

Article 2.1.A.1	Article 2.1 RR: Rural Residential District		
	A. Permitted Uses		
	1. Primary Uses		
Current Text		Proposed Changes	Proposed Final Text
a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i> d. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>)		a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i> d. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>)	a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i>

Article 2.2.A.1	Article 2.2 R-1: Low Density Residential District		
	A. Permitted Uses		
	1. Primary Uses		
Current Text		Proposed Changes	Proposed Final Text
a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i> d. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>)		a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i> d. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>)	a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i>

Article 2.3.A.1	Article 2.3 R-2: Low Density Residential District		
	A. Permitted Uses		
	1. Primary Uses		
Current Text		Proposed Changes	Proposed Final Text
a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i>		a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i>	a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i>

d. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>)	d. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>)	
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Article 2.4.A.1	Article 2.4 R-3 Medium Density Residential District	
	A. Permitted Uses	
	1. Primary Uses	
Current Text	Proposed Changes	Proposed Final Text
a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i> d. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>)	a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i> d. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>)	a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i>

Article 2.5.A.1	Article 2.5 R-4 Medium Density Residential District	
	A. Permitted Uses	
	1. Primary Uses	
Current Text	Proposed Changes	Proposed Final Text
a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i> d. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>)	a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i> d. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>)	a. One (1) <i>Single Family Dwelling</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i>

Article 2.6.A.1	Article 2.6 R-5: High Density Residential District	
	A. Permitted Uses	
	1. Primary Uses	

Current Text	Proposed Changes	Proposed Final Text
a. One (1) <i>Single Family Dwelling</i> b. One (1) <i>Two Family Dwelling</i> c. <i>Residential Facility for the Developmentally Disabled</i> d. <i>Residential Facility for the Mentally III</i> e. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>)	a. One (1) <i>Single Family Dwelling</i> b. One (1) <i>Two Family Dwelling</i> c. <i>Residential Facility for the Developmentally Disabled</i> d. <i>Residential Facility for the Mentally III</i> e. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>)	a. One (1) <i>Single Family Dwelling</i> b. One (1) <i>Two Family Dwelling</i> c. <i>Residential Facility for the Developmentally Disabled</i> d. <i>Residential Facility for the Mentally III</i>

Article 2.7.A.1	Article 2.7 R-6: High Density Residential District A. Permitted Uses 1. Primary Uses	
Current Text	Proposed Changes	Proposed Final Text
a. <i>Multifamily Dwellings</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i> d. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>) e. <i>Assisted Living Facility</i>	a. <i>Multifamily Dwellings</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i> d. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>) e. <i>Assisted Living Facility</i>	a. <i>Multifamily Dwellings</i> b. <i>Residential Facility for the Developmentally Disabled</i> c. <i>Residential Facility for the Mentally III</i> d. <i>Assisted Living Facility</i>

Article 2.16.A.1	Article 2.16 AG: Agriculture District A. Permitted Uses 1. Primary Uses	
Current Text	Proposed Changes	Proposed Final Text
a. <i>Agricultural Uses</i> ; including agricultural crop production; tree farms; agricultural livestock production and the harvesting; storage and primary processing of	a. <i>Agricultural Uses</i> ; including agricultural crop production; tree farms; agricultural livestock production and the harvesting; storage and primary processing of	a. <i>Agricultural Uses</i> ; including agricultural crop production; tree farms; agricultural livestock production and the harvesting; storage and primary processing of

