

ZONING ORDINANCE

for the

COUNTY OF WARREN, INDIANA

and the

TOWNS OF STATE LINE CITY

PINE VILLAGE

WEST LEBANON

WILLIAMSPORT

Project Indiana P-1114.17

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HOWARD NEEDLES TAMMEN & BERGENDOFF
ARCHITECTS ENGINEERS PLANNERS
INDIANAPOLIS, INDIANA
Job No. 5737-12-00

ZONING ORDINANCE
FOR
WARREN COUNTY, INDIANA

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Prepared by:

Howard Needles Tammen & Bergendoff
Indianapolis, Indiana

George K. Erganian, Partner
Robert S. Coma, Partner
Stephen G. Goddard, Associate
Roger A. Johnson, Planner-in-Charge
David A. Wenzel, Project Planner
Jane A. Hayes, Associate Planner

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ARTICLE I

PURPOSE, TITLE, AND DEFINITIONS

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING REGULATIONS FOR THE COUNTY OF WARREN, AND TOWNS, STATE LINE CITY, PINE VILLAGE, WEST LEBANON AND WILLIAMSPORT, STATE OF INDIANA, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, IN ACCORDANCE WITH PROVISIONS OF PUBLIC LAW 178, ACTS OF 1979, AS AMENDED FOR AREA PLAN COMMISSION BY THE INDIANA GENERAL ASSEMBLY, AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH.

Section 10. PURPOSE

The zoning regulations and districts as herein outlined have been made with these objectives: the securing of adequate light and air, convenience of access, and safety from fire, flood, and other dangers; that congestion in the public streets may be lessened or avoided; that property values may be preserved; that the public health, safety, comfort, morals, convenience, and general public welfare may be promoted.

IT IS HEREBY ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WARREN, INDIANA, AND THE BOARDS OF TOWN TRUSTEES OF THE TOWN OF STATE LINE CITY, PINE VILLAGE, WEST LEBANON, AND WILLIAMSPORT:

Section 11. SHORT TITLE

This ordinance shall be known and may be cited and referred to as the "Zoning Ordinance of Warren County."

Section 12. DEFINITIONS

For the purpose of this ordinance, certain terms or words used herein shall be interpreted as follows:

- 12.01. All words used in the present tense include the future tense. All words in the singular include plural and all words in the plural include the singular. The word, "shall," is mandatory and not directory. The word, "used," shall be deemed to include "designed, intended, or arranged to be used."
- 12.02. Accessory Use or Building: a use customarily incidental and subordinate to the principal use or building and located on the same lot with such principal use or building.

- 12.03. Agricultural Uses, Bona Fide: the growing and harvesting of crops including grass, legume, hay, grain, fruit, and truck or vegetable crops, floriculture, horticulture, growing of mushrooms, nursery and forest planting stock, orcharding, forestry and the operation of greenhouses; the keeping, raising, and feeding of livestock and poultry, swine, sheep, beef and dairy cattle, pony and horse production; fur, game, fish and wildlife farm operation; farm buildings used for growing, harvesting, and preparing crop products for market roadside stands and signs pertaining to the sale or use of the premises or products produced thereon; farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock and poultry and preparing livestock and poultry products for market; farm dwellings including mobile homes occupied by farm owners, operators, tenants, and seasonal and year-round hired farm workers.
- 12.04. Alley: any public or private way dedicated to public travel and less than thirty-one (31) feet in width.
- 12.05. Antique Vehicle: any vehicle displaying current and official State of Indiana Antique Vehicle license plates.
- 12.06. Auto Wrecking Yard: any place where two or more motor vehicles not in running condition, or the parts thereof, are stored in the open and are not being restored to operation; or where vehicles are not currently licensed or antique licensed; or any land, building, or structure used for the wrecking or storing of such automobiles or the parts thereof.
- 12.07. Boarding or Lodging House: a building other than a hotel where meals or sleeping accommodations or both are provided for compensation for three, but not more than twenty persons.
- 12.08. Building: any structure constructed or used for residence, business, industry, or other public or private purposes, or accessory thereto.
- 12.09. Building Line: a line on a plot between which line and a street, alley, or private place, no building or structure may be erected.
- 12.10. Camps or Campgrounds: tracts of land of a design or character suitable for and used for seasonal, recreational, and other similar living purposes. The tracts may have located on them a structure of a seasonable, temporary, or movable nature, such as a

cabin, hunting shelter, or tent. Any permanent structures, such as cabins, must comply with the requirements for R-2 Districts.

- 12.11. Commercial Resort: a resort furnishing lodging, meals, and such recreational facilities as swimming, boating, shuffleboard, horseback riding, and golf. The recreational facilities shall be incidental to the furnishing of lodging and meals.
- 12.12. Confinement Feeding, Commercial Feed Lot: any time 300 or more cattle, 600 or more swine or sheep, or 30,000 or more fowl are housed (or penned) and fed in a confined area. Definition from the Indiana State Board of Health (IC-13-1-5.7-1).
- 12.13. Dump: a lot or tract of land or part thereof used for the disposal by abandonment, dumping, burial, burning, or other means of trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind except garbage.
- 12.14. Dwelling: a permanent building used primarily for human habitation but not including mobile homes or facilities for the housing of transient residents.
- 12.141. Dwelling, Single-Family: a permanent building, separate and free standing, in itself providing living accommodations for one family.
- 12.142. Dwelling, Two-Family: a permanent building designed exclusively for occupancy by two families.
- 12.143. Dwelling, Multiple-Family: a permanent building or portion thereof providing separate living accommodations for three or more families.
- 12.15. Family: a group of one or more persons occupying a premises and living as a single housekeeping unit, whether or not related to each other by birth, adoption, or marriage, but no unrelated group shall consist of more than five persons, as distinguished from a group occupying a boarding or lodging house or hotel.
- 12.16. Farm: an area used for agricultural operations including truck gardening, forestry, the operation of a tree or plant nursery, or the production of livestock and poultry.

- 12.17. Farm Vacation Enterprises (Profit or Non-Profit): farms adapted for use as vacation farms, picnicking, and sports areas, fishing waters, camping, scenery, and nature recreation areas; hunting areas; hunting preserves, and watershed projects.
- 12.18. Fence: a structure, including entrance and exit gates, designed and constructed for enclosure or screening.
- 12.19. Flood (Or Floodwater): the temporary inundation of land adjacent to and inundated by overflow from a river, stream, lake, or other body of water.
- 12.20. Flood Control: the prevention of floods, the control regulation, diversion, or confinement of flood water or flood flow, and the protection therefrom, according to sound and accepted engineering practice, to minimize the extent of floods, and the death, damage, and destruction caused thereby, and, all things incidental thereto or connected therewith.
- 12.21. Flood Hazard Area: a flood plain, or portion thereof, which has not been adequately protected from floodwater by means of dikes, levees, reservoirs, or other works approved by the Indiana Department of Natural Resources Commission.
- 12.22. Flood Plain: the relatively flat area or low land adjoining the channel of a river or stream which has been or may be covered by flood water. The flood plain includes the channel, floodway, and floodway fringe.
- 12.23. Flood, Regulatory (Or Regional): a flood having a peak discharge which can be expected to be equalled or exceeded on the average of once in a hundred year period, as calculated by a method and procedure which is acceptable to and approved by the Indiana Natural Resources Commission. The 100-year frequency flood is equivalent to a flood having a probability of occurrence of one percent (1%) in any given year (a flood magnitude which has a one percent chance of being equalled or exceeded in any given year).
- 12.24. Floodway: the channel of a river or stream and those portions of the flood plain adjoining the channel, which are reasonably required to carry and discharge the flood water or flood flow of any river or stream.

- 12.25. Frontage: all the property on one side of a street between two intersecting streets (crossing or terminating) measured along the line of the street, or if the street is dead ended then all the property abutting on one side between an intersecting street and the dead end of the street.
- 12.26. Garage, Private: an accessory building housing not more than four motor driven vehicles, the property of and for the use of the occupants of the lot on which the private garage is located.
- 12.27. Garage, Public: any building or premises, except those used as a private or storage garage, used for equipping, repairing, hiring, selling, or storing motor driven vehicles.
- 12.28. Garbage: any odorous, putrescible, or combustible waste materials.
- 12.29. Garbage Disposal: collected or community garbage disposal by covered burial or incineration within a fully enclosed building.
- 12.30. Garbage Farming: the feeding or storage of community or collected garbage and similar food wastes.
- 12.31. Group or Row House: a group or row of not more than eight semi-detached single-family dwellings not more than two rooms deep with access to a street as herein defined.
- 12.32. Height of Building: the vertical distance from the established average sidewalk grade, street grade, or finished grade at the building line, whichever is the highest, to the highest point of the building.
- 12.33. Home Occupation: any use conducted entirely within a dwelling by the occupant of the dwelling and as a secondary use which is clearly incidental to the use of the dwelling for residential purposes. Such a use shall employ not more than one person outside the family resident in dwelling. No offensive noise, vibration, smoke, dust, odors, heat, or glare shall be produced.
- 12.34. Institution: a building occupied by a non-profit corporation or a non-profit establishment for public or private use.
- 12.35. Junk Yard: a lot, land, building, or structure, or part thereof, used primarily for the collecting, storage, and/or sale of waste paper, rags, scrap

metal, or discarded material or for the collecting, dismantling, storage, and salvaging of machinery or vehicles not in running condition and for the sale of parts therefrom.

- 12.36. Kennel: any place where house pets are kept for purposes other than those customary and incidental to a household.
- 12.37. Lot: a piece, parcel, or plot of land occupied or to be occupied by one principal building and its accessory buildings and including the open spaces required under this ordinance.
- 12.38. Lot Area: the area of any lot shall be determined exclusive of street, highway, alley, road, or other rights-of-way.
- 12.39. Lot of Record: a lot which is a part of a subdivision, the plat of which has been officially recorded, or a parcel of land described by metes and bounds, the deed or description of which was officially recorded prior to the adoption of this ordinance.
- 12.40. Maintenance and Storage Facilities: land, buildings, and structures devoted primarily to the maintenance and storage of construction equipment and material.
- 12.41. Manufacturing, Extractive: any mining, quarrying, excavating processing, storing, separating, cleaning, or marketing of any mineral natural resource.
- 12.42. Manufacturing, Heavy: manufacturing, processing, assembling, storing, testing, and similar industrial uses which are generally major operations and extensive in character; require large sites, open storage and service areas, extensive services and facilities, ready access to regional transportation; and normally generate some nuisances such as smoke, noise, vibration, dust, glare, air pollution, and water pollution, but not beyond the district boundary.
- 12.43. Manufacturing, Light: manufacturing or other industrial uses which are usually controlled operations; relatively clean, quiet, and free of objectionable or hazardous elements such as smoke, noise, odor, or dust; operating and storing within enclosed structures; and generating little industrial traffic and not nuisances.

- 12.44. Mobile Home: a structure designed to be used for human habitation, carrying or storage of persons or property, not having permanent foundation, being constructed so as to be easily equipped with wheels or other devices to be transported from place to place. Neither the removal nor the placing of the mobile home on a permanent foundation shall cause it to be classed as a dwelling for the purpose of this ordinance. Mobile home shall include trailer coach, camp car, and house car.
- 12.45. Mobile Home, Multi Section: a mobile home consisting of either an addition or expansion to the basic structure for human habitation purposes. This includes such models currently referred to as "double wides."
- 12.46. Modular Home: a factory fabricated housing unit constructed on the basis of a standard pattern. Modulares are wheelless, have no chassis, and are usually built with perimeter framing. They are always permanently sited on their own foundations and can be hooked together in any horizontal or vertical combination to make multiple family units, or they can become single family detached units. For purposes of this ordinance, they shall be classified as site built homes and subject to the same standards.
- 12.47. Nursing Home or Rest Home: a home for the aged, chronically ill or incurable persons in which three or more persons not of the immediate family are received, kept, or provided with food and shelter and care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis, treatment, or care of the sick or injured.
- 12.48. Non-conforming Use: a use of building or land lawful at the time of enactment of this ordinance that does not conform with the "permitted use" provisions of this ordinance.
- 12.49. Parking Space: an all-weather surfaced area (paved with bituminous, concrete, crushed stone, gravel, or slag) enclosed in the main building, in an accessory building, or unenclosed, sufficient in size to store one standard automobile, and if the space is enclosed, comprising an area of not less than 140 square feet; if unenclosed, 20 feet by 10 feet; with an all-weather surface permitting satisfactory ingress and egress of a motor vehicle.

- 12.50. Planned Unit Development (PUD): an area of land in which a variety of residential, commercial, and industrial uses are planned and developed as a whole according to comprehensive and detailed plans with more flexible standards, such as lot sizes and setbacks, than those restrictions that would normally apply under these regulations.
- 12.51. Public Right-of-Way: a general term denoting land, property, or interest therein, usually in a strip, acquired for or devoted to a transportation facility.
- 12.52. Public Service Facility: the erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping stations, sewage disposal or pumping plants, and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communications, water and sewerage services.
- 12.53. Public Uses: public parks, schools, administrative, and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.
- 12.54. Public Utility: any person, firm, or corporation duly authorized to furnish electricity, gas, steam, telephone, telegraph, water or sewerage systems to the public under public regulation.
- 12.55. Quasi-Public Use: Churches, Sunday schools, parochial schools, colleges, hospitals, and other facilities of an educational, religious, charitable, philanthropic, or non-profit nature.
- 12.56. Recreational Equipment, Major: Equipment which must be hauled on a trailer with two or more wheels or which has two or more wheels attached, or which is self-propelled with wheels, including boats, trailers, and recreational vehicles.
- 12.57. Recreational Facilities: public or private facilities that may be classified as either "extensive" or "intensive" depending upon the scope of services offered and the extent of use. Extensive facilities generally require and utilize considerable areas of land and include, but need not be limited to, hunting, fishing, and riding clubs and parks. Intensive facilities generally require less

land (used more intensively) and include, but need not be limited to, miniature golf courses, amusement parks, stadiums, and bowling alleys.

