

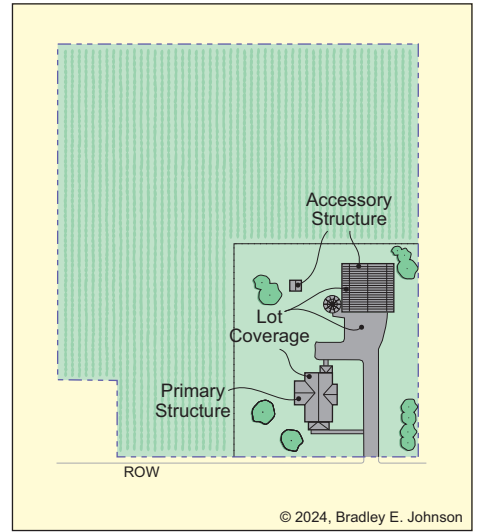
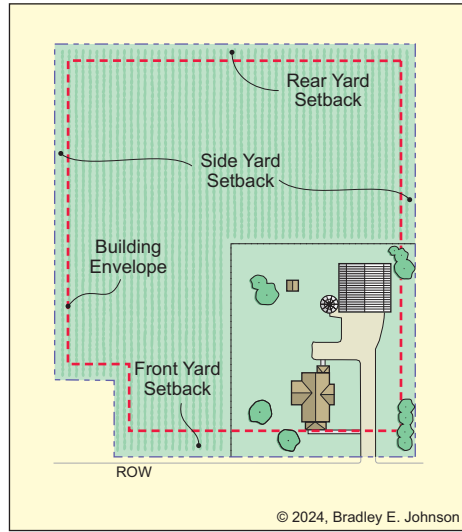
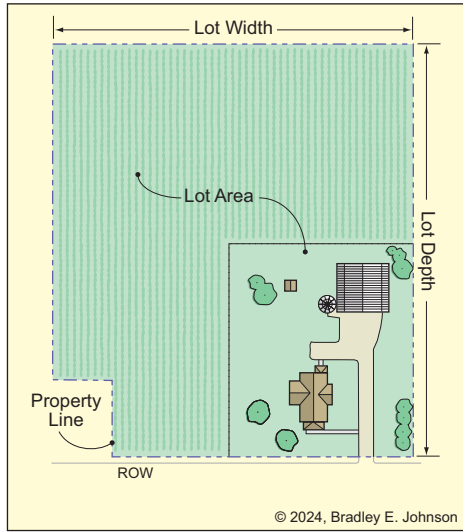
# General Agriculture (A1) District

## 2.03 A1 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The A1 (General Agriculture) District is intended to be used as follows:</b></p> <p><b>Use, Type, and Intensity</b></p> <ul style="list-style-type: none"> <li>• General agricultural operations</li> </ul> <p><b>Application of District</b></p> <ul style="list-style-type: none"> <li>• Existing agriculturally used land</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Enact development standards to protect traditional agricultural practices</li> </ul> <p><b>Appropriate Adjacent Districts</b></p> <ul style="list-style-type: none"> <li>• CO, A1, A2, PR, RR, IS, GC, HC, I1, I2, and HI</li> </ul> <p><b>Area Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Discourage “strip residential” development along county streets</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Protect the integrity of land and operations within the General Agriculture District</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• agricultural tourism</li> <li>• bio-diesel production ≤ 5,000 gallons per year with on-site consumption</li> <li>• home business (type 1)</li> <li>• home business (type 2)</li> <li>• home business (type 3)</li> <li>• solar array (small)</li> <li>• utility facility, above ground (small)</li> </ul> <p><b>Agricultural Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• agricultural crop production</li> <li>• agricultural crop production, greenhouse</li> <li>• agricultural crop production, organic</li> <li>• agricultural products, storage</li> <li>• forestry</li> <li>• land conservation</li> <li>• orchard</li> <li>• plant nursery, wholesale</li> <li>• raising of farm animals</li> <li>• stable (private)</li> <li>• stable (public)</li> <li>• tree farm, wholesale</li> <li>• vineyard</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• cemetery or mausoleum</li> </ul> <p><b>Residential Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family detached</li> </ul> <p><b>Temporary Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• seasonal sale of farm produce [TU-02]</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• home business (type 4)</li> <li>• meteorological tower</li> <li>• solar array (large)</li> <li>• wind turbine system (small)</li> </ul> <p><b>Agricultural Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• confined feeding (level 1)</li> </ul> <p><b>Commercial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• animal grooming</li> <li>• conservation club</li> <li>• veterinarian</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• bulk energy storage</li> <li>• solar power plant</li> <li>• telecommunication facility</li> <li>• utility facility, above ground (large)</li> </ul> <p><b>Temporary Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• accessory dwelling (RV) [TU-04]</li> </ul>

# General Agriculture (A1) District

## 2.04 A1 District Development Standards



**Minimum Lot Area**

- 2 acres

**Minimum Lot Width**

- 200 feet

**Sewer and Water**

- Public sanitary sewer and water utility not required

**Minimum Front Yard Setback**

- 50 feet

**Minimum Side Yard Setback**

- 30 feet for primary structure
- 30 feet for accessory structure

**Minimum Rear Yard Setback**

- 35 feet for primary structure
- 10 feet for accessory structure

**Maximum Lot Coverage**

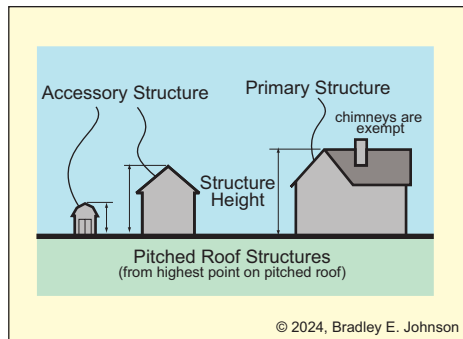
- 20% of lot area

**Minimum Dwelling Size**

- 1,000 square feet

**Maximum Primary Structures**

- 1



**Maximum Structure Height**

- 45 feet for primary structure
- 45 feet for accessory structure
- 2 ½ stories for primary structures

