

4.1. ACCESSORY USES AND STRUCTURES

A. Definition of Districts.

B. Permitted Accessory Uses.

C. General Development Standards for Accessory Uses.

D. Drive Through Facilities.

1. General Site Design

- a. Drive-through lanes must provide adequate on-site or off-site maneuverability to avoid any interference with any through traffic on any public *Rights-of-Way*;
- b. On site circulation must:
- c. The siting of new drive-through facilities including stacking lanes and menu boards must be located behind and screened by the *principal building* unless otherwise specified in this section (See Example 4.1.D.3, below).
- d. Design speed for the drive through must not exceed ten (10) miles per hour;
- e. A drive-through lane shall have a minimum width of ten feet measured from the furthest point of projection of a drive- through facility from the building;
- f. Layout Examples.

~~g.~~ Design speed for the drive through must not exceed ten (10) miles per hour. Redevelopment of Existing Parking Lots. Drive-through uses located within existing parking lots and more than 250' from a public street are encouraged, but not required to comply with Articles 4.1.D.1.c and 4.1.D.1.f.

~~g-h.~~ Vehicle Stacking.

E. Fences.

F. Game Courts.

G. Mechanical Equipment Screening (Commercial, Industrial, and Multi-Family).

H. Non-Motorized Transportation and Access (Commercial, Industrial, and Multi-Family Districts).

I. Porches, Patio Covers, and Pergolas (Single Family Residential).

J. Refuse/Reuse Container Enclosures.

1. Location
2. Construction and other Specifications
3. Landscaping.
4. Operation

5. Regulations for the I-1, I-2, I-3, and I-4 zoning classifications. Enclosures for Refuse/Reuse Containers and Trash Compactors in the aforementioned classifications shall not be required if the Refuse/Reuse Container and/or Trash Compactor:

a. Are not visible from the public right-of-way due to placement and/or permanent screening improvements.

~~a-b.~~ Does not face adjoining residential properties.

K. Satellite Dishes.

L. Swimming Pools or Hot Tubs.

M. Underground Facilities.

4.9. LIGHTING STANDARDS

A. Intent.

B. Definition of Districts.

C. General Regulations

1. Light standards and fixtures on a lot, including freestanding light fixtures and those attached to buildings, security lights and architectural lights, shall be of consistent design and materials.
2. All freestanding, canopy, pathway, and wall mounted lights shall be of either: a “down lighting” style with the light element completely shielded on all sides and the top; or be equipped with a refractor to direct light downward onto the lot. The light element shall not be visible from any point along an adjacent public right-of-way or adjacent property.
3. Excepting architectural, pathway, or landscape lighting, all lights shall be LED (light emitting diode) unless approved by the Plan Commission as a part of a Development Plan.
4. All freestanding, pathway and wall pack light fixtures shall be mounted parallel with the horizon and shall utilize a rigid mounting arm with no built-in up-tilt and no adjustment feature.
5. All lights mounted at a height equal to or exceeding four (4) feet in height above grade shall be a shoe-box style fixture.
6. Lighting shall be so directed and shielded that the light element is not visible from any point along an adjacent public right-of-way or adjacent properties.
7. Lighting shall not cause illumination exceeding 0.1 footcandles beyond any lot line, except for common lot lines in commercial or industrial areas which utilize the development incentive for the use of required yards in integrated centers or industrial parks;
8. Lighting of areas to be utilized primarily by non-motorized transportation shall not exceed the height listed in the Single Family Residential column in Table 4.9.C.

D. Maximum Height of Fixtures by Type of Use. If the subject property abuts any of the property types below, the most restrictive of light fixture height requirements shall apply to all fixtures on the site.

Subject Property	Adjacent Property			
	Single Family Residential	Multi-Family Residential	Commercial	Industrial
Single Family Residential	1215	1215	1520	1520
Multi-Family Residential	1215	1215	1520	1520
Commercial	1215	1215	1520	2025
Industrial	1215	1215	1520	2025
Master Plan Development	(1)	(1)	(1)	(1)
Planned Unit Development	(1)	(1)	(1)	(1)

(1) Subject to review and approval by the Plan Commission in the Master Plan or Planned Unit Development process. In the instances where the approved Planned Unit Development ordinance is silent on fixture height, the Director may determine the appropriate height based upon the land use.

