

ZONING ORDINANCE

Yeoman, Indiana

Carroll County Area Plan Commission

Planning Consultants

Beckman, Swenson & Associates
3210 West Illinois Road
Fort Wayne, Indiana 46808

1970

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PROJECT IND. P-108

This Ordinance was prepared for the Division of Planning of the Department of Commerce of the State of Indiana. The preparation of this Ordinance was financially aided through a Federal grant from the Department of Housing and Urban Development under the Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

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Table of Contents

	<u>Page</u>
ARTICLE 1. Establishment of Districts: Zoning Map.....	2
Section 1. Districts and the Zoning Map.....	2
Section 2. Replacement of Zoning Map.....	2
Section 3. Interpretation of District Boundaries.....	3
ARTICLE 2. Application of District Regulations.....	3
ARTICLE 3. Schedule of District Regulations.....	4
Section 1. U-1, Urban Residential District.....	4
Section 2. U-2, Urban Residential District.....	8
Section 3. B-1, General Business District.....	9
Section 4. B-3, Central Business District.....	15
Section 5. I-1, Industrial District.....	16
Section 6. I-2, Industrial District.....	19
ARTICLE 4. Supplementary District Regulations.....	21
Section 1. Buildings on a Lot.....	21
Section 2. Division of Lots.....	21
Section 3. Access to Public Street.....	21
Section 4. Access to Business or Industrial Districts...	22
Section 5. Visual Clearance on Corner Lots.....	22
Section 6. Fences, Walls and Hedges.....	22
Section 7. Accessory Buildings, Structures and Uses.....	22
Section 8. Essential Services.....	22
Section 9. Height Modification.....	22

Section 10.	Front Yards.....	23
Section 11.	Projections into Yards.....	23
Section 12.	Signs.....	23
Section 13.	Compact Homes.....	23
Section 14.	Recreational Vehicle Parks.....	23
Section 15.	Mobile Home Parks.....	25
Section 16.	Temporary Uses of Land or Structures.....	26
Section 17.	Off-Street Parking.....	26
Section 18.	Off-Street Loading.....	28
Section 19.	Planned Developments.....	29
Section 20.	Flood Hazard Areas.....	33
Section 21.	Performance Standards and General Requirements for Industrial Districts.....	34
ARTICLE 5.	Non-Conforming Lots, Non-Conforming Uses of Land, Non-Conforming Structures, and Non- Conforming Uses of Structures and Premises....	36
Section 1.	Buildings Under Construction.....	36
Section 2.	Non-Conforming Lots of Record.....	36
Section 3.	Non-Conforming Uses of Land.....	37
Section 4.	Non-Conforming Structures.....	37
Section 5.	Non-Conforming Uses of Structures.....	38
Section 6.	Repairs and Maintenance.....	39

ARTICLE 6.	Administration and Enforcement - Improvement Location Permits and Certificates of Occupancy.....	39
ARTICLE 7.	Board of Zoning Appeals.....	41
ARTICLE 8.	Amendments.....	44
ARTICLE 9.	Fees and Expenses for Notice.....	44
ARTICLE 10.	Enforcement.....	44
ARTICLE 11.	Definitions.....	45
ARTICLE 12.	Separability Clause.....	52
ARTICLE 13.	Repeal of Conflicting Ordinances.....	52

AN ORDINANCE ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR THE TOWN OF YEOMAN, INDIANA, PROVIDING FOR THE ADMINISTRATION AND PENALTIES FOR VIOLATION THEREOF AND FOR THE REPEAL OF ALL CONFLICTING ORDINANCES.

THIS ORDINANCE is in accordance with a Development Plan and is adopted so that adequate light, air, convenience of access, and safety from fire, flood and other danger may be secured; that congestion in the public streets may be lessened or avoided; and that the public health, safety, comfort, morals, convenience and general public welfare may be promoted. This Ordinance is made with reasonable regard to existing conditions, the character of buildings erected in each district, the most desirable use for which the land in each district may be adapted and the conservation of property values throughout the territory under the jurisdiction of the Town of Yeoman, Indiana.

Now therefore be it ordained by the Town Board of the Town of Yeoman under authority of Chapter 138, Acts of 1957, General Assembly of the State of Indiana and all acts amendatory thereto:

ARTICLE I. ESTABLISHMENT OF DISTRICTS: ZONING MAP

Section 1. The Town is hereby divided into the following districts:

- U-1 Urban Residential District
- U-2 Urban Residential District
- B-1 General Business District
- B-3 Central Business District
- I-1 Industrial District
- I-2 Industrial District

which are shown on the Town Zoning Map which, together with all explanatory matter thereon, is incorporated into and made a part of this ordinance.

The Zoning Map shall be identified by the signature of the President of the Town Board and the seal of the Town under the words: "I hereby certify that this is the Zoning Map referred to in Article I, Section 1 of Ordinance Number " together with the date of the adoption of this ordinance.

If any changes are made in the district boundaries or any other matter portrayed on the Zoning Map, such changes together with the following statement: "On (date), by official action of the Town Board the following (change) changes (was) were made in the Zoning Map: (brief description of nature of change)," shall be made on the Zoning Map promptly after the amendment has been approved by the Town Board. The entry shall be signed by the President of the Town Board. No amendment to this ordinance involving anything portrayed on the Zoning Map shall become effective until after such change has been made on the map.

Regardless of the existence of copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map which shall be located in the Town Hall is the final authority as to the current zoning status of land and water areas, buildings, and other structures in the Town.

Section 2. Replacement of Zoning Map. In the event the Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the Town Board may by resolution adopt a replacement which shall replace the drafting or other errors or omissions in the replaced Zoning Map but may not amend the zoning ordinance. The new Zoning Map shall be identified by the signature of the President of the Town Board and the seal of the town under the following words: "I do hereby certify that this Zoning Map

supersedes and replaces the Zoning Map adopted (date of adoption of map being replaced) as part of Ordinance No. " along with the date of the resolution.

Section 3. Interpretation of District Boundaries. The following rules shall be used in interpreting the Zoning Map:

- a. Boundaries indicated as approximately following the centerlines of streets, highways, alleys, streams, rivers, or other bodies of water shall be construed to follow such centerlines;
- b. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- c. Boundaries indicated as approximately following corporate, township or county lines shall be construed as following those lines;
- d. Boundaries indicated as parallel to or extensions of features indicated in subsections (a) through (c) above shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map;
- e. Where physical or cultural features existing on the ground are at variance with those shown on the Zoning Map, or in other circumstances not covered by subsections (a) through (d) above, the Board of Zoning Appeals shall interpret the district boundaries.

ARTICLE 2. APPLICATION OF DISTRICT REGULATIONS

Section 1. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations specified in this ordinance for the district in which it is located.

Section 2. No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.

No part of a yard, or other open space, or off-street parking or loading space required in connection with any building for the purpose of complying with this ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building or use.

Section 3. The regulations established by this ordinance are the minimum requirements for the promotion of the public health, safety, comfort, morale, convenience, and general public welfare. Whenever the requirements of this ordinance are at variance with any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive or that imposing the higher standards, shall govern.

ARTICLE 3. SCHEDULE OF DISTRICT REGULATIONS

Section 1. U-1 - Urban Residential District.

a. Permitted Uses and Structures:

1. Single-family dwellings.
2. Public parks, playgrounds, recreation areas and public golf courses and country clubs.
3. Public elementary, junior high, and high schools and public buildings for town, city, county, State, and Federal Government use.
4. Churches and community buildings.
5. Planned developments, residential, on tracts of land of five acres or more in area in accordance with Article 4, Section 19.
6. Mobile home when located in a mobile home park.
7. Temporary real estate offices for sale or rental of real estate on the premises.
8. Temporary buildings and structures incidental to construction work only for the period of such work.
9. Storage of a continually unoccupied recreational vehicle in a private garage or rear or side yard.
10. Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses.

b. Uses Permitted as Special Exceptions by Board of Zoning Appeals:

1. Private clubs and religious and charitable institutions.
2. Home occupations.
3. Nursery schools.
4. Nursing or rest homes.
5. Governmental and public utility uses.
6. Mobile home parks in accordance with the Mobile Home Parks Act of 1955, as amended, Indiana State Board of Health Regulations, as amended, and Article 4, Section 15 of this ordinance.
7. Hospitals and medical clinics.
8. Two-family and multiple-family dwellings.
9. Compact homes in accordance with Article 4, Section 13.
10. Uses, buildings, and structures customarily accessory and clearly incidental to the above uses.

c. Minimum Lot Sizes:

	Area Per Dwelling Unit (Square Feet)	Lot Width (Feet)
<u>Single-Family</u>		
With sanitary sewers	6,000	60
Without sanitary sewers	14,000	80
<u>Two-Family</u>		
With sanitary sewers	4,000	70
Without sanitary sewers	9,000	90
<u>Multiple-Family</u>		
With sanitary sewers	2,500	75
Without sanitary sewers	6,000	100

d. Minimum Yard Sizes:

Front Yard--35 feet along Major and Collector Highways
and 25 feet along all other streets.