**Additional Development Standards that Apply**

<p><b>Accessory Structures</b></p> <ul style="list-style-type: none"> <li>• AS-01 ..... 5-4</li> <li>• AS-03 ..... 5-5</li> </ul> <p><b>Bulk Energy</b></p> <ul style="list-style-type: none"> <li>• BE-01 ..... 5-11</li> </ul> <p><b>Confined Feeding</b></p> <ul style="list-style-type: none"> <li>• CF-01 ..... 5-12</li> </ul> <p><b>Density and Intensity</b></p> <ul style="list-style-type: none"> <li>• DI-01 ..... 5-19</li> </ul> <p><b>Driveway</b></p> <ul style="list-style-type: none"> <li>• DW-01 ..... 5-20</li> <li>• DW-02 ..... 5-22</li> </ul> <p><b>Environmental</b></p> <ul style="list-style-type: none"> <li>• EN-01 ..... 5-25</li> </ul> <p><b>Fence and Wall</b></p> <ul style="list-style-type: none"> <li>• FW-01 ..... 5-26</li> <li>• FW-03 ..... 5-27</li> </ul> <p><b>Floodplain</b></p> <ul style="list-style-type: none"> <li>• FP-01 ..... 5-30</li> </ul> <p><b>Floor Area</b></p> <ul style="list-style-type: none"> <li>• FA-01 ..... 5-31</li> </ul>	<p><b>Height</b></p> <ul style="list-style-type: none"> <li>• HT-01 ..... 5-32</li> </ul> <p><b>Home Business</b></p> <ul style="list-style-type: none"> <li>• HB-01 ..... 5-33</li> <li>• HB-02 ..... 5-34</li> <li>• HB-03 ..... 5-35</li> <li>• HB-04 ..... 5-36</li> </ul> <p><b>Keeping of Animals</b></p> <ul style="list-style-type: none"> <li>• KA-01 ..... 5-37</li> </ul> <p><b>Kennel</b></p> <ul style="list-style-type: none"> <li>• KL-01 ..... 5-38</li> </ul> <p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>• LA-01 ..... 5-39</li> <li>• LA-04 ..... 5-40</li> </ul> <p><b>Lot</b></p> <ul style="list-style-type: none"> <li>• LO-01 ..... 5-42</li> </ul> <p><b>Meteorological Tower</b></p> <ul style="list-style-type: none"> <li>• MT-01 ..... 5-43</li> </ul> <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>• PK-01 ..... 5-44</li> <li>• PK-02 ..... 5-44</li> </ul> <p><b>Setback</b></p> <ul style="list-style-type: none"> <li>• SB-01 ..... 5-47</li> </ul>	<p><b>Sewer and Water</b></p> <ul style="list-style-type: none"> <li>• SW-01 ..... 5-48</li> </ul> <p><b>Signs</b></p> <ul style="list-style-type: none"> <li>• SI-01 ..... 5-49</li> <li>• SI-02 ..... 5-53</li> </ul> <p><b>Solar Array</b></p> <ul style="list-style-type: none"> <li>• SA-01 ..... 5-60</li> </ul> <p><del><b>Solar Power Plant</b></del></p> <p><del>• SP-01 ..... 5-61</del></p> <p><b>Stormwater Drainage</b></p> <ul style="list-style-type: none"> <li>• SD-01 ..... 5-65</li> </ul> <p><b>Structure</b></p> <ul style="list-style-type: none"> <li>• ST-01 ..... 5-66</li> </ul> <p><b>Telecommunication</b></p> <ul style="list-style-type: none"> <li>• TC-01 ..... 5-67</li> </ul> <p><b>Temporary Use</b></p> <ul style="list-style-type: none"> <li>• TU-01 ..... 5-68</li> <li>• TU-02 ..... 5-68</li> <li>• TU-04 ..... 5-71</li> </ul> <p><b>Vision Clearance</b></p> <ul style="list-style-type: none"> <li>• VC-01 ..... 5-72</li> </ul> <p><b>Wind Turbine Systems</b></p> <ul style="list-style-type: none"> <li>• WT-01 ..... 5-73</li> </ul>
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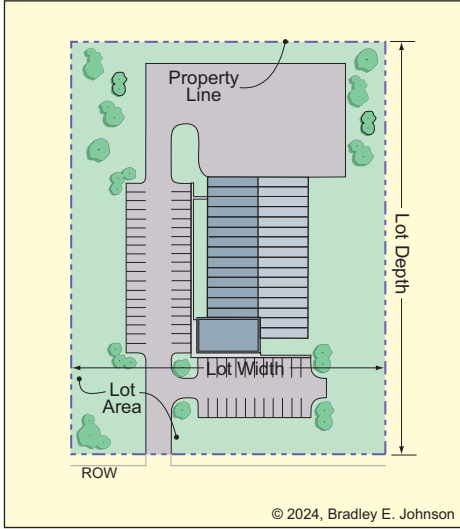
# Low Intensity Industrial (I1) District

## 2.29 I1 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The I1 (Low Intensity Industrial) District is intended to be used as follows:</b></p> <p><b>Use, Type, and Intensity</b></p> <ul style="list-style-type: none"> <li>• Low to moderate intensity industrial uses</li> <li>• Distribution operations and industrial parks</li> <li>• Stand alone buildings or multiple primary structures</li> </ul> <p><b>Application of District</b></p> <ul style="list-style-type: none"> <li>• Existing and new development</li> <li>• Serves as a buffer between heavier industrial uses and lower intensity districts</li> <li>• Small to medium geographic areas on the zoning map</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Require development standards that minimize the impacts on surrounding areas</li> <li>• Allow small outdoor storage areas with screening</li> <li>• Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Districts</b></p> <ul style="list-style-type: none"> <li>• CO, A1, A2, PR, M2, IS, HC, I1, I2, and HI</li> </ul> <p><b>Area Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use this zoning district for existing developments and for new industrial development when not detrimental to the county and surrounding properties</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding areas</li> <li>• Be sensitive to the potential for light pollution, noise pollution, loading berth placement, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• solar array (large)</li> <li>• utility facility, above ground (small)</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• automobile oriented business (type 3)</li> <li>• broadcast studio</li> <li>• exterminator</li> <li>• office, construction trade</li> <li>• office, general</li> <li>• printing, commercial</li> <li>• recreation center (indoor)</li> <li>• self-storage warehouse</li> <li>• software development</li> <li>• sports field (indoor)</li> <li>• studio arts (e.g. dance, karate, photography studio)</li> <li>• tool/equipment rental (indoor)</li> <li>• tool/equipment rental (outdoor)</li> <li>• trade or business school</li> <li>• veterinary hospital</li> </ul> <p><b>Industrial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• assembly</li> <li>• bottling/canning</li> <li>• brewery</li> <li>• composting facility</li> <li>• distribution facility</li> <li>• dry cleaning processing</li> <li>• flex space</li> <li>• freight terminal</li> <li>• manufacturing, light</li> <li>• materials recycling (type 1)</li> <li>• printer, industrial</li> <li>• produce terminal</li> <li>• research center, general</li> <li>• research center, medical</li> <li>• sign fabrication</li> <li>• stone cutting and fabrication (indoor)</li> <li>• storage tanks (non-hazardous)</li> <li>• testing lab, electronics</li> <li>• testing lab, materials</li> <li>• tool and die shop</li> <li>• utility facility, above ground (large)</li> <li>• warehouse</li> <li>• welding service</li> <li>• wholesale business</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• government operations facility</li> <li>• recycling collection point</li> <li>• water tower</li> </ul> <p><b>Temporary Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• sale of seasonal items [TU-03]</li> <li>• food trucks [TU-03]</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• wind turbine system (small)</li> </ul> <p><b>Agricultural Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• agricultural products, processing</li> <li>• agricultural products, storage</li> <li>• grain elevator</li> </ul> <p><b>Commercial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• restaurant</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• bio-diesel production</li> <li>• broadcast facility</li> <li>• bulk energy storage</li> <li>• fleet vehicle storage</li> <li>• food processing</li> <li>• liquid fertilizer distribution</li> <li>• materials recycling (type 2)</li> <li>• metal casting</li> <li>• outdoor storage</li> <li>• pharmaceutical manufacturing</li> <li>• server farm</li> <li>• solar power plant</li> <li>• telecommunication facility</li> <li>• transfer station</li> </ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• jail</li> <li>• juvenile detention facility</li> </ul>