4.10. OFF-STREET PARKING REGULATIONS

A. Intent.

B. Parking for Building, Structures or Uses.

C. Location.

D. Design and Construction.

1. Standard Parking Geometrics.
2. Surface of Parking Areas.
 - a. All *Off-Street Parking Areas* and the ingress/egress to and from such *Off-Street Parking Areas* shall be hard-surfaced with one or more of the following materials:
 - 1) Asphalt
 - 2) Concrete
 - 3) Permeable Asphalt or Concrete (subject to additional administrative review)
 - 4) Pavers (subject to Plan Commission approval)
 - b. The following materials are not allowable for *Off-Street Parking Areas* and the ingress/egress to and from such *Off-Street Parking Areas* ~~unless approved by the Plan Commission:~~
 - 1) Gravel/Stone/Stone Dust
 - 2) Asphalt millings or concrete chunks
 - 3) ~~Pavers~~
 - 4) 3) Other materials not listed in section 4.10.D.2.a.
3. ~~Distance from Buildings in~~ Commercial and Industrial Districts.
 - a. All Parking Spaces, Parking Areas and Interior Access Drives located in any Commercial and Industrial *District* shall maintain a minimum five (5) foot separation from the wall of a *Building* and be accessible from a sidewalk connecting to the entrance of the building.
 - a-b. Trucks and/or Trailers shall not be parked or stored between a building and the front lot line(s) unless specifically pointed out on the Development Plan and approved.
4. Non-Motorized Transportation and Access. See Article 4.1H.
5. The use of Low Impact Design/runoff reducing elements such as bioswales is encouraged.
6. Definition of *Parking Spaces*
7. *Off-Street Parking Area* Cross Access Connection.

E. Required Bicycle Parking.

F. Market Based Vehicle Parking

4.16. OUTDOOR OPERATIONS

A. Intent.

B. General Rules.

C. Types of Outdoor Operation.

D. Outdoor Display.

E. Outdoor Seating and Dining.

~~1. General Rules~~

- a. ~~Drive-Through and Walk-Up Customer Service Windows must be set flush with the~~

~~façade of the building.~~

- ~~b. All outdoor seating/dining areas are subject to review and approval by the Design Review Committee and the Plan Commission.~~

~~2. Drive Through Customer Service Windows.~~

~~3. Outdoor Seating and Dining Areas (non TC: Town Center)~~

- ~~a. Barriers. An outdoor seating/dining area shall be within an enclosed area delineated by a detectable barrier on an impervious surface. Height standards are listed in the table below:~~

Minimum height (inches)	36
Maximum clearance from ground (inches)	6

- ~~1) Fence. The fence material shall be metal.~~
- ~~2) Wall. Walls must brick or other masonry type product matching the primary building in material and color.~~
- ~~3) Planters. Plants may not exceed a height of eight feet.~~
- ~~4) Prohibited barrier types.
 - ~~a) Rope or chain barriers~~
 - ~~b) Fabric inserts and chain-link fences are not permitted barrier types.~~
 - ~~c) Materials not specifically manufactured for fencing or pedestrian control are not allowed (i.e., buckets, tree stumps, food containers and the like).~~~~

~~b. Access~~

- ~~1) Outdoor seating/dining areas shall not impede pedestrian traffic. A five foot wide, clear pedestrian path shall be maintained at all times.~~
- ~~2) Outdoor seating/dining shall not interfere with entrances or means of ingress/egress to the primary building.~~
- ~~3) More than one unobstructed means of egress from the outdoor seating/dining area, at least 44 inches in width, shall be maintained at all times.~~

~~c. Furniture~~

- ~~1) Furniture shall be of a high quality and kept clean and in good condition at all times.~~
- ~~2) Furniture must be freestanding and not secured to trees, fixtures or infrastructure.~~
- ~~3) Only tables, chairs and umbrellas are allowed within outdoor seating/dining areas. No service stations, bars, counters, shelves, racks, sofas and the like are allowed.~~
- ~~4) All tables, chairs and umbrellas used for outdoor seating/dining must be located entirely within the demarcated outdoor seating/dining area as delineated by barriers.~~
- ~~5) No tables or chairs may be stored or stacked within outdoor seating/dining areas.~~
- ~~6) Umbrellas:
 - ~~a) Umbrellas must be entirely within defined outdoor seating/dining areas and not allowed to overhang such area.~~
 - ~~b) Umbrellas must maintain a height of seven feet when extended and cannot be higher than ten feet.~~
 - ~~c) No lettering or logos are permitted on the umbrellas~~~~
- ~~7) At least one trash receptacle shall be located within the outdoor seating/dining area and shall be emptied as needed and never allowed to overflow. ———~~
- ~~8) The use of heating devices, the number and their locations must be approved by the town's Fire Marshal.~~

