



JOHNSON COUNTY

Department of Planning & Zoning
86 West Court Street
Franklin, Indiana 46131

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MEETING AGENDA

Johnson County Advisory Plan Commission
December 16th 2024 - 6:00 PM
Public Auditorium, West Annex Building
86 West Court Street, Franklin, Indiana

CALL TO ORDER

ROLL CALL

APPROVAL of MINUTES

Approval of minutes from the October 28, 2024 meeting.

PUBLIC HEARINGS

-CONTINUED HEARINGS-

-NEW HEARINGS -

Proposed Amendments to the Unified Development Ordinance
Amendments to Chapters 2, 3 and 4

OLD BUSINESS

NEW BUSINESS

First reading of an amendment to the Plan Commission Rules of Procedure for Plat Committee language

Appointment of the Plat Committee and Approval of 2025 Plat Committee Meeting Calendar

Approval of 2025 Plan Commission Meeting Calendar.

Approval of 2025 Hearing Officer Meeting Calendar.

Approval of 2025 Technical Review Committee Meeting Calendar.

REPORTS and RECOMMENDATIONS - None

ADJOURNMENT

The next meeting of the Johnson County Advisory Plan Commission is scheduled for January 27, 2025 at 6:00 PM in the public auditorium of the Courthouse West Annex Building.

B. Base Zoning Districts

1. Parks and Recreation (PR).

- a. *Purpose.* The purpose of this district is to provide space within the County for the preservation of green space and public recreation areas. The district focuses on uses that provide residents with opportunities for outdoor recreation and other public amenities.
- b. *Land Uses.*

Permitted Uses			
Automated Teller Machine (ATM)	Community Garden	Dairy	Essential Services
Governmental Service (Police, Fire, Emergency Medical Services) ¹	Library ¹	Livestock Raising	Museum / Gallery ¹
Park and Recreation Facilities, Active	Park and Recreation Facilities, Passive	Place of Public Assembly, Indoor ¹	Row Crops
Senior Services Care Center ¹			
Use Standards			
Accessory Structure	Cemetery ¹	Greenhouse / Nursery	Hotel ¹
Office, General ¹	Schools ¹	Shooting / Archery Range, Outdoor	Special Events
Recreational Vehicle Park and Campground ¹	Temporary Structures	Solar Energy System, Accessory	
Special Exceptions			
Agritourism	Solar Energy System, Accessory	Solar Energy System, Commercial	Roadside Agricultural Produce Stands
Wind Energy System, Accessory	Wind Energy System, Commercial		
Notes: 1. Requires a development plan to be submitted per <i>Sec. 8.B.9, Development Plan Process</i> , for the land use to be permitted.			

2. Agricultural District (AG).

a. *Purpose.* The purpose of this district is to provide for and protect substantial areas for a broad variety of agricultural uses where little or no urbanization has occurred or is planned to occur. The district intentionally limits broad residential uses to provide for large areas of contiguous farm land.

b. *Land Uses.*

Permitted Uses			
Community Garden	Dairy	Essential Services	Governmental Service (Police, Fire, EMS) ¹
Grain Elevator	Home Occupation	Library ¹	Livestock Raising
Park and Recreation Facilities, Passive	Passenger Terminal	Roadside Agricultural Produce Stand	Row Crops
Schools ¹	Single-Family Detached Dwelling		
Use Standards			
Accessory Dwelling Unit, Attached	Accessory Dwelling Unit, Detached	Accessory Structure	Cemetery ¹
Child Care Home	Home Business	Greenhouse / Nursery	Kennel
Livestock Production	Place of Public Assembly, Indoor ¹	Short-Term Rental	Special Event
Temporary Structures	Veterinary Clinic and/or Service ¹	<u>Solar Energy System, Accessory</u>	
Special Exceptions			
Airport / Heliport	Agritourism	Cellular Communications Facilities (CCF) ¹	Farm Equipment and Repair Store
Landfill	Landscaping Supply Store	Livestock Production	Recreational Vehicle Park and Campground ¹
Sawmill / Timber Processing	Shooting / Archery Range, Outdoor	<u>Solar Energy System, Accessory</u>	Solar Energy System, Commercial
Wind Energy System, Accessory	Wind Energy System, Commercial		
Notes:			
1. Requires a development plan to be submitted per <i>Sec. 8.B.9, Development Plan Process</i> , for the land use to be permitted.			

