

ZONING DISTRICT DESCRIPTIONS – LOT STANDARDS AND LAND USES

AGRICULTURAL (A) - Agricultural operations and related land uses. This district is further intended to reduce conflicts between residential and agricultural uses, preserve the viability of agricultural operations, and limit development in areas with minimal infrastructure. Single-family dwellings are permitted in the "A" district except that major residential subdivisions are not permitted.

RESIDENTIAL: RURAL (RR) - A mixture of agricultural and residential land uses. This mixture is intended to promote and maintain agricultural operations while allowing minimal residential development. This district should be used to provide unique, rural housing options with the ability to connect to available infrastructure.

RESIDENTIAL: 1.0 (R1.0) - Single-family residential land uses developed in estate-style subdivisions. These areas should be located adjacent to existing developed areas and should be connected to available infrastructure. This district should be used to provide unique, rural housing options and a transition between rural areas and higher density residential development.

RESIDENTIAL: 2.5 (R2.5) – Low-density, single-family residential land uses developed in suburban-style subdivisions. These areas should be located adjacent to existing developed areas and should be connected to available infrastructure (roads and utilities). This district should be used to provide unique housing options.

RESIDENTIAL: 3.5 (R3.5) – Mid-density, single-family residential land uses developed in suburban-style subdivisions. There is also the opportunity for two-family dwelling developments in some cases. These areas should be located adjacent to existing development and near infrastructure (streets and utilities) for ease of connection.

RESIDENTIAL: 5.0 (R5.0) – High-density, single-family residential land uses developed in suburban-style subdivisions and developed on relatively smaller lots than the lower-density zoning districts. There is also the opportunity for two-family and multi-family dwelling developments in some cases. These areas should be located adjacent to existing development and near compatible infrastructure (streets and utilities).

RESIDENTIAL: MANUFACTURED HOME PARK (RMH) - Leased-lot neighborhoods of manufactured homes. This district should be used to establish and maintain locations for these facilities near compatible infrastructure (streets and utilities), commercial services, other high-density housing or open space.

RESIDENTIAL: MULTIFAMILY (RM) - Multi-family residences such as two-family dwellings, townhomes, apartment homes, and condominiums. These are generally high-density areas and should be in areas that have or will have access to compatible infrastructure (streets and utilities).

- COMMERCIAL: NEIGHBORHOOD (CN) - Convenience goods, services, and amenities close to residential areas.** This district is further intended to permit the development of traditional mixed-use neighborhood centers which would include second story residential above commercial. This district should be protected from non-neighborhood serving land uses such as "big box" or other more regional retail uses.
- COMMERCIAL: COMMUNITY (CC) - Small to mid-sized business and institutional facilities that serve a wide area of the community.** This district can be used alone and in combination with other zoning districts to create areas for community shopping, entertainment, services, and public gatherings. This district is intended to permit a mixture of compatible land uses close to transportation routes and other necessary infrastructure and utilities.
- COMMERCIAL: REGIONAL (CR) - Business and institutional land uses that serve a regional market or require convenient access to high-volume transportation routes.** This district is intended to permit a mixture of compatible land uses close to major transportation routes and other necessary infrastructure and utilities.
- INSTITUTIONAL (IN) - Large-scale public facilities, educational facilities, religious centers, and other institutions.** This district provides development standards that are responsive to the unique scale and other considerations common to these types of uses. This district is further intended to reduce land use conflicts and to ensure that institutions are appropriately integrated into the community and well-served by transportation routes and other necessary infrastructure and utilities.
- INDUSTRIAL: BUSINESS PARK (IBP) - Small-scale manufacturing, construction, production, assembly and other light industrial uses.** This district provides appropriate development standards for small-scale businesses, entrepreneurial and similar operations. This district is intended to permit a mixture of compatible land uses close to transportation routes and other necessary infrastructure and utilities.
- INDUSTRIAL: LIGHT (IL) - Production, assembly, warehousing, research and development facilities, and similar land uses.** This district is intended to accommodate only industrial uses that are completely contained within structures and do not involve the outdoor storage of materials or the release of potential environmental pollutants. This district should be used to support industrial retention and expansion in Hancock County.
- INDUSTRIAL: GENERAL (IG) - General industrial manufacturing, production, assembly, warehousing, research and development facilities, and similar land uses.** This district is intended to accommodate a variety of industrial uses in locations and under conditions that minimize land use conflicts. This district should be used to support industrial retention and expansion in Hancock County.