~~d. Additional TC: Town Center District Rules~~

- ~~1) If located in a public right of way, be subject to the approval of the applicable agency for activity in a public right of way. Within the Town's rights of way, the following shall apply.
 - ~~a) No outdoor seating/dining shall be allowed without the issuance of a license agreement as required by ordinance if to be located in the TC Town Center District and to be located within the town's right of way for pedestrian access (sidewalk) or an alley.~~
 - ~~b) License agreements required for areas in the TC Town Center District shall be renewed on an annual basis.~~
 - ~~c) License agreements are subject to review and approval by the Town Council.~~~~
- ~~2) No outdoor seating/dining area may be located closer than five feet from the curb.~~
- ~~3) Outdoor seating/dining areas may not be located within pedestrian clear zones at corners of street intersections. Clear zones are areas measured 25 feet in each direction at the corner of the intersection from the mid-radius of the curb.~~
 - ~~4) For areas along Main Street, the maximum number of tables allowed within the rights of way is two per establishment.~~
 - ~~5) The maximum number of chairs allowed per table is four.~~
 - ~~6) The outdoor seating/dining area can be no more than 10% of the total gross floor area of the business.~~
 - ~~7) The floor of the outdoor seating/dining area shall be uncovered sidewalk.~~
 - ~~8) Umbrellas are not permitted adjacent to Main Street within the public rights-of-way.~~
 - ~~9) Heating devices are not allowed adjacent to Main Street.~~

~~4. Walk-up Customer Service Windows~~

~~1. General Rules~~

- ~~a. Drive Through and Walk-Up Customer Service Windows must be set flush with the façade of the building. A sill or shelf may extend outward no more than two (2) feet.~~
- ~~b. All outdoor seating/dining areas are subject to review and approval by the Director, unless located within the public rights-of-way (see E.3.d below).~~
- ~~c. Outdoor Seating and Dining areas within the public rights-of-way will have additional requirements as detailed in 4.16E.3.d, below~~

~~2. Outdoor Seating/Dining Areas~~

~~a. Access~~

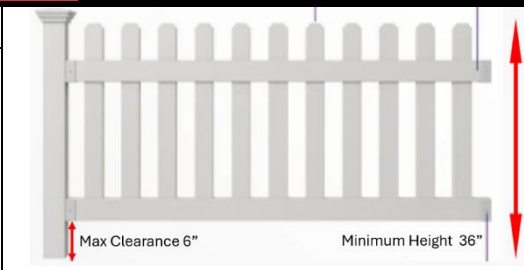
- ~~1) Outdoor seating/dining areas shall not impede pedestrian traffic. A five-foot wide, clear pedestrian path shall be maintained at all times.~~
- ~~2) Outdoor seating/dining shall not interfere with entrances or means of ingress/egress to the primary building.~~
- ~~3) More than one unobstructed means of egress from the outdoor seating/dining area, at least 44 inches in width, shall be maintained at all times and in compliance with the adopted Indiana Fire Code.~~
- ~~4) The floor of the outdoor seating/dining area shall be hard surfaced. Gravel, stone, asphalt millings are not considered hard surfaced. The materials may include, but are not limited to the following:
 - ~~a) Asphalt~~
 - ~~b) Concrete~~
 - ~~c) Wood decking or flooring~~~~

- d) Pavers
- e) Tile
- f) Other materials deemed appropriate by the Director

b. Barriers.

- 1) Types. When required, fences, walls, and planters are appropriate barriers.
- 2) Barrier Requirement. Barriers are not required for all outdoor seating/dining areas. Barriers are required when the outdoor seating/dining area:
 - a) Provides service for alcoholic beverages;
 - b) Is within ten (10) feet of the motorized vehicle portion of the public rights-of-way;
 - c) Is within 3 feet of an interior drive aisle or other interior site vehicle maneuvering area. If alternative means of preventing incursion by vehicles into the outdoor seating/dining area are permanently installed, an additional barrier is not required. Examples of alternate means of preventing incursion by vehicles into the outdoor seating/dining area include, but are not limited to:
 - (1) Concrete bollards meeting the minimum height in Table 4.16E.3.b.3
 - (2) A non-mountable curb for parking areas adjacent to the outdoor seating/dining area.
- 3) Barrier Height. Table 4.16E.3.b.3 provides minimum overall height and maximum clearance requirements for barriers.

Table 4.16E.2.b.3 Height Standards for Barriers	
<u>Minimum height (inches)</u>	36
<u>Maximum clearance from ground (inches)</u>	6



The diagram shows a grey metal fence with vertical posts and horizontal rails. A red double-headed arrow on the right indicates the total height from the ground to the top rail, labeled 'Minimum Height 36"'. Another red double-headed arrow at the bottom indicates the gap between the ground and the bottom rail, labeled 'Max Clearance 6"'. The fence is shown against a light grey background.

- 4) Barrier Materials
 - a) Fence. The fence material shall be metal, wood, or artificial wood product
 - b) Wall. Walls must be brick, other masonry products, or materials matching the primary building in material and color.
 - c) Planters. Plants may not exceed a height of eight feet.
 - d) Prohibited barrier types. The following barrier types are not permitted unless approved by the Plan Commission.
 - (1) Rope or chain barriers;
 - (2) Fabric ,or mesh inserts, vinyl slats and/or unadorned chain-link fences are not permitted barrier types; and/or.
 - (3) Materials not specifically manufactured for fencing or pedestrian control are not allowed (i.e., buckets, tree stumps, food containers and the like).

c. Furniture

- 1) Furniture shall be of a high quality and kept clean and in good condition at all times.

