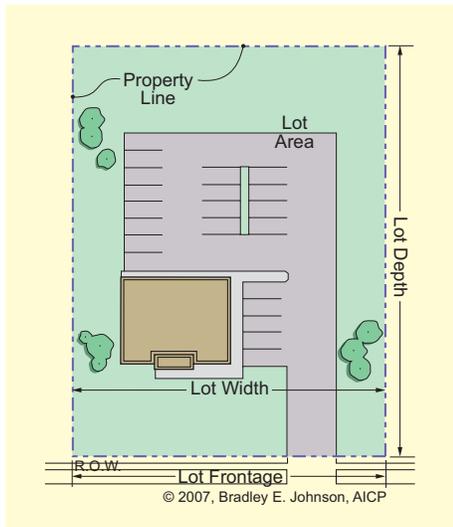
Light Industrial (I1) District

2.35 I1 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The I1 (Light Industrial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • low impact industrial • business park, distribution operations and industrial facilities <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Small to medium area zoning <p>Development Standards</p> <ul style="list-style-type: none"> • Recognize the need for quality time, place and manner development standards to minimize impacts on adjacent properties while encouraging economic vitality; • Assure there are minimal negative affects on the natural environment. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, A2, IN, OT, CM, CH, I2, I3 and HI <p>Required Approvals</p> <ul style="list-style-type: none"> • Development Plan approval required for all developments. <p>Plan Commission</p> <ul style="list-style-type: none"> • Zone property I1 only after determining that the site is appropriate for any of the possible uses allowed in the zoning district; • Be very sensitive to environmental protection. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a Special Exception use only when it clearly is a benefit to the surrounding areas; • Be very sensitive to the potential for light pollution, noise pollution, loading bay placement and pedestrian and vehicular safety. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • raising of farm and exotic animals • sale of agricultural products* • storage of agricultural products <p>Commercial Uses</p> <ul style="list-style-type: none"> • crematory • dry cleaning service (on-site) • industrial wholesale • office, construction trade • office, design services • print shop/copy center • sexually oriented business <p>Industrial Uses</p> <ul style="list-style-type: none"> • assembly • distribution facility • flex-space • light manufacturing • research center • testing lab • warehouse • warehouse storage facility • welding <p>Institutional Uses</p> <ul style="list-style-type: none"> • government operation (non-office) • police, fire or rescue station • trade school <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • cemetery/mausoleum* • flea market (outdoor) • kennel* <p>Industrial Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p><i>*see also Chapter 05; §SE: Special Exception Standards</i></p>

Light Industrial (I1) District

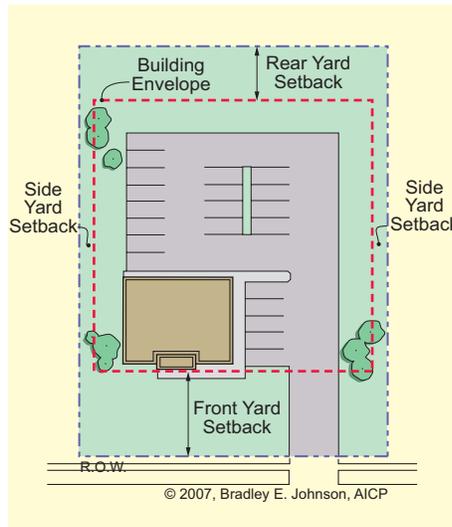
2.36 I1 District Development Standards



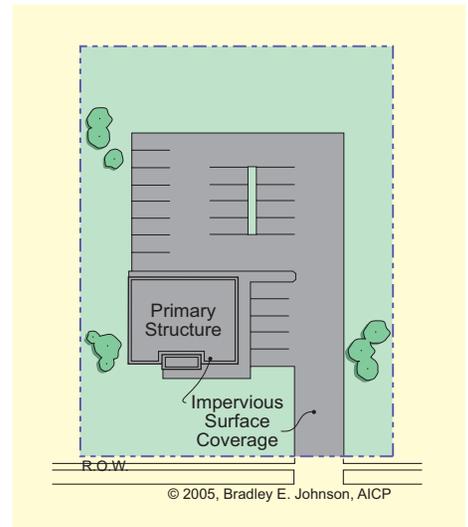
- Minimum Lot Area:**
 - 43,560 square feet (1 acre)
- Minimum Lot Width:**
 - 100 feet

