

Table 165.12-2 Permitted Uses by Zoning Districts

Use Types	A1	RR	R1	R1A	R1B	R1C	R2	R3	R4	CBD	CUC	CC	CPD	INS	M1	M2
Agricultural Uses																
Horticulture	P	P													P	P
Crop Production	P	P														
Animal Production	S															
Animal Raising, Personal	P	P														
Commercial Feedlots	S															P
Livestock Sales	S															P
Residential Uses																
Single-Family Detached	P	P	P	P	P	P	P	P	P	P*	P	P				
Duplex							P	P			P	P				
Multiple-Family								P		P**	P	P				
Group Residential								P						P		
Manufactured Housing (Permanent Foundation)	P	P	P	P	P	P	P	P	P		P	P				
Manufactured Housing (Non-permanent Foundation)									P							
Retirement Residential								P				P		P		
P = Uses Permitted by Right S = Uses Permitted by Special Permit Blank = Use Not Permitted																

P* Single-family uses permitted in the CBD District pursuant to the Dutch Residential Overlay District requirements.

P** Multiple-family residential uses permitted in the CBD District provided they are on the second floor or above with nonresidential use on the ground floor.

Table 165.12-2 Permitted Uses by Zoning Districts (continued)

Use Types	A1	RR	R1	R1A	R1B	R1C	R2	R3	R4	CBD	CUC	CC	CPD	INS	M1	M2
Civic Uses:																
Administration										P	P		P		P	P
Cemetery	P													S		
Clubs (Recreational)	S	S	S	S	S	S	S	S			P	P	P		P	
Clubs (Social)	S	S						S			P	P	P		P	
College/University														P		
Community Center							P	P	S					P		
Convalescent Center								P						P		
Cultural Service										S	P	P	P	P		
Day Care (Limited)				P	P	P	P	P	P		P	P	P	P	S	
Day Care (Intermediate)	P	P	P*	P	P	P	P	P								
Day Care (General)								P	P		P	P	P	P	S	
Education (primary)	S	S	S	S	S	S	S	S						P		
Education (secondary)														P		
Education (university)														P		
Emergency Rescue								S								
Family Home		P	P	P	P	P	P	P								
Group Care								P						P		
Group Home		P	P	P	P	P	P	P								
Guidance Services								S				P	P	P		

Hospice																	P		
Hospitals																	P		
Maintenance Facilities																		P	P
Municipal Parking											P								
Park & Recreation	P	P	P	P	P	P	P	P	P	P	P	P					P		
Postal Facilities											P		P	P	P	P			
Public Assembly	P										P	P	P	P	P				
Religious Assembly	S	S	S	S	S	S	S	S				P	P				P		
Safety Services												P	P	P	P	P			
Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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* The maximum number of children for the R1 District shall be limited to no more than six (6). Residential day care uses which are located in the R1 District at the time of adoption of Ord. 712 (April 18, 2006) and which have more than six (6) children shall be considered as legal nonconforming. *(Ord. 712 - May 06 Supp.)*

(Ord. 776 - May 08 Supp.)

Table 165.12-2 Permitted Uses by Zoning Districts (continued)

Use Types	A1	RR	R1	R1A	R1B	R1C	R2	R3	R4	CBD	CUC	CC	CPD	INS	M1	M2
Office Uses:																
Corporate Office													P		P	P
General Office										P	P	P	P			
Financial Office										P	P	P	P			
Medical Office										P	P	P	P	P		
Commercial Uses:																
Agricultural Sales/Service	S											S	S		P	P
Vehicle Rental/Sales												P*	P*		P	P
Vehicle Services											P	P	P		P	P
Vehicle Body Work												S			P	P
Equipment												P			P	P

Warehousing (Enclosed)																	P	P
Warehousing (Open)																		P
Transportation Uses:																		
Aviation	P																	P
Truck Terminal																		P
Miscellaneous Uses:																		
Alternative Energy Production Devices																		P
Communications Tower	P																P**	P
Concrete Batch Plant																		P
WECS	S																	
Restricted Business:																		
Tattoo Parlor																	S	S

****Communications towers exceeding 75 feet in height require special use permit in M1 Districts.**

P = Uses Permitted by Right S = Uses Permitted by Special Permit Blank = Use Not Permitted

(Ord.743 - Sept. 07 Supp.)