ZONING DISTRICT DESCRIPTIONS – LOT STANDARDS AND LAND USES

LOT STANDARDS											
Zoning District	Min. Lot Area ⁵	Max. Lot Area	Min. Lot Width	Max. Lot Coverage	Min. Front Yard Setback ¹	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Living Area	Min. Ground Floor Living Area	Max. # Primary Structures per Lot	Max. Height
A	1.5 AC (septic) 1 AC (sewer)	N/A	125 ft.	25%	50 ft.	15 ft.	15 ft.	1,200 SF	40%	1 dwelling	40 ft.
RR	1.5 AC (septic) 1 AC (sewer)	N/A	125 ft. ⁴	35%	50 ft.	15 ft.	15 ft.	1,200 SF	60%	1 dwelling	40 ft.
R1.0	23,000 SF	N/A	125 ft. ⁴	35%	50 ft.	15 ft.	15 ft.	1,200 SF	40%	1 dwelling	35 ft.
R2.5	14,000 SF	N/A	90 ft. ⁴	35%	40 ft.	15 ft.	15 ft.	1,200 SF	40%	1 dwelling	35 ft.
R3.5	11,000 SF	N/A	80 ft. ⁴	40%	35 ft.	10 ft.	15 ft.	1,100 SF	40%	1 dwelling	35 ft.
R5.0	7,500 SF	N/A	65 ft. ⁴	45%	35 ft.	10 ft.	15 ft.	950 SF	40%	1 dwelling	35 ft.
RMH	5 AC (park) 4,000 SF (home)	N/A	100 ft. (park) 30 ft. (home)	50%	50 ft. (lot) 15 ft. (home)	50 ft. (lot) 10 ft. (home)	50 ft. (lot) 10 ft. (home)	720 SF	100%	1 dwelling per site	35 ft.
RM	4,000 SF per 1 BR 5,000 SF per 2 BR 6,000 SF per 3 BR	N/A	100 ft.	75%	40 ft. ²	50 ft. ³	50 ft.	Avg. 1,000 SF	750 SF	N/A	45 ft.
CN	23,000 SF	100,000 SF	100 ft.	75%	20 ft. ²	10 ft. ³	20 ft. ²	750 SF	N/A	N/A	45 ft.
CC	1 AC	N/A	125 ft.	75%	50 ft. ²	15 ft. ²	20 ft. ²	500 SF	N/A	N/A	45 ft.
CR	2.5 AC	N/A	150 ft.	75%	50 ft. ²	15 ft. ²	30 ft. ²	750 SF	N/A	N/A	55 ft.
IN	1 AC	N/A	100 ft.	50%	50 ft. ²	25 ft. ²	50 ft. ²	N/A	N/A	N/A	50 ft.
IBP	1 AC	N/A	250 ft.	75%	50 ft. ²	25 ft. ²	50 ft. ²	N/A	N/A	N/A	50 ft.
IL	2 AC	N/A	125 ft.	75%	50 ft. ²	25 ft. ²	50 ft. ²	N/A	N/A	N/A	50 ft.
IG	5 AC	N/A	125 ft.	75%	100 ft. ²	50 ft. ²	100 ft. ²	N/A	N/A	N/A	50 ft.

¹ As measured from the right-of-way as designated in the Thoroughfare Plan.

² Minimum building separation - 25 feet.