- 12.58. Recreational Vehicle (RV): a vehicle primarily designed as a temporary living quarters for recreation, camping, or travel, either with their own motor power or mounted on or towed by another powered vehicle.
- 12.59. Recreation Campground: an area of land on which two or more recreational vehicles, including campers, tents, or other similar temporary recreational structures are regularly accommodated with or without charge, including any building, structure, or fixture of equipment that is used or intended to be used in connection with providing such accommodations.
- 12.60. Sanitary Land Fill: a method of disposing of refuse by spreading the refuse and covering it with earth.
- 12.61. Service Station, Filling Station, Gas Station: any building or premises used for the dispensing, sale, or offering for sale at retail, of any motor vehicle fuel or oils or electric charging current. When the dispensing, sale, or offering for sale is incidental to the conduct of a public garage, the premises are classified as a public garage.
- 12.62. Street: a general term denoting a public way for purposes of vehicular travel, including the entire area within the right-of-way. The term "street" also includes the terms highway, parkway, road, thoroughfare, avenue, boulevard, lane, court, place, and other such terms.

The recommended usage is:

- highway or street in urban areas
- highway or road in rural areas

- 12.621. Alley: a street intended to provide access to the rear or side of lots or to buildings in urban areas and not intended for the purpose of through vehicular traffic.
- 12.622. Arterial: a system of streets and roads which form an integrated network of continuous routes primarily for through traffic. The "arterial" system is stratified into "principal" (or major) and "minor" categories.

1. Principal - serves corridor traffic movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel, or connects major population centers in rural areas; or serves major centers of activity and highest traffic volume corridors with the longest trip desires in urban areas.
2. Minor - links other cities, large towns, and traffic generators, and provides a substantial amount of interstate and intercounty service in rural areas; or interconnects and augments with the principal arterials to provide service to trips of moderate length for intracommunity continuity in urban areas.

- 12.623. Collector: a system of streets and roads which generally serve travel of primarily intra-area and intracounty importance with approximately equal emphasis to traffic circulation and land access service. The "collector" system is generally further stratified into "major" and "minor" categories. The system collects and distributes traffic between the arterial and local systems.
- 12.624. Cul-de-Sac: a local street open at one end only and with a special provision for vehicles turning around.
- 12.625. Dead-end: a local street open at one end only and without a special provision for vehicles turning around.
- 12.626. Frontage: a local street or road auxiliary to and located on the side of an arterial for service to abutting property and adjacent areas, and for control of access. (Sometimes also called a "marginal access street.")
- 12.627. Highway: a term applied to streets and roads that are under the jurisdiction of the Indiana State Highway Commission.
- 12.628. Private: a local street that is not accepted for public use or maintenance which provides vehicular and pedestrian access.

- 12.629. Public: a street under the control of and kept by the public, established by regular governmental proceedings for the purpose, or dedicated by the owner of the land and accepted by the proper authorities and for the maintenance of which they are responsible.
- 12.63. Tourist Court or Motel: an area containing one or more structures designed to provide sleeping, or sleeping and dining, accommodations for transients, in which not more than one unit may be permanently occupied, and that restricted to the family of the owner or operator of the establishment; the remainder of the units being limited to transient occupancy not to exceed 30 days in any calendar year for any one person or family group.
- 12.64. Trailer Court, Mobile Home or Trailer Park: a plot of ground upon which one or more occupied trailer coaches is located. Such trailer courts hereafter constructed must meet the requirements for the particular district as specified herein.
- 12.65. Use: the purpose or activity for which a building, or structure, or land is occupied or maintained.
- 12.66. Variance: a modification of the strict terms of the relevant regulations of this ordinance where such modification will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of this ordinance would result in unnecessary and undue hardship.
- 12.67. Yard: an open space on the same lot with a principal building, open, unoccupied, and unobstructed by buildings except as otherwise provided in this ordinance.
- 12.671. Front Yard: the yard extending across the entire width of the lot between the principal building and the right-of-way line or street line which the building faces.
- 12.672. Rear Yard: the yard extending across the entire width of the lot between the rear lot line and the nearest part of the principal building.
- 12.673. Side Yard: the yard extending along the side lot line from the front yard to the rear yard and lying between the side lot line and the nearest part of the principal building.

- 12.68. Zoning: the division of an area into districts and the public regulation of the character and intensity of the use of the land, and of the buildings and structures which may be located thereon, in accordance with a comprehensive plan.
- 12.681. District: any area of Warren County within the zoning regulations are uniform.
- 12.682. District Map: the map setting forth the boundaries of the zoning districts of Warren County, which map is part of these regulations.
- 12.683. Ordinance: a legal tool for accomplishing the objectives of a land use plan. It is an effective regulatory measure designed to encourage high standards of development and to foster the most efficient use of land.
- 12.684. Permit: a document issued by the zoning inspector authorizing the use of lots, structures, uses of land and buildings, and the characteristics of the uses.

ARTICLE II
DISTRICT MAPS
and
GENERAL PROVISIONS

Section 21. ESTABLISHMENT OF DISTRICTS

For the purpose of this ordinance, all land situated in Warren County is hereby designated on the Zoning Maps as being in one of the following Districts:

- AG - 1 District - Agricultural
- CO - 1 District - Conservation
- R - 1 District - Country Homes
- R - 2 District - One and Two-Family Residential
- R - 3 District - Multiple-Family Residential
- C - 1 District - General Retail
- C - 2 District - Service Retail
- I - 1 District - Light Industrial
- I - 2 District - Heavy Industrial

Section 22. BOUNDARIES OF DISTRICTS

The boundaries of said districts are hereby established as shown upon the Zoning Maps of Warren County, Indiana, which maps accompany and are hereby made a part of this ordinance. The Zoning Maps of Warren County, Indiana, and all notations, references, and other matters shown thereon shall be as much a part of this ordinance as if they were fully described herein. Unless otherwise indicated on the Zoning Maps, the boundary lines of the districts follow lot lines, center lines of streets, alleys, or railroad rights-of-way, or such center lines extended, center lines of creeks or the corporate limit line as existing at the time of adoption of this ordinance. Such Zoning Maps shall be on file and available for public reference in the office of the Zoning Administrator, complete with amendments which are adopted as provided here.

- 22.01. Any land the classification of which is not shown thereon, and land hereafter disconnected from an incorporated area, shall be classified as the AG-1 Agricultural District until otherwise classified by zoning amendment as provided in Article XIX.
- 22.02. No building shall be erected or altered, nor shall any building or premises be used for any purpose other than a use permitted in the district in which such building or premises is located.

- 22.03. No lot which is now or may hereafter be built upon as herein required may be so reduced in area that the yards and open spaces will be smaller than prescribed by the ordinance; and no yard, court, or open space provided about any building for the purpose of complying with the provisions thereof shall again be used as a yard, court, or other open space for any other building.
- 22.04. If uncertainty arises with respect to the boundaries of the various Districts as shown on the Zoning Maps, the Zoning Administrator shall determine the boundaries in accordance with the following rules:
- 22.041. District boundaries, unless otherwise indicated, are the centerlines of streets, highways, roads, alleys, railroads, or easements; or the boundary lines of sections, quarter sections, or an even division thereof; tracts or lots, or such lines extended.
- 22.042. Where a district boundary line divides a lot in a single ownership, the regulations of either district may apply to the entire lot, providing such lot does not go more than 25 feet beyond the boundary line as indicated on the district maps.
- 22.043. In areas not subdivided into lots and blocks, the district boundary lines on the Zoning Maps shall be determined by scale to the nearest 50 feet.

Section 23. GENERAL PROVISIONS

- 23.01. Except as provided by this ordinance and except after obtaining written permission from the Zoning Administrator, it shall be unlawful in Warren County:
- 23.011. To establish any use of a building, structure, or land, either by itself or in addition to another use.
- 23.012. To expand, change or re-establish any non-conforming use.
- 23.013. To erect a new building or structure or part thereof.
- 23.014. To rebuild, structurally alter, add to, or relocate any building or structure or part thereof.

23.015. To reduce the open space or plot area required for a building or structure, or to include any part of such open space or plot area as that required for any adjoining building or structure.

23.016. To provide or connect onto water supply or sewage disposal facilities.

23.02. Accessory Uses. Unless otherwise prohibited or restricted, a permitted use also allows uses and buildings incidental thereto if located on the same site or building plot. However, such accessory uses and buildings shall not be established or erected prior to the establishment or construction of the principal use or building and shall be compatible with the character of the principal use.

23.03. Exemptions. The powers effectuated by this ordinance shall not be exercised so as to:

23.031. Deprive the owner of any existing property of its use or maintenance for the purpose to which it is lawfully devoted at the time of enactment of this ordinance or subsequent amendments thereto.

23.032. Specify or regulate the type or location of any poles, towers, wires, cables, conduits, vaults, laterals, or any other similar distributing equipment of a public utility.

23.04. General Exceptions. The exceptions, variations, and regulations of Section 28 shall be applicable in all districts, and special reference in the various articles of this ordinance to these particular articles is not required.

23.05. Emergency Exceptions. At the discretion of the Zoning Administrator, emergency permits may be granted to meet special circumstances for periods of up to six months and renewable for an additional six months by the Board of Zoning Appeals.

Section 24. CONTINUANCE OF NON-CONFORMING USES

Any lawful use of land, building, or structure existing at the time of adoption of this ordinance, or subsequent amendment of this ordinance, may be continued with the following limitations.

- 24.01. Non-conforming Use Not To Expand. Any building or structure containing a non-conforming use may not be expanded nor substantially remodeled. The Board of Appeals may approve any remodeling and incidental repairs which do not tend to prolong the life of the non-conforming use.
- 24.02. Non-conforming Use Not To Rebuild. Any building or structure containing a non-conforming use, which has been damaged to the extent of 50% of its current fair value, as estimated immediately prior to damage, except for advertising signs or billboards, shall not be repaired or reconstructed except in conformity with this ordinance.
- 24.03. Discontinued Non-conforming Use Not To Re-establish After Six Months. No non-conforming use shall be re-established after having been discontinued for six (6) consecutive months. Vacating of premises or building or non-operative status shall be evidence of a discontinued use.
- 24.04. Non-conforming Uses Not To Be Substituted. A non-conforming use may not be substituted for any other non-conforming use or any conforming use.
- 24.05. Change. Whenever a non-conforming use has been changed to a conforming use, it shall not thereafter revert to a non-conforming use.
- 24.06. Temporary Permits. Temporary buildings and structures incidental to construction work are permitted but must be removed upon completion of the construction.

Section 25. OFF-STREET PARKING

- 25.01. All-weather off-street automobile parking paved with bituminous, concrete, crushed stone, gravel, or slag, shall be provided on any lot on which any of the following uses are hereafter established; such space shall be provided with vehicular access to a street or alley. Following are minimum requirements for specific uses:
- 25.011. Dwellings - two spaces for each dwelling unit.
- 25.012. Hotels, including clubs, lodging houses, summer resorts and cabins, boarding and rooming houses, dormitories, sororities, fraternities, and all other similar places offering overnight accommodations - at least one off-street parking space for each guest room.

- 25.013. Tourist accommodations - one space for each room offered for tourist accommodations.
- 25.014. Hospitals, including sanitariums, asylums, orphanages, convalescent homes, home for the aged and infirm, institutions of a charitable or philanthropic nature, and all other similar institutions, at least one off-street parking space for each two patient beds, plus at least one additional off-street parking space for each doctor employed by the hospital or who is on the active medical staff authorized to practice at the hospital, plus at least one additional off-street parking space for each three employees (including nurses).
- 25.015. Places of Public Assembly, including private clubs, lodges and fraternal buildings not providing overnight accommodations, assembly halls, theaters, exhibition halls, town halls, convention halls, auditoriums, skating rinks, dance halls, bowling alleys, athletic fields, sports arenas, stadiums, gymnasiums, amusement parks, race tracks, fair grounds, circus grounds, churches, morgues, mortuaries, mausoleums, crematories, community buildings, libraries, museums, and all other similar places of relatively infrequent public assembly - at least one off-street parking space for each five seats provided for patrons' use, or at least one off-street parking space for each 200 square feet of gross floor area used or intended to be used for service to the public as customers, patrons, students, members, communicants or clients, whichever requires the greater number of parking spaces.
- 25.016. Schools, in addition to the requirement of Section 25.015 including academies, colleges, universities, elementary schools, junior high schools, high schools, and all other similar institutions of learning - nunneries, religious retreats, fire and police stations, cemeteries, demonstration and experimental proving grounds, grain storage, public utility substations, booster stations, radio and television relay towers, repeater stations, sawmills, seed processing plant, sewage treatment plant, waterworks - at least one off-street parking space for each three employees including administrators, teachers, and building maintenance personnel.

- 25.017. Airports and landing fields, golf courses and golf driving ranges, greenhouses, gun clubs, fish and game preserves, boat liveries, kennels, public parks, picnic grounds, television and radio stations, riding academy or commercial stable, veterinary establishment, truck gardening, home occupations, and all other places of similar use - at least one off-street parking space for each two patrons, clients, or members using the facility. The number of parking spaces shall be determined by the greatest number of patrons, clients, or members to use the facility at the time of its peak use.
- 25.018. Wholesale, storage, and manufacturing establishments - one space for each two employees on the busiest shift.
- 25.019. Retail establishments - one space for each 400 square feet of gross floor area.
- 25.020. Office uses - at least one parking stall for each employee in the office.
- 25.02. If off-street parking space for non-residential uses as required above cannot be provided on the same lot on which the principal use is conducted, the Zoning Administrator may permit such space to be provided on other off-street property provided such space is within 400 feet of an entrance to such principal use. Such off-street parking space shall thereafter be deemed to be required open space associated with this permitted use and shall not be reduced nor encroached upon in any manner.
- 25.03. Whenever there is a change in use, or an increase in floor area, or in the number of employees, and such change or increase creates a need for three or more off-street parking spaces, then additional off-street parking spaces shall be provided on the basis of the requirements for the new use.