- 2) Furniture must be freestanding and not secured to trees, fixtures or infrastructure.
- 3) All tables, chairs and umbrellas used for outdoor seating/dining must be located entirely within the demarcated outdoor seating/dining area.
- 4) Umbrellas:
 - a) Umbrellas must be entirely within defined outdoor seating/dining areas and not allowed to overhang such area.
 - b) Umbrellas must maintain a height of seven feet when extended and cannot be higher than ten feet.
- 5) At least one trash receptacle shall be located within the outdoor seating/dining area and shall be emptied as needed and never allowed to overflow.
- 6) The use of heating devices, the number and their locations must be approved by the town's Fire Marshal.
- d. Public Rights-of-Way
 - 1) If located in a public right-of-way, Outdoor Seating/Dining areas are subject to the approval of the applicable agency for activity in a public right-of-way. Within the Town's rights-of-way, the Town Council shall determine whether a license is to be issued. The Council may revoke the license at their discretion.
 - 2) Outdoor seating/dining areas may not be located within the Vision Clearance Triangle (Article 4.14)
 - 3) No modifications to the public sidewalks, other public-owned fixtures and/or public property shall be allowed without the written consent of the Town Council.

F. Outdoor Accessory Uses.

G. Outdoor Storage.

5.5. DEVELOPMENT PLANS REQUIRED FOR ARCHITECTURAL AND SITE DESIGN REVIEW FOR ALL DEVELOPMENT LOCATED IN ALL COMMERCIAL DISTRICTS (EXCEPT TC: TOWN CENTER DISTRICT) AND ALL INDUSTRIAL DISTRICTS WHEN LOCATED WITHIN 600 FEET OF A GATEWAY CORRIDOR OR WITHIN 600 FEET OF A RESIDENTIAL DISTRICT

A. GRADING.

B. PERMITTED USES.

C. EXCLUDED USES. The following uses shall be prohibited in all zoning districts within 600 feet of Gateway Corridor or residential district:

- 1. Antique mall;
- 2. Discount retailer;
- ~~2.3. Discount retailer, smaller format;~~ and,
- ~~3.4. Flea market.~~

13.2 DEFINITIONS.

ACCESSORY (STRUCTURE, BUILDING OR USE). A subordinate structure, building or use that is customarily associated with, and is appropriately and clearly incidental and subordinate in use, size, bulk, ~~and~~ area ~~and height~~ to the primary structure, building, or use, and is located on the same lot as the primary building, structure or use.

AGRICULTURAL SERVICES. Includes ~~all~~ operations pertaining to the sale, handling, transport, packaging, storage, or disposal of agricultural equipment, products, by-products, or materials primarily used by agricultural operations. Examples of such land uses include but are not limited to: agricultural

implement sales, storage, or repair operations; feed and seed stores; agricultural chemical dealers and/or storage facilities; animal crematoria; animal feed storage facilities; canning and other packaging facilities; veterinary clinics with outdoor kennels and/or dog runs; and agricultural waste disposal facilities.

~~AIRPORT CONICAL SURFACE AREA~~. The land area beginning at the periphery of the ~~airport horizontal surface area~~Airport Horizontal Surface Area and thence extending outwardly a distance of 4,000 feet. Such ~~AIRPORT CONICAL SURFACE AREA~~AIRPORT CONICAL SURFACE AREA does not include, however, the ~~airport instrument approach surface areas~~Airport Instrument Approach Surface Areas and ~~airport transitional surface area~~Airport Transitional Surface Area.

~~AIRPORT HORIZONTAL SURFACE AREA~~AIRPORT HORIZONTAL SURFACE AREA. The land area, the perimeter of which is determined by projecting arcs from the center of the inner line of each ~~airport instrument approach surface area~~Airport Instrument Approach Surface Area with the dimension of such arcs for instrument approach surface areas being 10,000 feet. Such ~~AIRPORT HORIZONTAL SURFACE AREA~~AIRPORT HORIZONTAL SURFACE AREA does not include, however, the ~~airport instrument approach surface area~~Airport Instrument Approach Surface Area and ~~airport transitional surface area~~Airport Transitional Surface Area.

~~AIRPORT INSTRUMENT APPROACH SURFACE AREA~~AIRPORT INSTRUMENT APPROACH SURFACE AREA. The land area located at each end of each instrument runway for landings and take-offs. Such ~~AIRPORT INSTRUMENT APPROACH SURFACE AREA~~AIRPORT INSTRUMENT APPROACH SURFACE AREA having a width of 1,000 feet at a horizontal distance of 200 feet beyond each end of the runway and widening thereafter uniformly to a width of 16,000 feet at a horizontal distance of 50,200 feet beyond each end of the runway, its centerline being the continuation of the runway centerline.