³ Additional buffer yard requirements may apply.

⁴ Minimum lot frontage for a lot on a cul-de-sac or curve is 45 feet. For all cul-de-sac streets, the minimum depth of front yard shall be 35 feet from the road right-of-way regardless of street width.

⁵ For purposes of this section, lots or parcels not served by a community, municipal, private, or public wastewater treatment or sanitary sewer system approved by the Indiana Department of Health shall be subject to the same lot and yard requirements as specified for the A District.

ZONING DISTRICT DESCRIPTIONS – LOT STANDARDS AND LAND USES

LAND USE MATRIX															
PRIMARY LAND USE P = Permitted Use S = Special Exception Use	ZONING DISTRICT														
	A	RR	R1.0	R2.5	R3.5	R5.0	RMH	RM	CN	CC	CR	IN	IBP	IL	IG
Agricultural Uses															
Agricultural chemical sales, distribution and storage	S													S	S
Agribusiness Type 1	P	S	S	S					S	S	S	S	P	P	P
Agribusiness Type 2	S	S	S	S					S	S	S	S	S	S	S
Animal stables (excluding kennels)	P	S	S	S					S	S	S	P	S	P	P
Crop processing and storage														P	P
Crop production	P	P	P	P					P	P	P	P	P	P	P
Farm (confined feeding)	P														
Farm co-op facility	S													S	S
Farm equipment sales and service	S										P		P	P	S
Farmer's market	S								P	P	P	P			
Fertilizer sales, distribution and storage	S													S	S
Grazing and pasture land	P	P	S	S					P	P	P	P	S	P	P
Livestock auction/sales facility	S														S
Livestock raising and breeding	P	P	S	S					S	S	S	P		S	S
Nursery	P	S	S	S					S	P	P	P	S	P	P
Seed sales, distribution and storage	S	S	S	S					S	S	S	P		P	P
Winery	P	S	S	S					S	P	P		P	P	P
Communications/Utilities Uses															
Communication service exchange										S	S	P	P	P	P
Meteorological tower	P	S	S	S					S	S	S	S	S	P	P
Public wellfield/water treatment facility	P	P										P			
SES/large-scale	P ²	P ²	P ²					P ²		P ²					
SES/medium-scale	S	S	S					S	S	S	S	S	S	S	S
SES/micro-scale															
SES/small-scale	P	P	P	P	P	S	P	P	S	P	P	P	P	P	P
Sewage treatment plant	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Telecommunications facility/tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Utility substation										S	S	P	P	P	P
Water tower	P	S	S	S	S	S	S	S	S	S	S	S	P	P	P
WECS/Micro	P	P	S	S	S	S	S	S	S	P	P	S	P	P	P
WECS/Non-commercial	P	S						S	S	S	S	S	S	P	P
WECS/Small	P	P	S	S	S	S	S	S	S	P	P	S	P	P	P