Section 26. OFF-STREET LOADING

Every building or structure used for other than residential uses, except those in the existing developed part of the county which are adapted or constructed after the adoption of this ordinance, shall provide adequate space for loading and unloading of vehicles off the street or alley.

Section 27. OBSTRUCTIONS TO VISION AT INTERSECTIONS PROHIBITED

At street intersections, no obstructions of any kind to visibility shall be erected within a triangle formed by extending lines 75 feet from the center line intersection in each direction.

Section 28. EXCEPTIONS AND VARIATIONS OF HEIGHT AND AREA

The district regulations hereinafter set forth in this Section qualify or supplement, as the case may be, the district regulations appearing elsewhere in this ordinance.

28.01. Public, semi-public or public service buildings, hospitals, institutions, or schools, when permitted in a district, may be erected to a height not to exceed 60 feet; and churches and temples may be erected to a height not exceeding 75 feet, if the building is set back from each yard line at least one foot for each foot of additional building height above the height limit otherwise provided in the district in which the building is located.

28.02. No accessory building shall be used for dwelling purposes other than by domestic servants employed on the premises, when such use is permitted in the district.

28.03. For the purpose of the yard regulations, a two-family house, a group house, or a multiple dwelling shall be considered as one building occupying one lot.

28.04. When a lot which is an official lot of record at the time of adoption of this ordinance does not comply with the area, yard, or other requirements of this ordinance, an application may be submitted to the Board of Appeals for a variance from the terms of this ordinance in accordance with the procedure outlined in Article XII "Board of Appeals." Such lot may be used as a building site, provided that, in the opinion of the Board of Appeals, the yard and other requirements of the district are complied with as closely as possible.

28.05. Exceptions to Yard Requirements

28.051. Allowable Projections of Residential Structures Into Yards. Architectural features of residential buildings such as window sills, cornices, roof overhangs may project into the required yard provided such projection is not more than four feet and does not reach closer than four feet to any lot line.

28.052. Allowable Projections of Business Structures Over Sidewalk. Signs, awnings, canopies, marquees, are permitted to overhang the sidewalk in the C-1 General Retail District only, providing that overhanging signs are a minimum of eight feet above the sidewalk at any point and that all other structures are a minimum of six feet eight inches above the sidewalk at any point.

28.053. Allowable Projection of Accessory Building Into Rear Yard. One-story accessory buildings may project into only rear yards abutting on an alley providing such projection extends not closer than five feet to the rear lot line.

ARTICLE III

PROVISIONS GOVERNING AGRICULTURAL (AG-1) DISTRICTS

Purpose: The purpose of the AG Districts is to encourage the preservation of a proper setting for and pleasant approaches to the populated areas of the county; to provide an area for agricultural pursuits protected from infringement of unguided urban development; to create and preserve a setting for rural small estate residential development; to conserve areas physically unsuitable for intensive development, and to provide in the area immediately surrounding corporate areas, an environment capable of accommodating future expansion of the corporate areas in an orderly and efficient manner.

Section 31. BONA FIDE AGRICULTURAL USES

Whenever a farm dwelling is to be constructed as an agricultural use on a tract or plot comprising less than three acres, or property comprising less than three acres and containing a farm dwelling, is to be transferred for agricultural uses, a signed statement shall be secured by the Zoning Administrator attesting the authenticity of the agricultural use. It shall be determined agricultural if: (1) a majority of the total cash income of the applicant is or shall be derived from pursuit of the occupations enumerated herein on the premises involved, or (2) the applicant is a member of the immediate family of a bona fide farmer owning land contiguous to or on the opposite frontage to the premises involved, or (3) the applicant is recognized as engaged in bona fide agricultural pursuits. Such signed statement shall be filed in the records of the Zoning Administrator. The placing of burden of proof upon the applicant for farm dwelling structures upon small tracts for agricultural uses is intended to protect bona fide agricultural uses from encroachment by incompatible uses in violation of the regulations and requirements of permit prescribed in the ordinance.

Section 32. USES PERMITTED IN THE AG-1 AGRICULTURAL DISTRICT

32.01. Other than bona fide agricultural uses within any AG-1 Agricultural District, no building or premises shall be used or arranged or designed to be used except for one or more of the following uses, which shall be subject to all regulations and requirements for permit of this ordinance.

32.011. Churches.

32.012. Community Buildings (Grange Halls, etc.).

- 32.013. Contractor's equipment storage.
- 32.014. Dwellings, single-family or two-family.
- 32.015. Golf Courses and Golf Driving Ranges.
- 32.016. Grain Storage, commercial, if not nearer than 300 feet to any residence other than that of the owner or lessor of the site.
- 32.017. Greenhouses.
- 32.018. Home Occupations, provided that not more than one sign with a maximum of ten square feet may be displayed setting forth such occupation and that a gravel, crushed rock, or other improved access road shall be provided off the public right-of-way.
- 32.019. Hospitals and institutions of an educational, charitable, or philanthropic nature, provided that such buildings shall not be located upon sites containing an area of less than five acres, may not occupy over 30% of the total area of the lot, that the building shall be set back from all yard lines a distance of not less than two feet for each foot of building height.
- 32.020. Hunting and fishing, fish and game preserves, and boat liveries.
- 32.021. Lakes (artificial).
- 32.022. Land filling with non-odorous and non-combustible materials.
- 32.023. Libraries, museums.
- 32.024. Monasteries, nunneries, religious retreats, homes for the aged, orphanages.
- 32.025. Picnic Grounds, provided that the minimum area of such tract shall be 10,000 square feet, and that one sign with an area of not more than 20 square feet may be displayed thereon, that a gravel, crushed stone, or other improved access road shall be provided.
- 32.026. Public parks and forest preserves.

- 32.027. Public Utility Substations, booster stations, radio and television relay towers, repeater stations, etc., but not including power generation or gas manufacturing plants.
- 32.028. Radio and television stations.
- 32.029. Railroad trackage, team tracks, but not roundhouses and repair shops.
- 32.030. Riding Academy, or commercial stables for retail rental and/or boarding of horses.
- 32.031. Schools.
- 32.032. Signs (unilluminated or unlighted) as follows:
 - 32.0321. Nameplates not exceeding 144 square inches in area on either side for each dwelling unit.
 - 32.0322. Bulletin boards for churches, and identification signs for schools or other permitted uses, not exceeding 36 square feet in area when located on the premises of such use.
 - 32.0323. Signs offering land for sale, lots, houses, livestock, seed corn, not exceeding 50 square feet in area.
 - 32.0324. Signs permitted by law within highway right-of-way.
 - 32.0325. Signs shall conform to the yard requirements of the District in which placed.
 - 32.0326. Illumination of any sign shall be permitted only as a Special Use, after a public hearing and approval by the Warren County Board of Appeals.
- 32.033. Local Governmental Meeting Places.
- 32.034. Water Works.

Section 33. SPECIAL EXCEPTIONS IN THE AG-1 AGRICULTURAL DISTRICT

- 33.01. To provide for the location of special classes of uses which are deemed desirable for the public welfare within this district, but which are potentially incompatible with uses herein permitted in it, a classification of "special exceptions" is hereby established. Such special exceptions shall be subject to the guidelines and conditions identified in Article X of this Ordinance.
- 33.011. Airports, public and private, subject to the requirements of the State of Indiana.
- 33.012. Circuses, provided that they shall not operate more than 15 consecutive days, nor sell beer or alcoholic beverages, and that they shall be located not closer than 1000 feet to any dwelling except that of the owner or lessor of the site.
- 33.013. Cemeteries, mausoleums, crematories, or columbariums, in cemeteries of not less than 50 acres.
- 33.014. Children's fairgrounds, including pony riding and miniature railroads.
- 33.015. Commercial resort and campgrounds.
- 33.016. Extraction of clay, coal, dirt, gravel, peat, sand, stone topsoil, oil, and other natural resources.
- 33.017. Fairgrounds, race tracks, and county farms.
- 33.018. Feeding or other disposal of community collected garbage.
- 33.019. Feeding yards for animals in farm to market transit or stock raising yards (confinement feeding of livestock) where the yard is less than one mile from a residential, commercial, or industrial district, or a residence other than the residence of the owner or lessor of the lot.
- 33.0191. Fertilizer Plants for storage, blending, and distribution of gaseous, liquid, and solid chemicals for agricultural production.

- 33.020. Fishing, commercial, in artificial or existing lakes or ponds, including sale of food and fishing fees, soft drinks, non-illuminated for night use.
- 33.021. Junk yards or auto wrecking yards. Automobile wrecking and salvage operations if located not less than 400 feet from any R-District; provided such operation is conducted within an area enclosed on all sides with a tight painted fence not less than eight feet high and provided further that such operation shall not be visible from the nearest street or road.
- 33.022. Livestock auction barns and yards, with restaurant facilities.
- 33.023. Motels and tourist courts, provided that gravel or other improved surface access roads shall be constructed to parking areas and that parking areas off the public right-of-way shall be furnished at the rate of one parking space for each dwelling unit.
- 33.024. Open air illumination for outdoor games such as baseball, football, or other uses where glare and noise might unreasonably affect surrounding property or highway traffic.
- 33.025. Private clubs and lodges.
- 33.026. Private pistol or rifle ranges.
- 33.027. Removal of ledge rock with required approval for blasting, quarrying, and crushing of stone.
- 33.028. Rooming and boarding or tourist houses providing lodging and/or meals for more than six persons.
- 33.029. Sanitariums.
- 33.030. Sanitary land fill and dumps.
- 33.031. Sawmills.
- 33.032. Seed processing plants.
- 33.033. Sewage treatment plants.

- 33.034. Skeet or trap shooting if not closer than 1,320 feet to any residence or farm group.
- 33.035. Temporary asphalt plants, and crushed rock storage.
- 33.036. Trailer coaches or mobile homes, provided each unit contains a gross floor area of 400 square feet or more, and further provided that all other area regulations for dwellings in this district be observed, in addition to sewage disposal and water supply regulations for residential use.
- 33.037. Veterinarian office, animal hospitals, animal boarding and kennels.

Section 34. REQUIRED LOT AREA AND LOT WIDTHS IN AG-1 AGRICULTURAL DISTRICT

- 34.01. Each dwelling structure shall be located on a lot or tract in such manner as to comply with the yard regulations of this district and such lot or tract shall have a minimum area of one acre and a minimum width at the setback or front yard line, whichever is applicable, of 125 feet with the following exceptions which shall be deemed to conform with the regulations of this district:
 - 34.011. Any dwelling existing at the time of passage of this ordinance.
 - 34.012. Any dwellings existing or constructed as farm dwellings which have been or may be transferred as dwellings (non-farm); or
 - 34.013. Lots or tracts of record at the time of passage of this ordinance, which are less than one acre in area of less than 150 feet in width, may be used for the erection of a single-family dwelling or two-family dwelling, provided that two or more contiguous lots in common ownership of record at the time of passage of this ordinance shall be combined in one parcel to approach the required area insofar as possible, that the intent of the yard regulations of this district be reasonably observed, and that the area of parcel so obtained is not reduced in transfer.

Section 35. HEIGHT REGULATIONS IN AG-1 AGRICULTURAL DISTRICT

No dwelling shall exceed 30 feet in height unless each side yard is increased over the required minimum by five feet for every five feet or fraction thereof of additional height over 30 feet. Dwellings shall not have a height of less than 8 feet over a majority of the area of the ground floor except that the 8-foot requirement shall not apply until two years after the start of construction.

Section 36. YARDS REQUIRED IN AG-1 AGRICULTURAL DISTRICT

Except as required in the Setback Regulations, Article XI, no building shall be erected within 50 feet of the right-of-way line of any public road or highway, nor within 15 feet or one foot for each foot of building height, whichever is the greater, of any lot line.

Section 37. PARKING REGULATIONS FOR AG-1 AGRICULTURAL DISTRICT

Not less than two parking spaces shall be provided per dwelling unit on the lot or in a building.

Section 38. GROUND FLOOR AREA REQUIRED IN AG-1 AGRICULTURAL DISTRICT

One-story dwellings shall have a total ground floor area of not less than 825 square feet measured from the exterior faces of exterior walls, including utility rooms, but excluding open porches, garages, and terraces. Dwellings having more than one story shall have not less than 780 square feet of ground floor area measured as prescribed for one-story dwellings.

Section 39. ADVERTISING DEVICES AS A SPECIAL USE

Posters, painted bulletins and advertising signs, hereafter called advertising devices, may be established in the AG-1 Agricultural District after obtaining written permission, when applicable, from the State Highway Commission and after a public hearing and approval by the County Board of Zoning Appeals subject to the following general requirements, and such other requirements as the Board of Appeals believes proper for the individual circumstances.

39.01. No advertising sign shall front on any road designated "Scenic Road or Highway" in the approved Warren County Comprehensive Plan. Advertising signs fronting on other roads shall be placed not closer than 300 feet from the right-of-way line of the nearest highway, except within two miles of the limits of incorporated towns where such setback distance may be reduced to 100 feet.