Rear Yard--20 feet.

Side Yards--7 feet (each side).

e. Maximum Height of Structures:

Single-family and two-family dwellings 2-1/2 stories or
35 feet whichever is lower.

Multiple-family dwellings 3 stories or 35 feet whichever
is lower, except this height may be increased provided
that for each 1 foot of building height over 35 feet,
each required side and rear yard shall be increased by
2 feet.

f. Minimum Off-Street Parking Requirements:

Multiple-family dwellings--1-1/2 spaces for each dwell-
ing unit.

Single-family dwelling and mobile homes--1 space for
each dwelling.

Public elementary or junior high schools--1 space for
each 3 faculty members and other full-time employees.

School and institutional auditoriums and churches--1
space for each 2 persons employed on the premises, and 1
additional space for each 6 seats based on maximum
seating capacity, including fixed and movable seats.

Meeting halls and private clubs--spaces equal to 30
percent of the maximum number of people that can be
accommodated in accordance with design capacity.

Recreational and community centers--1 space for each 3
employees, plus adequate spaces as determined by the
Board to serve the visiting public.

Public utility and public service uses--1 space for
each 2 employees, plus adequate spaces as determined by
the Board to serve the visiting public.

Home occupations--1 space in addition to residence
requirements.

Planned developments--at least the total number of spaces on the basis of the required spaces for each individual use.

Hospital and nursing and rest homes--1 space per 3 beds and 1 for each 2 employees on the maximum working shift.

Mobile home park--1 space for each mobile home site, plus 1 space for each four sites for guest parking.

Other permitted or special exception uses--spaces as determined by the Board.

- g. Limitations on Signs. For each use no sign intended to be read from off the premises shall be permitted except non-flashing signs in accordance with the following provisions:

1. Nameplate and identification signs.

Residential uses--not more than 1 nameplate, not exceeding 1 square foot in area for each dwelling unit indicating the name or address of the occupant or a permitted occupation.

Other uses--not more than 1 identification sign, not exceeding 16 square feet in area which indicates only the name and address of the building or use.

On a corner lot 2 such signs, one facing each street, shall be permitted.

No sign shall be closer than 15 feet to a lot line adjoining a street.

No sign shall project higher than 1 story or 15 feet above curb level, whichever is lower.

Such signs shall be non-flashing and illuminated with white light only.

2. For sale and to rent signs.

Not more than 1 sign per lot, not exceeding 12 square feet in area and no closer than 8 feet to any other lot.

During the construction and sale of lots in a subdivision containing at least 10 acres, a temporary sign may be erected along each side of the subdivision fronting on the street, provided each sign contains not more than 120 square feet of surface area.

On a corner lot 2 such signs, one facing each street, shall be permitted.

No sign shall project beyond the property line into the public right-of-way.

No sign shall project higher than 1 story or 15 feet above curb level, whichever is lower.

3. Signs accessory to parking areas.

Non-residential uses--signs designating entrances or exits are limited to 1 sign for each such entrance or exit and to a maximum size of 2 square feet each. 1 sign per parking area designating the identity or conditions of use and limited to a maximum size of 9 square feet shall be permitted.

On a corner lot 2 such signs, one facing each street, shall be permitted.

No sign shall project beyond the property line into the public right-of-way.

No sign shall project higher than 7 feet above curb level.

Section 2. U-2 - Urban Residential District.

a. Permitted Uses and Structures:

1. The uses permitted and as regulated in numbers 1, 3, 4, 5, 8, and 9, U-1 Urban Residential District.
2. Public parks and playgrounds.
3. Uses, buildings and structures customarily accessory and clearly incidental to the above permitted uses.

b. Uses Permitted as Special Exceptions by Board of Zoning Appeals:

1. The special exceptions permitted and as regulated in numbers 1, 2, 3, 4, 5, 7, 8, and 9, U-1 Urban Residential District.

2. Uses, buildings, and structures customarily accessory and clearly incidental to the above uses.

c. Minimum Lot Size:

Lot area per dwelling unit--single-family, 5,000 square feet; two-family, 3,500 square feet; and multiple-family 2,500 square feet.

Lot width--single-family, 50 feet; two-family, 60 feet; and multiple-family, 70 feet.

d. Minimum Yard Sizes:

Front Yard - 20 feet.

Rear Yard - 15 feet.

Side Yards - 6 feet (each side).

e. Maximum Height of Structures:

Same as in U-1 Urban Residential District.

f. Minimum Off-Street Parking and Loading Requirements:

Same as in U-1 Urban Residential District.

g. Limitations on Signs:

Same as in U-1 Urban Residential District.

Section 3. B-1 - General Business District.

a. Permitted Uses and Structures:

1. Retail businesses and customary accessory service activities.

2. Personal, business, financial, and professional services.

3. Governmental and public utility uses.
4. A dwelling unit or lodging room as an accessory use in the principal building.
5. Temporary buildings and structures incidental to construction work only for the period of such work.
6. Planned developments, business, on tracts of land of 4 acres or more in area in accordance with Article 4, Section 19 of this ordinance.
7. Recreational Vehicle Parks in accordance with the minimum requirements of Article 4, Section 14.
8. Amusement establishments such as bowling alleys, pool halls, dance halls, amusement parks and other outdoor amusement facilities.
9. Automobile service stations; boat sales, rentals, storage and repair, greenhouses, retail; machinery sales; monument sales; motor vehicles sales; plumbing and heating showrooms and shops; restaurants and taverns; second-hand stores and rummage shops, excluding building materials or salvage goods; theaters, indoor; trailer sales and rental, for use with private passenger cars; mobile home sale; and drive-in food establishments.
10. Animal hospitals; auction rooms; blue-printing and photostating establishments; cartage and express facilities; frozen food lockers; motels; laboratories, medical and dental; laundrettes; model homes or garage displays; schools, music, dance, trade or business; undertaking establishments; and farm service centers.
11. Clubs and lodges, non-profit; convention and meeting halls; exhibition halls; charitable institutions; and parking lots, open and other than accessory and subject to the provisions of Article 4, Section 17 of this ordinance.
12. Building material sales, retail, but not including processing or manufacture of millwork; contractors or construction offices and shops, without outside storage; dry cleaning establishments; fuel and ice sales provided liquid fuels in excess of 120 gallons are stored in underground tanks; garages for storage, repair, and servicing of motor vehicles; printing; publishing; radar installations and towers; and storage, warehousing and wholesale establishments.

13. Storage of a continually unoccupied mobile home or recreational vehicle.

14. Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses when located on the same lot as the principal use.

b. Uses Permitted as Special Exceptions by Board of Zoning Appeals:

1. Theaters, drive-in, provided vehicular entrance and exit points are on thoroughfares located within a business or manufacturing district; no building or structure shall be set back from a property line or a residence district boundary line less than 40 feet; artificial lighting shall be arranged so that direct rays of light shall not beam upon adjoining properties and streets; and off-street reservoir parking spaces are installed, equal in number to 10 percent of the vehicle capacity of the theater.

2. Highway maintenance garages and yards.

3. Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses when located on the same lot as the principal use.

c. Minimum Lot Size:

None required.

d. Minimum Yard Sizes:

Front Yard - 25 feet.

Rear Yard - 20 feet.

Side Yards - Not required along an interior lot line, but, if provided, shall be not less than 5 feet.

On a corner lot adjoining a street - 25 feet.

Transitional yards--along a side lot line which coincides with a side or rear lot line of a lot in a residence district, a yard shall be provided equal in width to the side yard required for a lot in the residence district.

e. Maximum Height of Structures:

Three stories or 45 feet.

f. Minimum Off-Street Parking and Loading Requirements:

1. Off-Street Parking

Same as in U-1 Urban Residential District.

Private clubs and lodges--1 space for each lodging room and 1 space for each 6 seats in accordance with design capacity of the main meeting room.

Motels--1 space for each dwelling unit.

Schools, commercial or trade and music, dance, or business--1 space for each 2 employees, plus 1 space for each 5 students based on the maximum design capacity.

Bowling alleys--7 spaces for each alley, plus such additional spaces as may be required herein for affiliated uses.

Gymnasiums, health salons, swimming pools, skating rinks, and dance halls, commercial--1 space for each 3 persons based upon maximum design capacity, plus 1 space for each 3 employees.

Automobile service stations--1 space for each employee, plus 2 spaces for each service stall.

Motor vehicle sales and wholesale stores--1 space for each 400 square feet of floor area.

Undertaking establishments--8 spaces for each chapel or parlor, plus 1 space for each funeral vehicle maintained on the premises.

Auto laundries--1 space for each 3 employees, plus 1 space for the owner or manager and reservoir parking spaces equal in number to 5 times the maximum capacity of the auto laundry.

Warehouse, storage, and mail order establishments--1 space for each 2 employees based upon the maximum number of persons employed on the premises.

Cartage, express, parcel delivery and freight terminal establishments--1 space for each 2 employees based upon the maximum number of persons employed on the premises, plus 1 space for each vehicle maintained on the premises.

Medical and dental clinics--3 spaces for each examining or treatment room, plus 1 space for each doctor and each employee in the building.