~~AIRPORT LANDING AREA~~. The area of the airport used for the landing, taking-off or taxiing of aircraft.

~~AIRPORT TRANSITIONAL SURFACE AREA~~AIRPORT TRANSITIONAL SURFACE AREA. The land area located adjacent to each instrument runway. Such ~~AIRPORT TRANSITIONAL SURFACE AREA~~AIRPORT TRANSITIONAL SURFACE AREA extending outward as indicated on the official zoning map from a line 500 feet of either side of the centerline of an instrument runway plus 200 feet at each end thereof, to the inner line of the ~~airport horizontal surface area~~Airport Horizontal Surface Area; further symmetrically located adjacent to each instrument runway ~~airport instrument approach surface area~~Airport Instrument Approach Surface Area, on each side thereof, having variable widths, as indicated on the official zoning map, and extending the entire length of such ~~airport instrument approach surface area~~Airport Instrument Approach Surface Area to their intersection with the outline of the airport conical surface area; and further located beyond such points of intersection, beginning at the out lines of the ~~airport instrument approach surface area~~Airport Instrument Approach Surface Area and extending a horizontal distance of 5,000 feet therefrom, measured at right angles to the continuation of the runway centerline, as indicated on the Airspace Overlay District map.

~~CHILD CARE MINISTRY~~. A child care operated by a church or religious ministry that is a religious organization exempt from federal income taxation under 501 of the Internal Revenue Code. (For reference, see I.C. 12-7-2.)

~~COMMERCIAL ENTERTAINMENT, OUTDOOR~~. All ~~land~~Land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash and late operating hours. Examples of such land uses include but are not limited to: outdoor commercial swimming pools, driving ranges, miniature golf facilities, amusement parks, drive-in theaters, go-cart tracks and racetracks.

~~DISCOUNT RETAILER~~. A retailer that specializes in the ~~sell sale~~sell sale of closeout or overstocked merchandise in a building having a gross floor area of at least 50,000 square feet.

~~DISCOUNT RETAILER, SMALLER FORMAT~~. A retail store with a gross floor area of greater than 1,500 square feet and less than 50,000 square feet that offers for sale an assortment of physical goods, products, or merchandise directly to the consumer, including food or beverages for off-premise consumption, household products, personal grooming and health products and other consumer goods.

DISCOUNT RETAILER, SMALLER FORMAT does not include retail stores that:

- a. Contain a prescription pharmacy;
- b. Sell gasoline or diesel fuel
- c. Primarily sell specialty food items (e.g., meat, seafood, cheese, or oils and vinegars); or,
- a.d. Dedicate more than 20% of floor area and shelf space to fresh foods or fresh frozen foods.

INDOOR MAINTENANCE SERVICE. Indoor maintenance services include ~~all~~ land uses which perform maintenance services (including repair) and contain all operations (except loading) entirely within an enclosed building. This does not include the repair of vehicles or the installation of vehicle parts or accessories, which is classified *Vehicle Parts and Accessories: Sales and Repair*.

INDOOR SALES AND SERVICE. Indoor sales and service land uses include ~~all~~ land uses which conduct or display sales or rental merchandise ~~or and/or~~ equipment, ~~or professional services, or non-personal or nonprofessional services,~~ entirely within an enclosed building (excepting commercial daycares, which may have outdoor play areas).

- a. This includes professional services, insurance services, realty offices, financial services, commercial daycares, veterinary clinics without outdoor kennels and/or dog runs, barbershops, beauty shops, and related land uses and self-service facilities such as coin-operated laundromats.
- a.b. This does not include the repair of vehicles or the installation of vehicle parts or accessories, which is classified as *Vehicle Parts and Accessories: Sales and Repair*.

IN-VEHICLE SALES AND SERVICE. In-vehicle sales and service land uses include ~~all~~ land uses which perform sales and/or services to persons in vehicles, or to vehicles which may be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities. Fueling stations and truck fueling stations are not considered in-vehicle sales and service. Maintenance or repair of vehicles are not considered in-vehicle sales and service.

NONCONFORMANCE, LEGALLY ESTABLISHED. Any continuous, lawful land use having commenced or any continuous, lawfully established building or structure erected or constructed:

- a. Prior to the time of adoption, revision or amendment of the Zoning Ordinance but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district; or
- b. Pursuant to a granted variance of the Zoning Ordinance.