- 39.02. No advertising devices shall be placed closer than 500 feet to the property line of any church, school, hospital, or similar public or semi-public property existing at time advertising device is placed.
- 39.03. No advertising devices shall be placed closer than 500 feet to the nearest dwelling existing at time device is placed.
- 39.04. The advertising copy shall be placed on one device only, and not continued to two or more.
- 39.05. The advertising device shall be placed in a manner to respect the public interest in respect to natural scenery and with discretion and good taste with respect to frequency and concentration.
- 39.06. All devices must be placed on property properly leased or owned by the company placing its devices.
- 39.07. Permits for any device placed as a Special Use shall be for a period not to exceed three years for wooden structures and five years for steel structures. All devices shall be properly maintained by painting and structural repair.
- 39.08. Before a special permit is issued, the applicant shall submit a copy of the contract showing right to maintain device on the property for a length of time not to exceed that approved by the Board of Appeals. This contract shall be filed in the office of the Zoning Administrator together with the permit signed by the applicant setting forth special conditions relative to the Special Use required by the Board of Appeals.
- 39.09. Exceptions: signs designating time of meeting, location, or notice of meetings pertaining to the Chamber of Commerce, Kiwanis, Rotary, Lions International, 4-H clubs, churches, or other similar organizations and groups may be placed as separate signs in the AG-1 Agricultural District under requirements specified above, or these signs may be incorporated into one sign and placed in the AG-1 Agricultural District at a distance of not less than 50 feet from the right-of-way line of the highway with approval of the Board of Appeals without a public hearing.

ARTICLE IV

PROVISIONS GOVERNING CO-1 CONSERVATION DISTRICT

Purpose: the Conservation District is designed to promote and protect the preservation of natural features and scenic beauty, the public health, safety, comfort, and general welfare by reducing the hardships and financial burdens imposed upon the county by the periodic flooding and overflow of streams and rivers. The designation of areas zoned Conservation are taken from the "Flood Hazard Boundary Maps" prepared by the Federal Insurance Administration, Department of Housing & Urban Development, effective date November 19, 1978.

Section 41. USES PERMITTED IN THE CO-1 CONSERVATION DISTRICT

Within any CO-1 Conservation District, except for bona fide agricultural uses as defined in Section 12.03, no building or premises shall be used or arranged, or designed to be used except for one or more of the following uses which shall be subject to all regulations and requirements for permit of this ordinance including written approval from the Indiana Department of Natural Resources.

- 41.01. Lakes (artificial).
- 41.02. Public picnic grounds, marinas, and beaches.
- 41.03. Public parks and forest preserves.
- 41.04. Radio and television relay towers and repeater stations, but not including power generation or gas manufacturing plants.
- 41.05. Camps or campgrounds.

Section 41. YARDS REQUIRED IN CO-1 CONSERVATION DISTRICT

- 42.01. Except as required in the Setback Regulations, Article XI, no building shall be erected within 50 feet of the right-of-way of any public street, road, or highway, nor within 15 feet, or one foot for each foot of building height, whichever is the greater, of any lot line.
- 42.02. Any building shall be so placed as to offer the minimum obstruction to flow of waters and shall be firmly anchored to prevent the building from being moved or destroyed by the flow of water.

ARTICLE V

PROVISIONS GOVERNING R-1 COUNTRY HOME DISTRICT

Purpose: the purpose of the Country Home District is to provide areas for rural type living.

Section 51. USES PERMITTED IN THE R-1 COUNTRY HOME DISTRICT

- 51.01. Agriculture, but not including the disposal or feeding of garbage, and provided that no poultry or livestock shall be housed or confined within 100 feet of any dwelling except that of the owner or lessor of the tract.
- 51.02. Churches.
- 51.03. Dwellings, single-family.
- 51.04. Golf Courses.
- 51.05. Home Occupations, provided that no more than one nameplate, attached to the dwelling structure and unlighted, with a maximum area of four square feet may be displayed setting forth such occupation.
- 51.06. Lakes (artificial).
- 51.07. Land filling with non-odorous and non-combustible materials.
- 51.08. Radio and television relay stations, booster stations, repeater stations, and public utility substations, etc., but not including power generation or gas manufacturing plants.
- 51.09. Schools, except business or commercial schools.
- 51.10. Signs, one per tract, but not more than 20 square feet in area, pertaining only to the lease or sale of a building or premises.
- 51.11. Waterworks.

Section 52. SPECIAL EXCEPTIONS IN THE R-1 COUNTRY HOME DISTRICT

In addition to the uses listed above, the buildings and premises may be used for the following purposes provided that they are secondary to the primary use only and not carried on as business:

- 52.01. Commercial amusement or recreational development for temporary or seasonal periods.

- 52.02. Greenhouses.
- 52.03. Guest Houses.
- 52.04. Hobby or play structures.
- 52.05. Kennels, if not within 100 feet of any dwelling other than that of the owner or lessor of the site.
- 52.06. Servant Quarters.
- 52.07. Stables, if not within 50 feet of any property line.
- 52.08. Broadcasting towers, transmitting and relay stations.
- 52.09. Mobile homes, consistent with those guidelines identified in Article XI.

Section 53. REQUIRED LOT AREA AND LOT WIDTHS IN COUNTRY HOME DISTRICT

Every tract of land or lot upon which a single-family dwelling is to be constructed shall have an area of not less than one and one-half acres and a width at the setback or front yard line of not less than 100 feet, except that a smaller lot officially of record at the time of passage of this ordinance may be occupied by a single-family dwelling, provided that two or more contiguous lots in common ownership of record at the time of passage of this ordinance shall be combined in one parcel to approach the required area insofar as possible, that the intent of the yard regulations of this district be reasonably observed, and that the area of parcel so obtained is not reduced in transfer.

Section 54. BUILDING HEIGHT REGULATIONS IN COUNTRY HOME DISTRICT

Dwellings, guest houses, or servant quarters, greenhouses, and stables shall not exceed 35 feet in height.

Section 55. YARDS REQUIRED IN COUNTRY HOME DISTRICT

Except as required in the Setback Regulations, Article XI, no building shall be constructed within 50 feet of a street, road, or highway right-of-way line or within 15 feet or one foot for each foot of building height, whichever is the greater, of any lot line.

Section 56. GROUND FLOOR AREA REQUIRED IN COUNTRY HOME DISTRICT

Ground floor area per dwelling as required in AG-1 Agricultural District.

ARTICLE VI

PROVISIONS GOVERNING RESIDENCE (R-2 AND R-3) DISTRICTS

Purpose: the purpose of the Residential Districts is to provide an area for residential uses and those public and semi-public uses normally considered an integral part of the residential neighborhood they serve.

Section 61. USES PERMITTED IN THE R-2 DISTRICT

- 61.01. Single-family and two-family residential dwellings, leasing of rooms to not more than two families, and home occupations providing meeting the minimum ground floor area requirements as expressed in Section 38.
- 61.02. Home agricultural uses, including nurseries and raising of farm products (not to include livestock or sale of products on premises).
- 61.03. Churches, schools, libraries, museums and art galleries, parks, playgrounds, community centers, cemeteries, public services, utility buildings.
- 61.04. Accessory buildings and uses.
- 61.05. Unlighted real estate signs, and public building or church sign or bulletin boards pertaining to the property on which they are placed and not having over 12 feet of sign area.

Section 62. USES PERMITTED IN THE R-3 DISTRICT

- 62.01. Any use permitted in the R-2 District.
- 62.02. Tourist homes and lodging uses with accommodations for not more than 15 persons.
- 62.03. Multiple-family dwelling, with no more than 32 units.
- 62.04. Clubs, lodges, hospitals, sanitariums, medical and dental clinics, rest homes, and nursing homes.

Section 63. SPECIAL EXCEPTIONS IN THE R-2 AND R-3 DISTRICTS

The following uses are permitted as special exceptions in the R-2 and R-3 Districts when authorized by the Board of Appeals after a public hearing in accordance with procedures specified in Article X, Special Exceptions. Such special exceptions shall be subject to the following requirements and any other requirements the Board of Appeals feels necessary to further the purpose of the Residence Districts as stated in the preamble.

- 63.01. Any public building erected and used by a department of a municipal, county, state, or federal government.
- 63.02. Broadcasting towers, transmitting and relay stations.
- 63.03. Hospitals, clinics and institutions, except institutions for criminals and those for persons that are insane or have contagious diseases; provided, however, that such buildings may occupy not over 50% of the total area of the lot or tract and will not have any serious and depreciating effect upon the value of the surrounding property, and provided further, that the buildings shall be set back from all minimum yard lines heretofore established an additional distance of not less than two feet for each foot of building height. Specific requirements for these buildings in any district regulations shall take precedence over the above regulations.
- 63.04. Commercial amusement or recreational development for temporary or seasonal periods.
- 63.05. Parking lots on land not more than 300 feet from the boundary of any commercial, business, or industrial district under such conditions as will protect the character of surrounding property.
- 63.06. Mobile homes.
- 63.07. Mobile home parks with permanent accommodations for mobile homes providing that (a) such mobile home park will have permanent accommodations for a minimum of five trailers, (b) trailer accommodations will include for each trailer individual underground sewer and water connections, concrete trailer platform, hard-surfaced drives to be shared by not more than two trailers leading directly to an improved street, (c) the plan of development will provide a minimum of 2400 square feet per trailer space, and (d) trailer spaces will not be located any closer to the bounding property lines of the park than the appropriate yard requirements for the district would allow.

Section 64. REQUIRED LOT AREA AND LOT WIDTH IN THE R-2 AND R-3 DISTRICTS
(EXCEPT FOR TRAILER PARKS OF FIVE OR MORE MOBILE HOMES)

IN THE R-2 DISTRICT

	<u>Min. Lot Area Per Family (Square Feet)</u>	<u>Min. Lot Width Per Structure (Feet)</u>
<u>Single-Family Dwelling</u>		
with both public water and public sewer	12,000	85
with either public water or public sewer	15,000	85
with neither public water nor public sewer	20,000	100
<u>Two-Family Dwelling</u>		
with both public water and public sewer	7,500	100
with either public water or public sewer	10,000	125
with neither public water nor public sewer	15,000	150

IN THE R-3 DISTRICT

All dwellings in this district must be served with both public water and public sewer unless a request for private water and sewage disposal systems is approved by the Board of Appeals.

	<u>Min. Lot Area Per Family or Rental Unit</u>	<u>Min. Lot Width Per Structure at Front Bldg. Line</u>
Single-Family Dwelling	7,500	75
Two-Family Dwelling	4,500	75
Multiple-Family Dwelling	2,500	100
Rooming or Lodging House	1,500	50

Section 65. BUILDING HEIGHT REGULATION IN RESIDENCE DISTRICTS

No Building shall exceed two stories or 30 feet in height, unless each side yard is increased over the required minimum by five feet for every five feet, or fraction thereof, of additional height over 30 feet. In no case shall the building height exceed 50 feet.

Section 66. YARDS REQUIRED IN RESIDENCE DISTRICTS

Except as required in the Setback Regulations, Article XI, all structures to be constructed, altered, or moved in the R-2 and R-3 Districts shall provide yards of the following minimum depths.

66.01. Front Yard - 30 feet.

66.02. Side Yard - 6 feet minimum, one side yard; 15 feet minimum, sum of two side yards.

66.03. Rear Yard - 20 feet or 20% of the lot depth whichever is greater.

66.04. Yards of Corner Lots - corner lots shall provide a front yard on each street side, not, however, to reduce the buildable width of the lot below 32 feet.

Section 67. OFF-STREET PARKING

There shall be provided in the R-2 and R-3 Districts adequate off-street parking in accordance with the Schedule in Article II.

ARTICLE VII

PROVISIONS GOVERNING COMMERCIAL DISTRICTS

Purpose: the purpose of the C-1 General Retail District is to provide for a wide range of retail facilities.

The purpose of the C-2 Service Retail District is to provide for those retail businesses and services which require a location other than in densely developed commercial areas, being either highway oriented, requiring larger tracts of land not normally available in the central business district, or to provide local neighborhood retail shopping facilities of a nature compatible with and serving nearby residential properties.

Section 71. USES PERMITTED IN THE C-1 GENERAL RETAIL DISTRICT

- 71.01. Clubs, lodges, hospitals, sanitariums, medical and dental clinics, rest homes, and nursing homes.
- 71.02. Major Retail Outlets: furniture, department, clothing, shoe and variety stores, hardware, appliance, paint and wallpaper stores.
- 71.03. Food, drug, and beverage: grocery stores, supermarkets, meat markets, drug stores, liquor stores, bakery in conjunction with retail sales, restaurants, tea rooms, and taverns, including food processing incidental thereto, frozen food lockers, and dairies.
- 71.04. Specialty Shops: gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting goods.
- 71.05. Home agricultural uses, including nurseries and raising of farm products (not to include livestock or sale of products on premises.)
- 71.06. Churches, schools, libraries, museums and art galleries, parks, playgrounds, community centers, cemeteries, public services, utility buildings.
- 71.07. Service and recreation: Laundromat, dry cleaning and laundry pick-up stations, barber and beauty shops, shoe repair and tailor shops, mortuaries, printing shop with not more than ten full-time regular employees, places of amusement and assembly.
- 71.08. Business and professional offices: medical and dental offices and clinics, law offices, insurance and real estate offices, banks, finance, and utility companies.

- 71.09. New and used car sales, service, and repair (not to include painting or repainting of vehicles), gasoline filling stations, motorcycle and bicycle shops, cab and bus stands and depots.
- 71.10. Business and advertising signs pertaining to the business on the property on which the sign is located providing that (a) illumination of all signs shall be diffused or indirect and shall be arranged so as not to reflect direct rays of light into adjacent residential districts or into the public way, and (b) that any sign located in the direct line of vision of any traffic control signal shall not have flashing intermittent red, green, or amber illumination.

Section 72. USES PERMITTED IN THE C-2 SERVICE RETAIL DISTRICT

- 72.01. Building trades or equipment: building concrete, electrical, masonry, sheet metal, plumbing and heating shops, building material establishments (providing no construction, millwork, or concrete block manufacture is done on premises).
- 72.02. Landscape gardener's sales area or business, provided no odor, dust, noise, or glaring light is noticeable outside any lot in this district.
- 72.03. Vehicle drive-in and heavy vehicle service: farm implement sales, drive-in theaters, drive-in restaurants and refreshment stands; express, cartage, and trucking facilities; large item machinery or bulk sales and storage not including outdoor unfenced storage.
- 72.04. Heavy service and processing facilities: laundry and dry cleaning plants; linens, towels, diaper, and similar supply services; animal pounds, kennels, and veterinary establishments.
- 72.05. Marinas.