# Low Intensity Industrial (I1) District

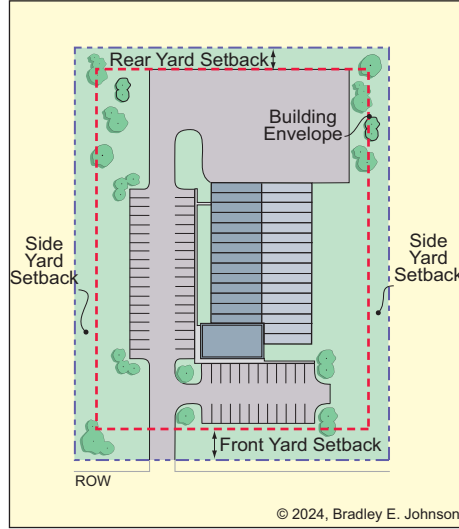
## 2.30 I1 District Development Standards



**Minimum Lot Area**  
• ½ acre (21,780 sq ft)

**Minimum Lot Width**  
• 100 feet

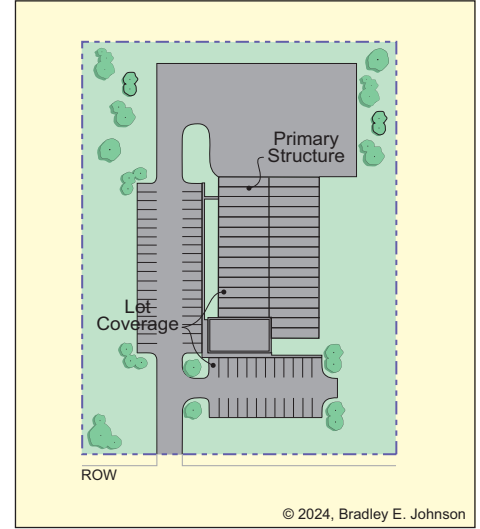
**Sewer and Water**  
• Public sanitary sewer and water utility required



**Minimum Front Yard Setback**  
• 40 feet

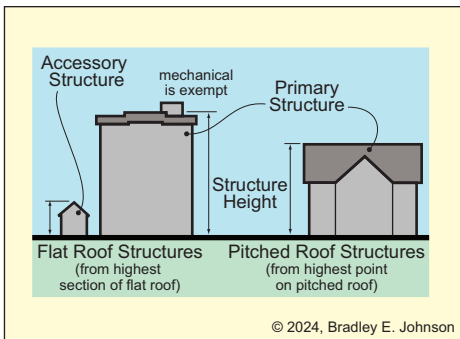
**Minimum Side Yard Setback**  
• 30 feet

**Minimum Rear Yard Setback**  
• 30 feet



**Maximum Lot Coverage**  
• 60% of lot area

**Maximum Primary Structures**  
• no limit



**Maximum Structure Height**  
• 60 feet for primary structure  
• 20 feet for accessory structure

### Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Height</b>	<b>Solar Array</b>
• AS-01.....5-4	• HT-01.....5-32	• SA-01.....5-60
• AS-10.....5-9	<b>Landscaping</b>	• <del>SP-01.....5-64</del>
<b>Bulk Energy Storage</b>	• LA-01.....5-39	<b>Stormwater Drainage</b>
• BE-01.....5-11	• LA-03.....5-40	• SD-01.....5-65
<b>Density and Intensity</b>	• LA-04.....5-40	<b>Structure</b>
• DI-01.....5-19	<b>Lot</b>	• ST-01.....5-66
<b>Driveway</b>	• LO-01.....5-42	<b>Telecommunication</b>
• DW-01.....5-20	<b>Parking</b>	• TC-01.....5-67
• DW-04.....5-24	• PK-01.....5-44	<b>Temporary Use</b>
<b>Environmental</b>	• PK-05.....5-45	• TU-01.....5-68
• EN-01.....5-25	<b>Setback</b>	• TU-03.....5-70
<b>Fence and Wall</b>	• SB-01.....5-47	<b>Vision Clearance</b>
• FW-01.....5-26	<b>Sewer and Water</b>	• VC-01.....5-72
• FW-07.....5-29	• SW-01.....5-48	<b>Wind Turbine Systems</b>
<b>Floodplain</b>	<b>Signs</b>	• WT-01.....5-73
• FP-01.....5-30	• SI-01.....5-49	
<b>Floor Area</b>	• SI-05.....5-57	
• FA-01.....5-31		