Restaurants and taverns--1 space for each 3 persons based upon the maximum number of persons that can be accommodated at the same time in accordance with design capacity.

Banks--1 space for each 300 square feet of floor area.

Business, professional, and public administration or service office buildings--1 space for each 500 square feet of floor area.

Furniture and appliance stores--1 space for each 400 square feet of floor area.

Other business and commercial establishments--1 space for each 300 square feet of gross floor area.

Other permitted or special exception uses--spaces as determined by the Board.

2. Off-Street Loading and Unloading

Use	Gross Floor Area	No. of Berths
Business or commercial uses	5,000 to 10,000 sq. ft.	1 (10'x25')
	10,000 to 25,000 sq. ft.	2 (10'x25' each)
	25,000 to 40,000 sq. ft.	2 (10'x50' each)
	40,000 to 100,000 sq. ft.	3 (10'x50' each)
	Each additional 200,000 sq. ft. or fraction thereof over 100,000 sq. ft.	1 (10'x50')
Planned developments, business		The total of the required berths for each individual use.

g. Limitations on Signs. For each use no sign intended to be read from off the premises shall be permitted except in accordance with the following provisions:

1. Business signs and advertising signs in accordance with the following provisions.

(a) The gross surface area in square feet of all signs on a lot shall not exceed 6 times the lineal feet of frontage of the lot. Each side of the lot which adjoins a street shall be considered a separate frontage.

(b) The gross surface area of all advertising signs shall not exceed one-half the gross surface area of all signs permitted on a lot. Each side of the lot which adjoins a street shall be considered a separate frontage.

(c) A business sign when affixed to a building shall not project therefrom more than 8 feet. A business sign not affixed to a building shall be no nearer than 5 feet to a street right-of-way line.

(d) A business sign affixed to a building shall project no higher than 6 feet above building height. A business sign not affixed to a building shall project no higher than 30 feet.

(e) Advertising signs affixed to a building wall shall not project therefrom more than 2 feet, nor project higher than the building height. Free-standing advertising signs shall be located no closer than 40 feet to a street right-of-way line, 20 feet to a rear property line, 5 feet to a side lot line, and 100 feet to a residence district boundary line, nor project higher than 20 feet above the mean elevation of the finished grade of the adjoining ground or pavement.

(f) Any sign not affixed to a building and located within 3 feet of a driveway or parking area or within 30 feet of the intersection of two or more streets shall have its lowest elevation at least 9 feet above the mean elevation of the finished grade of the adjoining ground or pavement.

(g) Signs may have constant or flashing illumination, provided that where a sign is illuminated by light reflected upon it direct rays of light shall be shielded from residential buildings and the street.

Section 4. B-3 - Central Business District.

a. Permitted Uses and Structures:

1. The uses permitted and as regulated in numbers 1, 2, 4, 5, and 11, B-1 General Business District.
2. Fire and police stations, public buildings, parks and public and private utility uses, but not including outside service or storage yards.
3. Amusement establishments such as bowling alleys, pool halls, dance halls, theaters, and other indoor amusement uses.
4. Automobile, implement, and boat sales and service; plumbing and electrical showrooms and shops; restaurants and taverns; second-hand and rummage stores, excluding building materials or salvage goods; hotels; and commercial schools.
5. Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses when located on the same lot as the principal use.

b. Uses Permitted as Special Exceptions by Board of Zoning Appeals:

1. Churches.
2. Blue-printing and photostating, automobile service stations, dry cleaning and laundry establishments, printing and publishing, and garages for repair and servicing.
3. Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses when located on the same lot as the principal use.

c. Minimum Lot Size:

None required.

d. Minimum Yard Sizes:

Front Yard - None required.

Rear Yard - None required.

Side Yard - Not required along an interior lot line, but, if provided, shall be not less than 5 feet.

Transitional Yards--along a side lot line which coincides with a side or rear lot line of a lot in a residence district, a yard shall be provided equal in width to the side yard required for a lot in the residence district.

e. Maximum Height of Structures:

Three stories or 45 feet.

f. Minimum Off-Street Parking and Loading Requirements:

Same as in B-1 General Business District.

g. Limitations on Signs.

Business signs as permitted and regulated in numbers (a), (c), (d), (f), and (g), B-1 General Business District.

Section 5. 1-1 - Industrial District.

a. Permitted Uses and Structures:

1. The following uses provided the principal use is conducted within a completely enclosed building and conforms to the performance standards and general requirements of Article 4, Section 21 of this ordinance:

Light manufacturing, including processing, refining, fabricating, assembling, cleaning, testing or repairing of goods, materials, or products.

Engineering or research laboratories, vocational or industrial training facilities, data processing or analysis.

Wholesaling, warehousing, packaging, storage or distribution facilities.

General offices associated with an industrial use, including service facilities for employees or guests.

Printing, lithographing, publishing, or photography establishments.

2. Governmental and public utility uses.

3. Planned developments, manufacturing, on tracts of land of 20 acres or more in area in accordance with Article 4, Section 19.
 4. Lumber yards, building materials, millwork, storage and sale; contractor's storage yard.
 5. Vehicle and implement repair and painting shops.
 6. Uses, buildings, and structures customarily accessory and clearly incidental to the above permitted uses when located on the same lot as the principal use, including recreational areas for employees, and lodging facilities for owners, guards, or caretakers.
- b. Uses Permitted as Special Exceptions by Board of Zoning Appeals:
1. Storage and use of explosive materials, bulk fuel storage.
 2. Trucking terminals.
 3. Grain elevators and supply yards.
 4. Uses, buildings, and structures customarily accessory and clearly incidental to the above uses.
- c. Minimum Lot Size:
- None required.
- d. Minimum Yard Sizes:
- Front Yard - 20 feet.
- Rear Yard - Except where abutting a railroad right-of-way, 10 feet.
- Side Yards - 15 feet (each side), when adjoining an interior lot line; 25 feet when adjoining a street; and 50 feet where a side lot line coincides with a side or rear lot line in an adjacent residential or business district.
- e. Maximum Height of Structures:
- 45 feet.

f. Minimum Off-Street Parking & Loading Requirements:

1. Off-Street Parking

Same as in B-1 General Business District.

Manufacturing, fabricating, processing, assembly, disassembly, cleaning, servicing, testing or repairing of materials, goods, or products--1 parking space for each 3 employees based upon the working period when the maximum number of persons are employed on the premises.

2. Off-Street Loading & Unloading

Same as in B-1 General Business District.

Use	Gross Floor Area	No. of Berths
Any manufacturing, fabricating, processing, cleaning, servicing, testing, repair, or storage of materials, goods, or products	5,000 to 40,000 sq. ft.	1
	40,000 to 100,000 sq. ft.	2
	Each additional 100,000 sq. ft. or fraction thereof	1
Planned developments, industrial		The total of the required berths for each individual use.

g. Limitations on Signs. For each use no sign intended to be read from off the premises shall be permitted except in accordance with the following provisions:

1. Business signs and advertising signs as permitted and regulated in the B-1 General Business District.
2. For industrial parks, 1 additional sign on each street frontage--other than those regulated in 1. above--shall be permitted, subject to the following:

Such sign shall advertise only the name and location of such park and the name and type of business of each occupant of the park.

The gross area in square feet of the additional sign shall not exceed 3 times the lineal feet of frontage of the lot.

Such a sign shall be set back at least 15 feet from the front lot line of such park.

No sign shall project higher than 30 feet above curb level.

Section 6. 1-2 - Industrial District.

a. Permitted Uses and Structures:

1. The uses permitted in the 1-1 Industrial District and the following uses provided they conform to the performance standards and general requirements of Article 4, Section 21, of this ordinance.
2. Bakery, secondary food processing, milk processing, manufacture and bottling of dairy products and beverages.
3. Manufacture and assembly of glass, plastic, paper, cloth, jewelry, and leather products.
4. Manufacture of colors, dye, paint, and other coatings (excluding tar products).
5. Machine, welding, tool and die shops; electroplating operations.
6. Manufacture of pharmaceutical, biological, medical, cosmetic, and candy products.
7. Manufacture and assembly of optical goods, musical and recording instruments, office machinery, electrical and mechanical goods, and farm machinery.
8. Manufacture and assembly of marine, office, and household furniture and appliances; communication and automobile equipment; air conditioning, heating, and refrigeration equipment.
9. Can and container manufacture and processing and milling of forest products.
10. Canning, bottling, processing and packaging of food and beverages; grain elevators; grain processing and starch manufacture.
11. Dyeing and cleaning works; and services such as freight movers, communication and canteen operations.

