

CHAPTER 153: AREA ZONING CODE

<u>NO.</u>	<u>SPECIAL EXCEPTION</u>	<u>DISTRICT(S) IN WHICH USE MAY BE PERMITTED</u>	<u>PAGE NO.</u>
(39)	Produce Stands, Year Round	A, FR, and MR	52
(40)	Public Camp	A, FR, MR, and FP	52
(41)	Public or Commercial Sanitary Fill or Garbage Disposal Plant	A, FR, MR, I-1, and I-2	53
(42)	Public or Employee Parking Area	A, and R-2	53
(43)	Public Park or Public Recreational Facilities	All	53
(44)	Public Water Wells, water stations, filtration plant, reservoirs and storage tanks	All	53
(45)	Railroad or other mass transportation rights-of-way and trackage, including passenger stations, shelter stations, and layover areas for transit vehicles, and off-street parking facilities	All, except I-1 and I-2	53
(46)	Raising and Breeding of Non-Farm Fowl or Animals (commercial) except Kennel	A, FR, MR, GB, I-1, and I-2	53
(47)	Recreational Vehicle Park	FR, MR, I-1, and I-2	54
(48)	Restricted Commercial Farm Enterprises (including Confined Feeding Operations)	A, FR, MR, and I-1	57
(49)	Riding Stable	A, FR, MR, and RB	58
(50)	Roadside Business Use in the RB District	RB	58
(51)	Sales Barn for Livestock (Resale)	A and I-1	58
(52)	Seasonal Hunting and Fishing Lodge	A, FP, and MR	58
(53)	Sewage Treatment Facility (Primary Use)	All, except R-1A, R-1, and R-2	59
(54)	Shooting Range, outdoor	A, FR, MR, and FP	59
(55)	Slaughter House with holding pens	A, I-1, and I-2	59
(56)	Special School	R-2, LB, RB, GB, I-1, and I-2	59
(57)	Stadium, Coliseum, Athletic Field	All, except A	59
(58)	Storage of disabled vehicles, Temporary	GB and I-1	60

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- methods and other measures to control insects and rodents shall conform with the requirements of the Health Officer. Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests. Storage areas shall be so maintained as to prevent rodent harborage; lumber, pipe, and other building material shall be stored at least one foot above the ground. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.
- (s) Water and Sewage.
The water supply and sewage disposal shall meet the minimum requirements of the State Board of Health.
- (t) State Requirements.
All State requirements shall be observed.
- (48) Restricted Commercial Farm Enterprise (Including Confined Feeding Operations).
- (a) Development Plan.
Development Plan shall be submitted with application.
- (b) Air and Water Pollution Control.
Air and water pollution control promulgated by I.C. 13-1-1 (air pollution) and I.C. 13-1-3 (water pollution) is required.
- (c) Dead Storage.
No sales, dead storage, repair work or dismantling on the lot.
- (d) Parking Spaces.
As determined by the Board. The determination shall be based upon the expected number of parking spaces the particular type of use would require to satisfy estimated, peak parking load requirements.
- (e) Signs and Lighting.
Signs and artificial lighting require Board approval.
- (f) Maximum Height of Structure.
45 feet.
- (g) Confined Feeding Operation - Health Approval Required.
Approval by the Water Pollution Control, Department of Environmental Management, is required for confined feeding operations in accordance with I.C. 13-1-5.7.
- (h) Waste Handling and Disposal Guidelines.
The recommended applicable guidelines promulgated by the following publications, as revised (latest issue), shall be required by the Board concerning methods of waste handling and disposal guidelines:
1. L E G A L GUIDELINES FOR SWINE WASTE MANAGEMENT, latest issue, by Cooperative Extension Service, Purdue University, Lafayette, Indiana.

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- 2. WASTE HANDLING AND DISPOSAL GUIDELINES FOR INDIAN POULTRYMEN, latest issue, by Cooperative Extension Service, Purdue University, Lafayette, Indiana.
 - 3. WASTE HANDLING AND DISPOSAL GUIDELINES FOR INDIANA BEEF PRODUCERS, latest issue, by Cooperative Extension Service, Purdue University, Lafayette, Indiana.
 - 4. WASTE HANDLING AND DISPOSAL GUIDELINES FOR INDIANA DAIRYMEN, latest issue, by Cooperative Extension Service, Purdue University, Lafayette, Indiana.
- (49) Riding Stable.
- (a) Minimum Lot Area.
Two (2) acres, plus 5,000 square feet per horse over four (4) horses.
 - (b) Minimum Yards.
Front, each side and rear yards, 100 feet each.
 - (c) Screen Planting.
6-foot height by 3-foot width when abutting residential use.
 - (d) Entrance.
Not more than one entrance from street.
 - (e) Parking.
One per two employees, plus one per two horses.
 - (f) Signs and Lighting.
Outdoor advertising signs and outdoor artificial lighting shall be approved by the Board.
 - (g) Waste Disposal.
Disposal of wastes shall meet the approval of the State Board of Health.
 - (h) Development Plan.
Development Plan shall be submitted with application.
- (50) Roadside Business Use in the District.
- (i) Height.
Maximum height structure. 35 feet.
 - (a) Development Plan.
Development Plan shall be submitted with application.
 - (b) Other Requirements.
See Sec. 153.19 and Fig 1 for other requirements.
- (51) Sales Barn for Livestock. (Residential District)
- (a) Minimum Yards.
Front, each side, and rear yards; 300 feet each.
 - (b) Minimum Distance from Residential District or 300 feet.
 - (c) Minimum Distance between parking area and residential district or use. 300 feet.
 - (d) Entrance.
Not more than one entrance from street.
 - (e) Parking.
One per 2 employees, one per each 400 square feet of display and area.
 - (f) Development Plan.
Development Plan shall be submitted with application.
 - (g) Height.
Maximum height structure - 45 feet.
 - (h) Waste Disposal.
Disposal of waste shall meet the approval of the Board of Health.
- (52) Seasonal Hunting and Fishing Lodge.
- (a) Parking Spaces.
One per member determined by the Board. The determination shall be based upon the expected number of parking spaces for the particular type of use. If more than 10 would require to be estimated, peak parking requirements.
 - (b) Development Plan.