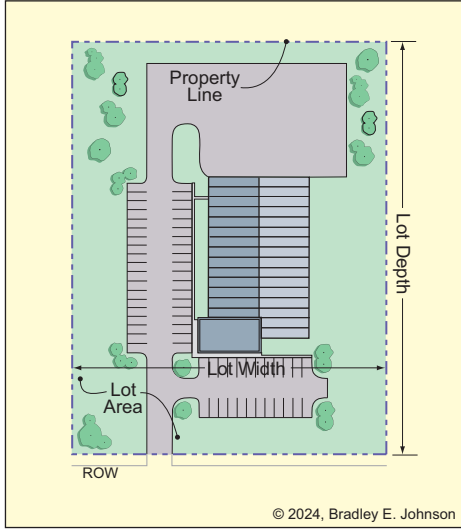
# High Intensity Industrial (I2) District

## 2.31 I2 District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The I2 (High Intensity Industrial) District is intended to be used as follows:</b></p> <p><b>Use, Type, and Intensity</b></p> <ul style="list-style-type: none"> <li>Moderate to high intensity industrial uses</li> <li>Industrial parks, manufacturing facilities, and utility usage</li> <li>Enclosed industrial uses</li> <li>Stand alone buildings or multiple primary structures</li> </ul> <p><b>Application of District</b></p> <ul style="list-style-type: none"> <li>Existing and new development</li> <li>Small to medium geographic areas on the zoning map</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>Require development standards that minimize the impacts on surrounding, less intense areas</li> <li>Allow outdoor storage areas</li> <li>Exclude general business uses</li> <li>Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Districts</b></p> <ul style="list-style-type: none"> <li>CO, A1, PR, IS, I1, I2, and HI</li> </ul> <p><b>Area Plan Commission</b></p> <ul style="list-style-type: none"> <li>Use this zoning district for existing developments and for new industrial development when not detrimental to the county and surrounding properties</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>Allow a special exception use only when it is compatible with the surrounding areas</li> <li>Be sensitive to the potential for light pollution, noise pollution, loading berth placement, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>solar array (large)</li> <li>utility facility, above ground (small)</li> </ul> <p><b>Agricultural Permitted Uses</b></p> <ul style="list-style-type: none"> <li>agricultural products, processing</li> <li>agricultural products, storage</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>crematory</li> <li>tool/equipment rental (outdoor)</li> </ul> <p><b>Industrial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>assembly</li> <li>bio-diesel production</li> <li>bottling/canning</li> <li>brewery</li> <li>broadcast facility</li> <li>bulk energy storage</li> <li>composting facility</li> <li>distribution facility</li> <li>dry cleaning processing</li> <li>fleet vehicle storage</li> <li>flex space</li> <li>food processing</li> <li>freight terminal</li> <li>heavy equipment repair</li> <li>liquid fertilizer distribution</li> <li>manufacturing, light</li> <li>materials recycling (type 1)</li> <li>materials recycling (type 2)</li> <li>metal casting</li> <li>outdoor storage</li> <li>pharmaceutical manufacturing</li> <li>printer, industrial</li> <li>produce terminal</li> <li>research center, general</li> <li>sign fabrication</li> <li>stone cutting and fabrication (indoor)</li> <li>storage tanks (non-hazardous)</li> <li>testing lab, electronics</li> <li>testing lab, materials</li> <li>tool and die shop</li> <li>transfer station</li> <li>utility facility, above ground (large)</li> <li>warehouse</li> <li>welding service</li> <li>wholesale business</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>government operations facility</li> <li>recycling collection point</li> <li>water tower</li> </ul> <p><b>Temporary Permitted Uses</b></p> <ul style="list-style-type: none"> <li>sale of seasonal items [TU-03]</li> <li>food trucks [TU-03]</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>wind turbine system (small)</li> </ul> <p><b>Commercial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>restaurant</li> <li>sports field (indoor)</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>asphalt plant</li> <li>chemical manufacturing</li> <li>concrete plant</li> <li>incinerator</li> <li>manufacturing, heavy</li> <li>meat processing</li> <li>mining, rock or sand</li> <li>server farm</li> <li><del>solar power plant</del></li> <li>stone cutting and fabrication (outdoor)</li> <li>telecommunication facility</li> </ul>

# High Intensity Industrial (I2) District

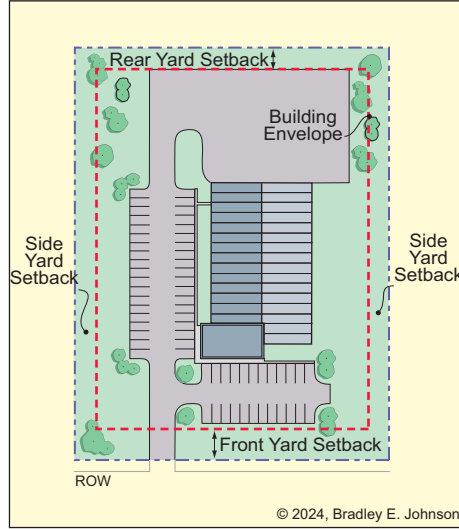
## 2.32 I2 District Development Standards



**Minimum Lot Area**  
• 1 acres (43,560 sq ft)

**Minimum Lot Width**  
• 150 feet

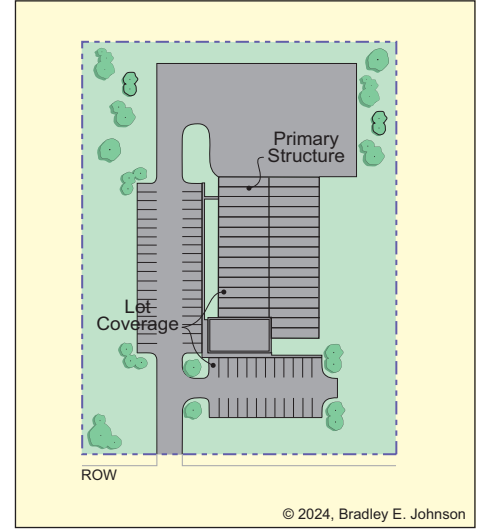
**Sewer and Water**  
• Public sanitary sewer and water utility required



**Minimum Front Yard Setback**  
• 50 feet

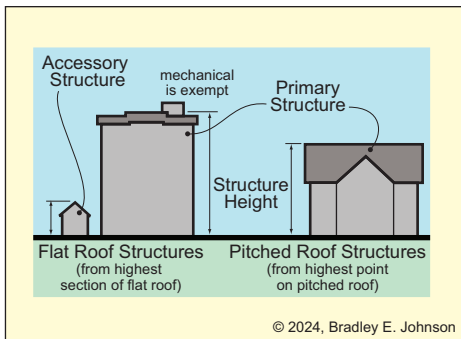
**Minimum Side Yard Setback**  
• 40 feet