- Sewer:**
 - Sanitary sewer connection required
 - Where sanitary sewer connection is not available, an otherwise permitted use may be allowed per *Chapter 05; §SE-09: Special Exception; Sewer and Water.*

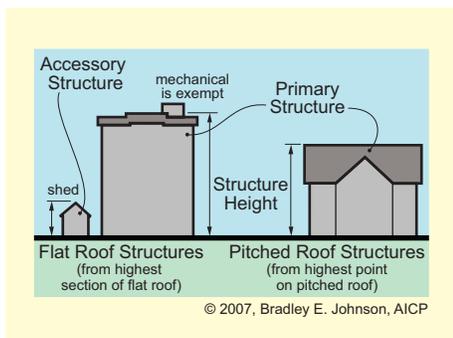
- Water:**
 - Water utility connection required
 - Where water utility connection is not available, an otherwise permitted use may be allowed per *Chapter 05; §SE-09: Special Exception; Sewer and Water.*



- Minimum Front Setback:**
 - 50 feet
- Minimum Side Setback:**
 - 30 feet
- Minimum Rear Setback:**
 - 30 feet



- Maximum Impervious Surface Coverage:**
 - 65% of the Lot Area



- Maximum Structure Height:**
 - Primary Structure: 50 feet
 - Accessory Structure: 30 feet

Additional Development Standards that Apply

Accessory Structure (AS)	Lighting (LT)	Sexually Oriented (SX)
• AS-01 Page 5-4	• LT-01 Page 5-30	• SX-01 Page 5-47
Density and Intensity (DI)	Loading (LD)	• SX-02 Page 5-47
• DI-01 Page 5-6	• LD-01 Page 5-31	Sign (SI)
Entrance and Drive (ED)	Lot (LO)	• SI-01 Page 5-48
• ED-01 Page 5-7	• LO-01 Page 5-32	• SI-08 Page 5-74
• ED-03 Page 5-9	Outdoor Storage (OS)	Special Exception (SE)
Environmental (EN)	• OS-01 Page 5-33	• SE-01 Page 5-79
• EN-01 Page 5-10	• OS-02 Page 5-33	• SE-07 Page 5-82
Fence and Wall (FW)	• OS-03 Page 5-33	• SE-09 Page 5-83
• FW-04 Page 5-13	• OS-04 Page 5-33	• SE-13 Page 5-84
Floodplain (FP)	Parking (PK)	Telecom. Facilities (TC)
• FP-01 Page 5-14	• PK-04 Page 5-35	• TC-01 Page 5-87
Height (HT)	Performance (PF)	• TC-02 Page 5-88
• HT-01 Page 5-23	• PF-01 Page 5-42	Temporary Uses (TU)
Landscaping (LA)	Public Improvement (PI)	• TU-01 Page 5-89
• LA-01 Page 5-25	• PI-01 Page 5-43	• TU-02 Page 5-89
• LA-02 Page 5-26	Setback (SB)	• TU-05 Page 5-90
• LA-03 Page 5-26	• SB-01 Page 5-44	Vision Clearance (VC)
• LA-04 Page 5-27	Sewer and Water (SW)	• VC-01 Page 5-91
• LA-05 Page 5-28	• SW-01 Page 5-46	
• LA-06 Page 5-28		