~~**NONCONFORMING BUILDING OR STRUCTURE, LEGALLY ESTABLISHED.** Any continuous, lawfully established building or structure erected or constructed:~~

- a. ~~Prior to the time of adoption, revision or amendment of the Zoning Ordinance but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district; or~~
- b. ~~Pursuant to a granted variance of the Zoning Ordinance.~~

~~**NONCONFORMING USE, LEGALLY ESTABLISHED.** Any continuous, lawful land use having commenced:~~

- a. ~~Prior to the time of adoption, revision or amendment of the Zoning Ordinance but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district; or~~
- b. ~~Pursuant to a granted variance.~~

~~**OFFICE, PERSONAL SERVICE.** Exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on-appointment basis.~~

- a) ~~Examples of such land uses include but are not limited to: professional services, insurance services, realty offices, financial services, veterinary clinics without outdoor kennels and/or dog~~

~~runs, barbershops, beauty shops, and related land uses.~~

- ~~b) These uses do not include tattoo or body piercing establishments, pawnshops or payday loan establishments.~~

OFFICE, PROFESSIONAL SERVICE SERVICE. Exclusively indoor land uses whose primary functions are the ~~are the~~ provision of offsite services to individuals, companies, or organizations. Such land uses typically have service ~~Vehicles-vehicles~~ that are dispatched to individual sites which are to be stored behind the building when not in use.

- a) Examples of such land uses include but are not limited to: contractors for building trades such as electricians, plumbers, heating, ventilation and cooling (HVAC), utility locating, as well as development uses that also fit within the definition of "Office, Professional", such as engineering, surveying, and planning services.
- b) This does not include uses that primarily engage in the delivery or distribution of goods to individuals, companies, or organizations.

OUTDOOR RECREATIONAL, ACTIVE. Uses include ~~all~~ recreational land uses located outdoors ~~on public property~~ which involves ~~active~~ recreational activities.

- a. Examples of ~~such active~~ land uses include but are not limited to: play courts (such as tennis courts and basketball courts), playfields (such as ball diamonds, football fields, and soccer fields), tot lots, outdoor swimming pools, swimming beach areas, fitness courses, public golf courses and similar land uses.

~~a.b. Examples of passive land uses include but are not limited to: arboretums, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, open grassed areas not associated with any particular active recreational land use), picnic areas, picnic shelters, gardens, fishing areas, and similar land uses.~~

~~**OUTDOOR RECREATIONAL, PASSIVE.** Uses include all recreational land uses located on public property which involves passive recreational activities. Examples of such land uses include but are not limited to: arboretums, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, open grassed areas not associated with any particular active recreational land use), picnic areas, picnic shelters, gardens, fishing areas, and similar land uses.~~

PERMANENT OUTDOOR DISPLAY AND SALES. Include ~~all~~ land uses which conduct sales or display merchandise or equipment on a permanent basis outside of an enclosed building as the principal or primary use of the lot.

- a) Examples of such land uses include but are not limited to: Vehicle and equipment rental, manufactured housing sales, monument sales and garden centers.
- b) Such land uses do not include the storage or display of inoperative Vehicles or equipment, or other materials typically associated with a junk or salvage yard or other permanent outdoor land uses specifically defined by the zoning ordinance such a permanent outdoor display and sales as an accessory use, *Outdoor Commercial Entertainment*, outdoor storage or wholesaling, outdoor *Institutional*, outdoor maintenance service, or *Vehicle Sales*.

PUBLIC SERVICE. Uses include ~~all~~ town, county, state and federal facilities (except those otherwise treated in this section), emergency service facilities such as fire departments and rescue operations, wastewater treatment plants, public and/or private utility substations, water towers, utility and public service related distribution facilities, and similar land uses.

TRUCK SALES AND REPAIR. Permanent outdoor and indoor display of *Trucks* for either new or pre-owned purchase or lease; and/or, a facility engaged in one or more of the following for transportation larger than passenger or small commercial Vehicles:

- a) Indoor retail sales and installation of new, used, and/or rebuilt parts and accessories.
- b) Indoor repair, not to include the dismantling, or ~~storage-disassembly~~ of trucks.
- b)c) ~~Storage of operable trucks and/or trailers.~~

UNDERGROUND FACILITIES. An accessory structure which is at least 75% subterranean, utilized for

storage of personal property or as a temporary shelter for people, such as a storm cellar or fallout shelter.
Such facilities are not permitted within required yards.