**Minimum Rear Yard Setback**  
• 40 feet



**Maximum Lot Coverage**  
• 70% of lot area

**Maximum Primary Structures**  
• no limit



**Maximum Structure Height**  
• 60 feet for primary structure  
• 25 feet for accessory structure

### Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Height</b>	<b>Solar Array</b>
• AS-01.....5-4	• HT-01.....5-32	• SA-01.....5-60
• AS-10.....5-9	<b>Landscaping</b>	• <del>SP-01.....5-64</del>
<b>Bulk Energy Storage</b>	• LA-01.....5-39	<b>Stormwater Drainage</b>
• BE-01.....5-11	• LA-03.....5-40	• SD-01.....5-65
<b>Density and Intensity</b>	• LA-04.....5-40	<b>Structure</b>
• DI-01.....5-19	<b>Lot</b>	• ST-01.....5-66
<b>Driveway</b>	• LO-01.....5-42	<b>Telecommunication</b>
• DW-01.....5-20	<b>Parking</b>	• TC-01.....5-67
• DW-04.....5-24	• PK-01.....5-44	<b>Temporary Use</b>
<b>Environmental</b>	• PK-05.....5-45	• TU-01.....5-68
• EN-01.....5-25	<b>Setback</b>	• TU-03.....5-70
<b>Fence and Wall</b>	• SB-01.....5-47	<b>Vision Clearance</b>
• FW-01.....5-26	<b>Sewer and Water</b>	• VC-01.....5-72
• FW-07.....5-29	• SW-01.....5-48	<b>Wind Turbine Systems</b>
<b>Floodplain</b>	<b>Signs</b>	• WT-01.....5-73
• FP-01.....5-30	• SI-01.....5-49	
<b>Floor Area</b>	• SI-05.....5-57	
• FA-01.....5-31		

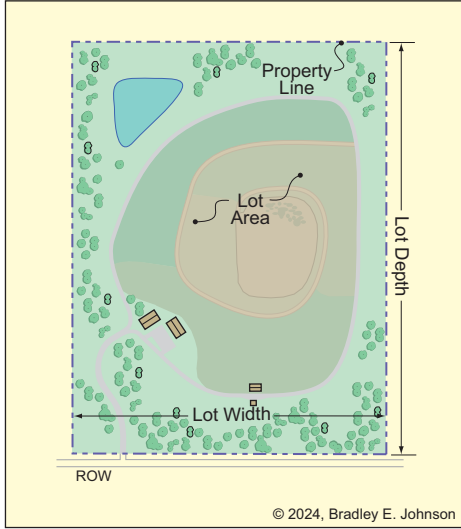
# High Impact (HI) District

## 2.33 HI District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The HI (High Impact) District is intended to be used as follows:</b></p> <p><b>Use, Type, and Intensity</b></p> <ul style="list-style-type: none"> <li>• All intensities of high impact uses</li> </ul> <p><b>Application of District</b></p> <ul style="list-style-type: none"> <li>• New development</li> <li>• Single lot or a small cluster of lots on the zoning map</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>• Enact development standards to minimize impacts on adjacent properties</li> <li>• Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Districts</b></p> <ul style="list-style-type: none"> <li>• CO, A1, PR, I1, I2, and HI</li> </ul> <p><b>Applicable Legislative Body</b></p> <ul style="list-style-type: none"> <li>• As a condition of rezoning, allow only the use petitioned for and presented</li> </ul> <p><b>Area Plan Commission</b></p> <ul style="list-style-type: none"> <li>• Use this zoning district for existing high impact developments and for new high impact development when clearly beneficial to the county and when compatible with nearby properties</li> <li>• Be sensitive to environmental protection</li> <li>• As a condition of rezoning, allow only the use petitioned for and presented</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>• Allow a special exception use only when it is compatible with the surrounding areas</li> <li>• Be sensitive to the potential for light pollution, noise pollution, water pollution, air pollution, ingress/egress of heavy vehicles, buffering, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• meteorological tower</li> <li>• solar array (large)</li> <li>• wind turbine system (small)</li> </ul> <p><b>Industrial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• bio-fuels production</li> <li>• blast furnace</li> <li>• chemical manufacturing</li> <li>• coke oven</li> <li>• construction materials landfill</li> <li>• electrical generation plant</li> <li>• explosives manufacturing</li> <li>• fireworks manufacturing</li> <li>• junk yard</li> <li>• materials recycling (type 3)</li> <li>• motorsports park</li> <li>• petroleum processing</li> <li>• rendering plant</li> <li>• rock crushing</li> <li>• sanitary landfill/refuse dump</li> <li>• saw mill</li> <li>• scrap metal yard</li> <li>• smelting</li> <li>• <del>solar power plant</del></li> <li>• storage tanks (hazardous)</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• prison</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• wind turbine system (utility)</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>• wind power plant</li> </ul>

# High Impact (HI) District

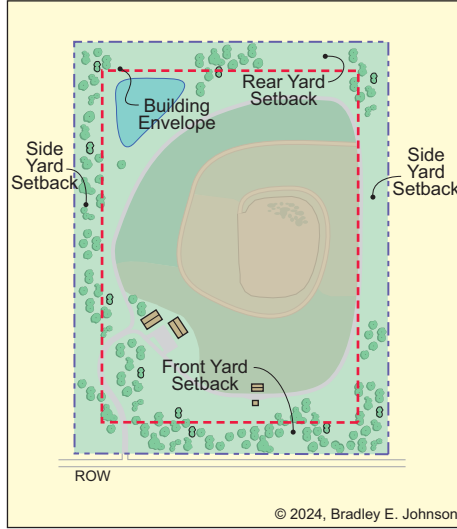
## 2.34 HI District Development Standards



**Minimum Lot Area**  
• 20 acres

**Minimum Lot Width**  
• 300 feet

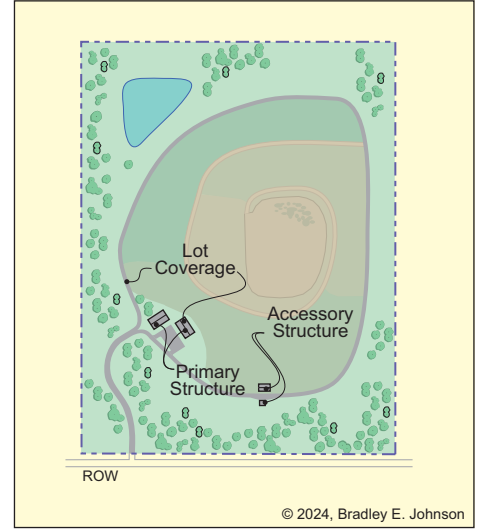
**Sewer and Water**  
• On-site sewer system permitted only when a public sanitary sewer is not available  
• Private well permitted only when a public water utility is not available