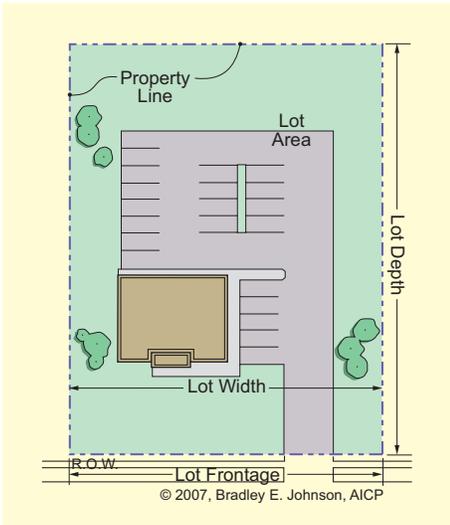
General Industrial (I2) District

2.37 I2 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The I2 (General Industrial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • moderate impact industrial • business park, distribution operations and industrial facilities <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Small to medium area zoning <p>Development Standards</p> <ul style="list-style-type: none"> • Recognize the need for quality time, place, and manner development standards to minimize impacts on adjacent residential properties while encouraging economic vitality; • Assure there are minimal negative affects on the natural environment; • Minimize light, noise, water, and air pollution. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, A1, A2, CN, IN, OT, CM, CH, I1, I3 and HI <p>Required Approvals</p> <ul style="list-style-type: none"> • Development Plan approval required for all developments. <p>Plan Commission</p> <ul style="list-style-type: none"> • Zone property I2 only after determining that the site is appropriate for any of the possible uses allowed in the zoning district; • Be very sensitive to environmental protection. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a Special Exception use only when it clearly is a benefit to the surrounding areas; • Require significant buffering and separation from residential uses and environmental features; • Be very sensitive to the potential for light pollution, noise pollution, loading bay placement, and pedestrian and vehicular safety. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • raising of farm and exotic animals • sale of agricultural products* • storage of agricultural products <p>Commercial Uses</p> <ul style="list-style-type: none"> • flea market (outdoor) • heavy equipment sales • sexually oriented business <p>Industrial Uses</p> <ul style="list-style-type: none"> • assembly • distribution facility • flex-space • food production/processing • light manufacturing • research center • sign painting/fabrication • telecommunication facility • testing lab • tool and dye shop • warehouse • welding <p>Institutional Uses</p> <ul style="list-style-type: none"> • police, fire or rescue station <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p>Industrial Uses</p> <ul style="list-style-type: none"> • mineral extraction • outdoor storage • storage tanks (nonhazardous)

General Industrial (I2) District

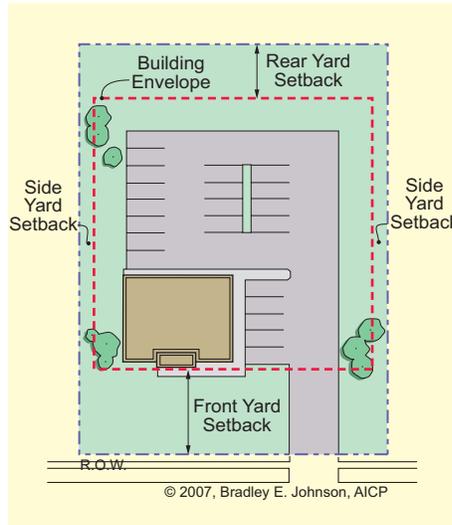
2.38 I2 District Development Standards



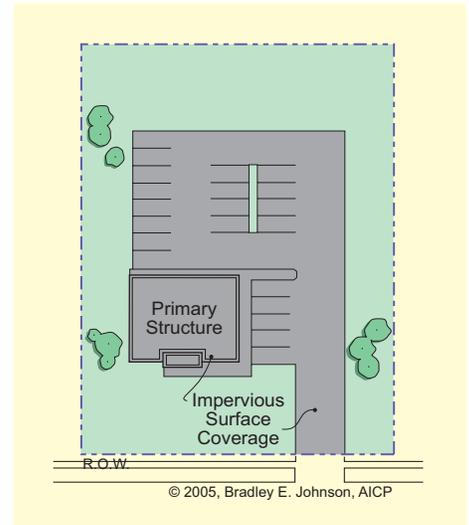
- Minimum Lot Area:**
 - 43,560 square feet (1 acre)
- Minimum Lot Width:**
 - 150 feet

- Sewer:**
 - Sanitary sewer connection required
 - Where sanitary sewer connection is not available, an otherwise permitted use may be allowed per *Chapter 05; §SE-09: Special Exception; Sewer and Water.*

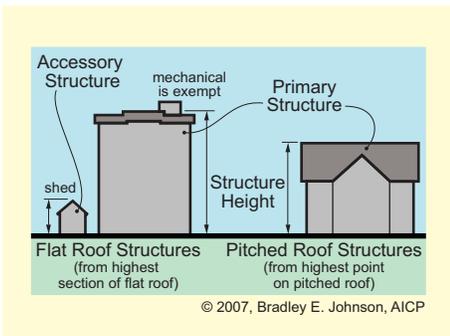
- Water:**
 - Water utility connection required
 - Where water utility connection is not available, an otherwise permitted use may be allowed per *Chapter 05; §SE-09: Special Exception; Sewer and Water.*



- Minimum Front Setback:**
 - 70 feet
- Minimum Side Setback:**
 - 40 feet
- Minimum Rear Setback:**
 - 40 feet