ARTICLE 14 - APPENDIX

14.1 Land Use Matrix

A. Intent.

B. Use Type Definition within Tables 14.C.1, 14.C.2, and 14.C.3.

D. Additional Types of Uses

E. Definitions and Specific Standards

1. Agricultural Land Uses
 - a. Agricultural Services
 - 1) Definition. Includes ~~all~~ operations pertaining to the sale, handling, transport, packaging, storage, or disposal of agricultural equipment, products, by-products, or materials primarily used by agricultural operations. Examples of such land uses include but are not limited to: agricultural implement sales, storage, or repair operations; feed and seed stores; agricultural chemical dealers and/or storage facilities; animal crematoria; animal feed storage facilities; canning and other packaging facilities; veterinary clinics with outdoor kennels and/or dog runs; and agricultural waste disposal facilities
 - 2) Specific Standards. Reserved.
 - b. Agricultural Use
 - c. Commercial Animal Boarding.
2. Commercial Land Uses
 - a. Adult Entertainment Business
 - b. Age Restricted Businesses, Products, and Services
 - c. Commercial Entertainment, Indoor
 - d. Commercial Entertainment, Outdoor
 - 1) Definition. All land uses which provide entertainment services partially or wholly outside of an enclosed building. Such activities often have the potential to be associated with nuisances related to noise, lighting, dust, trash and late operating hours. Examples of such land uses include but are not limited to: outdoor commercial swimming pools, driving ranges, miniature golf facilities, amusement parks, drive-in theaters, go-cart tracks and racetracks.
 - 2) Specific Standards. Reserved.
 - e. Indoor Maintenance Service
 - 1) Definition. Indoor maintenance services include land uses which perform maintenance services (including repair) and contain all operations (except loading) entirely within an enclosed building. This does not include the repair of vehicles or the installation of vehicle parts or accessories, which is classified Vehicle Parts and Accessories: Sales and Repair. Includes all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or nonprofessional services, entirely within an enclosed building.
 - a) ~~This includes self-service facilities such as coin-operated laundromats.~~
 - b) ~~This does not include the repair of Vehicles or the installation of Vehicle parts or accessories, which is classified Vehicle Parts and Accessories: Sales and Repair~~
 - 1) Specific Standards. Reserved.
 - f. Indoor Sales and Service
 - 1) Definition. Indoor sales and service land uses include land uses which conduct or display sales or rental merchandise or equipment, or non-personal or nonprofessional services, entirely within an enclosed building (excepting commercial daycares, which may have outdoor play areas).
 - a) This includes professional services, insurance services, realty offices, financial services, commercial daycares, veterinary clinics with outdoor kennels and/or dog runs, barbershops, beauty shops, and related land uses

and self-service facilities such as coin-operated laundromats.

b) This does not include the repair of vehicles or the installation of vehicle parts or accessories, which is classified *Vehicle Parts and Accessories: Sales and Repair*.

~~Indoor sales and service land uses include all land uses which conduct or display sales or rental merchandise or equipment, or non-personal or nonprofessional services, entirely within an enclosed building. This includes self-service facilities such as coin-operated laundromats. This does not include the repair of vehicles or the installation of vehicle parts or accessories, which is classified *Vehicle Parts and Accessories: Sales and Repair*.~~

4)2) Specific Standards. Reserved.

- g. Permanent Outdoor Display and Sales
 - 1) Definition. Definition. Include ~~all~~ land uses which conduct sales or display merchandise or equipment on a permanent basis outside of an enclosed building as the principal or primary use of the lot.
 - a) Examples of such land uses include but are not limited to: Vehicle and equipment rental, manufactured housing sales, monument sales and garden centers.
 - b) Such land uses do not include the storage or display of inoperative Vehicles or equipment, or other materials typically associated with a junk or salvage yard or other permanent outdoor land uses specifically defined by the zoning ordinance such a permanent outdoor display and sales as an accessory use, *Outdoor Commercial Entertainment*, outdoor storage or wholesaling, outdoor *Institutional*, outdoor maintenance service, or Vehicle Sales.
 - 2) Specific Standards. Reserved.
- 3. Industrial Land Uses
- 4. Institutional Land Uses
 - a. Community Institutional
 - b. General Institutional
 - c. Public Service
 - 1) Definition. Uses include ~~all~~ town, county, state and federal facilities (except those otherwise treated in this section), emergency service facilities such as law enforcement, fire departments and rescue operations, wastewater treatment plants, public and/or private utility substations, water towers, utility and public service related distribution facilities, and similar land uses.
 - 2) Specific Standards. Reserved.
 - d. Religious Institutional.
- 5. Lodging Land Uses
 - a. Residential indoor Lodging
 - 1) Definition. The commercial leasing of bedroom(s) for guest(s) within a private, owner-occupied, residential *Dwelling Unit*. Such leasing provides temporary accommodations, typically including a morning meal, to overnight guests for a fee. Such leasing may also provide for the temporary accommodation of daytime meetings or receptions for guests for a fee. Such leasing caters largely to tourists and the traveling public. Examples include, but are not limited to, uses such as a Bed and Breakfast (B&B) ~~or an "Air B&B" establishment.~~
 - 2) ~~Specific Standards. Reserved~~
 - b. Campground
 - c. Commercial Indoor Lodging

6. Office/Professional Land Uses

- a. High Technology
- b. Medical Office/Hospital

~~c. Office, Personal Service~~

- ~~1) Definition. Exclusively indoor land uses whose primary function is the provision of services directly to an individual on a walk-in or on-appointment basis.~~
 - ~~a) Examples of such land uses include but are not limited to: professional services, insurance services, realty offices, financial services, veterinary clinics without outdoor kennels and/or dog runs, barbershops, beauty shops, and related land uses.~~
 - ~~b) These uses do not include tattoo or body piercing establishments, pawnshops or payday loan establishments.~~
- ~~2) Specific Standards. Reserved.~~