12. Upholstering and feather goods manufacture.
 13. Trucking terminals.
 14. Vehicle and implement repair and painting shops.
 15. Lumber yards, building materials, millwork, storage and sale; contractor's storage yard.
- b. Uses Permitted as Special Exceptions by Board of Zoning Appeals, provided they conform to the performance standards and general requirements of Article 4, Section 21.
1. Storage, use, or manufacture of explosive materials.
 2. Creosote manufacturing and treatment.
 3. Bulk storage of petroleum products.
 4. Foundries, smelting operations, metal forging, rolling and stamping plants.
 5. Manufacture of detergents and soaps.
 6. Monument works and stone cutting.
 7. Concrete mixing, production of concrete blocks, cinder blocks and similar building materials.
 8. Cement, lime, and gypsum manufacturing, oil processing, refining and manufacturing.
 9. Fat rendering and fertilizer manufacturing; stock yards, slaughtering, and allied food processing; leather curing and tanning.
 10. Tar, tar paper, and tar products manufacturing and processing; manufacture of matches and fire works.
 11. Production of emulsified asphalt and asphaltic concrete paving material.
 12. Manufacture of chemicals and gases, poisons and insecticides.
 13. Storage or processing of salvage, scrap, or junk.
 14. Uses, buildings, and structures customarily accessory and clearly incidental to the above uses.

c. Minimum Lot Size:

Lot Area - 1 acre.

Lot Width - 150 feet.

d. Minimum Yard Sizes:

Front Yard - 40 feet.

Rear Yard - Same as I-I Industrial District.

Side Yards - (each side) Same as I-I Industrial District.

e. Maximum Height of Structures:

Same as I-I Industrial District.

f. Minimum Off-Street Parking and Loading Requirements:

Same as I-I Industrial District.

g. Limitations on Signs:

Business and advertising signs as permitted and regulated in the I-I Industrial District.

ARTICLE 4. SUPPLEMENTARY DISTRICT REGULATIONS

Section 1. Buildings on a Lot. Except as otherwise provided, every building hereafter erected or structurally altered to provide dwelling units shall be located on a lot and in no case shall there be more than one such building on a lot.

Section 2. Division of Lots. No lot improved with a building or buildings shall hereafter be divided into two or more lots and no portion of any such improved lot shall be sold, unless all improved lots resulting from each such division or sale shall conform with all of the bulk regulations of the zoning districts in which the property is located.

Section 3. Access to Public Street. Each principal building hereafter erected shall be on a lot which adjoins a public street or a permanent easement of access, at least twenty (20) feet wide, connecting to a public street.

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Section 4. Access to Business or Industrial Districts. No land which is located in a Residence District shall be used for driveway or vehicular access purposes to any land which is located in a Business or Industrial District.

Section 5. Visual Clearance on Corner Lots. On a corner lot in any residential district nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and a half (2-1/2) and ten (10) feet above the centerline grades of the intersecting streets, in the area bounded by the street right-of-way lines of the corner lot and a line joining two points on the street right-of-way lines thirty-five (35) feet from the point of their intersection.

Section 6. Fences, Walls and Hedges. Fences, walls and hedges may be permitted in any required yard, or along the edge of any yard, provided all other provisions of this ordinance are complied with.

Section 7. Accessory Buildings, Structures, and Uses.

- a. Notwithstanding other provisions of this ordinance, walks, driveways, curbs, retaining walls, lattice-work screens, trees, shrubs, flowers, plants, mail boxes, name plates, lamp posts, bird baths, benches, and structures of a like nature are permitted in any required front, side or rear yard provided they do not violate the requirements of Section 5, Article 4.
- b. Accessory buildings, structures, and uses, other than those set forth in a. shall be permitted in any required rear yard provided they are located no closer than five (5) feet to any property line.
- c. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.

Section 8. Essential Services. The regulations of this ordinance shall not be interpreted so as to limit or interfere with the construction, installations, operation and maintenance for public utility purposes of water and gas pipes, mains and conduits; electric light and electric power transmission and distribution lines; telephone and telegraph lines; oil pipe lines and sewer mains.

Section 9. Height Modification. Church spires, belfries and domes, stios, monuments, water towers, observation towers, transmission towers, chimneys, smoke stacks, flag poles, tele-

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vision and radio towers, masts and aerials, cooling towers, elevator bulkheads, scenery lofts, tanks, skylights or mechanical appurtenances necessary to the building may be erected above the height limits herein specified.

Section 10. Front Yards. Where 25 percent or more of the lots on one side of the street within a block or within a distance of 1800 feet, whichever is less, are occupied by buildings on the effective date of this ordinance, no building or other structure shall be erected, reconstructed, altered, or moved so as to project closer to the right-of-way line of the street on which it faces than the average building setback line established by such buildings. Where no front yard line has been thus established, the front yard requirements set forth in the Schedule of District Regulations shall be complied with.

Section 11. Projections into Yards. Every part of a required yard shall be open and unobstructed except for accessory buildings and uses.

Section 12. Signs. Signs erected by governmental agencies are exempt from the regulations set forth under Limitations on Signs in the Schedule of District Regulations.

Section 13. Compact Homes. In any district in which compact homes are permitted the following minimum requirements shall apply:

- a. Each compact home shall be located on a lot and shall be the only principal building on the lot.
- b. A compact home shall comply with the minimum lot size, minimum yard sizes, and other single-family dwelling requirements of the district in which it is located.
- c. The wheels shall be removed from each compact home.
- d. All compact homes shall be supported under all exterior walls by a permanent foundation completely enclosing the undercarriage as approved by the Zoning Administrator.
- e. Each compact home shall be oriented on the lot in such manner as is most compatible with other dwellings in the immediate neighborhood.

Section 14. Recreational Vehicle Parks. In any district in which Recreational Vehicle Parks are permitted the following requirements shall apply:

- a. Recreational vehicle parks shall have direct access to a public street with sufficient frontage thereon for the proper construction of entrances and exits. Such entrances and exits shall be designed for the safe movement of recreational vehicles into and out of the park.
- b. Conditions of soil, groundwater level, drainage, geologic structure and topography shall not create hazards to the park site or to the health and safety of occupants, nor shall the site be subject to the hazards of objectionable smoke, odor, or noise, or the possibility of subsidence, sudden flooding or severe erosion.
- c. The density of a park shall not exceed 17 recreational vehicle spaces per acre of gross site area.
- d. Recreational vehicles shall be separated from each other and from other park buildings or structures by at least 10 feet.
- e. In addition to complying with any required side or rear yard provisions of the district in which the park is located: (1) no recreational vehicle space shall be nearer than 50 feet to the right-of-way line of a Major or Collector Highway or nearer than 25 feet to the right-of-way line of other streets; and (2) where the boundary line of a recreational vehicle park coincides with that of a residential district other than along a thoroughfare or alley, a yard of at least 25 feet in width shall be required.
- f. At least one centrally located recreation area equal in size to 8 percent of the gross park area shall be provided in each recreational vehicle park. Streets, parking areas and park service facility areas shall not be included in the required recreational area.
- g. Management offices and storage, playground and picnic equipment, sanitation and laundry facilities, information signs and other structures customarily incidental to a recreational vehicle park shall be permitted as accessory uses.
- h. A dense greenbelt of evergreen trees and/or shrubs, not less than 3 feet high after one full growing season and which at maturity is not less than 10 feet high, shall be located and effectively maintained at all times along all park boundary lines where deemed necessary by the Board to protect occupants from adverse influences outside the park or nearby neighbors from adverse effects of the park.

1. Recreational vehicle spaces shall be rented by the day or week only and each recreational vehicle occupying a space shall remain in the same park no longer than 120 days.

Section 15. Mobile Home Parks. In any district in which Mobile Home Parks are permitted the following minimum requirements shall apply:

- a. The minimum area of a mobile home park shall be 2 acres.
- b. No mobile home site shall be rented in any park except for periods of 30 days or longer.
- c. No mobile home shall be nearer than 100 feet to the right-of-way line of any Major or Collector Highway.
- d. A dense greenbelt of evergreen trees and/or shrubs, not less than 3 feet high after one full growing season and which at maturity is not less than 10 feet high, shall be located and effectively maintained at all times along all park boundary lines where deemed necessary by the Board.
- e. Each park shall provide a recreational area or areas equal in size to at least 8 percent of the area of the park. Streets, parking areas, and park service facility areas shall not be included in the required recreational area.
- f. Coin-operated laundries, laundry and dry-cleaning pick-up stations and other commercial convenience establishments may be permitted in mobile home parks provided: (1) they are subordinate to the residential character of the park; (2) they are located, designed and intended to serve only the needs of persons living in the park; (3) the establishments and the parking areas related to their use shall not occupy more than 10 percent of the total area of the park; and (4) the establishments shall present no visible evidence of their commercial nature to areas outside the park.
- g. Each park shall provide either one central water-proof structure available to all mobile home sites or a single water-proof structure for each mobile home site suitable for storage of goods and the usual effects of persons occupying the park.
- h. All exterior park lights shall be so located and shielded as to prevent direct illumination of any areas outside the park.

- i. Mobile home sites shall be a minimum of 3600 square feet in area.
- j. Each mobile home site shall have a minimum width of 40 feet.
- k. The minimum distance between a mobile home and another mobile home or structure shall be 15 feet. Each mobile home shall be located at least 10 feet from the green-belt.
- l. Each mobile home site shall be provided with a stand consisting of either a solid concrete slab or two concrete ribbons of a thickness and size adequate to support the maximum anticipated loads during all seasons. When concrete ribbons are used, the area between the ribbons shall be filled with a layer of crushed rock.