3. Agricultural / Residential District (AR).

- a. *Purpose.* The purpose of this district is to provide for a variety of less intensive agricultural uses, while accommodating some low-density single-family detached dwellings and subdivisions in appropriate locations. This district preserves the rural character of the County while also providing for large lot development.
- b. *Land Uses.*

Permitted Uses			
Community Garden	Essential Services	Governmental Service (Police, Fire, EMS) ¹	Home Occupation
Library ¹	Park and Recreation Facilities, Passive	Passenger Terminal	Roadside Agricultural Produce Stand
Row Crops	Schools ¹	Single-Family Detached Dwelling	
Use Standards			
Accessory Dwelling Unit, Attached	Accessory Dwelling Unit, Detached	Accessory Structure	Cemetery ¹
Child Care Home	Home Business	Greenhouse / Nursery	Kennel
Livestock Raising	Place of Public Assembly, Indoor ¹	Short-Term Rental	Special Event
Temporary Structures	Veterinary Clinic and/or Service ¹	<u>Solar Energy System, Accessory</u>	
Special Exceptions			
Cellular Communications Facilities (CCF) ¹	<u>Solar Energy System, Accessory</u>	Wind Energy System, Accessory	
Notes:			
1. Requires a development plan to be submitted per <i>Sec. 8.B.9, Development Plan Process</i> , for the land use to be permitted.			

4. Single-Family Dwelling Residential District (SR).

- a. *Purpose.* The purpose of this district is to provide for single-family detached dwelling subdivisions with a more compact development pattern and less agricultural uses than the Agricultural / Residential (AR) district. These districts should be located close by or adjacent to public water and sewer systems and close to the established boundaries of incorporated municipal governments within the County. Limited civic uses are also available, provided that they blend into the neighborhood.
- b. *Land Uses.*

Permitted Uses			
Community Garden	Essential Services	Governmental Service (Police, Fire, EMS) ¹	Greenhouse / Nursery
Home Occupation	Library ¹	Park and Recreation Facilities, Active	Park and Recreation Facilities, Passive
Passenger Terminal	Schools ¹	Single-Family Detached Dwelling	
Use Standards			
Accessory Structure	Accessory Dwelling Unit, Attached	Accessory Dwelling Unit, Detached	Cemetery ¹
Child Care Home	Home Business	Livestock Raising	Place of Public Assembly, Indoor ¹
Short-Term Rental	Special Events	Temporary Structures	<u>Solar Energy System, Accessory</u>
Special Exceptions			
Cellular Communications Facilities (CCF) ¹	<u>Solar Energy System, Accessory</u>	Wind Energy System, Accessory	
Notes: 1. Requires a development plan to be submitted per <i>Sec. 8.B.9, Development Plan Process</i> , for the land use to be permitted.			

5. Duplex Residential District (DR).

- a. *Purpose.* The purpose of this district is to provide for residential subdivisions that permit both single-family dwelling residential units and duplexes. This district provides for a subdivision with higher density than the Single-Family Dwelling Residential District (SR) while maintaining a traditional residential neighborhood look and feel. Duplexes and limited civic options are available, provided that they blend into the neighborhood.
- b. *Land Uses.*

Permitted Uses			
Community Garden	Duplex	Essential Services	Governmental Service (Police, Fire, EMS) ¹
Home Occupation	Library ¹	Park and Recreation Facilities, Active	Park and Recreation Facilities, Passive
Passenger Terminal	Schools ¹	Single-Family Detached Dwelling	
Use Standards			
Accessory Structure	Child Care Home	Place of Public Assembly, Indoor ¹	Short-Term Rental
Special Events	Temporary Structures	<u>Solar Energy System, Accessory</u>	
Special Exceptions			
Cellular Communications Facilities (CCF) ¹	<u>Solar Energy System, Accessory</u>	Wind Energy System, Accessory	
Notes: 1. Requires a development plan to be submitted per <i>Sec. 8.B.9, Development Plan Process</i> , for the land use to be permitted.			