**Minimum Front Yard Setback**  
• 150 feet

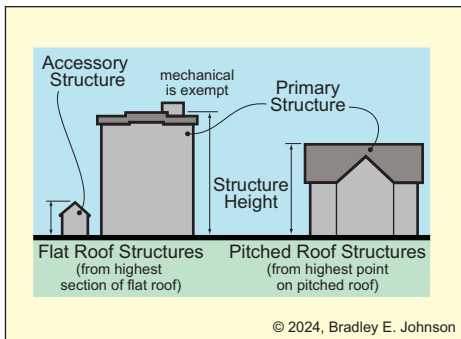
**Minimum Side Yard Setback**  
• 150 feet

**Minimum Rear Yard Setback**  
• 150 feet



**Maximum Lot Coverage**  
• 20% of lot area

**Maximum Primary Structures**  
• no limit



**Maximum Structure Height**  
• 60 feet for primary structure  
• 35 feet for accessory structure

### Additional Development Standards that Apply

<b>Accessory Structures</b>	<b>Height</b>	<b>Signs</b>
• AS-01 ..... 5-4	• HT-01 ..... 5-32	• SI-01 ..... 5-49
• AS-10 ..... 5-9	<b>Landscaping</b>	• SI-05 ..... 5-57
<b>Density and Intensity</b>	• LA-01 ..... 5-39	<b>Solar Array</b>
• DI-01 ..... 5-19	• LA-03 ..... 5-40	• SA-01 ..... 5-60
<b>Driveway</b>	• LA-04 ..... 5-40	<b>Solar Power Plant</b>
• DW-01 ..... 5-20	<b>Lot</b>	• SP-01 ..... 5-64
• DW-04 ..... 5-24	• LO-01 ..... 5-42	<b>Stormwater Drainage</b>
<b>Environmental</b>	<b>Meteorological Tower</b>	• SD-01 ..... 5-65
• EN-01 ..... 5-25	• MT-01 ..... 5-43	<b>Structure</b>
<b>Fence and Wall</b>	<b>Parking</b>	• ST-01 ..... 5-66
• FW-01 ..... 5-26	• PK-01 ..... 5-44	<b>Temporary Use</b>
• FW-07 ..... 5-29	• PK-05 ..... 5-45	• TU-01 ..... 5-68
<b>Floodplain</b>	<b>Setback</b>	• TU-03 ..... 5-70
• FP-01 ..... 5-30	• SB-01 ..... 5-47	<b>Vision Clearance</b>
<b>Floor Area</b>	<b>Sewer and Water</b>	• VC-01 ..... 5-72
• FA-01 ..... 5-31	• SW-01 ..... 5-48	<b>Wind Turbine Systems</b>
		• WT-01 ..... 5-73
		• WT-02 ..... 5-75

# Bulk Energy Storage (BE)

## 5.15 BE-01: Bulk Energy Storage Standards

This Bulk Energy Storage (BE) section applies to the following districts:

**A1 I1 I2**

The following standards shall apply:

- A. **Applicability:** The following regulations apply to bulk energy storage facilities that co-exist with an existing and approved Solar Power Plant, Wind Power Plant, or a coal or gas fired power plant.
- B. **Height:**
1. *Skid/Pad:* The skid or pad used to mount bulk energy storage (battery farm), meters, controllers, inverters, and the like shall not exceed:
    - a. *Pad/Skid:* The concrete pad or metal structure installed to mount equipment shall not exceed three (3) feet above grade.
    - b. *Equipment Mounted on a Pad or Skid:* The equipment mounted on a pad or skid shall not exceed ten (10) feet in height measured from the top of the pad or skid.
  2. *Other Equipment:* Any other structures, equipment, or components associated with the bulk energy storage facility and/or its operations shall not exceed ten (10) feet above grade.
- C. **Setbacks:**
1. *Building Setbacks and Features:* Primary and accessory buildings are subject to the setback regulations of the subject zoning district. The design of the buildings and accessory buildings associated with the solar power plant shall use materials, colors, textures, screening, and landscaping that will, to the greatest extent possible, blend into the natural setting and neighboring structures; or resemble a residence or historic farmstead in character and scale.
  2. *Bulk Energy Storage Facility Setbacks from Non-Participating Properties:* All components of a Bulk Energy Storage Facility shall be set back at least fifty (50) feet from all non-participating property lines; and, at least three hundred (300) feet from all non-participating homes (measured to the home's foundation). The Bulk Energy Storage Facility owner or operator may work with nonparticipating property owners to reduce these setbacks (e.g. through incentive), which will be honored when a signed contract and proof of recording the contract can be provided.
  3. *Bulk Energy Storage Facility Setbacks from Streets:* All components of a Bulk Energy Storage Facility shall be set back at least sixty (60) feet from the centerline of any county street, or at least thirty (30) feet from a known right-of-way boundary (e.g. a State Road right-of-way); whichever is greater.
  4. *Bulk Energy Storage Facility Perimeter Fence Setback:* The required perimeter fence shall meet the same setbacks from non-participating properties, non-participating homes, and streets. The required perimeter fence shall be setback a minimum of five (5) feet from all other property lines.
  5. *Setback Exception:* There shall not be a required setback from an immediately adjacent substation.
- D. **Perimeter Fence:** The Bulk Energy Storage Facility shall have a perimeter fence a minimum of seven (7) feet and maximum of ten (10) feet tall surrounding the entire development. Fences shall not incorporate: razor wire, electrified wires, broken glass, sharpened top spikes, or similarly hazardous device or material.
- E. **Electrical Components:** All electrical components shall conform to applicable state and national codes, and best practices.
- F. **Outside Storage:** Permanent outside storage of materials, equipment out of service, and the like shall be prohibited on a Bulk Energy Storage Facility after its initial construction.
- G. **Underground Utilities:** All communication lines and power cables shall be located and maintained underground if within a required bufferyard or setback. All other communication lines and power cables may be located and maintained above ground.
- H. **Emergency Services Training:** The owner or operator of the Bulk Energy Storage Facility shall provide specifications related to health and safety for all equipment used; and educational material and in-person training for police, fire, and rescue services so they can safely respond to events and emergencies. Further, the owner or operator shall provide current contact information for at least two (2) person's (e.g. an operations manager, site engineer, safety manager, or contractor) authorized and qualified to advise emergency services during an event or emergency. A twenty-four (24) hour a day call center may be substituted for one (1) of the names.
- I. **Emergency Contact Signage:** At each access point into the Bulk Energy Storage Facility from a city street, county road, or State Road, a two (2) square foot sign shall be posted with an emergency contact number.