- Maximum Impervious Surface Coverage:**
 - 75% of the Lot Area



- Maximum Structure Height:**
 - Primary Structure: 50 feet
 - Accessory Structure: 30 feet

Additional Development Standards that Apply

Accessory Structure (AS)	Lighting (LT)	Sign (SI)
• AS-01 Page 5-4	• LT-01 Page 5-30	• SI-01 Page 5-48
Density and Intensity (DI)	Loading (LD)	• SI-08 Page 5-74
• DI-01 Page 5-6	• LD-01 Page 5-31	Special Exception (SE)
Entrance and Drive (ED)	Lot (LO)	• SE-01 Page 5-79
• ED-01 Page 5-7	• LO-01 Page 5-32	• SE-09 Page 5-83
• ED-03 Page 5-9	Outdoor Storage (OS)	• SE-14 Page 5-85
Environmental (EN)	• OS-01 Page 5-33	Telecom. Facilities (TC)
• EN-01 Page 5-10	• OS-03 Page 5-33	• TC-01 Page 5-87
Fence and Wall (FW)	• OS-04 Page 5-33	Temporary Uses (TU)
• FW-04 Page 5-13	Parking (PK)	• TU-01 Page 5-89
Floodplain (FP)	• PK-04 Page 5-35	• TU-02 Page 5-89
• FP-01 Page 5-14	Performance (PF)	• TU-05 Page 5-90
Height (HT)	• PF-01 Page 5-42	Vision Clearance (VC)
• HT-01 Page 5-23	Public Improvement (PI)	• VC-01 Page 5-91
Landscaping (LA)	• PI-01 Page 5-43	
• LA-01 Page 5-25	Setback (SB)	
• LA-02 Page 5-26	• SB-01 Page 5-44	
• LA-03 Page 5-26	Sewer and Water (SW)	
• LA-04 Page 5-27	• SW-01 Page 5-46	
• LA-05 Page 5-28	Sexually Oriented (SX)	
• LA-06 Page 5-28	• SX-01 Page 5-47	
	• SX-02 Page 5-47	