Section 73. SPECIAL EXCEPTIONS IN THE C-1 AND C-2 DISTRICTS

- 73.01. Any public building erected and used by a department of a municipal, county, state, or federal government.
- 73.02. Broadcasting towers, transmitting and relay stations.
- 73.03. Commercial amusement or recreational development for temporary or seasonal periods.

73.04. Hospitals, clinics and institutions, except institutions for criminals and those for persons that are insane or have contagious diseases; provided, however, that such buildings may occupy not over 50% of the total area of the lot or tract and will not have any serious and depreciating effect upon the value of the surrounding property, and provided further, that the buildings shall be set back from all minimum yard lines heretofore established an additional distance of not less than two feet for each foot of building height. Specific requirements for these buildings in any district regulations shall take precedence over the above regulations.

73.05. Parking lots on land not more than 300 feet from the boundary of any commercial, business, or industrial district under such conditions as will protect the character of surrounding property.

73.06. Painting and repainting of vehicles.

Section 74. BUILDING HEIGHT REGULATION IN COMMERCIAL DISTRICTS

74.01. In the C-1 General Retail District, no building shall exceed three stories or 45 feet.

74.02. In the C-2 Service Retail District, no building shall exceed two stories or 30 feet.

Section 75. YARDS REQUIRED IN THE COMMERCIAL DISTRICTS

Except as required in the Setback Regulations, Article XII, all buildings to be constructed, altered, or moved in the Commercial Districts shall meet the following minimum requirements:

75.01. Yards Required in the C-1 General Retail District:

Front Yard - no minimum yard required.

Side Yard - no minimum yard required, except lots adjoining a residential district shall provide a side yard on that adjoining side equal to that required in the adjoining Residence District.

Rear Yard - 20 feet. Where a rear lot line abuts an alley, one-half of the width of such alley may be considered toward meeting the rear yard requirements.

75.02. Yards Required in the C-2 Service Retail District:

Front Yard - 25 feet.

Side Yard - 10 feet.

Rear Yard - 20 feet. Where a rear lot line abuts an alley, one-half of the width of such alley may be considered toward meeting the rear yard requirement.

Section 76. OFF-STREET PARKING AND LOADING

There shall be provided in the C-1 and C-2 Commercial Districts off-street parking in accordance with the schedule in Article II, and off-street loading in accordance with the following:

Off-Street Loading

Every building or structure used for other than residential uses and constructed after the adoption of this ordinance shall provide space on the property to be used exclusively for loading and unloading of automobiles, motor buses, motor trucks, tractors, or other such conveyances. Such space shall be in accordance with the following schedule.

<u>Required Spaces</u>	<u>Building Gross Floor Area</u>
1	0-8,000 sq. ft.
2	8,000-24,000
3	25,000-40,000
4	40,000-100,000
5	100,000-250,000
6	250,000-400,000

For buildings over 400,000 sq. ft., six spaces plus one additional space for each additional 200,000 sq. ft.

For the purpose of determining adequacy of loading area, each space shall be not less than 10 feet in width, 45 feet in length, and 14 feet in height.

ARTICLE VIII

PROVISIONS GOVERNING INDUSTRIAL DISTRICTS

Purpose: the purpose of the I-1 Light Industrial District is to provide for storage, and any manufacturing use not normally creating a nuisance discernible beyond its property.

The purpose of the I-2 Heavy Industrial District is to provide for industrial uses not allowed in any other district providing that, within this district, uses of a hazardous nature or those producing extensive smoke or odor shall not be located so that the general hazard or nuisance affects a large segment of the county.

Section 81. USES PERMITTED IN THE I-1 LIGHT INDUSTRIAL DISTRICT

- 81.01. Light industrial uses that are not obnoxious or offensive by reason of the emission of odor, dust, smoke, noise, gas, fumes, cinders, vibration, refuse matter or water-carried waste, including retail sale of products when such sale is clearly incidental and essential to the permitted industrial use.
- 81.02. Aircraft factory or hangar, not including wind tunnel and testing field.
- 81.03. Automobile sales, servicing, painting, upholstering, tire retreading or recapping, battery manufacturing and the like, not including automobile and gasoline service station.
- 81.04. Blacksmith shop or horse-shoeing establishment.
- 81.05. Boat building.
- 81.06. Box factory.
- 81.07. Building materials sales establishment and storage area.
- 81.08. Building-mover and wrecker's establishment.
- 81.09. Brewery.
- 81.10. Cleaning and dyeing establishment.
- 81.11. Contractor's equipment storage.
- 81.12. Cooperage works.

- 81.13. Dispensary, only with emergency facilities incident to an industry.
- 81.14. Distribution plan, including parcel delivery, ice and cold storage plant, bottling plant, and food commissary or catering establishment.
- 81.15. Feed mixing plant.
- 81.16. Foundry, casting of only lightweight non-ferrous metal.
- 81.17. Grain elevator.
- 81.18. Iron, steel, or other metal fabrication (no foundry or drop hammer and no punch press over 50 ton capacity).
- 81.19. Killing or dressing and/or packaging of poultry and rabbits.
- 81.20. Laboratories - experimental, photo or motion picture, film or testing.
- 81.21. Laundry.
- 81.22. Lumber storage, millwork.
- 81.23. Machine shop.
- 81.24. Machinery repairing and display.
- 81.25. Manufacture, fabrication, and maintenance of electric and neon signs, billboards, commercial advertising structures, light sheet metal products including heating and ventilating ducts and equipment; cornices, eaves and the like, and also including plumbing, heating or electrical contracting business.
- 81.26. Manufacturing, fabricating, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, yarns, wood and paint not employing a boiling process.

- 81.27. Manufacture, fabricating, compounding, canning, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, soft drinks, toiletries and food products, not including the following: fish and meat products, sauerkraut, vinegar and yeast, except in conjunction with a general food products manufacturing company; and not including the rendering of fats and oils or slaughter of animals.
- 81.28. Manufacture of: appliances, electrical or mechanical; instruments, electronic, musical, precision or the like; machines, electric or mechanical, for home or office and the like, phonographs, radios, telephones or other instruments or machines for receiving, reproducing or transmitting sound; watches and clocks, toys, novelties and rubber and metal hand stamps.
- 81.29. Planing mill.
- 81.30. Printing, lithographing, type composition, ruling and binding establishment.
- 81.31. Processing, canning, packaging, or treatment of fish and meat products, sauerkraut, vinegar, yeast but not including the following: fish smoking, curing or canning; rendering of fats and oils; or slaughter of animals.
- 81.32. Public utility facilities and installations for electricity, gas, oil, steam, telegraph, telephone (including telephone exchange building) and water; (not including railroads).
- 81.33. Railroad or other mass transportation company freight and/or passenger and supporting facilities, limited receiving and distribution yards, right-of-way, trackage and sidings, with accessory poles and overhead wires, signal or other operating devices, shelters, and comfort stations incident to the use thereof, including private off-street turn-around and layover areas for mass transit vehicles and parking areas for buses, car houses, yards, and headquarters for operating and maintenance employees.
- 81.34. Repair shop, other than a railroad major repair shop.
- 81.35. School, industrial trade, when not objectionable due to noise, odor, vibration, dust, smoke, or other similar causes.

- 81.36. Solid fuel such as coal, coke and wood, storage and sales.
- 81.37. Stable.
- 81.38. Stone or monument works.
- 81.39. Storage and distribution of any merchandise or material other than: explosives or inflammables; garbage, offal or dead animals; paper, exclusive of rolled newsprint and other similar rolled paper; petroleum and petroleum by-products in excess of an amount necessary for use on the premises; and rags, metal, or junk.
- 81.40. Structure or equipment for landing, mooring, or boat docking.
- 81.41. Veterinary establishment.
- 81.42. Wholesale business.
- 81.43. Accessory use and structure customarily incident to any of the above uses, located within the buildable area of the lot, unless otherwise specified and including:
 - 81.431. Fence or enclosure wall.
 - 81.432. Loading space.
 - 81.433. Lunchrooms for employees.
 - 81.434. Minor garage or minor parking area.
 - 81.435. Recreation area, non-profit.
 - 81.436. Repair garages for vehicles.
 - 81.437. Signs, related to or advertising the use being conducted on the premises.

Section 82. USES PERMITTED IN THE I-2 HEAVY INDUSTRIAL DISTRICT

Only the following uses shall be permitted:

- 82.01. Aircraft factory, landing field, or hangar.
- 82.02. Alcohol manufacture.
- 82.03. Ammonia, bleaching powder or chlorine manufacture.
- 82.04. Asphalt manufacture or refining.

- 82.05. Automobile sales, servicing, painting, upholstering, tire retreading or recapping, battery manufacturing and the like; not including automobile and gasoline service station.
- 82.06. Blacksmith shop or horse-shoeing establishment.
- 82.07. Blast furnace or coke oven.
- 82.08. Boat building.
- 82.09. Boiler works.
- 82.10. Box factory.
- 82.11. Building materials sales establishment and storage area.
- 82.12. Building-mover and wrecker's establishment.
- 82.13. Brewery.
- 82.14. Brick, tile or terra cotta manufacture.
- 82.15. Chemical manufacture.
- 82.16. Concrete or cement products manufacture.
- 82.17. Contractor's equipment storage.
- 82.18. Cooperage works.
- 82.19. Cotton gin or oil mill.
- 82.20. Distribution plant, including parcel delivery, ice and cold storage plant, bottling plant and food commissary or catering establishment.
- 82.21. Drop forge industry manufacturing forgings with power hammers.
- 82.22. Feed mixing plant.
- 82.23. Grain elevator.
- 82.24. Hospital, only with emergency facilities incident to an industry.
- 82.25. Iron or steel or other metal manufacture or processing, foundry or fabrication plant and heavy weight casting, including galvanizing and other treatment.
- 82.26. Killing or dressing and/or packaging of poultry and rabbits.

- 82.27. Laboratories - experimental, photo or motion picture, film or testing.
- 82.28. Landscape gardener's sales area or business.
- 82.29. Lumber storage, millwork and sales.
- 82.30. Machine shop.
- 82.31. Machinery repairing, sales and display.
- 82.32. Manufacture, fabrication and maintenance of electric and neon signs, billboards, commercial advertising structures, sheet metal products including heating and ventilating ducts and equipment; cornices, eaves and the like, and also including plumbing, heating, or electrical contracting business.
- 82.33. Manufacturing, fabricating, compounding, assembling or treatment of bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, yarns and wood, or articles of merchandise made therefrom.
- 82.34. Manufacture, fabricating, compounding, canning, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, soft drinks, toiletries and food products, including fish and meat products, sauerkraut, vinegar and yeast, but not including the following: fish smoking, curing or canning; rendering of fats and oils; or slaughter of animals.
- 82.35. Manufacture of: appliances, electrical or mechanical; instruments, electronic, musical, precision or the like; machines, electric or mechanical, for home or office and the like; phonographs, radios, telephones or other instruments or machines for receiving, reproducing, or transmitting sound; watches and clocks, toys, novelties, and rubber and metal hand stamps.
- 82.36. Oilcloth or linoleum manufacture.
- 82.37. Ore reduction.
- 82.38. Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
- 82.39. Petroleum products manufacture and wholesale storage of petroleum.

- 82.40. Planing mill.
- 82.41. Printing, lithographing, type composition, ruling and binding establishment.
- 82.42. Public utility facilities and installations for electricity, gas, oil, steam, telegraph, telephone (including telephone exchange building), and water.
- 82.43. Quarry, gravel pit, stone mill or slag crusher.
- 82.44. Railroad or other mass transportation company freight and/or passenger facilities, right-of-way, trackage and sidings, with accessory poles and overhead wires, signal or other operating devices, shelters and comfort stations incident to the use thereof, including private off-street turn-around and layover areas for mass transit vehicles and parking areas for buses, car houses, repair shops, yards and headquarters for operating and maintenance employees.
- 82.45. Railroad repair shop, receiving, distribution, and classification yards and supporting facilities.
- 82.46. Repair shop.
- 82.47. Rock, sand, slag or gravel distribution.
- 82.48. Rolling mill.
- 82.49. Rubber or gutta-percha manufacture or treatment.
- 82.50. Salt works.
- 82.51. School, industrial trade.
- 82.52. Soap and detergent manufacture.
- 82.53. Sodium compounds manufacture.
- 82.54. Solid fuel such as coal, coke and wood, storage and sales.
- 82.55. Stable.
- 82.56. Stone or monument works.
- 82.57. Storage and distribution of any merchandise or material other than: explosive or inflammables; garbage, offal or dead animals.
- 82.58. Stove or shoe polish manufacture.

- 82.59. Structure or equipment for landing, mooring or other like purposes and the use of the same for land or water transportation interchange.
- 82.60. Tar distribution or tar products manufacture.
- 82.61. Tool manufacture.
- 82.62. Truck terminals.
- 82.63. Veterinary establishment.
- 82.64. Wholesale business.
- 82.65. Wool pulling or scouring.
- 82.66. Accessory use and structure customarily incident to any of the above uses including:
 - 82.661. Fence or enclosure wall.
 - 82.662. Loading space.
 - 82.663. Parking garage.
 - 82.664. Recreation area, non-profit.
 - 82.665. Signs related to or advertising the use being conducted on the premises.
 - 82.666. Dump for slag, brickbats and similar material.
 - 82.667. Incinerators (but only properly constructed devices approved by the Board of Adjustment hereinafter referred to).
 - 82.668. Offices.
 - 82.669. Manufacture, processing and/or storage of gas in its various forms, not in excess of quantities determined by the Board of Appeals to be not hazardous to adjacent properties.
 - 82.670. Lunchrooms for employees.
 - 82.671. Repair garages for vehicles.