6. Multi-Family Dwelling District (MR).

- a. *Purpose.* The purpose of this district is to provide for a variety of different residential options with higher density than the SR or DR districts permit. Such housing options include Single-Family Detached dwellings, duplex, and Multi-Family dwellings. Limited civic options are available, provided that they blend into the neighborhood.
- b. *Land Uses.*

Permitted Uses			
Apartment ¹	Community Garden	Duplex	Essential Services
Governmental Service (Police, Fire, EMS) ¹	Home Occupation	Library ¹	Park and Recreation Facilities, Active
Park and Recreation Facilities, Passive	Passenger Terminal	Place of Public Assembly, Indoor ¹	Single-Family Detached Dwelling
Townhouse			
Use Standards			
Accessory Structure	Child Care Home	Short-Term Rental	Special Events
Temporary Structures	<u>Solar Energy System, Accessory</u>		
Special Exceptions			
Cellular Communications Facilities (CCF) ¹	Retirement Housing	Solar Energy System, Accessory	Wind Energy System, Accessory
Notes: 1. Requires a development plan to be submitted per <i>Sec. 8.B.9, Development Plan Process</i> , for the land use to be permitted.			

7. Manufactured Home Park District (MH).

- a. *Purpose.* The purpose of this district is to provide for a district that permits manufactured home parks along with other housing options. Limited civic land use options are also available.
- b. *Land Uses.*

Permitted Uses			
Community Garden	Essential Services	Governmental Service (Police, Fire, EMS) ¹	Home Occupation
Home Occupation	Library ¹	Park and Recreation Facilities, Active	Park and Recreation Facilities, Passive
Passenger Terminal	Place of Public Assembly, Indoor ¹	Single-Family Detached Dwelling	
Use Standards			
Accessory Structure	Child Care Home	Manufactured Home Park ¹	Temporary Structures
Solar Energy System, Accessory			
Special Exceptions			
Cellular Communications Facilities (CCF) ¹	Solar Energy System, Accessory	Wind Energy System, Accessory	
Notes:			
1. Requires a development plan to be submitted per <i>Sec. 8.B.9, Development Plan Process</i> , for the land use to be permitted.			

7. Manufactured Home Park District (MH).

- a. *Purpose.* The purpose of this district is to provide for a district that permits manufactured home parks along with other housing options. Limited civic land use options are also available.
- b. *Land Uses.*

Permitted Uses			
Community Garden	Essential Services	Governmental Service (Police, Fire, EMS) ¹	Home Occupation
Home Occupation	Library ¹	Park and Recreation Facilities, Active	Park and Recreation Facilities, Passive
Passenger Terminal	Place of Public Assembly, Indoor ¹	Single-Family Detached Dwelling	
Use Standards			
Accessory Structure	Child Care Home	Manufactured Home Park ¹	Temporary Structures
Solar Energy System, Accessory			
Special Exceptions			
Cellular Communications Facilities (CCF) ¹	Solar Energy System, Accessory	Wind Energy System, Accessory	
Notes:			
1. Requires a development plan to be submitted per <i>Sec. 8.B.9, Development Plan Process</i> , for the land use to be permitted.			

8. General Commercial District (GC).

a. *Purpose.* The purpose of this district is to provide a mix of commercial, office, and civic uses which meet the needs of a countywide market.

b. *Land Uses.*

Permitted Uses			
Automobile Parking Lot (Primary Use)	Automated Teller Machine (ATM)	Bank, Credit Union, and Financial Services ¹	Building Materials and Hardware Store ¹
Community Garden	Dairy	Drive-In or Drive-Through Facility ²	Essential Services
Governmental Service (Police, Fire, EMS) ¹	Greenhouse / Nursery	Grocery ¹	Hospital / Rehabilitative Care ¹
Hotel ¹	Library ¹	Medical Office / Clinic ¹	Museum / Gallery ¹
Office, General ¹	Park and Recreation Facilities, Active	Park and Recreation Facilities, Passive	Passenger Terminal
Personal Services ¹	Place of Public Assembly, Indoor ¹	Repair Service ¹	Research Laboratory
Restaurant ¹	Retail Sales ¹	Schools ¹	Senior Services Care Center ¹
Veterinary Clinic and/or Service ¹			
Use Standards			
Accessory Structure	Automobile / Vehicle Repair and Service ¹	Automobile / Vehicle Sales and Rental ¹	Bar / Brewery ¹
Car Wash	Cemetery ¹	Child Care Center ¹	Commercial Recreation and Amusement Services ¹
Heavy Equipment Sales and Rentals	Industrial and Manufacturing Product Sales and Supply ¹	Kennel	Manufactured Home Sales
Refueling Station ¹	Self-Storage, Mini-Warehouse ¹	Special Events	Temporary Structures
<u>Solar Energy System, Accessory</u>			
Special Exceptions			
Apartment ¹	Townhouse	Airport/Heliport	Cellular Communications Facilities (CCF) ¹
Recreational Vehicle Park and Campground ¹	Retirement Housing	<u>Solar Energy System, Accessory</u>	Wind Energy System, Accessory
Notes:			
1. Requires a development plan to be submitted per <i>Sec. 8.B.9, Development Plan Process</i> , for the land use to be permitted.			
2. Requires compliance with <i>Sec. 3.B.11, Stacking Requirements</i> .			