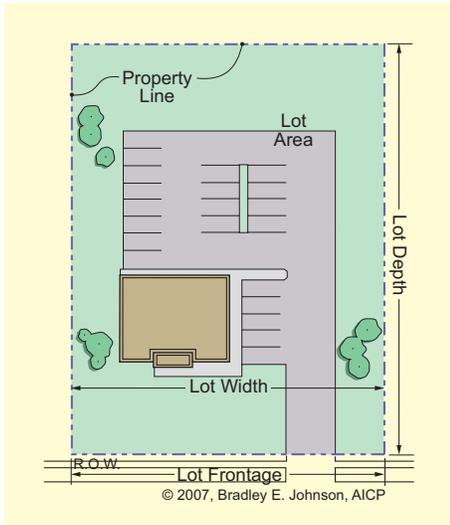
Heavy Industrial (I3) District

2.39 I3 District Intent, Permitted Uses, and Special Exception Uses

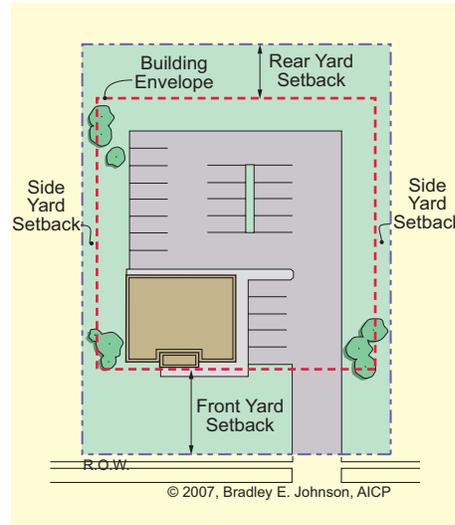
District Intent	Permitted Uses	Special Exception Uses
<p>The I3 (Heavy Industrial) District is intended to be used as follows:</p> <p>Type and Intensity</p> <ul style="list-style-type: none"> • high impact industrial • business park, distribution operations and industrial facilities <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Small to medium area zoning <p>Development Standards</p> <ul style="list-style-type: none"> • Recognize the need for quality time, place and manner development standards to minimize impacts on adjacent residential properties while encouraging economic vitality; • Assure there are minimal negative affects on the natural environment; • Minimize light, noise, water and air pollution. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, A2, IN, OT, CM, CH, I1, I2 and HI <p>Required Approvals</p> <ul style="list-style-type: none"> • Development Plan approval required for all developments. <p>Plan Commission</p> <ul style="list-style-type: none"> • Zone property I3 only after determining that the site is appropriate for any of the possible uses allowed in the zoning district; • Be very sensitive to environmental protection. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a Special Exception use only when it clearly is a benefit to the surrounding areas; • Require significant buffering and separation from residential uses and environmental features; • Be very sensitive to the potential for light pollution, noise pollution, loading bay placement and pedestrian and vehicular safety. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • raising of farm and exotic animals • sale of agricultural products* • storage of agricultural products <p>Commercial Uses</p> <ul style="list-style-type: none"> • heavy equipment sales • paintball facility (outdoor) <p>Industrial Uses</p> <ul style="list-style-type: none"> • asphalt plant • assembly • concrete ready-mix plant • distribution facility • fireworks sales • food production/processing • liquid fertilizer storage/distribution • manufacturing, light • outdoor storage • radio/TV station • recycling processing • research center • sign painting/fabrication • storage tanks (nonhazardous) • telecommunication facility • testing lab • tool and dye shop • treatment plant, sewage • treatment plant, water • utility facility, above-ground • warehouse • welding <p>Institutional Uses</p> <ul style="list-style-type: none"> • police, fire or rescue station <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • scrap metal yard • telecommunication facility <p>Industrial Uses</p> <ul style="list-style-type: none"> • mineral extraction

Heavy Industrial (I3) District

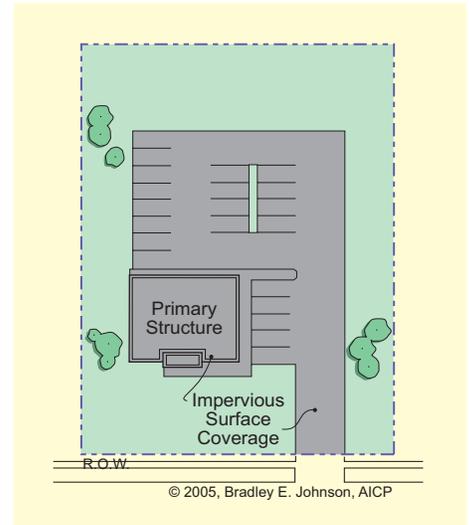
2.40 I3 District Development Standards



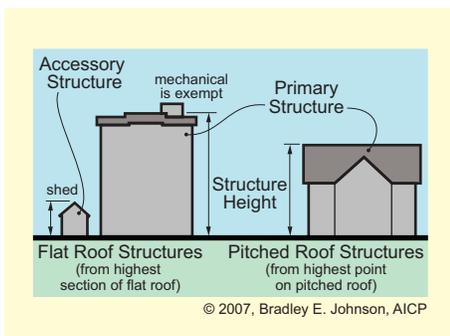
- Minimum Lot Area:**
- 130,680 square feet (3 acres)
- Minimum Lot Width:**
- 200 feet
- Sewer:**
- Sanitary sewer connection required
- Water:**
- Water utility connection required



- Minimum Front Setback:**
- 80 feet
- Minimum Side Setback:**
- 50 feet
- Minimum Rear Setback:**
- 50 feet



- Maximum Impervious Surface Coverage:**
- 75% of the Lot Area



- Maximum Structure Height:**
- Primary Structure: 80 feet
 - Accessory Structure: 40 feet