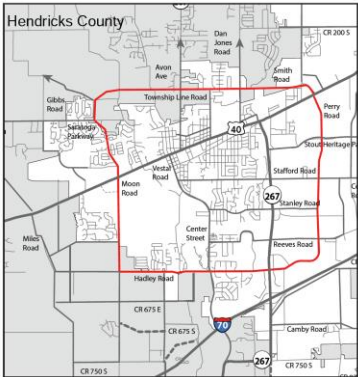
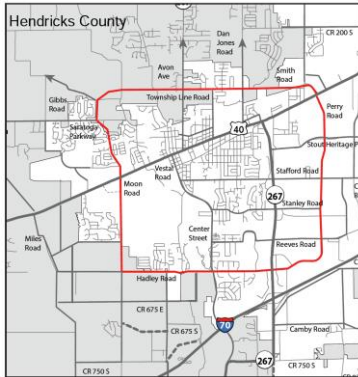
<p>agricultural products produced on the premises; storage of farm vehicles, farm equipment, and farm materials by the operator of such farm;</p> <p>b. <i>Single Family Dwelling</i>;</p> <p>c. <i>Residential Facility for the Developmentally Disabled</i> ;</p> <p>d. <i>Residential Facility for the Mentally Ill</i>;</p> <p>e. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>);</p> <p>f. Roadside Food Sales Stand;</p> <p>g. Country Club or Golf Course;</p> <p>h. Riding Stable or Trails; and,</p> <p>i. Golf Driving Range.</p>	<p>agricultural products produced on the premises; storage of farm vehicles, farm equipment, and farm materials by the operator of such farm;</p> <p>b. <i>Single Family Dwelling</i>;</p> <p>c. <i>Residential Facility for the Developmentally Disabled</i> ;</p> <p>d. <i>Residential Facility for the Mentally Ill</i>;</p> <p>e. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>);</p> <p>f. Roadside Food Sales Stand;</p> <p>g. Country Club or Golf Course;</p> <p>h. Riding Stable or Trails; and,</p> <p>i. Golf Driving Range.</p>	<p>agricultural products produced on the premises; storage of farm vehicles, farm equipment, and farm materials by the operator of such farm;</p> <p>b. <i>Single Family Dwelling</i>;</p> <p>c. <i>Residential Facility for the Developmentally Disabled</i> ;</p> <p>d. <i>Residential Facility for the Mentally Ill</i>;</p> <p>f. Roadside Food Sales Stand;</p> <p>g. Country Club or Golf Course;</p> <p>h. Riding Stable or Trails; and,</p> <p>i. Golf Driving Range.</p>
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Article 2.17.A.1	Article 2.17 RU: Urban Residential District A. Permitted Uses 1. Primary Uses		
Current Text	Proposed Changes	Proposed Final Text	
<p>a. <i>Single Family Dwellings</i> (see Article 2.17, B., 15. for applicable <i>Development Standards</i>).</p> <p>b. <i>Two Family Dwellings</i> (see Article 2.17, B., 16. for applicable <i>Development Standards</i>).</p> <p>c. <i>Multifamily Dwellings</i>.</p> <p>d. <i>Residential Facility for the Developmentally Disabled</i>.</p> <p>e. <i>Residential Facility for the Mentally Ill</i>.</p> <p>f. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>).</p>	<p>a. <i>Single Family Dwellings</i> (see Article 2.17, B., 15. for applicable <i>Development Standards</i>).</p> <p>b. <i>Two Family Dwellings</i> (see Article 2.17, B., 16. for applicable <i>Development Standards</i>).</p> <p>c. <i>Multifamily Dwellings</i>.</p> <p>d. <i>Residential Facility for the Developmentally Disabled</i>.</p> <p>e. <i>Residential Facility for the Mentally Ill</i>.</p> <p>f. <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>).</p>	<p>a. <i>Single Family Dwellings</i> (see Article 2.17, B., 15. for applicable <i>Development Standards</i>).</p> <p>b. <i>Two Family Dwellings</i> (see Article 2.17, B., 16. for applicable <i>Development Standards</i>).</p> <p>c. <i>Multifamily Dwellings</i>.</p> <p>d. <i>Residential Facility for the Developmentally Disabled</i>.</p> <p>e. <i>Residential Facility for the Mentally Ill</i>.</p>	

Article 2.18.A.1	Article 2.18 Mixed Use Residential District A. Permitted Uses 1. Primary Uses		
Current Text		Proposed Changes	Proposed Final Text
<u>Educational Uses</u> <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>)		<u>Educational Uses</u> <i>Child Care Home</i> (that is used as the primary residence of the person who operates the <i>Child Care Home</i>)	<u>Educational Uses</u>