9. Heavy Commercial District (HC).

- a. *Purpose.* The purpose of this district is to provide a mix of commercial, office, and civic uses which meet the needs of a countywide market while also providing for limited industrial uses within the same zoning district.
- b. *Land Uses.*

Permitted Uses			
Automated Teller Machine (ATM)	Automobile Parking Lot (Primary Use)	Bank, Credit Union, and Financial Services ¹	Building Materials and Hardware Store ¹
Car Wash	Community Garden	Drive-In or Drive-Through Facility ²	Essential Services
Farm Equipment and Repair Store	Governmental Service (Police, Fire, EMS) ¹	Greenhouse / Nursery	Heavy Equipment Sales and Rentals
Hospital / Rehabilitative Care ¹	Landscaping Supply Store	Library ¹	Medical Office / Clinic ¹
Museum / Gallery ¹	Office, General ¹	Park and Recreation Facilities, Active	Park and Recreation Facilities, Passive
Passenger Terminal	Personal Services ¹	Place of Public Assembly, Indoor ¹	Refueling Station ¹
Repair Service ¹	Research Laboratory	Restaurant ¹	Retail Sales ¹
Schools ¹	Senior Services Care Center ¹	Veterinary Clinic and/or Service ¹	Warehousing and Storage, Indoor ¹
Use Standards			
Accessory Structure	Automobile / Vehicle Sales and Rental ¹	Automobile / Vehicle Repair and Service ¹	Contractor's Shop
Commercial Recreation and Amusement Services ¹	Industrial and Manufacturing Product Sales and Supply ¹	Kennel	Manufactured Home Sales
Manufacturing, Light ¹	Hotel ¹	Self-Storage, Mini-Warehouse ¹	Special Events
Temporary Structures	Travel Center ¹	<u>Solar Energy System, Accessory</u>	
Special Exceptions			
Adult Entertainment Business ¹	Airport / Heliport	Cargo Terminal ¹	Cellular Communications Facilities (CCF) ¹
Correctional Institution ¹	Solar Energy System, Accessory	Wind Energy System, Accessory	
Notes:			
1. Requires a development plan to be submitted per <i>Sec. 8.B.9, Development Plan Process</i> , for the land use to be permitted.			
2. Requires compliance with <i>Sec. 3.B.11, Stacking Requirements</i> .			

10. Industrial District (IN).

- a. *Purpose.* The purpose of this district is to accommodate a broad range of industrial activities, diverse in products, operational techniques, and size, which may have an impact on the surrounding environment. The uses permitted in this district generally include those manufacturing and industrial activities which cannot be operated economically without creating some conditions which may be objectionable to the occupants of adjoining properties and which, for that reason, must be grouped in areas where similar industrial uses are located.
- b. *Land Uses.*

Permitted Uses			
Automobile Parking Lot (Primary Use)	Building Materials and Hardware Store ¹	Car Wash	Cargo Terminal ¹
Essential Services	Governmental Service (Police, Fire, EMS) ¹	Heavy Equipment Sales and Rentals	Industrial and Manufacturing Product Sales and Supply ¹
Library ¹	Manufacturing, Light ¹	Outdoor Storage of Materials	Passenger Terminal
Park and Recreation Facilities, Passive	Place of Public Assembly, Indoor ¹	Refueling Station ¹	Repair Service ¹
Research Laboratory	Restaurant ¹	Schools ¹	Veterinary Clinic and/or Service ¹
Warehousing and Storage, Indoor ¹			
Use Standards			
Accessory Structure	Automobile / Vehicle Sales and Rental ¹	Automobile / Vehicle Repair and Service ¹	Commercial Recreation and Amusement Services ¹
Contractor's Shop and/or Service Yard ¹	Crematorium	Kennel	Manufactured Home Sales
Self-Storage, Mini-Warehouse ¹	Special Events	Temporary Structures	Travel Center ¹
<u>Solar Energy System, Accessory</u>			
Special Exceptions			
Airport / Heliport	Cellular Communications Facilities (CCF) ¹	Correctional Institution ¹	Junkyard / Salvage Yard ¹
Manufacturing, Heavy	Mineral Extraction	<u>Solar Energy System, Accessory</u>	Solar Energy System, Commercial
Wind Energy System, Accessory	Wind Energy System, Commercial		
Notes:			
1. Requires a development plan to be submitted per Sec. 8.B.9, <i>Development Plan Process</i> , for the land use to be permitted.			