Additional Development Standards that Apply

<p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 5-4 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 5-6 <p>Entrance and Drive (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 5-7 • ED-03 Page 5-9 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 5-10 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-04 Page 5-13 <p>Floodplain (FP)</p> <ul style="list-style-type: none"> • FP-01 Page 5-14 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 5-23 <p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 5-25 • LA-02 Page 5-26 • LA-03 Page 5-26 • LA-04 Page 5-27 • LA-05 Page 5-28 • LA-06 Page 5-28 	<p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 5-30 <p>Loading (LD)</p> <ul style="list-style-type: none"> • LD-01 Page 5-31 <p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 5-32 <p>Outdoor Storage (OS)</p> <ul style="list-style-type: none"> • OS-01 Page 5-33 • OS-03 Page 5-33 • OS-04 Page 5-33 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-04 Page 5-35 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 5-42 <p>Public Improvement (PI)</p> <ul style="list-style-type: none"> • PI-01 Page 5-43 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 5-44 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 5-46 <p>Sexually Oriented (SX)</p> <ul style="list-style-type: none"> • SX-02 Page 5-47 	<p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 5-48 • SI-08 Page 5-74 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 5-79 • SE-14 Page 5-85 <p>Telecom. Facilities (TC)</p> <ul style="list-style-type: none"> • TC-01 Page 5-87 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 5-89 • TU-02 Page 5-89 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 5-91
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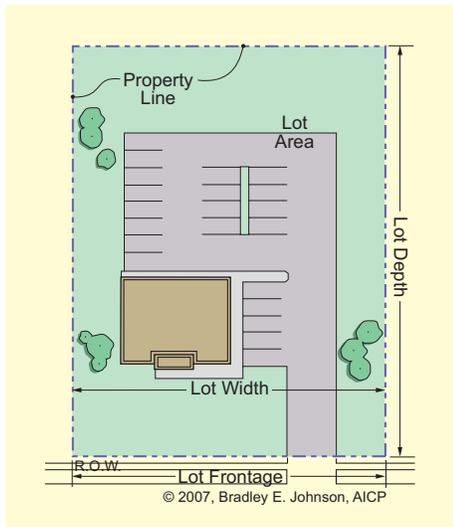
High Impact Uses (HI) District

2.41 HI District Intent, Permitted Uses, and Special Exception Uses

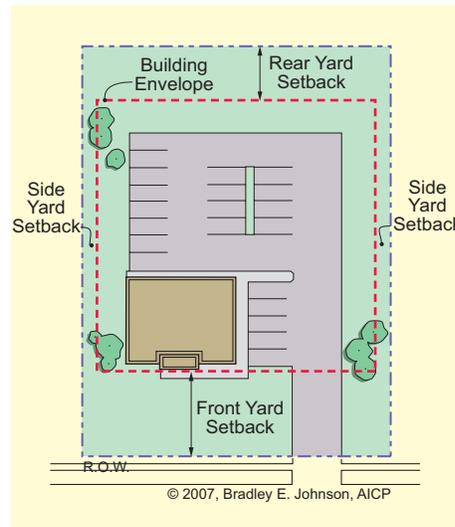
District Intent	Permitted Uses	Special Exception Uses
<p>The HI (High Impact Uses) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • high impact uses <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development <p>Development Standards</p> <ul style="list-style-type: none"> • Recognize the need for quality time, place and manner development standards to minimize impacts on adjacent properties while encouraging economic vitality; • Minimize light, noise, water and air pollution. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, A2, IN, OT, CM, CH, I1, I2 and I3 <p>Required Approvals</p> <ul style="list-style-type: none"> • Development Plan approval required for all developments. <p>Plan Commission</p> <ul style="list-style-type: none"> • Zone property HI only after determining that the site is appropriate for any of the possible uses allowed in the zoning district; • Be very sensitive to environmental protection. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a Special Exception use only when it clearly is a benefit to the surrounding areas; • Require significant buffering and separation from adjacent uses and environmental features; • Be very sensitive to the potential for light pollution, noise pollution, and pedestrian and vehicular safety. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • raising of farm and exotic animals • sale of agricultural products* • storage of agricultural products <p>Industrial Uses</p> <ul style="list-style-type: none"> • asphalt plant • concrete ready-mix plant • electrical generation plant • heavy manufacturing • liquid fertilizer storage/distribution • outdoor storage • recycling processing • storage tanks (hazardous) • storage tanks (nonhazardous) • telecommunication facility <p>Institutional Uses</p> <ul style="list-style-type: none"> • police, fire or rescue station <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • amusement park • feed lot, commercial • feed lot, confined • motorcross • race track • stadium • water park <p>Industrial Uses</p> <ul style="list-style-type: none"> • construction material landfill • incinerator • junk yard • mineral extraction • rendering plant • sanitary landfill/refuse dump • scrap metal yard • transfer station <p>Institutional Uses</p> <ul style="list-style-type: none"> • prison