Table 165.12-3 Summary of Site Development Regulations

Regulator	A1	RR	R1	R1A	R1B	R1C†2
Minimum Lot Area (square feet)						
One-Family	10 acres	1 acre	10,000	8,500	7,000	5,500
Duplex, Townhouse	--	--	--	--	--	--
Multi-Family	--	--	--	--	--	--
Other Permitted Uses	10 acres	1 acre	10,000	8,500	8,000	5,500

Minimum Lot Width (feet)						
One-Family	200	100	80	65	65	55
Duplex						
Townhouses						
Multi-Family						
Other Permitted Uses						
Minimum Site Area per Housing Unit (square feet) by type of residential						
Single-Family	10 acres	1 acre	10,000	8,500	7,000	5,500
Two-family; Duplex						
Townhouse or Multi-Family up to 4 units						
Multi-family with 5 or more units						
Minimum Yards (feet)						
Front Yard	75	40	30	25	25	20
Street Side Yard	50	30	20	15	15	10
Interior Side Yard						
1 to 1.5 stories	10	10	10	7	7	7 ^{‡10}
2 to 3 stories	15	15	12	10	10	7 [‡]
More than 3 stories	NA	NA	NA	NA	NA	NA
Rear Yard	75	40	40	35	30	30
Maximum Height (feet)	35	35	35	35	40	40
Floor Area Ratio	NA	NA	NA	NA	NA	NA

Table 165.12-3 Summary of Site Development Regulations (continued)

Regulator	R2	R3	R4	CBD*¹¹	CUC*	CC*
Minimum Lot Area (square feet)				None	None	
One-Family	7,000	6,500				
Duplex, Townhouse	7,500	7,000				
Multi-Family		8,000				
Other Permitted Uses		8,000				7,000
Mobile Home			5,500			
Minimum Lot Width (feet)				None	None	
One-Family	60	50				

Duplex	70	60				
Townhouses		20				
Multi-Family		80				
Other Permitted Uses		80				50
Mobile Home			50			
Minimum Site Area per Housing Unit (square feet) by type of residential						
Single-Family	7,000	6,500			NA	NA
Two-family; Duplex	3,750	3,500				
Townhouse or Multi-Family		2,000				
Minimum Yards (feet)						
Front Yard	25	25	25	0* ^{12*}	12.5**	25**
Street Side Yard	20	15	10	0**	10**	15**
Interior Side Yard						
1 to 1.5 stories	7	7	10	0**	10**	10**
2 to 3 stories	10	10	10	0**	12**	12**
More than 3 stories		12	10	0**	12**	12**
Nonresidential Uses		10	10	0**	12**	15**
Rear Yard	35	40	25	0**	20**	25**
Maximum Height (feet)	35	45	45	None	None	50
Floor Area Ratio	NA	1.0	0.50	None	None	1.0
Maximum Amount of Total Parking Located in Street Yard						
Residential	NA	NA	NA	NA	NA	NA
Other Uses	35%	35%	50%	NA	35%	NA

Table 165.12-3 Summary of Site Development Regulations (continued)

Regulator	CPD*¹³	INS*	M1*	M2*
Minimum Lot Area (square feet)	10,000	None	7,000	7,000
Minimum Lot Width (feet)	80	None	60	60
Minimum Yards (feet)				
Front Yard	40	35*	25	50
Street Side Yard	25	25	25	25
Interior Side Yard	10	8	0* ^{14#}	0##

Rear Yard	25	25	25	40
Maximum Height (feet)	50	None ^{#15}	75	None
Floor Area Ratio	0.50		1.0	None
Maximum Amount of Total Parking Located in Street Yard	50%	NA	None	None

Table 165.12-3 Notes and Clarifications

I. Zero lot line permitted for single family dwellings in the R1C District, provided that the setbacks are shown on the final plat. For zero lot line options, an easement (5' Minimum) for maintenance of the zero lot line facade is filed with the Marion County Register of Deeds and the City Clerk at the time of application for a building permit.

II. Uses in the CBD, CC, CUC, CPD, INS, M1, and M2 Districts are subject to landscape and screening provisions contained in Section 165.31. Accessory structures erected or located in INS Districts shall adhere to the front yard requirements of the primary structure (35 feet front yard setback).

III. CBD uses are allowed zero (0) setbacks except that the landscaping and screening provisions contained in Section 165.31 shall apply for CBD uses which abut residentially zoned districts or residential uses. The landscaping buffer requirements of Section 165.31 shall take precedence in case of conflict with the zero setback requirement herein for the CBD District. Existing residential uses (at the time of adoption of the zoning ordinance) in the CBD District shall comply with the R3 requirements with respect to setbacks for maximum accessory structure space determination purposes and building additions unless specified otherwise per Overlay District requirements. Existing and new residential uses in the CUC or CC Districts shall comply with the R3 site development regulations for new construction, building additions and maximum accessory structure space determination unless specified otherwise per Overlay District requirements. Other uses in the CUC District are allowed zero (0) side yard setbacks where adjacent other commercial zoning districts.

IV. Alleys are required in the R1C District. Garages shall front on the alley in the R1C District.

V. Maximum height of accessory structures in the INS District shall be limited to twelve (12) feet when the structures are located within the minimum required side or rear yard setback areas.

VI. Zero (0) interior side yard permitted for M1 and M2 Districts except where adjacent residential uses or districts. Residential adjacency (either adjacent residential use or residential district) shall require twenty-five (25) foot interior side yard setback.