ZONING DISTRICT DESCRIPTIONS – LOT STANDARDS AND LAND USES

LAND USE MATRIX, cont'd.															
PRIMARY LAND USE P = Permitted Use S = Special Exception Use	ZONING DISTRICT														
	A	RR	R1.0	R2.5	R3.5	R5.0	RMH	RM	CN	CC	CR	IN	IBP	IL	IG
Residential Uses															
Bed and breakfast facility	S	S	S	S	S	S		S	S	S	S		S	S	S
Boarding house	S	S						S	S	S	S	S			
Child care home	S	S	S	S	S	S	S	S	S						
Dwelling, multi-family (more than 2 dwelling units)								P	S	S	S				
Dwelling, secondary (on upper floors of other use)									P	P	P				
Dwelling, single-family (includes manuf. homes)	P	P	P	P	P	P	P								
Dwelling, two-family				S	P	P		P	P						
Group home	S	S	S	S	S	S	S	S							
Manufactured home park							P								
Nursing/assisted living facility						S	S	S	S	S	S	P			
Residential facility for the developmentally disabled type I	P	P	P	P	P	P	P	P	P	P	P	P			
Residential facility for the developmentally disabled type II	S	S	S	S	S	S	S	S	S	S	S	P			
Residential facility for the mentally ill	S	S	S	S	S	S	S	S	S	S	S	P			
Retirement facility	S	S	S	S	S	S	S	P	S	S	S	P			
Institutional/Public Uses															
Airport												P	S	S	S
Airstrip (private)	S	S										S	S	S	S
Animal shelter	P										S	S	S	S	
Cemetery	P	S	S								P	P			
Church or other place of worship	S	S	S	S	S	S	S	S	S	P	P	P	P	P	
Community center		S	S	S	S	S	S	S	S	P	P	P			
Commercial bus/train terminal										S	S	P			
Fairgrounds	P											P			
Funeral home									S	P	P	P	P		
Government facility (non-office)	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S
Government office	S	S	S	S	S	S	S	S	S	P	P	P	P	S	S
Heliport	S	S										S	P	P	P
Hospital/medical center	S									P	P	P	P		
Institution for the developmentally disabled/mentally ill										S	S	P			
Library	P	P	P	P	P	P	P	P	P	P	P	P	S		
Lodge or private club									S	P	P				
Medical clinic									S	P	P	P	P	P	P
Museum or gallery									S	S	S	P			
Parking lot or structure (as a primary use)									S	P	P		P	P	P
Penal or correctional institution												S		S	S

ZONING DISTRICT DESCRIPTIONS – LOT STANDARDS AND LAND USES

LAND USE MATRIX, cont'd.															
PRIMARY LAND USE P = Permitted Use S = Special Exception Use	ZONING DISTRICT														
	A	RR	R1.0	R2.5	R3.5	R5.0	RMH	RM	CN	CC	CR	IN	IBP	IL	IG
Police, fire or rescue station	P	S	S	S	S	S	S	S	P	P	P	P	P	P	P
Post office									S	S	S	P	P		
Public bus/train terminal						S		S	S	S	S	S	S	S	S
Residential treatment center	S	S	S							S	S	P			
School (P - 12)	S	S	S	S	S	S	S	S	S	S	S	P			
Trade or business school									S	P	P	P	P	P	P
University or college										S	S	P	P		
Park Uses															
Campground/RV park	S											S			
Driving range (as a primary use)										S	S	S			
Golf course and/or country club (including driving range)	P	P	P	P	P	P	P	P		P	P	S			
Nature preserve/center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park and Recreation Facility	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P
Commercial Uses															
Administrative/professional office									P	P	P		P	P	P
Adult uses															S
Antique shop									P	P	P				
Apparel/footwear store									P	P	P				
Art or photo gallery									P	P	P				
Auction facility (excluding livestock)										S	P		P		
Auto parts sales (without on-site repair)										P	P				
Auto repair and body shop										P	P		S	S	
Automobile/motorcycle sales, lease, service										P	P		S		
Bakery (retail)									P	P	P		P		
Bank/financial institution									P	P	P				
Banquet or assembly hall									S	P	P				
Bar									S	S	P		S		
Barber/beauty shop									P	P	P		P		
Billiard room or arcade									S	S	P		S		
Bowling alley									S	P	P				
Building finishes shop (paint, carpet, wallpaper, etc.)									S	P	P		P	P	
Building supply store										S	P		P	P	
Business/financial services office									P	P	P		P	P	
Car wash										P	P				
Child care center								S	P	P	P	P	S	S	S
Conference center										P	P	S	P	P	P
Convenient store (without gas station)									P	P	P				
Craft/fabric store									P	P	P				
Dance or martial arts studio									P	P	P		P		
Data processing/call center										P	P		P	P	P