High Impact Uses (HI) District

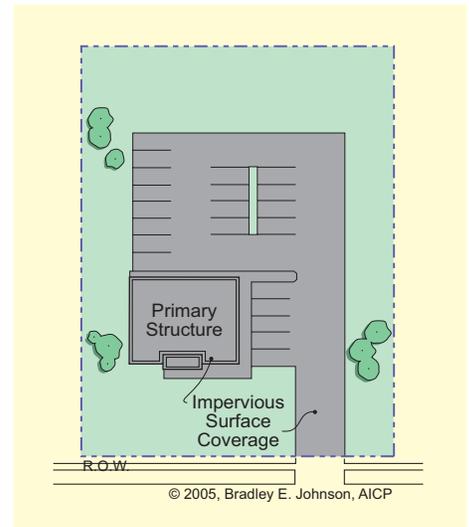
2.42 HI District Development Standards



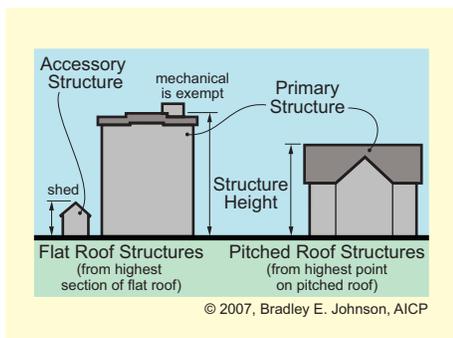
- Minimum Lot Area:**
 - 30 acres
- Minimum Lot Width:**
 - 225 feet
- Sewer:**
 - Sanitary sewer connection required
- Water:**
 - Water utility connection required



- Minimum Front Setback:**
 - 150 feet
- Minimum Side Setback:**
 - 100 feet
- Minimum Rear Setback:**
 - 100 feet



- Maximum Impervious Surface Coverage:**
 - 65% of the Lot Area



- Maximum Structure Height:**
 - Primary Structure: 100 feet
 - Accessory Structure: 50 feet

Additional Development Standards that Apply

<ul style="list-style-type: none"> Accessory Structure (AS) <ul style="list-style-type: none"> • AS-01 Page 5-4 Density and Intensity (DI) <ul style="list-style-type: none"> • DI-01 Page 5-6 Entrance and Drive (ED) <ul style="list-style-type: none"> • ED-01 Page 5-7 • ED-03 Page 5-9 Environmental (EN) <ul style="list-style-type: none"> • EN-01 Page 5-10 Fence and Wall (FW) <ul style="list-style-type: none"> • FW-04 Page 5-13 Floodplain (FP) <ul style="list-style-type: none"> • FP-01 Page 5-14 Height (HT) <ul style="list-style-type: none"> • HT-01 Page 5-23 Landscaping (LA) <ul style="list-style-type: none"> • LA-01 Page 5-25 • LA-02 Page 5-26 • LA-03 Page 5-26 • LA-04 Page 5-27 • LA-05 Page 5-28 • LA-06 Page 5-28 	<ul style="list-style-type: none"> Lighting (LT) <ul style="list-style-type: none"> • LT-01 Page 5-30 Loading (LD) <ul style="list-style-type: none"> • LD-01 Page 5-31 Lot (LO) <ul style="list-style-type: none"> • LO-01 Page 5-32 Outdoor Storage (OS) <ul style="list-style-type: none"> • OS-01 Page 5-33 • OS-03 Page 5-33 • OS-04 Page 5-33 Parking (PK) <ul style="list-style-type: none"> • PK-04 Page 5-35 Performance (PF) <ul style="list-style-type: none"> • PF-01 Page 5-42 Public Improvement (PI) <ul style="list-style-type: none"> • PI-01 Page 5-43 Setback (SB) <ul style="list-style-type: none"> • SB-01 Page 5-44 Sewer and Water (SW) <ul style="list-style-type: none"> • SW-01 Page 5-46 Sign (SI) <ul style="list-style-type: none"> • SI-01 Page 5-48 • SI-08 Page 5-74 	<ul style="list-style-type: none"> Special Exception (SE) <ul style="list-style-type: none"> • SE-01 Page 5-79 • SE-14 Page 5-85 • SE-15 Page 5-86 Telecom. Facilities (TC) <ul style="list-style-type: none"> • TC-01 Page 5-87 Temporary Uses (TU) <ul style="list-style-type: none"> • TU-01 Page 5-89 • TU-02 Page 5-89 Vision Clearance (VC) <ul style="list-style-type: none"> • VC-01 Page 5-91
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