# Solar Power Plant Standards (SP)

## 5.65 SP-01: Solar Power Plant Standards

This Solar Power Plant Standards (SP) section applies to the following zoning districts:



The following standards shall apply:

- A. **Applicability:** The following regulations apply to solar power plants **permitted prior to June 15, 2026. The content within this section does not permit, nor suggest that a new solar power plant can be permitted after June 15, 2026. when permitted.**
- B. **Minimum Lot Area:** The minimum lot area for any solar power plant is five (5) acres.
- C. **Height:**
  - 1. *Primary and Accessory Buildings:* Occupiable buildings and accessory buildings (i.e. structures with a roof) directly associated with the solar power plant are limited to the height limitations for primary and accessory structures for the subject zoning district.
  - 2. *Ground-Mounted Solar Arrays:* Ground-mounted solar arrays may not exceed twenty-five (25) feet in height when at maximum tilt.
  - 3. *Skid/Pad:* The skid or pad used to mount inverters, bulk energy storage (battery farm), meters, MDAS (meteorological data acquisition system), controllers, transformers, and the like shall not exceed:
    - a. *Pad/Skid:* The concrete pad or metal structure installed to mount equipment shall not exceed three (3) feet above grade.
    - b. *Equipment Mounted on a Pad or Skid:* The equipment mounted on a pad or skid shall not exceed ten (10) feet in height measured from the top of the pad or skid.
  - 4. *Grid Connection Interface:* On-site transmission lines, main transformers, substations, and switch yards shall not exceed fifty (50) feet in height.
- D. **Setbacks:**
  - 1. *Building Setbacks and Features:* Primary and accessory buildings are subject to the setback regulations of the subject zoning district. The design of the buildings and accessory buildings associated with the solar power plant shall use materials, colors, textures, screening and landscaping that will, to the greatest extent possible, blend into the natural setting and neighboring structures; or resemble a residence or historic farmstead in character and scale.
  - 2. *Solar Power Plant Setbacks from Non-Participating Properties:* All components of a solar power plant shall be set back at least fifty (50) feet from all non-participating property lines; and, at least three hundred (300) feet from all non-participating homes (measured from the foundation). The solar power plant owner or operator may work with nonparticipating property owners to reduce these setbacks (e.g. through incentive), which will be honored when a signed contract and proof of recording of the contract can be provided.
  - 3. *Solar Power Plant Setbacks from Streets:* All components of a solar power plant shall be set back at least sixty (60) feet from the centerline of any county street, or at least thirty (30) feet from a known right-of-way boundary (e.g. a State Road right-of-way); whichever is greater.
  - 4. *Solar Power Plant Setbacks from Participating Properties:* Any component of a solar power plant may cross or be located up to the property line of another participating property. However, the required perimeter fence shall not be located within five (5) feet of any property line of a property without solar power plant components.
  - 5. *Solar Power Plant Perimeter Fence Setback:* The required perimeter fence shall meet the same setbacks from non-participating properties, non-participating homes, and streets. Additionally, the required perimeter fence shall be setback a minimum of five (5) feet from any participating property without solar power plant components.
  - 6. *Setback Exception:* Lateral connections to the power grid or an off-site substation shall be exempt from setbacks, but shall be located to minimize impact to non-participating residential properties.
- E. **Co-Use or Plantings:**
  - 1. *Co-Use of Site:* To the extent possible, using the solar power plant property for other productive uses is encouraged, so long as those uses are consistent with the subject zoning district's permitted uses, or are agricultural in nature. Agrivoltaics, apiculture (i.e. bee keeping), pasturing of animals, and crop production around solar arrays, and in buffer and setback areas are permissible and encouraged.
  - 2. *Sites Without a Co-Use:* The solar power plant's shall be planted with native pollinator-friendly seed mixes, native plants, and/or native prairie grasses. Said planting material shall be established and maintained for the

# Definitions - Car Wash

**Buffer Yard:** An area adjacent to front, side, and rear property lines, measured perpendicularly from adjacent property lines, intended to provide attractive spaces that reduce the impacts to less intensive uses on adjacent property; particularly to screen incompatible uses from each other. Buffer yards also help to block or reduce noise, glare, and/or emissions, and to maintain privacy. Buffer yards are in addition to (separate from) front, rear or side yard setbacks unless otherwise indicated.

**Buildable Lot:** See “Lot, Buildable.”

**Building:** A structure having a roof, supported by columns or walls, for the shelter, support, or enclosure of persons, property, or animals.

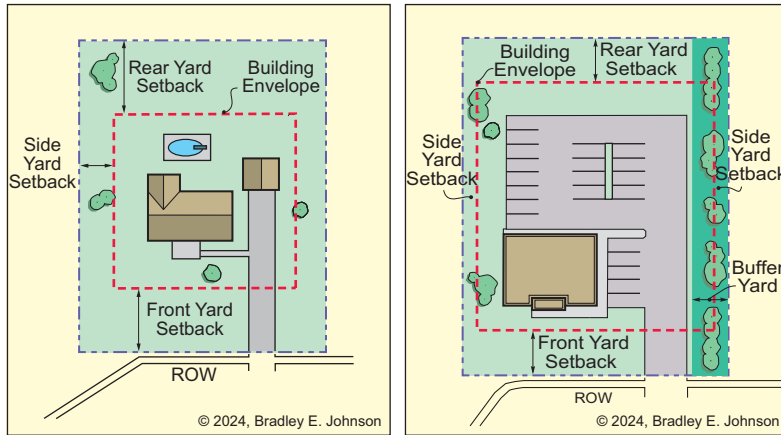
**Building Area:** The horizontal area (i.e. footprint) of a building on a lot, using the outside-most plane of exterior walls or the foundation, whichever is greater. Building area excludes patios, porches, decks, and steps that are not enclosed or covered by the building’s roof.

**Building Code:** The Indiana Building Code which establishes and controls the standards for constructing all forms of permanent structures and related matters.