Section 16. Temporary Uses of Land or Structures. A permit for temporary uses such as carnivals, revival meetings and uses of a similar nature may be issued by the Zoning Administrator provided the following conditions are adhered to:

- a. The use is, in fact, temporary and will terminate at a specific time.
- b. The proposed site is of adequate size to accommodate the use without creating congestion in the streets or inadequate circulation for fire and other emergency vehicles.
- c. Adequate parking, both off-street and on-street, is available within 1,400 feet of the proposed site.
- d. Outdoor lighting will be shielded or directed away from adjoining residential property and streets.
- e. The sign regulations of Article 3, Schedule of District Regulations, for the district in which such temporary use is located shall be observed.

Section 17. Off-Street Parking. The off-street parking provisions of this ordinance shall apply as follows:

- a. All buildings and structures erected and all uses of land established after the adoption of this ordinance shall be provided with off-street parking and loading spaces as set forth for each district in Article 3 - Schedule of District Regulations and in this Section.

- b. When the intensity of use of any building, structure, or premises is increased by additional dwelling units, floor area, seating capacity, or employment, off-street parking and loading spaces shall be provided for such increase in intensity of use.
- c. Accessory off-street parking facilities in existence on the effective date of this ordinance and located on the same lot as the building or use served shall not hereafter be reduced below, or if already less than, shall not be further reduced below the requirements for a similar new building or use under the provisions of this ordinance.
- d. All off-street parking spaces required by this ordinance shall be provided on the same lot with the building, structure, or use unless the Board of Zoning Appeals approves a detached location.
- e. A required off-street parking space shall be at least nine (9) feet in width and twenty (20) feet in length, exclusive of access drives or aisles, ramps, columns, or office or work areas.
- f. Off-street parking spaces may be located in any yard except a front yard and a side yard adjoining a street.
- g. The required off-street parking spaces for any number of separate buildings, structures, or uses may be provided collectively on one lot providing the total number of such spaces shall not be less than the sum of requirements for the various individual buildings, structures, or uses computed separately in accordance with Article 3.
- h. When two or more uses are located within the same building or structure, off-street parking spaces equal in number to the sum of the separate requirements for each use shall be provided.
- i. All off-street parking areas required by this ordinance shall be used only for the parking of vehicles of occupants, patrons, visitors, or employees and shall not be used for any kind of loading, sales, servicing, or continuous storage of a vehicle for more than forty-eight (48) hours.
- j. Every parcel of land hereafter used as a public or private off-street parking area capable of accommodating five (5) or more vehicles shall be developed and maintained in accordance with the following requirements:

1. Each required off-street parking space shall have direct access to an aisle or driveway and all required off-street parking areas shall have vehicular access to a street or alley so designed to minimize interference with pedestrian and traffic movement.
2. All required off-street parking areas shall be paved with bituminous, concrete, or other all-weather, dustproof surfacing and shall be provided with bumper guards or barrier curbs where needed.
3. Any lighting used to illuminate a required off-street parking area shall be shielded from residential properties.
4. All open off-street parking areas shall be effectively screened on each side adjoining or fronting on any property situated in a Residence District or any institutional premises by a wall, fence, or densely planted compact hedge, not less than five (5) feet nor more than eight (8) feet in height.

Section 18. Off-Street Loading. The off-street loading provisions of this ordinance shall apply as follows:

- a. All required loading berths shall be located on the same lot as the use served. No permitted or required loading berth shall be located within forty (40) feet of the nearest point of intersection of any two streets. No loading berth shall be located in a required front or side yard.
- b. Unless otherwise specified, a required off-street loading berth shall be at least ten (10) feet in width by at least fifty (50) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fourteen (14) feet.
- c. All open off-street loading berths shall be improved with a cement concrete pavement or a comparable hard surface pavement.
- d. No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities.
- e. Space allocated to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

- f. Uses for which off-street loading space is required herein but which are located in buildings of less floor area than the minimum prescribed for such required facilities, shall be provided with adequate receiving facilities, accessible by motor vehicle, off any adjacent alley, service drive, or open space on the same lot.

Section 19. Planned Developments. The Commission may authorize the unified development of tracts of land when such tracts: (a) are to be developed by a single owner or a group of owners acting jointly, (b) meet the minimum acreage requirements set forth for Planned Developments in Article 3, Schedule of District Regulations, and (c) are located in a U-1, U-2, B-1, I-1, or I-2 District.

In exercising this authority, the Commission may vary the strict application of the district regulations within the planned development on the basis of an approved and recorded plan and program for development as follows:

- a. Use Exceptions: The Commission may permit in the planned development, and for the duration of such development, specified uses not permitted by the use regulations of the district in which said development is located, provided that the Commission shall find:
 - 1. that the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development;
 - 2. that any business or manufacturing uses permitted by such exception are not of such a nature or so located as to create a detrimental influence on surrounding residential areas, both within and outside of the planned development;
 - 3. that not more than twenty (20) percent of the ground area or of the gross floor area of such development shall be devoted to the uses permitted by such exception; and
 - 4. that in a manufacturing planned development, such additional uses allowed by exception shall conform with the performance standards set forth herein, applicable to the industrial district where the development is located.

- b. Bulk Regulation Exceptions: The Commission may permit exceptions to the applicable bulk regulations of this ordinance within the boundaries of planned developments, provided that the Commission shall find:
1. that such exception shall be solely for the purpose of promoting an integrated site plan no less beneficial to the residents or occupants of such development as well as the neighboring property, than would be obtained under the bulk regulations of this ordinance for buildings developed on separate lots;
 2. that the minimum lot area per dwelling unit and the minimum lot width requirements of this ordinance may be reduced by the Plan Commission in any development containing residential uses, and that permanent open space or land, in an amount equivalent to that by which each residential lot or building site has been diminished under this provision, shall be provided in addition to the amount of public open space required by the subdivision regulations;
 3. that the average density of dwelling units in the total unit plan shall not be higher than that permitted in the district in which the plan is located; and
 4. that along the periphery of such planned developments, yards shall be provided as required by the regulations of the district in which said development is located.

The proponent of a Planned Development Permit shall submit an Application for Permit to the Secretary of the Plan Commission together with a plat of the area involved in the application which shall show at least the following within the planned development area and within three hundred (300) feet thereof:

a. Existing Conditions

1. Accurate boundaries of the planned development area.
2. Existing zoning.
3. Rights-of-way of existing streets, roads and easements.
4. Existing water, sewer, electrical and other utility lines, facilities and easements.

5. Existing buildings and structures and land and building use.
 6. Topography at a contour interval of five (5) feet or less and other physical features such as streams, drainageways and other water areas, and wooded areas.
- b. Proposed Future Conditions. The proponent of a planned development shall also submit as part of the application, a plat or plan of development showing within the planned development area and within three hundred (300) feet thereof the following:
1. Proposed zoning.
 2. Final grade and topography at a contour interval of five (5) feet or less and all proposals for surface drainage including addition, alteration or relocation of streams, other drainageways, lakes and other water areas.
 3. Abandonment or relocation of existing utility lines and provision of new water, sewer, electrical and other utility lines and easements.
 4. Location and height of proposed buildings and building groups and the proposed use of each.
 5. Proposed street and lot layout including right-of-way and pavement showing the abandonment or relocation of existing streets and alleys and the provision of new streets, alleys and easements for pedestrian and vehicular access; also the location, capacity and proposed access and circulation of off-street parking areas.
 6. The location of proposed parks, playfields, schools and other common or public open space.
 7. Proposed points of ingress and egress for the planned development.
- c. Additional Information. The proponent of a planned development shall also submit:
1. Evidence of financial ability to carry out such development.
 2. Copies of proposed agreements for permanent unified control such as deed restrictions, covenants or other instruments by which development, improvements, or uses are regulated or limited.

3. A realistic time-table within which the improvements contained in the planned development proposal can reasonably be expected to be completed.

The proposed planned development shall conform to the procedures and standards for subdivision approval as set forth in the Subdivision Control Ordinance.

The Commission shall review the proposed planned development. Following review, the Commission may approve or reject the proposal. In rejecting, the Commission may recommend modifications or changes in the planned development which shall be a condition of subsequent approval. The effect of approval is as follows:

- a. In the event that no rezoning is necessary to carry out the planned development, Commission approval shall constitute approval of a preliminary and final plat of development.
- b. In the event that a change in zoning is necessary to carry out the planned development, Commission approval shall constitute approval of a preliminary plat of development and a favorable recommendation to the Town Board for the rezoning of the planned development area or areas proposed for rezoning. Final plat approval, in this case, is effective upon adoption of an ordinance by the Town Board approving the proposed rezoning.

Upon final approval of a planned development, it shall be recorded in the Office of the Recorder and shall be binding upon the applicants and owners of all areas contained within the planned development, their successors, heirs and assigns and shall limit and control the issuance and validity of all Certificates of Occupancy, Improvement Location Permits, construction or reconstruction, location or relocation, use and activity in all land, buildings and structures located within the planned development area.