Section 83. SPECIAL EXCEPTIONS IN THE I-1 AND I-2 DISTRICTS

- 83.01. Any public building erected and used by a department of a municipal, county, state, or federal government.

- 83.02. Areas for the dumping or disposal of trash or garbage by the land fill process.
- 83.03. Broadcasting towers, transmitting and relay stations.
- 83.04. Commercial amusement or recreational development for temporary or seasonal periods.
- 83.05. Extraction of gravel, sand, clay, dirt, topsoil, coal, oil, and other natural resources.
- 83.06. Hospitals, clinics and institutions, except institutions for criminals and those for persons that are insane or have contagious diseases; provided, however, that such buildings may occupy not over 50% of the total area of the lot or tract and will not have any serious and depreciating effect upon the value of the surrounding property, and provided further, that the buildings shall be set back from all minimum yard lines heretofore established an additional distance of not less than two feet for each foot of building height. Specific requirements for these buildings in any district regulations shall take precedence over the above regulations.
- 83.07. Parking lots on land not more than 300 feet from the boundary of any commercial, business, or industrial district under such conditions as will protect the character of surrounding property.
- 83.08. Storage of explosives or inflammables and/or the distribution of Anhydrous Ammonia not in excess of that determined by the Board of Appeals to be not hazardous.
- 83.09. Automobile wrecking and salvage operations if located not less than 400 feet from any R-District; provided such operation is conducted within an area enclosed on all sides with a tight painted fence not less than eight feet high and provided further that such operation shall not be visible from the nearest street or road.

Section 84. REQUIRED LOT AREA AND LOT WIDTH IN INDUSTRIAL DISTRICTS

Each use to be established in the I-1 or the I-2 District shall provide a minimum lot area of 5,000 square feet and a minimum lot width of 50 feet.

Section 85. BUILDING HEIGHT REGULATION IN INDUSTRIAL DISTRICTS

No building in the I-1 or I-2 Districts shall exceed 50 feet in height unless the front, side, and rear yards required in Section 85 are increased five feet for every five feet or fraction thereof of additional height over 50 feet.

Section 86. YARDS REQUIRED IN INDUSTRIAL DISTRICTS

All structures to be constructed, altered, or moved, in the I-1 and I-2 Districts shall provide yards of the following minimum depths.

86.01. Front Yard - 100 feet.

86.02. Unless otherwise stated - Side Yard - 35 feet except where a side yard abuts a residential district in which case a side yard of 75 feet shall be provided.

86.03. Rear Yard - 25 feet.

86.04. Parking lots may extend 60 feet into a front yard and 20 feet into the side and rear yards providing the parking lot is adequately screened with plant material from adjoining property or streets.

Section 87. OFF-STREET PARKING AND LOADING

There shall be provided in the I-1 and I-2 Districts adequate off-street parking in accordance with the schedule in Article II, and off-street loading in accordance with the off-street loading portion of Article VII, Section 77.

ARTICLE IX

PLANNED UNIT DEVELOPMENT PLAN

Purpose: the purpose of this section is to provide regulation for Planned Unit Developments (PUD), which are of a significantly different character than traditional land developments. Specific standards and exceptions have been developed to govern the actions and recommendations of the Plan Commission regarding such developments.

Section 91. GENERAL

It shall be the policy of Warren County to promote progressive development of land and construction thereon by encouraging planned unit developments to achieve:

- 91.01. A maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks, and area requirements.
- 91.02. A more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience in the location of accessory commercial uses and services.
- 91.03. A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents the disruption of natural drainage patterns.
- 91.04. A more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets.
- 91.05. A development pattern in harmony with land use density, transportation facilities, and community facilities objectives of the comprehensive plan.

Section 92. PLANNED UNIT DEVELOPMENT RESTRICTIONS

Whenever there is a conflict or difference between the provisions of this section and those of the other sections of this ordinance, the provisions of this section shall prevail. Subjects not covered by this section shall be governed by the respective provisions found elsewhere in this ordinance.

A planned unit development shall conform to the following:

- 92.01. The number of dwelling units erected shall not exceed the number permitted by the regulations of the district in which it is located unless a density increase is permitted.
- 92.02. All uses that may be allowed within the land use district may be permitted within a PUD.
- 92.03. Up to 10% of the gross land area in a residential district may be directed to commercial, industrial, public and quasi-public uses that are not allowed within the land use district, provided there is a favorable finding by the Plan Commission:
- 92.031. That the uses permitted by such exceptions are necessary or desirable and are appropriate with respect to the primary purpose of residential development.
- 92.032. That the uses are not of such nature or so located as to exercise a detrimental influence on the development nor on the surrounding neighborhood.
- 92.033. That the uses are intended to serve principally the residents of the PUD.
- 92.034. That the uses are planned as an integral part of the PUD.
- 92.035. That the uses be located and so designed as to provide direct access to a collector or an arterial street without creating traffic congestion or hazard.
- 92.04. A minimum parcel area of ten acres is required for PUD.
- 92.05. There shall be at least 10% of the land area in the development provided for park and recreational purposes which shall not be covered by buildings, parking lots, driveways, or streets. No more than 50% of this useable open space shall be covered by water.
- 92.06. If any open space or recreational facility is to be used solely by the residents of the project, adequate provisions shall be made for assessments against the property within the project so that such facilities can be properly maintained and operated.

- 92.07. All utilities, including communication and electric systems, shall be placed underground within the limits of the development. Appurtenances to these systems which can be effectively screened may be excepted.
- 92.08. The design and designation of private streets shall be subject to the approval of the Plan Commission and the Engineer.
- 92.09. The development plan shall include a common water supply and distribution system, either public or private, which shall meet the approval of the Plan Commission and County Engineer and shall be built at no expense to the local government.
- 92.10. The development plan shall include a sanitary sewer system connected to a public sewer system, if available within a reasonable distance from the project, or it shall provide for a central collection and treatment system in accordance with the requirements of the Plan Commission and County Engineer.
- 92.11. The plan of the project may provide for the integral and harmonious design of buildings in commercial and industrial areas, and the parcels shall be developed in parklike surroundings utilizing landscaping and existing woodlands as buffers to screen lighting, parking areas, loading areas, and other such features from the adjoining and surrounding residential areas.
- 92.12. No building is permitted to exceed the height limit of the district in which it is located by more than 10%.
- 92.13. All previously noted parking standards shall remain in effect for all PUD's.
- 92.14. Non-residential areas must be developed in equal ratio to residential areas. This is required to avoid the total development of residential structures without the accompanying services.

Section 93. INCREASED RESIDENTIAL DENSITY THROUGH DESIGN INCENTIVES

To provide for an incentive for quality PUD, the Plan Commission may authorize an increased residential density of up to 20% of the allowable number of dwelling units. In allowing for density increase, the Commission shall be guided by the following criteria:

- 93.01. If open space provided exceeds 20% of land area, additional 5% increase in residential density allowed.

- 93.02. If land donated or dedicated for public purposes such public buildings, schools, and parks, additional 5% increase in residential development allowed.
- 93.03. If there is significant landscaping, screening, and site planning in development, additional 5% increase in residential development allowed.
- 93.04. If community facilities and amenities as trails, lakes, plaza fountains, tennis courts, etc. are provided in PUD, additional 5% increase in residential development allowed.

Section 94. PROCEDURE FOR APPROVAL OF PUD

- 94.01. Submit a preliminary site plan in triplicate to the Plan Commission in sketch form which includes, but is not restricted to, the following information:
 - 94.011. Location and boundaries of tract to be developed, showing the general layout of streets and the existing and proposed zoning of all areas.
 - 94.012. Tentative placement of all improvements on the site, showing how recommendations of this ordinance and any requirements of the Board of Zoning Appeals and/or Plan Commission have been utilized.
 - 94.013. General proposals on densities on both residential and other uses. (To allow for sufficient flexibility, the Commission may allow minor shifts in use locations and densities, provided, however, that the general overall plan is adhered to.)
 - 94.014. Proposed schedule for the development of the site.
- 94.02. If the Plan Commission after public hearing approves the preliminary development plan, the plan, together with the recommendations of the Plan Commission, shall be embodied in a report to the Board of Zoning Appeals and County Commissioners stating the reasons for the approval of the plan and application, and specific evidence and facts showing that the proposed PUD plan has considered and made provision for the following essential elements:
 - 94.021. That the appropriate use of property adjacent to the area included in the plan will be fully safeguarded.

- 94.022. That the plan is consistent with the intent of this ordinance to promote public health, safety, and the general welfare.
- 94.023. That the tract, collectively, meets the minimum space requirements for the specific district(s).
- 94.03. The Plan Commission shall give notice of acceptance or rejection of the proposal within 60 days. Reasons for rejection, along with suggestions for revisions, shall be given. The developer may resubmit plans after the suggested corrections or additions are made.
- 94.04. The developer shall submit a final site plan.
- 94.05. The Plan Commission shall give notice of acceptance or rejection of the final proposal within 60 days. Reasons for rejection, along with suggestions for revisions, shall be given along with any rejection by the Commission. Developer may resubmit plans after corrections. After final approval, developer may proceed with construction.

ARTICLE X

SPECIAL EXCEPTIONS

- Section 101. The Area Plan Commission after public hearing, and subject to such protective restrictions it deems necessary, may authorize the location, extension or structural alterations of buildings or uses in any district where not expressly permitted. Within 30 days after application to the Zoning Administrator has been made for the special permit, a notice of public hearing shall be published in a newspaper having county-wide circulation stating time and location of public hearing and nature of request for which the hearing is being held.
- Section 102. In issuance of permit for any special use, the Plan Commission shall consider the effect of such proposed building or use upon the character of the neighborhood, traffic conditions, public utilities, and other matters pertaining to the public health, public safety, or general welfare.
- Section 103. In granting a special use, the Board may attach thereto any conditions and safeguards it deems necessary or desirable in furthering the purposes of this ordinance. Violation of any of these conditions or safeguards shall be deemed a violation of this ordinance.

ARTICLE XI

MOBILE HOME GUIDELINES

Section 111. The provision of mobile homes shall be treated as a special exception in each of the three residential districts, as well as the Agricultural District. As such, the following procedures will be followed:

- 111.01. Within 30 days after application for the special permit, a notice of public hearing shall be published in a newspaper having county-wide circulation stating time and location of a public hearing and the nature of the request for which the hearing is held.
- 111.02. Concurrent with the newspaper publication, all adjacent landowners will be notified by mail as to the mobile home location request.
- 111.03. At least five days prior to the public hearing, all letters of objection will be required to be filed in the office of the Zoning Administrator.
- 111.04. If no objections are received at least five days prior to the public hearing, the Zoning Administrator may waive the public hearing and issue the mobile home location permit.

Section 112. All mobile homes will be governed by the following construction control standards.

- 112.01. No mobile home may be moved into Warren County for residential purposes which is over ten years old. Such age factor may be waived if, upon structural review and in the judgment of the Zoning Administrator, the mobile home is not in need of repair and is in suitable condition for long term habitation.
- 112.02. All mobile homes shall be mounted on a suitable foundation, such as a concrete pad or runner pad.
- 112.03. All mobile homes shall be securely anchored to the permanent foundation.
- 112.04. All mobile homes shall, within 60 days of its placement, have skirting around the entire unit. Such skirting shall reach from the ground to the bottom of the mobile home and shall be placed on all sides of the unit.

112.05. Each mobile home shall have provisions for the covered storage of personal goods and articles stored outside the unit.

Section 113. All mobile homes will additionally be required to meet the guidelines of the particular residential zone they are constructed in. This shall not include, however, the guidelines related to gross floor area. Instead, the gross floor area for all mobile homes shall be a minimum of 400 square feet.

Section 114. The provision of mobile homes in the two largest communities in the County of Williamsport and West Lebanon shall be governed by the following regulations as previously approved by their respective Town Boards.

114.01. That no additional mobile homes be placed in the Towns of Williamsport or West Lebanon other than in a mobile home park as approved by the State of Indiana by Acts 1955, Chapter 321, as amended.

114.02. That any mobile homes existing at the time of the passage of this resolution may be replaced in the future by mobile homes of equivalent or better size and quality.

114.03. That existing homes of dilapidated condition may be razed and replaced therewith a mobile home of good condition and quality.

114.04. That mobile homes be located only on improved streets with required sanitary facilities and city water.

ARTICLE XII

SETBACK REGULATIONS

Section 121. Except within the C-1 Commercial Districts, no building, structure, concrete or masonry wall, shall be erected or structurally altered so that any part thereof is nearer than 50 feet to the right-of-way of any federal highway route, nearer than 75 feet to the centerline of any state route, or nearer than 60 feet to centerline of any other public road. If there is conflict between the setback regulations and the yard regulations, the more restrictive regulations shall govern.

Except within the C-1 Commercial Districts, no obstructions of any kind to visibility shall be erected at the street intersections within a triangle formed by extending lines 75 feet from the centerline intersection in each direction.

121.01. Locations for advertising signs and billboards must be approved for line of sight safety by the County Highway Department. If compliance with the setback regulations is not originally required, a waiver shall be given stating that if the necessity for compliance arises, the company constructing the sign will move it without expense to the county.

121.02. This regulation shall not be interpreted to reduce the buildable width or depth of a lot in a single ownership subdivided and recorded by law at the time of the passage of this ordinance to less than 35 feet. In locations where the building line restrictions set forth herein will create an undue hardship or in locations wherein the majority or existing buildings are not in conformity with these restrictions, appeals may be made for a variation in which the setback regulation may be modified.

ARTICLE XIII

BOARD OF ZONING APPEALS

Section 131. CREATION, MEMBERSHIP, AND OFFICERS

A Board of Zoning Appeals is hereby authorized to be established. Such zoning board shall consist of five members appointed as follows: two citizen members (one a municipal representative and one a county representative) of the Area Plan Commission to be selected by the Area Plan Commission, two citizen members, not members of any plan commission, to be appointed by the County Commissioners, and one citizen member, not a member of any plan commission, to be appointed by the Board of Trustees of those towns participating in the Commission (IC 18-7-4-902 as added by Acts of 1979, P.L. 178, Section 117).