**Building, Detached:** See “Detached Structure.”

**Building Height:** See “Structure Height.”

**Building Envelope:** The setback lines that establish an area on a lot in which building can occur.



**Bulk Energy Storage:** A means to capture, store, and transmit energy ~~to and~~ from a co-located solar power plant, wind power plant, or coal or gas power plant; and ~~for~~ the bulk electric system operated by the Midcontinent Independent System Operator (MISO). A battery farm is an example of a bulk energy storage facility.

**Business:** The engaging in the purchase, sale, barter or exchange of goods, wares, merchandise, or services, or the maintenance or operation of offices, recreational, or amusement enterprises; whether for profit or not; whether legally established (e.g. having a tax ID) or not; whether being operated by an adult or minor; whether a corporation, individual or other type of entity; whether historically or currently profitable or not profitable; whether intermittent, seasonal or full-time; whether having a business name or not; and including the formal preparation for conducting business. However, a business does not include an operation that has not marketed, advertised, employed, manufactured, assembled a product, provided a service, prepared for the release of a product, maintained a business sign, conducted trade or sales and the like in over twelve (12) months.

**Business Districts:** See “Commercial Districts.”

**BZA:** See “Board of Zoning Appeals.”

**Campground:** Any site, lot, field or tract of land designed with facilities for short term occupancy by recreational vehicles and other camping equipment but not including mobile tiny homes or mobile homes.

**Car Wash:** A structure, or portion of a structure, containing facilities for washing one (1) or more automobiles at any one time, using production line methods such as a chain conveyor, blower, steam cleaning device, or other mechanical devices; or providing bays with pressure washers, equipment, and/or cleaning products for the complete or partial cleaning of automobiles, whether by operator or by customer. Car washes are regulated as an Automobile Oriented Business. (See, “Automobile Oriented Business”)

# Definitions - Solar, Building-Mounted

**Solar, Building-Mounted:** One (1) or more solar panels mounted to an engineered rack, affixed to the roof of a building, using durable materials, and rated to withstand 100 mph wind loads. Building-mounted solar includes, solar shingles, solar awnings, solar siding, and similar building products with integrated solar cells. Building-mounted solar does not include “Solar, Ground-Mounted.”

**Solar Cell:** A device or material using photovoltaic or similar technology to produce electricity from sunlight, but not including the generation of heat to be used to generate electricity.

**Solar Farm:** See “Solar Power Plant.”

**Solar, Ground-Mounted:** One (1) or more solar panels mounted to an engineered rack, post, or tracking unit affixed to the ground, made from durable materials, and rated to withstand 100 mph wind loads. Ground-mounted solar includes bifacial solar fences. Ground mounted solar does not include “Solar, Building Mounted.”

**Solar Panel:** A collection multiple interconnected solar cells arranged and laminated under glass (or other protective skin) in the form of a flat or curved surface, most commonly a rectangle, and used to produce electricity from direct or indirect sunlight. Solar panels are often arranged into an array where multiple rectangular panels are combined and mounted together. However, technology is allowing solar panels to take many forms, like roof shingles, fences, and facade cladding (e.g. siding). These technologies are also considered solar panels.

**Solar Power Plant (aka Solar Farm):** An electric power plant using solar panels to produce large amounts of electricity and conveying that energy to the power grid, based on a power purchase agreement (PPA) with a utility or the Midcontinent Independent System Operator (MISO). Solar power plants include solar arrays, mounting systems, bulk energy storage (e.g. battery farm), grid connection interfaces, inverters, meters, MDAS (meteorological data acquisition system), controllers, transformers, wiring, lightning arrester, cables interconnecting each component, communication lines, maintenance sheds, access streets, parking areas for maintenance workers, and other elements essential to the solar power plant’s operations and maintenance. When permitted by ordinance, solar power plants may include co-uses like agrivoltaics, crop production, apiculture, and pasturing animals. Any 700kW or larger solar energy system ~~where shall be considered a solar power plant. A solar energy system, of any size, where the~~ at least seventy-five percent (75%) of the energy generated is not used by an on-site use shall be considered a Solar Power Plant.

**Special Exception:** The authorization of a use that is designated as such by this ordinance as being permitted in the district concerned if it meets special conditions, is found to be appropriate and upon application, is specifically authorized by a Board of Zoning Appeals. A Special Exception is regulated by *IC 36-7-4-900*.

**State:** The State of Indiana.

**Static Message:** Any changeable copy on a sign which is not changed more frequently than once every one (1) hour on any given day.

**Storage, Outdoor:** The outdoor accumulation of goods, junk, motor vehicles, equipment, products or materials for permanent or temporary holding.

**Story:** That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding fourteen (14) feet in height shall be considered as an additional story for each fourteen (14) feet or fraction thereof.

**Street:** Any vehicular facility that:

- Is an existing state, county, or municipal roadway,
- Is shown on a plat as a right-of-way and approved pursuant to law,
- Was built on common area or an easement intended to provide access to individual lots,
- Was established on a historic plat as a public way, and/or
- Includes any right-of-way or vehicular easement, whether improved or unimproved.

**Street, Arterial:** A street with access control, no on-street parking outside urban areas, and that conveys traffic across the county and to collector streets. State and Federal highways are considered arterials.

**Street, Interstate:** A divided highway with significant access control that facilitates the movement of traffic from one region to another.

**Street, Collector:** A street designed to facilitate traffic from local streets to arterial streets. A collector can provide circulation within commercial areas and convenient access from neighborhoods to arterials. Collector streets include moderate to high volume county streets.

**Street, Local:** A street designed primarily to provide access within neighborhoods, to residential lots. Local streets include low volume county streets.

# Industrial Uses

	CO	A1	A2	PR	RR	R1	R2	UR	M1	M2	IS	UC	GC	HC	I1	I2	HI
<b>Industrial Uses</b>																	
sign fabrication															P	P	
smelting																	P
<del>solar power plant</del>		<del>S</del>													<del>S</del>	<del>S</del>	<del>P</del>
stone cutting and fabrication (indoor)															P	P	
stone cutting and fabrication (outdoor)																S	
storage tanks (hazardous)																	P
storage tanks (non-hazardous)															P	P	
telecommunication facility		S	S	S							S				S	S	
testing lab, electronics															P	P	
testing lab, materials															P	P	
tool and die shop															P	P	
transfer station															S	P	
utility facility, above-ground (large)		S	S	S							S		S	S	P	P	
warehouse															P	P	
welding service													S		P	P	
wholesale business															P	P	
wind power plant			S														S