Any proposed modifications or amendments to the approved and recorded planned development shall be referred to the Commission and may be approved in the same manner as the original approval of the planned development and through the same procedures.

Failure of the applicant to develop a planned development reasonable within the time schedule submitted and approved as a part of the planned development program, or failure to develop in accordance with the approved and recorded plan shall void the permit for a planned development.

Section 20. Flood Hazard Areas. Flood Hazard Areas are shown on the Zoning Maps. An Improvement Location Permit for a use or structure, including filling and construction of other improvement intended to reduce the danger of flood, otherwise permitted on a lot located in a zoning district but within the Flood Hazard Area shall not be issued unless and until the Zoning Administrator:

- a. Receives a written report from the Flood Control and Water Resources Commission, based upon a thorough study of the land, use, or structure involved, which determines (1) that the proposed use, structure or fill would not impede the flow of water or increase flood heights and (2) the proposed use or structure would not endanger life or property.

The request for a written report from the Flood Control and Water Resources Commission shall be made by the Zoning Administrator. A scale drawing identifying the location, dimensions and elevations related to USGS datum of the land for which the Improvement Location Permit is sought shall be a part of the request and shall be provided the Zoning Administrator by the applicant for such permit.

- b. Finds that buildings and structures proposed to be located in the Flood Hazard Area are designed, constructed, and placed on the lot so as to create minimum obstruction to the flow of water.
- c. Finds that the foundations of all proposed buildings and structures are designed to withstand flood conditions at the site.
- d. Finds that all buildings and structures proposed to be located in the Flood Hazard Area will be securely anchored to the ground and that equipment, materials, and wastes stored outside a building will have a specific gravity substantially heavier than water or will be otherwise secured against flooding away.

The boundaries of the Flood Hazard Areas are based upon the extent of flood plains as identified by soils in the Soil Survey of Carroll County, Indiana.

Section 21. Performance Standards and General Requirements for Industrial Districts.

- a. The storage or manufacture of materials or products which decompose by detonation are permitted only when specifically approved by the Board of Zoning Appeals. Storage or manufacture of such materials shall not be located within 1,000 feet of the boundary line of any zoning district.
- b. Any use, hereafter established in an Industrial District requiring conformance with performance standards, shall be operated in such a manner as to conform with the regulations set forth in "a" above; other provisions of this ordinance; and applicable performance standards set forth below. No use lawfully established on the effective date of this ordinance shall be so altered or modified as to conflict with such regulations.

1. Noise

- (a) No use shall produce noise in such a manner as to be objectionable because of volume, frequency, or beat. Said noise shall be muffled or otherwise controlled so as not to become detrimental, provided, however, fire sirens and related apparatus used solely for public purposes shall be exempt from this requirement.

2. Vibration

- (a) No industrial operation or activity shall cause at any time or at any point along the nearest adjacent lot line earth-borne vibrations which are detectable without the aid of instruments.

3. Air Contaminants

- (a) No person shall cause, let, permit, suffer, or allow to be discharged from any air contaminant source whatsoever any air contaminant for more than three minutes in any hour at the emission point which is:
 - (1) Greater than the density that is designated as No. 2 smoke on the Ringelmann Chart as published in the U. S. Bureau of Mines Information Circular 6888.
 - (2) Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke described in (1) above.

The following exceptions to the above provisions of this Section shall be permitted:

- (1) Smoke the shade or appearance of which is equal to but not darker than No. 3 of the Ringelmann Chart for a period or periods aggregating six minutes in any one hour, when cleaning a fire or when building a new fire; or when breakdown of equipment occurs such as to make it evident that the emission was not reasonably preventable;
 - (2) Where the presence of uncombined water is the only reason for failure of an emission to meet the limitation of 3.(a), (2) above, such limitation shall not apply. The burden of proof that water is the only cause of violation shall rest with the person violating this ordinance.
- (b) The discharge into the outdoor atmosphere of air contaminants so as to cause air pollution and create a public nuisance is contrary to the public policy of the county and the provisions of this ordinance.

No use shall discharge from any air contaminant source whatsoever air contaminants in sufficient quantities and of such characteristics and duration as to cause an injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public or which endanger

or may tend to endanger the comfort, repose, health, or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property. The escape of such material in addition to constituting a violation of this ordinance is also declared to be a public nuisance and action to abate the same may be taken by the Zoning Administrator.

4. Glare and Heat

- (a) Any operation producing intense glare or heat shall be performed within a completely enclosed building in such manner as not to create a public nuisance or hazard along lot lines. Exposed sources of light shall be shielded so as not to create a nuisance across lot lines. Determination of the nuisance factor in regard to glare or heat intensity shall be made by the Zoning Administrator.

ARTICLE 5. NON-CONFORMING LOTS, NON-CONFORMING USES OF LAND, NON-CONFORMING STRUCTURES, AND NON-CONFORMING USES OF STRUCTURES AND PREMISES.

Section 1. Buildings Under Construction. To avoid undue hardship, nothing in this ordinance shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this ordinance and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building involved.

Section 2. Non-Conforming Lots of Record. In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this ordinance, a single-family dwelling and customary accessory buildings may be erected on any single lot as shown in the records in the Office of the County Recorder on the effective date of adoption or amendment of this ordinance. Such lot must be in separate

ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are applicable in the district, provided that yard dimensions and other requirements not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located.

If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this ordinance, and if all or part of the lots do not meet the requirements for lot width and area as established by this ordinance, the lands involved shall be considered to be an undivided parcel for the purposes of this ordinance, and no portion of said parcel shall be used which does not meet lot width and area requirements established by this ordinance, nor shall any division of the parcel be made which leaves a remaining lot with width or area below the requirements stated in this ordinance.

Section 3. Non-Conforming Uses of Land. If at the effective date of adoption or amendment of this ordinance, lawful use of land exists that is made no longer permissible under the terms of this ordinance as enacted or amended, such use may be continued subject to the following provisions:

- a. No non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance;
- b. No non-conforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this ordinance;
- c. If any non-conforming use of land ceases for any reason for a period of more than six consecutive months, any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which the land is located.

Section 4. Non-Conforming Structures. If a lawful structure exists at the effective date of adoption or amendment of this ordinance that could not be built under the terms of this ordinance by reason of restrictions on area, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued subject to the following provisions:

- a. No non-conforming structure may be enlarged or altered in a way which increases its non-conformity;
- b. If a non-conforming structure is destroyed by any means to an extent of more than 60 percent of its replacement cost at time of destruction, it may not be reconstructed except in conformity with the provisions of this ordinance;
- c. If a non-conforming structure is moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

Section 5. Non-Conforming Uses of Structures. If a lawful use of a structure, or of structure and premises in combination, exists at the effective date of the adoption or amendment of this ordinance, that would not be allowed in the district under the terms of this ordinance, that use may be continued subject to the following provisions:

- a. No existing structure devoted to a use not permitted by this ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located;
- b. Any non-conforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but no such use shall be extended to occupy any land outside such building;
- c. If no structural alterations are made, any non-conforming use of a structure, or structure and premises, may be changed to another non-conforming use provided that the Board of Zoning Appeals either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the Board of Zoning Appeals may require appropriate conditions and safeguards in accord with the provisions of this ordinance.
- d. Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the non-conforming use may not thereafter be resumed;

- e. When a non-conforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six (6) consecutive months, the structure, or structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located;
- f. Where non-conforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land.

Section 6. Repairs and Maintenance. On any building devoted in whole or in part to any non-conforming use, work may be done on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring or plumbing, to an extent not exceeding 10 percent of the current replacement value of the building, provided that the cubic content of the building as it existed at the time of passage or amendment of this ordinance shall not be increased.

Nothing in this ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

ARTICLE 6. ADMINISTRATION AND ENFORCEMENT - IMPROVEMENT LOCATION PERMITS AND CERTIFICATES OF OCCUPANCY.

Section 1. Administration and Enforcement. The administration and enforcement of this ordinance is the responsibility of the Zoning Administrator.

Section 2. Improvement Location Permit. No building or other structure may be erected, moved, or added to unless an improvement location permit has been issued by the Zoning Administrator in accordance with the provisions of this ordinance. A permit may be issued only if the building or structure for which the permit is sought will comply in all respects with this and all other applicable laws.

Section 3. Application for Improvement Location Permit. Application for an improvement location permit must be made in duplicate and accompanied by a scale drawing, showing the dimensions and the shape of the lot to be built upon; the size and location of existing buildings; and the location and dimensions of the proposed building or alteration. The application must include any other information that is necessary for the administration and enforcement of this ordinance, including but not

limited to existing or proposed uses of the building and land; the number of families, housekeeping units, or rental units the building is designed to accommodate; and conditions existing on the lot.

One copy of the application shall be returned to the applicant by the Zoning Administrator after he has indicated his approval or disapproval on it. The second copy, similarly marked, shall be retained by the Zoning Administrator. If an application is not approved, the Zoning Administrator shall state the reasons for his action on the application.