~~d.c.~~ Office, Professional

~~e.d.~~ Office, ~~Professional~~ Service

- 1) Definition. Exclusively indoor land uses whose primary functions are the ~~are the~~ provision of offsite services to individuals, companies, or organizations. Such land uses typically have service Vehicles that are dispatched to individual sites which are to be stored behind the building when not in use.
 - a) Examples of such land uses include but are not limited to: contractors for building trades such as electricians, plumbers, heating, ventilation and cooling (HVAC), utility locating, as well as development uses that also fit within the definition of “Office, Professional”, such as engineering, surveying, and planning services.
 - b) This does not include uses that primarily engage in the delivery or distribution of goods to individuals, companies, or organizations.
- 2) Specific Standards. Reserved.

7. Recreational Land Uses

a. Outdoor Recreational, ~~Active~~

- 1) Definition. Uses include recreational land uses located outdoors which involves recreational activities.
 - a) Examples of active land uses include but are not limited to: play courts (such as tennis courts and basketball courts), playfields (such as ball diamonds, football fields, and soccer fields), tot lots, outdoor swimming pools, swimming beach areas, fitness courses, public golf courses and similar land uses.
 - b) Examples of passive land uses include but are not limited to: arboretums, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, open grassed areas not associated with any particular active recreational land use), picnic areas, picnic shelters, gardens, fishing areas, and similar land uses.
- ~~4) Uses include all recreational land uses located on public property which involves active recreational activities. Examples of such land uses include but are not limited to: play courts (such as tennis courts and basketball courts), playfields (such as ball diamonds, football fields, and soccer fields), tot lots, outdoor swimming pools, swimming beach areas, fitness courses, public golf courses and similar land uses.~~
- 2) Specific Standards. Reserved.

~~b. Outdoor Recreational, Passive~~

- ~~1) Definition. Uses include all recreational land uses located on public property~~

~~which involves passive recreational activities. Examples of such land uses include but are not limited to: arboretums, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, open grassed areas not associated with any particular active recreational land use), picnic areas, picnic shelters, gardens, fishing areas, and similar land uses.~~

~~2) Specific Standards. Reserved.~~

8. Residential Land Uses
9. Storage Land Uses
 - a. Outdoor Storage or Wholesaling
 - b. Personal Storage Facility
 - c. Truck Terminal
 - d. Warehouse/Distribution
10. Vehicle Commercial Land Uses
 - a. Fueling Station, Truck
 - 1) Definition.
 - 2) Specific Standards.
 - a) Canopies
 - b) Signage.
 - c) Relationship of Building to Public Streets:
 - d) Design and Services.
 - e) Relationship of Fueling Stations and Truck Fueling Stations to Residential Properties.
 - b. Fueling Station, Vehicle
 - 1) Definition.
 - 2) Specific Standards. ~~See Article 4.18, Plainfield Zoning Ordinance~~
 - a) Canopies
 - b) Signage.
 - c) Relationship of Building to Public Streets:
 - d) Design and Services.
 - e) Relationship of Fueling Stations and Truck Fueling Stations to Residential Properties.
 - c. In-Vehicle Sales and Service
 - 1) Definition. Includes ~~all~~ land uses which perform sales and/or services to persons in Vehicles, or to Vehicles which may be occupied at the time of such activity. Such land uses often have traffic volumes which exhibit their highest levels concurrent with peak traffic flows on adjacent roads.
 - a) Examples of such land uses include but are not limited to: drive-in, drive-up, and drive-through facilities.
 - b) *Fueling Stations and Truck Fueling Stations* are not considered in-Vehicle

Fuel Dispensing Pumps

~~The visible side of this fuel position is one fuel dispensing pump. On the back side, not visible in this illustration, is a second fuel dispensing pump.~~



Fuel Dispensing Pumps

~~The visible side of this fuel position is one fuel dispensing pump. On the back side, not visible in this illustration, is a second fuel dispensing pump.~~



- sales and service.
- c) Maintenance or repair of vehicles are not considered in-vehicle sales and service.
- 2) Specific Standards. Reserved.
- d. Truck Sales and Repair
 - 1) Definition. Permanent outdoor and indoor display of *Trucks* for either new or pre-owned purchase or lease and/or; a facility engaged in one or more of the following for transportation larger than passenger or small commercial Vehicles:
 - a) Indoor retail sales and installation of new, used, and/or rebuilt parts and accessories.
 - b) Indoor repair, not to include the dismantling, or ~~storage~~-disassembly of trucks.
 - c) Storage of operable trucks and/or trailers.
 - 2) Specific Standards. Reserved.
- e. Vehicle Parts Sales, Repair, and/or Maintenance
- f. Vehicle Sales