4. Surfacing.

- a. *Generally.* Off-street parking and vehicular use areas shall be surfaced, graded, and constructed with Portland cement concrete (PCC) or asphalt. Such surface must protect against potholes, erosion, and dust and provide for adequate drainage.
- b. *Exceptions.*
 - 1) A permeable parking surface may be used on twenty percent (20%) of the total surface area of the required lot, provided that the location of the permeable surface is not used in a drive aisle.
 - 2) Properties in the IN district may provide less durable surfaces, such as gravel, provided that:
 - a) The perimeter of such areas is defined by curbing, bricks, stones, railroad ties, or other similar devices;
 - b) Surfaces with loose materials are set back at least twenty-five (25) feet from public street right-of-way;
 - c) The material does not generate an inordinate amount of dust;
 - d) The proposed location is proximate to onsite stormwater control devices; and
 - e) The area does not exceed twenty-five percent (25%) of the required parking area for the site.
 - 3) Properties in the AG, ~~and AR,~~ and SR parcels not within a major platted subdivision districts may provide less durable surfaces, such as gravel, provided that:
 - a) Surfaces with loose materials are set back at least twenty-five (25) feet from public street right-of-way; and
 - b) The material does not generate an inordinate amount of dust.

5. Parking Lot and Parking Space Dimensions.

- a. Required parking spaces for all uses shall be a minimum width of nine (9) feet and a minimum length of twenty (20) feet, except parallel parking spaces, which shall have a minimum length of twenty-two (22) feet.
- b. All parking lots for non-residential and multifamily residential uses shall be separated from adjoining non-paved surfaces with a continuous concrete curb at least six (6) inches in height.
- c. All parking lots shall be designed to provide adequate stormwater drainage, including onsite detention capabilities.
- d. Curbed traffic islands are to be located on both ends of each parking row to facilitate safe traffic circulation within the parking lot.
- e. Required off-street parking spaces shall be so designed, arranged, and regulated as to have individual spaces marked, be unobstructed, and have access to an aisle or driveway so that any vehicle may be moved without moving another and so that no

material shall be maintained to match the approved landscape plan and shall use landscape industry best practices for trimming, mulching, fertilizing, watering, and treatment against disease and pests.

- 1) *Replacement.* If a tree or shrub that has been used to meet landscape requirements dies, becomes diseased, is severely damaged by a severe weather event, or is removed for any other reason, it shall be replaced in accordance with the approved landscape plan.
 - 2) *Pruning.* Plants used to fulfill requirements of this UDO may not be removed, pruned, or otherwise treated to reduce overall height or level of opacity. Excessive pruning, including limbing-up, topping, and other inhibiting measures, may only be practiced to ensure public safety or to preserve the relative health of the material involved.
- e. *Inspection.* A site is subject to landscape inspection by the Administrator at the time of installation and at any time in the future to confirm the accuracy of the installation, the health of plant materials, and the maintenance of the approved landscape plan. It is anticipated that inspections may occur one (1) year, three (3) years, and five (5) years from installation.
- f. *Performance and Maintenance Bonds.* Where landscaping is required to be installed pursuant to this Section, a performance bond or other financial security ~~shall~~may be submitted in the amount of one hundred percent (100%) of the cost of the required landscaping. Such financial security shall be posted with the Department of Planning and Zoning as a prerequisite to obtaining permits for development of a site and shall be required for a period of two (2) years from the date of issuance of such permits. Upon completion of the landscaping improvements and inspection by the Administrator, the financial security shall be released. The Administrator shall require the posting of a maintenance bond or other financial security in the amount of five percent (5%) of the total cost of landscaping improvements, or a minimum of five hundred (500) dollars, whichever is greater, to guarantee the replacement of landscaping material, if necessary, for a period of two (2) years from the date of release of the performance security.
- g. *Changes After Approval.* Any change or deviation to an approved landscaping plan shall require the approval of the Administrator. Changes that do not conform to this section shall be subject to the procedures for a variance as established in this UDO. Landscaping improvements made on a site that are not in conformance with the approved development plan shall be considered a violation of this section subject to the fines and penalties established herein, provided, however, that landscaping improvements may exceed the minimum requirements as shown on the approved plan.
- h. *Plant Quality.* Plant material and ground covers shall be hardy and free of insects and diseases. All plants shall comply with the most recent version of *The American Standard for Nursery Stock (ANSI Z60.1)* published by the American Horticulture Industry Association.