If the application for an improvement location permit is approved, the applicant shall post the permit in a conspicuous location on the site of a new, or altered building or structure, or an addition, or a building or structure moved from another location.

Section 4. Certificates of Occupancy for New, Altered, or Non-Conforming Uses. It is unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of occupancy has been issued by the Zoning Administrator stating that the proposed use of the building or land conforms to the requirements of this ordinance.

A non-conforming structure or use may be maintained, renewed, changed or extended only after a Certificate of Occupancy has been issued by the Zoning Administrator stating specifically how the non-conforming use differs from the provisions of this ordinance.

A temporary Certificate of Occupancy may be issued for a period not exceeding six months during alteration or partial occupancy of a building. The Zoning Administrator may require as a condition precedent safeguards that will reasonably protect the safety of the occupants and the public.

Section 5. Expiration of Improvement Location Permit. If the work described in an improvement location permit has not been started within 90 days from the date it was issued, the permit shall expire and written notice thereof shall be given to the persons affected.

If the work described in any improvement location permit has not been substantially completed within two years of the date it was issued, the permit shall expire and written notice thereof shall be given to the persons affected, together with notice that all work shall cease until a new permit has been obtained.

Section 6. Construction and Use to be as Provided in Applications, Plans, Permits, and Certificates of Occupancy. Improvement location permits or certificates of occupancy issued on the basis of plans and applications approved by the Zoning Administrator authorize only the use, arrangement, and construction set forth in such approved plans and applications, and no other use, arrangements, or construction.

Section 7. No permit shall be required for:

- a. Routine maintenance, repair, or remodeling of existing structures not involving any change of use, additional lot coverage, or building size.
- b. Public utility uses set forth in Section 8, Article 4.
- c. Lot and yard improvements such as fences, drives, sidewalks, patios, retaining walls, play equipment, and landscaping provided they do not violate the requirements of Section 5, Article 4.
- d. Signs with a surface area of less than four square feet.

ARTICLE 7. BOARD OF ZONING APPEALS

Section 1. Creation. In accordance with State Law, a Board of Zoning Appeals shall be appointed, which Board may adopt rules to govern its procedure. The Board of Zoning Appeals shall hold meetings, keep minutes and, pursuant to notice, shall conduct hearings, compel the attendance of witnesses, take testimony, and render decisions in writing, all as required by law.

Section 2. Powers and Duties. The Board shall:

- a. Hear and determine appeals from and review any order, requirement, decision, or determination made by the Zoning Administrator.

- b. Permit and authorize special exceptions to the district regulations in the classes of cases or in particular situations specified in this ordinance.
 1. A written application for a special exception shall be filed with the Zoning Administrator. The application shall include a dimensioned sketch plan of the proposed special exception showing the existing condition, utility and street facilities, and use of the proposed site and the adjoining properties, the boundaries of the proposed site and the dimensions, kind and location of improvements proposed for such site.
 2. Prior to a hearing on the special exception by the Board, a copy of the application shall be forwarded to the Commission for its review as to the effect of the application upon the Development Plan of the town. The Commission may present its recommendations thereto to the Board.
 3. Before a special exception is granted the Board shall find:
 - (a) that the special exception will not endanger the public health, safety, morals, comfort, or general welfare;
 - (b) that the special exception will not be injurious to the use and enjoyment of other property in the vicinity nor diminish and impair property values within the neighborhood.
 - (c) that the special exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
 - (d) that adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;
 - (e) that ingress and egress points are so designed as to minimize traffic congestion in the public streets.
 4. In granting an authorization for a special exception the Board may prescribe a time limit as a condition within which the action for which the exception is requested shall be started or completed or both, and

such additional conditions and safeguards it deems appropriate in order to achieve the intent of this ordinance. Failure to comply with such conditions, or the conditions applicable to each use, made a part of the terms under which the special exception is authorized, shall void the permit granted and is a violation of this ordinance.

c. Authorize upon appeal in specific cases such variance from the terms of this ordinance that will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship, and so that the spirit of this ordinance shall be observed and substantial justice done.

1. An appeal to the Board requesting a variance shall demonstrate:

- (a) that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) that literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
- (c) that the special conditions and circumstances do not result from the actions of the applicant;
- (d) that granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

2. No non-conforming use of neighboring land, structure, or buildings in the same district, and no permitted use of land, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

3. In granting a variance the Board may prescribe such conditions and safeguards it deems appropriate in order to achieve the intent of this ordinance. Failure to comply with such conditions and safeguards, when made a part of the terms under which a variance is granted, shall void the variance granted and is a violation of this ordinance.

4. Under no circumstances may the Board grant a variance to allow a use not permitted in Article 3 of this ordinance in the district involved.

- d. In exercising its powers, the Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from, and to that end shall have all the powers of the Zoning Administrator.

ARTICLE 8. AMENDMENTS.

The Town Board may, from time to time, amend, supplement or change the regulations and districts fixed by this ordinance. Any such amendments, supplements, or changes shall only be made in accordance with the provisions of Chapter 138, of the Acts of the Indiana General Assembly 1957, as amended.

Article 9. FEES AND EXPENSES FOR NOTICE.

Section 1. Each application for an improvement location permit shall be accompanied by a check payable to the county in an amount of one (\$1) dollar per thousand of the estimated cost of the improvement. Such check shall be for not less than five (5) dollars nor more than five hundred (500) dollars,

required to be published.

ARTICLE 10. ENFORCEMENT.

Section 1. Violations a Common Nuisance. Any building or structure erected, raised or converted or land or premises used in violation of any provision of this ordinance is hereby declared to be a common nuisance and the owner of the building or structure, land or premises liable for maintaining a common nuisance.

Section 2. Injunction. The Commission, the Board or the Zoning Administrator may institute a suit for injunction in the Circuit Court of the county to restrain an individual or a governmental unit from violating the provisions of this ordinance. The Commission or the Board may also institute a suit for a mandatory injunction directing an individual or a governmental unit to remove a structure erected in violation of the provisions of this ordinance.

Section 3. Penalty. A person who violates any provision of this ordinance shall be guilty of a Class C Infraction and, upon conviction, shall be fined not more than five hundred dollars (\$500). Each day that a violation is permitted to exist is a separate offense.

ARTICLE II. DEFINITIONS.

For the purpose of this ordinance, the following terms have the meanings indicated below:

The present tense includes the future tense.

The singular number includes the plural and the plural includes the singular.

The word "shall" is mandatory; the word "may" is permissive.

The word "used" includes "designed" or "intended to be used."

Any words not defined as follows shall be construed in their general accepted meanings as defined by Webster's Dictionary.

Accessory Building, Structure or Use - One which: (a) is subordinate to and serves a principal building or principal use; (b) is subordinate in area, extent, or purpose to the principal building or principal use served; (c) contributes to the comfort, convenience, or necessity of occupants of the principal building or principal use served; and (d) is located on the same lot as the principal building or principal use served, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same lot with the building or use served.

Agriculture - The use of a tract of land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the necessary accessory uses of tenant housing and for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.

Air Contaminant - Dust, fumes, gas, mist, smoke, or vapor, or any combination thereof.

Air Contaminant Source - Any word and all sources of emission of air contaminants, whether privately or publicly owned or operated. Without limiting the generality of the foregoing, this term includes all types of business, commercial and industrial plants, works, shops and stores; heating and power plants and stations; buildings and other structures of all types, including single and multiple-family residences, apartments,

houses, office buildings, hotels, restaurants, schools, hospitals, churches and other institutional buildings; automobiles, trucks, tractors, buses, and other motor vehicles; garages and vending and service locations and stations; railroad locomotives; ships, boats and other waterborne craft; portable fuel-burning equipment; incinerators of all types, indoor and outdoor; refuse dumps and piles; and all stack and other chimney outlets from any of the foregoing.

Air Pollution - Presence in the outdoor atmosphere of one or more air contaminants in sufficient quantities and of such characteristics and duration as to be injurious to human, plant or animal life, to property, or which unreasonably interfere with the comfortable enjoyment of life and property.

Alley - A public right-of-way which normally affords a secondary means of access to abutting property.

Block - A tract of land bounded by streets, or by a street or streets and any combination of boundary lines of public or institutionally-owned lands, railroad rights-of-way, rivers and lakes, and other lines of demarcation.

Board - The Board of Zoning Appeals.

Building - A structure built for the support, enclosure, shelter, or protection of persons, animals, chattels, or movable property of any kind, and which is permanently affixed to the land.

Building Height - The vertical distance from the curb level to the highest point of the underside of the ceiling beams in the case of a flat roof; to the deck line of a mansard roof; and to the mean level of the underside of the rafters between the eaves and the ridge of a gable, hip, or gambrel roof.

Bulk - The term used to indicate the size and setbacks of buildings or structures and the location of same with respect to one another, and includes the following: (a) size and height of buildings; (b) location of exterior walls at all levels in relation to lot lines, streets, or to other buildings; (c) gross floor area of buildings in relation to lot area; (d) all open spaces allocated to buildings; and (e) amount of lot area and lot width provided per dwelling unit.