Article 8.6.	Article 8.6 Zoning of Newly Annexed Land	
Current Text	Proposed Changes	Proposed Final Text
<p>(B) In those instances in which the owner of real property proposed for annexation into the town desires annexation only if the zoning of the real property is zoned to a district other than AG, such owner may file a petition for zone map change which would identify the real property and the requested district. Said petition shall be filed in compliance with the provisions of this ordinance and any applicable rules of procedure. The Plan Commission shall hold at least one public hearing, with notice, in compliance with the provisions of this ordinance and any applicable rules of procedure. After the public hearing and vote on the matter, the Plan Commission shall then certify the petition for zone map change to the Town Council with a favorable recommendation, an unfavorable recommendation or no recommendation. The Town Council shall consider the request for annexation and zone map change at a combined hearing and shall determine the annexation question and zone map change under a single combined vote. The Plan Commission and Town Council shall have all powers delegated to them by I.C. 36-7-4 et seq. and this ordinance in determining the zone map change.</p>	<p>(B) In those instances in which the owner of real property proposed for annexation into the town desires annexation only if the zoning of the real property is zoned to a district other than AG, such owner may file a petition for zone map change which would identify the real property and the requested district. Said petition shall be filed in compliance with the provisions of this ordinance and any applicable rules of procedure. The Plan Commission shall hold at least one public hearing, with notice, in compliance with the provisions of this ordinance and any applicable rules of procedure. After the public hearing and vote on the matter, the Plan Commission shall then certify the petition for zone map change to the Town Council with a favorable recommendation, an unfavorable recommendation or no recommendation. The Town Council shall consider the request for annexation and zone map change at a combined hearing and shall determine the annexation question and zone map change under a single combined vote. The Plan Commission and Town Council shall have all powers delegated to them by I.C. 36-7-4 et seq. and this ordinance in determining the zone map change.</p>	<p>(B) Reserved</p>

Article 13	Article 13 Definitions		
	Current Text	Proposed Changes	Proposed Final Text
	FRONTAGE. The line of contact of an abutting property with the street right-of-way along a front lot line which allows unobstructed, direct access to the property.	FRONTAGE. The line of contact of an abutting property with the street right-of-way along a front lot line which allows unobstructed, direct access to the property.	FRONTAGE. The line of contact of an abutting property with the street right-of-way along a front lot line.
	<p>GATEWAY CORRIDOR. All land areas lying within the corporate limits of the town which are within 600 feet of the right-of-way of the following street segments:</p> <p>(a) SR 267, from the south right-of-way of U.S. 40 to the southern corporate limits of the town;</p> <p>(b) I-70, from the eastern corporate limits of the town to the western corporate limits of the town;</p> <p>(c) U.S. 40, from the eastern corporate limits of the town to the western corporate limits of the town;</p> <p>(d) Stafford Road, from the eastern right-of-way line of new SR 267 to the eastern corporate limits of the town;</p> <p>(e) North-South Corridor (a/k/a Ronald Reagan Parkway), from the northern corporate limits of the town to the southern corporate limits of the town;</p> <p>(f) Perimeter Parkway (as identified in the Comprehensive Plan), entire length; and</p> <p>(g) Metropolis Parkway, from the eastern right-of-way of new SR 267 to the western right-of-way of Ronald Reagan Parkway.</p>	<p>GATEWAY CORRIDOR. All land areas lying within the corporate limits of the town which are within 600 feet of the right-of-way of the following street segments:</p> <p>(a) SR 267 (Quaker Boulevard), from the south right-of-way of U.S. 40 to the southern corporate limits of the town;</p> <p>(b) I-70, from the eastern corporate limits of the town to the western corporate limits of the town;</p> <p>(c) U.S. 40, from the eastern corporate limits of the town to the western corporate limits of the town;</p> <p>(d) Stafford Road, from the eastern right-of-way line of new SR 267 (Quaker Boulevard) to the eastern corporate limits of the town;</p> <p>(e) North-South Corridor (a/k/a Ronald Reagan Parkway), from the northern corporate limits of the town to the southern corporate limits of the town;</p> <p>(f) Perimeter Parkway (as identified in the Comprehensive Plan shown below), entire</p>	<p>GATEWAY CORRIDOR. All land areas lying within the corporate limits of the town which are within 600 feet of the right-of-way of the following street segments:</p> <p>(a) SR 267 (Quaker Boulevard), from the south right-of-way of U.S. 40 to the southern corporate limits of the town;</p> <p>(b) I-70, from the eastern corporate limits of the town to the western corporate limits of the town;</p> <p>(c) U.S. 40, from the eastern corporate limits of the town to the western corporate limits of the town;</p> <p>(d) Stafford Road, from the eastern right-of-way line of SR 267 (Quaker Boulevard) to the eastern corporate limits of the town;</p> <p>(e) Ronald Reagan Parkway, from the northern corporate limits of the town to the southern corporate limits of the town;</p> <p>(f) Perimeter Parkway (as shown below), entire length;</p>

	 <p>length; and</p> <p>(g) Metropolis Parkway, Stout Heritage Parkway from the eastern right-of-way of new SR 267 (Quaker Boulevard) to the western right-of-way of Ronald Reagan Parkway.</p>	 <p>and,</p> <p>(g) Stout Heritage Parkway, from the eastern right-of-way of SR 267 (Quaker Boulevard) to the western right-of-way of Ronald Reagan Parkway.</p>
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