c. *Applicability.* This provision does not apply to accessory structures. Section b. is only applicable to major subdivisions approved after this ordinance is enacted.

d. *Placement.*

- 1) *Trees.* Required trees shall be planted anywhere on the lot but shall not be located within ten (10) feet of a primary structure, accessory structure, sidewalk, curb, paved surface, or driveway, nor within two (2) feet of a property line.
- 2) *Shrubs.* Required shrubs shall be planted within six (6) feet of the foundation.

Table 3.9, Minimum Residential Foundation Plantings Required	
AG, AR, SR & DR Zoning Districts	MR & MH Zoning District
None	2 shrubs per dwelling unit
None	1 ornamental tree per every 30'

Table 3.10, Minimum Residential Yard Plantings Required:	
AG, AR, SR & DR Zoning Districts	MR & MH Zoning Districts
1 deciduous tree per every 20,000 sq. ft. of lot area + 1 additional deciduous tree for each primary structure	2 deciduous trees per every 30,000 sq. ft. of lot area + 1 additional deciduous tree for every 10 dwelling sites

5. Parking Lot Landscaping Standards. These additional landscaping standards apply to the PR, AG, AR, SR, DR, MR, MH, GC, HC, and IN zoning districts.

a. *Plantings Not to be Double Counted.* Landscaping requirements for the perimeter of the parking lot shall not be counted toward this interior landscape requirement, and landscaping requirements for the interior of the parking lot shall not be counted toward the perimeter landscape requirement.

b. *Permits.* Landscape materials consistent with the requirements of this UDO shall be required when an ILP is obtained for a new parking lot or the expansion of an existing parking lot by twenty-five percent (25%) or greater.

c. *Perimeter Parking Lot Landscaping Requirements.*

- 1) *Required Perimeter Landscaping.* All parking lots shall be separated from all planned public rights-of-way by a landscaping area that is a minimum of six (6) feet in width. Lots include parking spaces, interior drives, and loading areas. This perimeter parking lot landscape area shall be planted with one (1) deciduous or ornamental tree and ten (10) shrubs every forty (40) feet of the perimeter.
- 2) *Optional Landscape Berm or Wall.* A maximum of seventy percent (70%) of the length of required perimeter parking landscaping within a side or rear yard may substitute a landscape berm or masonry wall instead of landscape plantings. Landscape berms shall not exceed a height of six (6) feet or a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover. A masonry wall shall not exceed a height of six (6) feet.

d. *Interior Parking Lot Landscaping Requirements.*

- b. *Applicability.* The requirements of this Section 3.F apply to all land uses within the County. No use shall be altered to conflict with these standards.
- 2. Dumping Prohibited.** No person shall dump or allow the accumulation of solid waste on his/her property with the exception of compost piles and materials defined as inert solid waste to be used during fill operations and not for long-term storage. No person shall dump any solid waste or inert solid waste along County roadways or within County property except in an approved and properly permitted solid waste disposal facility.
- 3. Outdoor Storage of Vehicles.**
- a. *Inoperable Vehicles.* No more than one (1) unlicensed, inoperable, or partially dismantled vehicle may be stored outside on a property in an agricultural, residential, or industrial zoning district. Inoperable vehicles are to be entirely screened from view.
 - b. *Semis, Trailers, and Recreational Vehicles.*
 - 1) *PR, AG, AR, SR, DR, and MR Zoning Districts.* Within zoning districts PR, AG, AR, SR, DR, and MR, all parking or outdoor storage of any and all (a) semi-tractors, semi-trailers, or combination semi-tractor and semi-trailers; and (b) motor vehicles designed, used, or maintained primarily for the transportation of property and used a majority of the time for commercial purposes (including without limitation, cargo vans and box trucks), shall all together be limited to one (1) per lot at any time; provided, however, those parked temporarily (no longer than sixteen (16) hours, and not overnight) for delivery of goods and services, and those with farm license plates, shall not be limited by this subsection.
 - 2) *No Connections Permitted.* Such vehicles, parked or stored, shall not be connected to water, gas, or sanitary sewer facilities and shall not be used for living or housekeeping purposes.
 - 3) *Vehicles Over One Ton.* Parking or outdoor storage of trucks and/or trailers over one (1) ton rated capacity, step vans, cargo vans, buses, ~~recreational vehicles~~, mobile homes, or manufactured units, except temporary parking for the delivery of goods and/or services, shall not be permitted within any platted major residential subdivision.
 - ~~3)4)~~ *Recreational vehicles: Within zoning districts SR, DR, and MR, all parking or outdoor storage of any recreational vehicle shall all together be limited to one (1) per lot at any time within any platted major residential subdivision. Parking of such vehicles shall be outside the platted right-of-way.*
 - ~~4)5)~~ *Occupancy of Recreational Vehicles.* Except as otherwise provided under this UDO, recreational vehicles shall not be occupied in any location other than an approved recreational vehicle park and campground.
- 4. Visual Clearance on Corner Lots.**
- a. *Site Line Obstructions.* No fence, wall, hedge, tree, shrub, sign, or other object which obstructs sight lines and elevations between two and one-half (2½) and eight (8) feet above the street shall be placed, planted, or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting

- i. *Height.* Maximum height of a detached accessory dwelling shall be twenty-five (25) feet or the height of the primary dwelling unit, whichever is less.
 - j. *Location.* A detached accessory dwelling must be located behind the front façade of the primary residential structure, in the buildable area of the side yard or the rear yard.
 - k. *Architecture and Building Materials.* For properties zoned SR, architectural style, form, materials, and colors shall match or be compatible with the style and form of the primary dwelling unit. Properties zoned AG or AR are expressly excluded from this requirement, however, compatibility is encouraged.
- 3. Accessory Structures.** Accessory structures detached from ~~or attached~~ to the primary building ~~by an enclosed or unenclosed structure~~ may be permitted within the allowable building area of any lot defined by the required front, side, and rear building lines under the following conditions:
- a. *General Standards.* The following standards apply to accessory structures regardless of the zoning district which they are located in. These standards are required in addition to the district-specific standards, as shown in *Sec. 4.C.3.b, District Specific Standards*, below.
 - 1) Accessory structures shall not be permitted in any drainage, utility, or other platted or recorded easement.
 - 2) No accessory structure shall be allowed to encroach in an alleyway.
 - 3) Accessory structures shall not create additional lot coverage exceeding the maximum lot coverage as specified in *Chapter 2, Zoning Districts*.
 - 4) Accessory structures shall be placed on the same property as the principal structure.
 - b. *District Specific Standards.*
 - 1) *PR, AG, ~~and AR~~, and SR Zoning Districts.*
 - a) Accessory structures may be permitted in the front yard, provided:
 - (1) The subject parcel is not within a major platted subdivision;
 - ~~(1)~~(2) The subject parcel has a minimum area of two (2) acres; and
 - ~~(2)~~(3) The accessory structure has a minimum front setback of one hundred (100) feet.
 - b) Accessory structures shall be permitted in rear and side yards, provided that the general standards of *Sec. 4.C.3.a, General Standards* are met.
 - 2) *SR, DR, MR, and MH Zoning Districts.*
 - a) Accessory structures shall not exceed twenty-five (25) feet in height.
 - b) Accessory structures may be permitted in the front yard, provided that:
 - (1) The accessory structure does not have a gross floor area that exceeds twenty-five percent (25%) of the gross floor area of the primary structure; and

- c. *Location.* In the SR, DR, and MR zoning districts within major platted subdivisions, the home business must be conducted entirely within the primary dwelling unit, with the exception of the storage of materials within an accessory building.
- d. *Nuisances.* A home business must not produce any offensive noise, vibration, smoke, dust, odors, heat, gas, glare, electrical or audible interference, or otherwise create a risk to health, safety, or property of adjacent neighbors.
- e. *Prohibited Businesses.* Prohibited home businesses include but are not limited to food vendors who have customers pick up or eat the food on the property (food vendors such as caterers who deliver food that is prepared on-site are permitted as a home business); equipment and vehicle repair; appliance and small mechanical repair; kennel; veterinary clinic; funeral home; commercial cabinetry shop; welding; trucking, adult entertainment business; warehousing; vehicle sales; and other similar uses.
- f. *Employees.* No home business shall have more than one (1) employee who does not reside on the premises commuting to work on the premises. Additional employees may not come to the residence for work purposes, including pick-up of materials, vehicles, assignments, or similar purposes.
- g. *Clients by Appointment Only.* Clients or business-related visitors shall be by appointment only.
- h. *Hours of Delivery.* Hours of operation for clients to be on the premises are limited to 8:00 AM to 8:00 PM.