The initial terms of office of Board of Appeals members shall be as follows: one of the members selected by the Area Plan Commission shall hold office for a term of four years, and the other member for a term of three years (or until his term on the Area Plan Commission ceases, whichever is shorter); one of the two members appointed by the Board of Commissioners shall hold office for a term of three years, the other for two years; the member of the Board of Appeals appointed by the mayor of the largest city shall serve for a term of two years.

Terms shall expire on the first day of January of the first, second, or third year, respectively, following appointment. Thereafter, as terms expire, each new appointment shall be for a term of four years. At the first meeting of each year, the Board of Zoning Appeals shall elect a chairman and vice-chairman. All members of the Board of Appeals shall serve without compensation.

Section 132. GENERAL PROCEDURE

A majority of the entire membership of the Board of Zoning Appeals shall constitute a quorum. No action of the board is official, however, unless concurred in by a majority of the entire membership of the board (IC 18-7-4-910 as added by Acts of 1979, P.L. 178, Section 117). The Board of Zoning Appeals may appoint a secretary and such employees as are necessary for the discharge of its duties and within its budget fix their compensation.

The Plan Commission shall provide suitable offices for the holding of Board of Zoning Appeals' hearings and the preservation of records, documents, and accounts. The county council shall appropriate such funds to the Area Plan Commission as are necessary to carry out the duties of the

Board of Zoning Appeals. The members of the Board of Zoning Appeals shall serve without salary or reimbursement for travel expenses.

The Board of Zoning Appeals shall adopt general rules governing the filing of appeals, the publication of notices, the application for variances and exceptions, and the conduct of hearings. The Board shall keep minutes of its proceedings, investigations, and other official actions and in all cases heard by it, prepare findings and record the vote on all actions taken. All minutes and records shall be filed in the office of the Board and shall be public records.

Section 133. APPEALS: HOW TAKEN

- 133.01. Any person aggrieved by any officer, department, board, or bureau of the county may appeal to the Board of Zoning Appeals to review any order, requirement, decision, or determination made by the Zoning Administrator.
- 133.02. Such appeal shall be made by filing with the Zoning Administrator and the Board of Appeals, a notice of appeal specifying the grounds thereof. The Zoning Administrator shall forthwith transmit to the Board of Appeals papers constituting the record upon which the action appealed from was taken.
- 133.03. An appeal stays all proceedings in furtherance of the action appealed from, unless the Zoning Administrator certifies to the Board of Appeals, after the notice of appeal has been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by a Circuit or Superior Court of the county in which the premises affected are situated, on notice to the officer or board from whom the appeal is taken, and the owner of the premises affected, and on due cause shown.
- 133.04. The Board of Zoning Appeals shall fix a reasonable time for the hearing of an appeal. Public notice shall be given of the hearing and due notice shall be given additionally to the affected parties as determined by the Board. The Board of Zoning Appeals shall require the party making the appeal to assume the cost of public notice and due notice to interested parties. Upon the hearing, any party may appear in person, by agent, or by attorney. The executive director or his representative

may appear before the Board in any appeal, variance, or exception proceeding and present facts and arguments relating to the matter at issue.

Section 134. POWERS OF THE BOARD OF APPEALS

The Board of Appeals shall have the following powers:

134.01. Interpretation and Administrative Review.

To hear and decide appeals where it is alleged that there is an error in any action by the Zoning Administrator or other administrative official in carrying out the provisions of this ordinance; and for the interpretation of the Zoning Maps.

134.02. Variances. To hear and decide on applications for variances in cases where there are practical difficulties or particular hardship in the way of carrying out the provisions of this ordinance other than use.

A variance from the terms of this ordinance shall not be granted by the Board of Zoning Appeals unless and until a written application for a variance is submitted to the Zoning Administrator and the Board of Zoning Appeals containing:

134.021. Name, address, and phone number of applicants.

134.022. Legal description of property.

134.023. Description of nature of variance requested, including a diagram plot plan drawn to scale.

134.024. A narrative statement demonstrating that the requested variance conforms to the following standards:

- a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- b. That a literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;

- c. That special conditions and circumstances do not result from the actions of the applicant; and
- d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings.
- e. In granting a variance, the Board may attach thereto any conditions and safeguards it deems necessary or desirable in furthering the purposes of this ordinance. Violation of any of these conditions or safeguards shall be deemed as violation of this ordinance.

A variance shall not be granted unless the Board makes specific findings of fact based directly on the particular evidence presented to it, which support conclusions that the standards and conditions imposed by Subsection 134.024 of this section have been met by the applicant.

All final administrative decisions of the Board of Appeals shall be subject to judicial review as provided by Statute.

ARTICLE XIV

AREA PLAN COMMISSION

Section 141. PROCEEDINGS OF THE AREA PLAN COMMISSION

The Plan Commission shall continue to operate under its existing rules of operation. To maintain strict conformance with the Indiana Planning Statutes (I.C. 18-7-5), at least four meetings must be held during each year, in January, April, July, and October (I.C. 18-7-517). Meetings shall be held monthly, and special meetings may be called by at least two members of the Commission upon written request to the Secretary (I.C. 18-7-5-18). All meetings shall be open to the public. The Commission shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions all of which shall be of public record and be immediately filed in the office of the Commission.

Section 142. DUTIES OF THE AREA PLAN COMMISSION

- 142.01. Initiate proposed amendments to this ordinance.
- 142.02. Review all proposed amendments to this ordinance and make recommendations to the Board of Zoning Appeals.
- 142.03. Review all planned unit developments and make recommendations to the Board of Zoning Appeals.

ARTICLE XV

PUBLIC HEARING BY THE BOARD OF ZONING APPEALS

Section 151. INITIATION OF PUBLIC HEARING

The Board of Zoning Appeals shall hold a public hearing within 45 days after the receipt of an application for an appeal or variance from the Building Commissioner or an applicant. However, the public hearing shall not be held sooner than 15 days after its receipt.

Section 152. NOTICE OF PUBLIC HEARING IN NEWSPAPER

Before holding the public hearing required in Section 151, notice of such hearing shall be given in the newspaper of general circulation of the county at least 15 days before the date of said hearing. The notice shall set forth the time and place of the public hearing and the nature of the proposed appeal or variance.

Section 153. NOTICE TO PARTIES IN INTEREST

Before holding the public hearing required in Section 151, written notice of such hearing shall be mailed by the Applicant, by registered or certified mail, at least ten days before the date of the hearing to each person who owns an interest in real estate, abutting the property involved in such petition including owners of real estate at corners, across streets, alleys or easements, as well as others who may share a common boundary; all other persons who in the opinion of the applicant have an interest in the outcome of the petition; and any owner of real estate who did not join as an original petitioner or who did not file a waiver of notice of hearing prior to the date of public hearing.

Section 154. ACTION BY BOARD OF ZONING APPEALS

Within 30 days after the public hearing required in Section 151, the Board of Zoning Appeals shall either approve, approve with supplementary conditions as specified in Section 134.024(e), or disapprove the request for appeal or variance. The Board of Zoning Appeals shall further make a finding that the reasons set forth in the application justify the granting of the variance that will make possible a reasonable use of the land, building, or structure.

ARTICLE XVI

PERMITS, FEES, AND PENALTIES

Section 161. PERMITS PROCEDURE

- 161.01. Applications for permits shall be filed in written form with the Zoning Administrator and shall state the legal description of the property, the name and address of the owner, the applicant, the contractor, estimated costs, and shall describe the uses to be established or expanded, and shall give such information as may be required by this ordinance for its proper enforcement.
- 161.02. All applications shall be accompanied by a dimensioned drawing of the building plot showing the location of buildings and structures, lot area to be used, auto parking areas, and water supply and sewage disposal facilities.
- 161.03. Concrete, stone, wood, masonry, or other fences in a required front yard, exceeding 48 inches in height, and which cannot be viewed through, shall require permits. The Zoning Administrator shall require permits for any fences or other structures within the sight triangle established by the center of intersection and two points 75 feet from it, each point being on the centerline of an intersection road, and shall deny permits for those which could obstruct vision in said sight triangle.
- 161.04. Each permit issued for a main building also shall cover any accessory structures or buildings constructed at the same time on the same premises, and such permit shall be posted in plain sight on the premises for which it is issued, until completion of construction or occupancy.
- 161.05. Any work or change in use authorized by permit but not substantially started within 90 days shall require a new permit. A permit shall be revoked by the Zoning Administrator when he shall find from personal inspection or from competent evidence that the rules or regulations under which it has been issued are being violated.
- 161.06. All applications and a copy of all permits issued shall be systematically filed and kept by the Zoning Administrator in his office for ready reference.

161.07. To partially defray the costs of administering the ordinance, a fee shall be charged for each permit and collected by the County Treasurer, who shall account for the same to the County of Warren. Such fees are as follows:

161.071. A fee of Ten Dollars (\$10.00) shall be paid and collected upon the first One Thousand Dollars (\$1,000.00) expended for proposed construction, reconstruction, or structural alteration.

161.072. An additional fee of Two Dollars (\$2.00) per thousand dollars or fraction thereof shall be paid and collected in excess of One Thousand Dollars (\$1,000.00) expended for proposed construction, reconstruction, or structural alteration.

161.073. In no event, however, shall any applicant be required to pay a building permit fee in excess of Five Hundred Dollars (\$500.00).

161.08. No permit shall be required for:

161.081. Routine maintenance or repair of buildings, structures, or equipment, such as repainting or re-roofing a building, relining a blast furnace, or re-ballasting a railroad track.

161.082. Construction of a service connection to a municipally owned and operated utility.

161.083. Portable structures which are on skids or runners, not exceeding an area of 120 square feet in size, and without a concrete floor, and not attached to a concrete or masonry foundation or footing, may be erected without obtaining a building permit, subject to setback regulations.

161.084. Upon application to the Zoning Administrator and subject to approval of Area Plan Commission, certain other portable type structures used for bona fide agricultural purposes may be erected without obtaining a building permit and without cost to the applicant, subject to setback regulations.

- 161.09. Failure to obtain a building permit shall be a violation of this ordinance and will be punishable under the provisions of Section 162 of this ordinance.
- 161.10. Building permits of occupancy issued on the basis of plans and applications approved by the Zoning Administrator authorize only the use or arrangement set forth in such approved plans and applications or amendments thereto, and no other use, arrangements, or construction. Any use, arrangement, or construction contrary to that authorized shall be deemed a violation of this ordinance and be punishable under the provisions of Section 162 of this ordinance.
- 161.11. Any person may file a written complaint whenever a violation of this ordinance occurs or is alleged to have occurred. The complaint shall state fully and accurately the causes and basis thereof, and be filed with and recorded by the Zoning Administrator. The Zoning Administrator shall immediately investigate and take action upon such complaint as provided in this ordinance.

Section 162. PENALTIES FOR VIOLATION OF ORDINANCE

Any structure erected, raised, or converted, or premises used, in violation of this ordinance is a common nuisance; and each person in possession and the owner of the structure, land, or premises is liable for maintaining a common nuisance. Each day of maintaining a common nuisance shall constitute a separate offense. (IC 18-7-4-1012, as added by Acts of 1979, P.L. 178, Section 139.)

Penalty - A person who violates this ordinance commits a class C infraction. (IC 18-7-4-1018, as added by Acts of 1979, P.L. 178, Section 145.)

Section 163. SCHEDULE OF FEES, CHARGES, AND EXPENSES

The Area Plan Commission shall, by ordinance or resolution, establish a schedule of fees, charges, and expenses and a collection procedure for building permits, amendments, appeals, variances, conditional use permits, plan approvals, and other matters pertaining to the administration and enforcement of this ordinance requiring investigations, legal, advertising, postage, and other expenses. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

All applications for variances, planned unit developments, special use permits, plan approval, and other matters

relative to the administration and enforcement of this ordinance shall require a Twenty Dollar (\$20.00) filing fee; provided, however, a TwentyFive Dollar (\$25.00) filing fee shall be required for all applications for amendment of the zoning ordinance.

No petition shall be considered by the Plan Commission or Board of Zoning Appeals without the fees having been paid in advance. The fees shall include the costs for all mailing and legal advertising costs. No fees for special permits shall be refunded.

ARTICLE XVII

ADMINISTRATION

Section 171. ENFORCEMENT OF THE ORDINANCE

It shall be the duty of the Zoning Administrator, designated by the County Commissioners, to enforce this ordinance. He shall receive applications required by this ordinance, issue permits, and furnish the prescribed certificates. He shall examine areas for which permits have been issued, and shall make necessary inspections to see that the provisions of this ordinance are being upheld. He may be provided with the assistance of the County Sheriff and local Town Marshalls in enforcing orders and the County Attorney in prosecuting violations.

For the purpose of this ordinance, the Zoning Administrator shall have the following duties:

- 171.01. Upon finding that any of the provisions of this ordinance are being violated, he shall notify in writing the person responsible for such violation(s), ordering the action necessary to correct such violation.
- 171.02. Order discontinuance of illegal uses of land, buildings, or structures.
- 171.03. Order removal of illegal buildings or structures or illegal additions or structural alterations.
- 171.04. Order discontinuance of any illegal work being done.
- 171.05. Take any other action authorized by this ordinance to ensure compliance with or to prevent violation(s) of this ordinance. This may include the issuance of and action on building and certificate of occupancy permits and such similar administration duties as are permissible under the law.

ARTICLE XVIII

BUILDINGS UNDER CONSTRUCTION

Section 181. To avoid undue hardship, nothing in this ordinance shall be deemed to require change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this ordinance and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, providing that work shall be diligently carried on until completion of the building involved.

ARTICLE XIX

AMENDMENTS

The Warren County Commission may amend, supplement, change, modify, or repeal the regulations, restrictions, and boundaries as herein contained.