ZONING DISTRICT DESCRIPTIONS – LOT STANDARDS AND LAND USES

LAND USE MATRIX, cont'd.															
PRIMARY LAND USE P = Permitted Use S = Special Exception Use	ZONING DISTRICT														
	A	RR	R1.0	R2.5	R3.5	R5.0	RMH	RM	CN	CC	CR	IN	IBP	IL	IG
Deli									P	P	P		P		
Department store										P	P				
Dry cleaners, retail									P	P	P		P		
Equipment sales and rental	S								S	S	S		S	P	P
Fireworks sales (permanent)										S	S		S		
Fitness center									P	P	P		P		
Flower shop									P	P	P				
Garden shop									S	P	P				
Gas station									S	P	P				
Gift shop									P	P	P				
Greenhouse (commercial)	P	S	S	S					S	P	P	P	P	P	P
Grocery store									P	P	P				
Gymnastics center									S	P	P		P		
Hardware store									S	P	P				
Health spa									P	P	P		P		
Home electronics/ appliance store									S	S	P				
Hotel/motel									S	P	P		P		
Ice cream shop									P	P	P		P		
Investment firm									P	P	P		P	P	
Jewelry store									P	P	P				
Kennel	S	S	S	S	S	S					S		S	S	
Liquor store									S	P	P				
Manufactured home sales											S		S	S	
Meat market									P	P	P				
Medical/dental office									S	P	P				
Microbrewery/brew- pub									S	P	P		S		
Miniature golf course									S	P	P				
Motocross facility															S
News dealer/bookstore									P	P	P				
Night club										P	P		S		
Office supply store									P	P	P				
Oil change shop									S	P	P				
Pet grooming establishment	S	S	S	S	S	S			P	P	P		P	P	P
Pet store									S	P	P				
Pharmacy									P	P	P				
Photographic studio									P	P	P		P		
Print shop/copy center									P	P	P		P	P	
Radio/TV station									S	P	P		P	P	P
Record/CD/musical instrument shop									P	P	P				
Recreational vehicle sales and service											P		S	P	
Repair services (small appliances, jewelry, alterations, etc.)									P	P	P				
Restaurant									P	P	P	P	P		

ZONING DISTRICT DESCRIPTIONS – LOT STANDARDS AND LAND USES

LAND USE MATRIX, cont'd.															
PRIMARY LAND USE <i>P = Permitted Use</i> <i>S = Special Exception Use</i>	ZONING DISTRICT														
	A	RR	R1.0	R2.5	R3.5	R5.0	RMH	RM	CN	CC	CR	IN	IBP	IL	IG
Retreat center	S	S							S	S	P	S			
Riding stables	S	S									S	S			
Seasonal hunting or fishing facility	S	S									S				
Self-service laundry									P	P	P		P		
Shoe repair/tailor shop									P	P	P		P		
Shooting range (outdoor)	S	S									S				
Shooting/archery range (indoor)											S		S		
Shopping mall										S	P				
Skating rink/swimming pool										P	P		S		
Sporting goods shop									S	P	P				
Stationary store									P	P	P				
Supermarket									S	S	P				
Tanning salon									P	P	P		P		
Tattooing/body piercing establishment									S	S	P		S		
Theater									P	P	P				
Truck stop/travel center	S										S			S	S
Variety store									S	P	P				
Vehicle detailing/ accessory shop										P	P		S	P	
Veterinary office/ animal clinic (without outdoor kennels)									P	P	P		P		
Video/music store									P	P	P				
Industrial Uses															
Agricultural products terminal	P														P
Animal and animal products processing	S														S
Assembly facility											P		P	P	P
Boat/RV storage facility (outdoor)													P	S	S
Bottle gas storage and distribution															S
Concrete/asphalt production facility															S
Contractor's storage yard	S									S	S		S	S	P
Contractor's warehouse	P								S	S	S		P	P	P
Explosive manufacturing and storage															S
Fabrication facility													P ¹	P ¹	P
Food and beverage production													S	S	P
Inoperable vehicle storage															S
Junk/scrap metal yard															S
Lumber yard											S		P	P	P
Manufacturing facility													P ¹	P ¹	P
Mineral extraction and processing	S														S
Mini-warehouse self- storage facility											P		P	P	P
Packaging facility											P		P	P	P