25. Hotel. All hotels shall meet the following standards:

- a. Incorporate an attached, covered drive-through area adjacent to the main building entry and lobby area for the temporary parking of vehicles during guest check-in and check-out.
- b. Be located on a site of no less than three (3) acres; and
- c. Management staff shall be on-site for twenty-four (24) hours a day, seven (7) days a week;
- d. Hotels that provide direct access to guest rooms from exterior doorways are prohibited; and
- e. All guest rooms are accessed from an interior corridor, which is accessible primarily from an interior lobby area, and no guest room has any direct exterior doorway.

26. Industrial and Manufacturing Product Sales and Supply.

- a. All activities shall take place entirely within an enclosed building;
- b. Loading bays shall be located behind the principal building unless it is demonstrated that front-facing bays would have less impact on the function of the surrounding land uses, including but not limited to traffic circulation and sight visibility; and
- c. The use shall be fully screened through the use of vegetation, berm masonry wall, or fence so that it is not visible from any public street or adjacent parcel.

Table A.2, Land Use Matrix: Nonresidential Uses

-- = Prohibited; P = Permitted; US = Use Standards; SE = Special Exception

Land Use	Parks / Agricultural			Residential				Commercial		Industrial
	PR	AG	AR	SR	DR	MR	MH	GC	HC	IN
Restaurant	--	--	--	--	--	--	--	P	P	--
Retail Sales	--	--	--	--	--	--	--	P	P	--
Self-Storage, Mini-Warehouse	--	--	--	--	--	--	--	US	US	US
Shooting / Archery Range, Outdoor	US	SE	--	--	--	--	--	--	--	--
Travel Center	--	--	--	--	--	--	--	--	US	US
Veterinary Clinic and/or Service	--	US	--	--	--	--	--	P	P	P
Industrial and Manufacturing Uses	PR	AG	AR	SR	DR	MR	MH	GC	HC	IN
Contractor's Shop	--	--	--	--	--	--	--	--	US	US
Crematorium	--	--	--	--	--	--	--	--	--	US
Industrial and Manufacturing Product Sales and Supply	--	--	--	--	--	--	--	US	US	P
Junkyard / Salvage Yard	--	--	--	--	--	--	--	--	--	SE
Manufacturing, Heavy (<i>includes handling of explosive and/or foul materials</i>)	--	--	--	--	--	--	--	--	--	SE
Manufacturing, Light (<i>includes product assembly and processing</i>)	--	--	--	--	--	--	--	--	US	P
Mineral Extraction	--	--	--	--	--	--	--	--	--	SE
Warehousing and Storage, Indoor	--	--	--	--	--	--	--	--	P	P
Transportation, Utility, and Communication Uses	PR	AG	AR	SR	DR	MR	MH	GC	HC	IN
Airport / Heliport	--	SE	--	--	--	--	--	SE	SE	SE
Cargo Terminal	--	--	--	--	--	--	--	--	SE	P
Cellular Communications Facilities (CCF)	--	SE	SE	SE	SE	SE	SE	SE	SE	SE
Landfill	--	SE	--	--	--	--	--	--	--	--
Passenger Terminal	--	P	P	P	P	P	P	P	P	P
Solar Energy System, Commercial	SE	SE	--	--	--	--	--	--	--	SE
Wind Energy System, Commercial	SE	SE	--	--	--	--	--	--	--	SE
Accessory Uses	PR	AG	AR	SR	DR	MR	MH	GC	HC	IN
Automated Teller Machine (ATM)	P	--	--	--	--	--	--	P	P	--
Drive-In or Drive-Through Facility	--	--	--	--	--	--	--	P	P	--
Essential Services	P	P	P	P	P	P	P	P	P	P
Outdoor Storage of Materials	--	--	--	--	--	--	--	--	--	P
Roadside Agricultural Produce Stand	SE	P	P	--	--	--	--	--	--	--
Solar Energy System, Accessory	<u>SEUS</u>	<u>SEUS</u>	<u>SEUS</u>	<u>SEUS</u>	<u>SEUS</u>	<u>SEUS</u>	<u>SEUS</u>	<u>SEUS</u>	<u>SEUS</u>	<u>SEUS</u>
Wind Energy System, Accessory	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Temporary Uses	PR	AG	AR	SR	DR	MR	MH	GC	HC	IN
Special Events	US	US	US	US	US	US	--	US	US	US
Temporary Structures	US	US	US	US	US	US	US	US	US	US