Section 191. PROCEDURE

Amendments to the zoning ordinance may be proposed by:

- (1) A member of a participating legislative body, to that body;
- (2) An Area Plan Commission to a participating legislative body in the county; or
- (3) By petition of the owners of property of 50% or more of the area involved in the petition, either to the body having legislative authority over the land, or to the Area Plan Commission.

Any proposed ordinance for the amendment, supplement, change, or repeal of the zoning ordinance shall be referred to the Commission for consideration and report before any final action is taken by a legislative body.

Prior to the adoption of a zoning ordinance amendment, the Commission shall give ten days notice by publication in a newspaper of general circulation within the county and hold a public hearing.

Upon the adoption of the Zoning Ordinance by the Commission, and amendments thereto, the secretary shall certify a copy of the ordinance, maps, and reports to each participating legislative body, and recommend the adoption of that portion of the proposal which is within the authority of the legislative body to adopt.

ARTICLE XX

LEGAL STATUS PROVISIONS

Section 201. INTERPRETATION IN CASE OF CONFLICT WITH OTHER ORDINANCES
AND PRIVATE DEEDS

In the interpretation and application of this ordinance, the provisions contained herein shall be held to be minimum requirements, adopted for the promotion of public health, morals, safety, and general welfare.

Any existing ordinance or part thereof which conflicts with the whole or any part of this ordinance is hereby repealed.

In the case of any conflict between this ordinance, or part thereof, and the whole or part of any existing or future private covenants or deeds, the most restrictive shall apply.

Section 202. VALIDITY

If any section, clause, provision, or portion of this ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of the ordinance which is not in itself invalid or unconstitutional.

Section 203. EFFECTIVE DATE

This ordinance shall be in force and effect from and after the passage, approval, and publication as required by law.

PASSED BY THE COUNTY COMMISSION OF THE COUNTY OF WARREN, INDIANA.

APPROVED:

1s/ Joe R. Clem

(SEAL)

Attest: 1s/ Mary Ann Cottrell
Auditor

PASSED BY THE TOWN BOARDS OF THE TOWN OF:

STATE LINE CITY

Date: December 4, 1980

Approved /s/ Paul D. Lockett
Attest /s/ Paul W. [unclear]

PINE VILLAGE

Date: October 8, 1980

Approved /s/ H. R. Hall Jimmy McCoskey
Attest /s/ Alice E. Dunlop Simon Emerson

WEST LEBANON

Date: 11-10-80

Approved /s/ Ray Thomas Gordon
Attest /s/ Kathleen Easter Fred [unclear] Chad [unclear]

WILLIAMSPORT

Date: September 2, 1980

Approved /s/ Nath. P. Simon
Attest /s/ James E. [unclear]



Permitted Uses



Special Exceptions

Category	Residential			Business		Manufacturing		Environmental	
	R1	R2	R3	C1	C2	I1	I2	AG	CO
Agriculture	●							●	
Airports								▲	
Airport Facility, Hangar						●	●		
Amusement Center	▲			▲	▲				
Animal Hospital								▲	
Art Gallery		●	●	●					
Asphalt Plant									
Auction Barns								▲	
Auto Painting				●		●	●		
Auto Repair				●		●	●		
Auto Sales (new and used)				●		●	●		
Auto Service						●	●		
Auto Tire Retreading						●	●		
Auto Upholstering						●	●		
Auto Wrecking and Salvage Operations						●	●	▲	
Bakery				●					
Banks				●					
Barber Shop				●					
Beeches (Public)				●					
Beauty				●					●
Bicycle, Motorcycle Shops				●					
Blacksmith				●					
Blast Furnace						●	●		
Boarding Home			●				●		
Boat Building						●	●		

This does not represent the official schedule of uses; however, it is intended to represent a summary form of permitted and special exceptions.



Permitted Uses



Special Exceptions

Category	Residential			Business		Manufacturing			Environmental	
	R1	R2	R3	C1	C2	I1	I2	AG	CO	
Boat Liveries										
Boat Mooring, Docking										
Booster Station										
Bottling Facility										
Box Factory										
Building Material Establishment										
Building Mover, Wrecker Establishment										
Business, Professional Offices										
Cab, Bus Stand										
Campground										
Catering Establishment										
Cemeteries										
Churches										
Circuses										
Cleaning Dyeing Facilities										
Clinics										
Clothing Store										
Clubs										
Coke Oven										
Columbariums										
Commercial Resort										
Community Buildings										
Confinement Feeding Operation										
Contracting Business - Electrical										
Contracting Business - Equipment Storage										

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Permitted Uses



Special Exceptions



Category	Residential			Business		Manufacturing			Environmental	
	R1	R2	R3	C1	C2	I1	I2	AC	CO	
Contracting Business - Heating						●	●			
Contracting Business - Plumbing						●	●			
Contracting Business - Ventilating						●	●			
Cooperage Works						●	●			
Cotton Gin							●			
County Farms								▲		
Crematories								▲		
Dairy						●	▲			
Dental Clinic		▲	●	●	▲					
Department Store				●						
Depots				●						
Dispensary				●						
Drop Forge Plant						●	●			
Dry Cleaning				●						
Dwelling - Single Family Duplex	●	●	●	●	●			●	●	
Dwelling - Multi-Family	●	●	●	●	▲			●	●	
Educational Institutions						●				
Feed Mixing										
Financial Institution				●						
Fishing Preserves								●		
Food Commissary						●				
Forest Preserve									●	
Foundry - Coating of Lightweight, Non-ferrous metals						●	●	●		
Frozen Food Locker						●	●			
Fuel Storage and Sale						●	●			

This does not represent the official schedule of uses; however, it is intended to represent a summary form of permitted and special exceptions.



Permitted Uses



Special Exceptions

Category	Residential			Business		Manufacturing			Environmental	
	R1	R2	R3	C1	C2	I1	I2	AC	CO	
Furniture Store										
Gas Manufacturing Plants				●						
Golf Course	●						●			
Golf Driving Range								●		
Grain Elevator						●		●		
Grain Storage								●		
Grange Halls								●		
Gravel Pit								●		
Greenhouse	▲									
Guest House	▲							●		
Heavy Service and Processing Facilities										
Homes for Aged						●				
Home Occupation	●									
Horse Stable		▲								
Hospitals			▲			●				
Hunting Preserve			●					▲		
Institutions								▲		
Junk Yard								▲		
Kennel	▲									
Killing, Dressing Poultry/Rabbits								●		
Laboratories								●		
Lakes (Artificial)	●								●	
Landfill with Non-odorous, Non-Combustible Materials	●									
Landfill with Garbage, Trash									●	
Laundromat				●						

This does not represent the official schedule of uses; however, it is intended to represent a summary form of permitted and special exceptions.



Permitted Uses



Special Exceptions

Category	Residential			Business		Manufacturing			Environmental	
	R1	R2	R3	C1	C2	I1	I2	AG	CO	
Library										
Lumber Storage		●	●	●				●		
Machine Shop						●	●			
Manufacturing - Alcohol						●	●			
Manufacturing - Ammonia							●			
Manufacturing - Appliances						●				
Manufacturing - Asphalt Manufacturing or Refining							●			
Manufacturing - Battery						●				
Manufacturing - Bleaching Powder/Chlorine							●			
Manufacturing - Brick, Tile, Terra Cotta							●			
Manufacturing - Chemicals							●			
Manufacturing - Concrete/Cement							●			
Manufacturing - Electronic Equipment						●				
Manufacturing - Gutter Perche							●			
Manufacturing - Instruments						●				
Manufacturing - Lacquer or Varnish							●			
Manufacturing - Mechanical Devices						●				
Manufacturing - Musical Equipment						●				
Manufacturing - Neon Signs and Billboards						●				
Manufacturing - Novelties						●				
Manufacturing - Office or Linoleum							●			
Manufacturing - Paint							●			
Manufacturing - Rubber							●			
Manufacturing - Rubber & Metal Hand Stamps						●				
Manufacturing - Shellac							●			

This does not represent the official schedule of uses; however, it is intended to represent a summary form of permitted and special exceptions.



Permitted Uses



Special Exceptions

Category	Residential			Business		Manufacturing		Environmental	
	R1	R2	R3	C1	C2	I1	I2	AG	CO
Manufacturing - Shoe Polish							●		
Manufacturing - Soap and Detergents							●		
Manufacturing - Sodium Compounds							●		
Manufacturing - Stoves							●		
Manufacturing - Tar Products & Distillation							●		
Manufacturing - Tools							●		
Manufacturing - Toys						●			
Manufacturing - Turpentine							●		
Manufacturing or Treatment of - Bone							●		
Manufacturing or Treatment of - Canvas							●		
Manufacturing or Treatment of - Cloth							●		
Manufacturing or Treatment of - Fur							●		
Manufacturing or Treatment of - Glass							●		
Manufacturing or Treatment of - Leather							●		
Manufacturing or Treatment of - Paper							●		
Manufacturing or Treatment of - Plastics							●		
Manufacturing or Treatment of - Paint							●		
Manufacturing or Treatment of - Textiles							●		
Manufacturing or Treatment of - Tobacco							●		
Manufacturing or Treatment of - Yarns							●		
Manufacturing or Treatment of - Wood							●		
Manufacturing, Fabricating or Packaging of - Bakery Goods							●		
Manufacturing, Fabricating or Packaging of - Candy							●		
Manufacturing, Fabricating or Packaging of - Cosmetics							●		
Manufacturing, Fabricating or Packaging of - Dairy Products							●		

This does not represent the official schedule of uses; however, it is intended to represent a summary form of permitted and special exceptions.



Permitted Uses



Special Exceptions

Category	Residential			Business		Manufacturing			Environmental	
	R1	R2	R3	C1	C2	I1	I2	I3	AG	CO
Manufacturing, Fabricating or Packaging of - Drugs						●	●			
Manufacturing, Fabricating or Packaging of - Food Products						●	●			
Manufacturing, Fabricating or Packaging of - Perfumes						●	●			
Manufacturing, Fabricating or Packaging of - Pharmaceuticals						●	●			
Manufacturing, Fabricating or Packaging of - Soft Drinks						●	●			
Manufacturing, Fabricating or Packaging of - Toilet Soap						●	●			
Marinas										●
Mausoleum									▲	
Medical Clinic		▲			▲					
Metal Fabrication - Iron and Steel			●			●	●			
Millwork, Sales						●	●			
Mineral Extraction	▲	▲	▲						▲	
Mobile Homes		▲	▲							
Mobile Home Parks										
Monasteries									●	
Mortuary										
Motels		●	●						▲	
Museum									●	
Runnery		●	●				●		●	
Nurseries										
Nursing Home			●						●	
Ore Reduction										●
Orphanages									●	
Parking Lots		▲	▲							
Picnic Grounds									●	●

This does not represent the official schedule of uses; however, it is intended to represent a summary form of permitted and special exceptions.



Permitted Uses



Special Exceptions

Category	Residential			Business		Manufacturing		Environmental	
	R1	R2	R3	C1	C2	I1	I2	AG	CO
Pistol Range									
Planning Mill								▲	
Playgrounds		●				●	●		
Play Structures		●	●						
Power Generator				●		●	●		
Printing Establishments				●		●	●		
Private Clubs									
Private Lodges				●				▲	
Processing/Packaging of Meat and Fish Products						●		▲	
Public Parks		●		●		●	▲	●	●
Public Utility Facilities and Installations				●		●	●	●	
Quarry									
Race Tracks									
Radio Station								▲	
Radio Towers	●	▲	▲				▲	●	●
Railroad Repair Shop									
Railroad Station						●	●		
Railroad Support Facilities						●	●		
Real Estate Offices									
Religious Retreat								●	
Repair Shop other than Railroad	●								
Repeater Stations		▲					●		
Rest Homes			●	●					
Restaurants				●					
Retail - Appliance				●					

This does not represent the official schedule of uses; however, it is intended to represent a summary form of permitted and special exceptions.



Permitted Uses



Special Exceptions

Category	Residential			Business		Manufacturing		Environmental	
	R1	R2	R3	C1	C2	I1	I2	AG	CO
Retail - Book & Stationery				●					
Retail - Camera & Photography				●					
Retail - Clothing				●					
Retail - Department				●					
Retail - Drug				●					
Retail - Florist				●					
Retail - Food				●					
Retail - Furniture				●					
Retail - Gift				●					
Retail - Hardware				●					
Retail - Liquor				●					
Retail - Paint				●					
Retail - Shoe				●					
Retail - Sporting Goods				●					
Retail - Variety				●					
Retail - Wallpaper				●					
Riding Academy								●	
Rifle Range								●	
Rock Sand Gravel Distribution							●		
Rolling Mill							●		
Salt Works							●		
Sanitary Landfill								●	
Sanitarions			●					●	
Sawmill								●	
School	●	●	●	●		●	●	●	

This does not represent the official schedule of uses; however, it is intended to represent a summary form of permitted and special exceptions.



Permitted Uses



Special Exceptions

Category	Residential			Business		Manufacturing			Environmental	
	R1	R2	R3	C1	C2	I1	I2	AG	CO	
Seed Processing Plant										
Servant Quarters	▲							▲		
Sewage Treatment Plants								▲		
Shoe Repair				●						
Signs (Business & Advertising)				●				●		
Sheets Shooting								●		
Slag Crusher							●	●		
Stone Mill						●	●			
Stone/Monument Works							●			
Tailor Shop				●						
Tavern				●						
Television Station										
Television Towers	●	▲	▲		▲		▲	●	●	
Tourist Courts			●					▲		
Trailer Coaches								▲		
Transmitting Towers	▲	▲	▲		▲		▲		●	
Truck Terminals										
Vehicle Drive-In										
Vehicle Service (Heavy)					●					
Veterinarian					●					
Waterworks						●		▲		
Wholesale Business	●							●		
Wool Pulling/Scouring						●		●		

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