LAND USE MATRIX, cont'd.															
PRIMARY LAND USE <i>P = Permitted Use</i> <i>S = Special Exception Use</i>	ZONING DISTRICT														
	A	RR	R1.0	R2.5	R3.5	R5.0	RMH	RM	CN	CC	CR	IN	IBP	IL	IG
Petroleum and chemical processing and storage															S
Power generation facility (commercial)														S	S
Printing/publishing facility											P		P	P	P
Refuse dump/transfer station															S
Research and development facility													P	P	P
Sanitary landfill															S
Semi-tractor/trailer storage														S	S
Tool and dye shop											S		P	P	P
Truck freight terminal														S	P
Truck sales and service center														S	S
Warehouse and distribution facility													P	P	P
Waste incinerator															S
Wholesale distribution facility													P	P	P
<p>¹ <i>Industrial land use standards in the IBP and IL Districts.</i> Unless modified or waived by the Board of Zoning Appeals as a special exception, the following supplemental standards shall apply in the IBP and IL zoning districts:</p> <p>(1) <i>Floor area.</i> The maximum floor area dedicated to fabrication and/or manufacturing operations shall not exceed 75%. At least 25% of the floor shall be utilized for other than such operations, such as for administrative offices.</p> <p>(2) <i>Outdoor storage.</i> Permanent or temporary outdoor storage of equipment and/or materials shall not be allowed. All such storage shall be enclosed within a permanent structure.</p> <p>(3) <i>Loading and service areas.</i> Areas for truck parking, loading and unloading, service bays, or other such areas shall be screened in accordance with the buffer yard type 3 standards of the zoning chapter.</p> <p>(4) <i>Solar ready design.</i> Buildings having over 200,000 square feet in a single floorplate or 500,000 gross square feet are encouraged to be designed and constructed to facilitate and make feasible the installation of a roof-mounted solar energy system (covering at least 25% of the roof area in solar panels) or a building-integrated solar energy systems (covering at least 25% of the building envelope).</p> <p>² Requires Overlay District approval.</p>															

ACCESSORY LAND USE TABLE															
ACCESSORY LAND USE <i>P = Permitted Use</i> <i>S = Special Exception Use</i>	ZONING DISTRICT														
	A	RR	R1.0	R2.5	R3.5	R5.0	RMH	RM	CN	CC	CR	IN	IBP	IL	IG
Amateur radio and radio receiver antenna (see § 156.062(B)(6)(b))	P	S	S	S	S	S	S	S	S	P	P	P	P	P	P
Attached and detached decks 30 inches or more above grade	P	P	P	P	P	P	P		P						
Recreational greenhouses (less than 50 sq. ft.)	P	P	P	P	P	P									
Detached garages and carports (1)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, accessory	S	S	S	S	S	S	S		S						
Home occupation	S	S	S	S	S	S	S	S							
Mini-barns, sheds and gazebos (2)	P	P	P	P	P	P	P	P	P						
SES/large-scale	S	S						S		S	S	S	(3)	(3)	S
SES/medium-scale	S	S								S	S	S	(3)	(3)	S
SES/micro-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
SES/small-scale	P	P	P	P	S	S	P	P	S	P	P	P	P	P	P
Swimming pools and hot tubs (above- ground and in-ground)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial parking lot or garage									P	P	P		P	P	P

(1) Carports not on a permanent foundation and less than 200 square feet shall not be counted as an accessory structure and shall be exempt from this section.

(2) Permitted per residence or business use (no more than two of any type of accessory structure is permitted).

(3) Refer to § 156.062(B)(9) for permitted accessory SES types exempt from special exception requirement and scale limitations in these zoning districts.