Business - An occupation, employment, or enterprise which occupies time, attention, labor, and materials; or wherein merchandise is exhibited or sold, or where services are offered.

Commission - Carroll County Area Plan Commission.

Compact Home - A portable structure, designed for year-round living, 14 or more feet wide and 700 or more square feet, with the four outside walls supported by a permanent foundation.

Curb Level - The level of the established curb in front of the building measured at the center of such front. Where no curb level has been established, the pavement elevation at the street centerline similarly measured, or the mean elevation of the finished grade of the surface of the ground or pavement immediately adjacent to a building shall be considered the "curb level."

Dusts - Minute solid particles released into the air by natural forces or by mechanical processes such as crushing, grinding, milling, dulling, demolishing, shoveling, conveying, covering, bagging, sweeping, etc.

Dwelling - A permanent building, or portion thereof, but not a mobile home, designed or used exclusively for residential occupancy, including single-family dwellings, two-family dwellings, and multiple-family dwellings, but not including hotels, motels, or lodging houses.

Dwelling Unit - One or more rooms which are arranged, designed, or used as living quarters for one family only. Individual bathrooms are not necessarily provided, but complete single kitchen facilities, permanently installed, shall be included for each "dwelling unit."

Dwelling, Single-Family - A dwelling containing one dwelling unit only.

Dwelling, Two-Family - A dwelling containing two dwelling units only.

Dwelling, Multiple-Family - dwelling or portion thereof, containing three or more dwelling units.

Family - One or more persons each related to the other by blood, marriage, or adoption, or a group of not more than three persons not all so related, together with his or their domestic servant, maintaining a common household in a dwelling unit. A family may include not more than two roomers, boarders, or permanent guests--whether or not gratuitous.

Floor Area of a Building - (for determining off-street parking and loading requirements) The sum of the gross horizontal areas of the several floors of the building, or portion thereof, devoted to a specific use, including accessory storage areas located within selling or working space such as counters, racks,

or closets; and any basement floor area devoted to retailing activities, to the production of processing of goods, or to business or professional offices.

Fumes - Minute solid particles generated by the condensation of vapors from solid matter after volatilization from the molten state, or may be generated by sublimation, distillation, calcination, or chemical reaction, when these processes create air-borne particles.

Garage, Private - An accessory building or an accessory portion of the principal building, including a carport, which is intended for an used for storing the private passenger vehicles of the family or families resident upon the premises.

Gas - An aeriform fluid having neither independent shape nor volume, but tending to expand indefinitely.

Governmental and Public Utility Uses - Electric and telephone substations and distribution centers; filtration plant, pumping station and water reservoir; public or package treatment plants; fire stations; telephone exchange; radio and television transmitting or relay stations; antenna towers and other similar governmental and public utility service uses.

Grade - The average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

Home Occupation - An occupation or activity conducted entirely within a dwelling, solely by the occupants thereof, which is clearly incidental and secondary to the use of the dwelling for dwelling purposes and in connection with which:

- a. There is no display of goods or outside storage of goods or equipment nor commodity sold on the premises;
- b. Not more than one (1) person not a resident on the premises is employed;
- c. Not over 25 percent of the first floor of the dwelling is occupied by such use;
- d. No internal or external alterations to the dwelling are required to accommodate the use.

Junk Yard - An open area where waste or scrap materials or three or more motor vehicles not in running or operable condition or parts thereof are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, but excluding uses established entirely within enclosed buildings.

Kennel - Any premises or portions thereof on which more than four dogs, cats, or other household domestic animals over four months of age are kept, or on which more than two such animals are maintained, boarded, bred, or cared for, in return for remuneration, or are kept for the purpose of sale.

Lot of Record - A lot which is part of a subdivision, the plat of which has been recorded in the office of the Recorder; or a parcel of land, the deed to which was recorded in the office of said Recorder prior to the adoption of this ordinance.

Lot - A tract or parcel of land of at least sufficient size to meet minimum zoning requirements for use and area and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on a public street or a permanent easement of access, at least twenty (20) feet wide, connecting to a public street.

Lot, Corner - A lot situated at the intersection of two or more streets.

Lot, Through - A lot having a frontage on two non-intersecting streets as distinguished from a corner lot. Both street lines shall be deemed front lot lines.

Lot Depth - The mean horizontal distance between the street right-of-way line and the rear lot line of a lot, measured within the lot boundaries.

Lot Width - The horizontal distance between the side lot lines of a lot, measured at right angles to the lot depth at the established front building line.

Mists - Minute liquid particles generated by any of the methods listed for Dusts, or Fumes or by the spraying of liquids.

Mobile Home - A portable structure having a living area of 480 square feet or more and designed or used for year-around living.

Mobile Home Park - An area of land used for the parking of two or more mobile homes.

Mobile Home Site - The area of land in a mobile home park for the parking of one mobile home.

Performance Standards - A criterion established to control noise, smoke, toxic or noxious matter, vibration, or glare or heat generated by, or inherent in, uses of land or buildings.

Planned Development - A tract of land, under single ownership or control, which contains two or more principal buildings and may contain more than one principal use in a unified development where specific requirements of a given zoning district may be modified.

Public Way - A sidewalk, alley, street, or limited access highway.

Recreational Vehicle - A temporary dwelling for travel, recreation and vacation use including, but not limited to:

Travel Trailer: A vehicle, identified by the manufacturer as a travel trailer, having a living area of less than 480 square feet and designed to move on the highway.

Pick-up Coach: A structure designed to be mounted on a truck chassis or cut-down car.

Motor Home: A self-propelled vehicle with a dwelling constructed as an integral part of the vehicle.

Camping Trailer: A canvas, folding structure, built on a chassis with wheels and designed to move on the highway.

Tent: A collapsible shelter of canvas or other material stretched and sustained by poles and used for camping outdoors.

Recreational Vehicle Park - An area of land used for the parking of two or more recreational vehicles.

Ringelmann Chart - One which is described in the U. S. Bureau of Mines Information Circular 6888, and on which are illustrated graduated shades of grey for use in estimating the light-obscuring capacity of smoke and smoke density.

Ringelmann Number - Designation of the area on the Ringelmann Chart that coincides most nearly with the visual density of emission or the light-obscuring capacity of the smoke.

Setback - The minimum horizontal distance between the front line of a building or structure and the street right-of-way line.

Sign - A name, identification, description, display, or illustration which is affixed to, or represented directly or indirectly upon a building, structure, or tract of land and which directs attention to an object, product, place, activity, person, institution, organization, or business. A "sign" shall not include: (a) the display of official court or public office notices; (b) the flag, emblem, or insignia of a nation, political unit, school, or religious group; nor (c) one located behind window areas intended to be viewed from outside the building.

Sign, Advertising - A sign which directs attention to a business, commodity, service, or entertainment not exclusively related to the premises where such sign is located or to which it is affixed.

Sign, Business - A sign which directs attention to a business or profession conducted or to a commodity, service, or entertainment sold or offered upon the premises where such sign is located or to which it is affixed.

Sign, Gross Area of - The entire area within a single continuous perimeter enclosing the extreme limits of such sign and in no case passing through or between any adjacent elements of same. Such perimeter shall not include any structural elements lying outside the limits of such sign and not forming an integral part of the display.

Smoke - Small gas and air-borne particles consisting essentially of carbonaceous material in sufficient number to be observable.

Story - That portion of a building included between the surface of any floor and the surface of the floor next above or if there is no floor above, the space between the floor and the ceiling next above. A basement having more than one-half the clear floor-to-ceiling height above curb level shall be considered a story.

Story, Half - A space under a sloping roof which has the line of intersection of roof decking and wall, not more than three feet above the top level of the story below.

Street - A partially or fully improved public right-of-way which affords the principal means of access to abutting property.

Structure - Anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground, except public utility communication and electrical transmission lines and equipment and facilities supporting the same and/or incidental thereto.

Structural Alteration - A change, other than incidental repairs, which would prolong the life of the supporting members of a building, columns, beams, girders, or foundations.

Use - The purpose or activity for which the land or building thereon is designed, arranged, or intended, or for which it is occupied or maintained.

Vapors - The gaseous form of substances which are normally in the solid or liquid state and which can be changed to these states by increasing the pressure or decreasing the temperature.

Yard - An open space on the same lot with a building or structure, unoccupied and unobstructed from its lowest level upward, except as otherwise permitted.

Yard, Front - A yard extending along the full length of the street right-of-way line between the side lot lines.

Yard, Rear - A yard extending along the full length of the rear lot line between the side lot lines.

Yard, Side - A yard extending along a side lot line from the front yard to the rear yard.

ARTICLE 12. SEPARABILITY CLAUSE

The provisions of this ordinance are considered separable. If any provision is found to be unconstitutional it is the intent of the Town Board that the remainder have full force and effect.

ARTICLE 13. REPEAL OF CONFLICTING ORDINANCES

All ordinances or part of ordinances in conflict with this ordinance, or inconsistent with the provisions of this ordinance, are hereby repealed to the extent necessary to give this ordinance full force and effect. This ordinance shall become effective on (date).

