

Welcome!

Dearborn County Zoning Ordinance Amendments Public Workshop

July 14, 2022

6:00-9:00 PM

Agner Hall

Lawrenceburg Fairgrounds

351 E. Eads Parkway

Lawrenceburg, IN 47025

Meeting Directions:

- Please be respectful at all times to everyone.
- Please sign-in and collect a public comment form and pen.
- Please visit and read each display board.
- Please ask questions one at a time, allowing for answers and / or note-taking, and share thoughts with board members and staff.
- Please leave / turn in public comment forms with staff.

Project Overview

Purpose

Since the County's original zoning ordinance and map were created in 1965, the zoning ordinance has limited the type of housing and residential development options available within the community. In order to appropriately balance the value of agricultural lands and uses of the county, protect the existing character of the community, and account for housing demands, the county is undergoing an amendment process for the Zoning Ordinance to add additional agricultural and residential districts, and amend the Zoning Map. The County has drafted the proposed changes to the ordinance and is asking citizens to review the amendments and provide feedback. Following the survey and public workshops, the county will undergo another public input session regarding the Zoning Map.

Existing Districts

Agriculture District (A) —————>

Residential District (R) —————>

Proposed Districts

Agriculture District (A)

Agricultural Homestead District (RR)

Low-Density Residential District (R1)

Medium Density Residential District (R2)

High Density Residential District (R3)

Proposed Changes

- Increase the existing districts related to agriculture and residential development from two districts to five districts.
- Review and update the purpose statements for the proposed districts.
- Review and update the permitted and conditional uses for the proposed districts.
- Review and update the development standards for the proposed districts.
- Revise existing definitions and add new definitions related to the agriculture and residential zoning districts.
- Update the zoning map to reflect the existing and desired development patterns of the county.

Updated Definitions

Proposed

- Adult Day Care
- Agritourism
- Equestrian Facility/Riding Stables
- Farmers Market (seasonal)
- Hobby Farm
- Produce Stand
- Multi-Family Dwelling Unit
- Single-Family Attached Dwelling Unit
- Single-Family Detached Dwelling Unit
- Solar Energy Facilities
- Special Event Facility (Wedding Barn)
- Two-Family Dwelling Unit
- Vineyard
- Winery/Brewery/Distillery

Updated

- Bed and Breakfast Inn
- Concentrated Animal Feeding Operation
- Confined Feeding
- Confined Feeding Operation
- Field Crop Production
- Garden Plots/Communal Gardens
- Kennel and Cattery
- Orchard

Removed

- Condominium
- Duplex Dwelling Unit
- Landominium
- Single-Family Dwelling Unit
- Townhouse Dwelling Unit

Types of Residential Development

Single-Family Detached

A single dwelling unit that is not attached to any other dwelling by any means and is surrounded by open space or yards.



Single-family detached dwelling on a small lot.



Single-family detached dwelling on a large lot.

Two-Family

A structure on a single parcel containing two (2) dwelling units, each of which is completely separated from the other by an unpierced wall or common hallway extended from ground to roof for an unpierced ceiling and floor extending from exterior wall to exterior wall. An example of this is a duplex.



Duplex unit with common interior hall for entry.



Duplex unit with exterior entry.

Single-Family Attached

A dwelling unit that is attached to one or more dwelling units, but is subdivided by property lines. Examples include townhomes or landminiums.



A row of four townhomes.



Two attached single-family homes.

Multi-Family

A structure with three or more units on a single lot that is designed and constructed for or occupied by three (3) or more families. This would include apartments and condominiums.



Three-story apartment complex with multiple units.



Two-story apartment complex with a total of 8 units.

Purpose Statement

The purpose of the Agriculture district is to preserve and protect the supply of productive agricultural lands and other space, primarily for non-urban uses. This district includes the portions of the county most conducive to agricultural operations and is intended to protect and encourage agricultural uses of the land. Low density residential is appropriate within this district providing a rural environment that supports agricultural uses of the land.

Permitted Use

Residential Uses

- dwelling, single-family detached

Accessory Uses

- accessory uses for a dwelling (private garages and parking, fences, satellite dishes, walls, storage sheds, gazebos, storage of recreational vehicle or unit, swimming pool, sauna, bathhouse and like accessories, and recreational court/complex)
- agricultural offices
- barns, pole buildings, or other structures commonly used for storage
- dwelling, accessory
- greenhouse, personal
- home occupation (See Article 25, Section 2556)
- keeping of animals (See Article 25, Section 2585**New Section**)
- produce stand (seasonal)
- temporary building for construction

Agricultural Uses

- agricultural trade/sales of hay, grain, feed, and other farm and garden supplies and equipment (except vehicles)
- animal husbandry, poultry hatching and other services
- bee hives
- botanical gardens and arboreta
- Christmas tree farming and related services
- dairy production
- equestrian facility/riding stables
- field crop production, orchard, vineyard, or agricultural growth products such as hemp, fruits, tree nuts, and vegetables
- fish hatchery and other fish culture activities and related services forestry

Agricultural Uses Continued

- garden plots and other communal or organizational farming practices
- grist milling services
- hay baling
- horticultural specialties
- insect/worm farms
- livestock production (not requiring IDEM permit)
- raising of livestock (cattle, hogs, sheep, goats, horses, poultry or other fowls, other animals raised for food or fur, skin, or related uses
- range and grassland pastures
- timber production
- wildlife preserve, sanctuaries, habitats, and other natural exhibitions

Commercial Uses

- bed and breakfast establishments (IC16-41-31 et seq.)
- child care home
- grooming services, veterinarian or animal hospital
- kennel, commercial (See Article 27, Definitions)
- animal boarding

Institutional Uses

- cemetery (See Article 25, 2570)
- church or place of worship and associated accessory uses
- parks and recreation areas, public

Conditional Use

Residential Uses

- two-family residential dwelling
- mobile home, manufactured home park

Agricultural Uses

- confined feeding operation
- production, processing, and wholesale of fertilizer
- sawmills

Commercial Uses

- campground or RV park
- child care centers class I & II
- commercial kennels
- commercial services for rural lifestyles
- commercial stockyards and feed lots
- commercial swimming beaches and pools
- dude ranches, health resorts, ski resorts, hunting grounds, fishing lakes and fishing lake access, indoor and outdoor target ranges and other resort outdoor sporting activities
- golf courses with club house
- retail sales (farm equipment, machinery, landscaping, etc.)
- taxidermy

Institutional Uses

- airport, public and private
- helipoint, public and private
- philanthropic organization
- school, college, or universities and accessory uses
- watertowers, electrical substations, telephone switching stations, facilities dealing with boosting or receiving data or communication signals, wind energy conversion systems, and county garage facilities
- wireless telecommunication facility

What is the difference between a Permitted Use and a Conditional Use?

- A **permitted use** is allowed by right within the given zoning district without approval (permits are still required). Examples of permitted uses in the Agricultural District include field crop production and single-family detached dwellings.
- A **conditional use** may be permitted by the Board of Zoning Appeals (BZA) based on specific standards. The BZA may vary the development standards based on the specific site conditions with additional conditions such as parking, hours of operation, setbacks, and other regulations. Examples of conditional uses in the Agricultural District include campgrounds and two-family residential dwellings.
- Any uses that are not listed as permitted uses or conditional uses are either not allowed or can be approved by the administrator if similar to listed uses.

Development Standards

Structure Standards

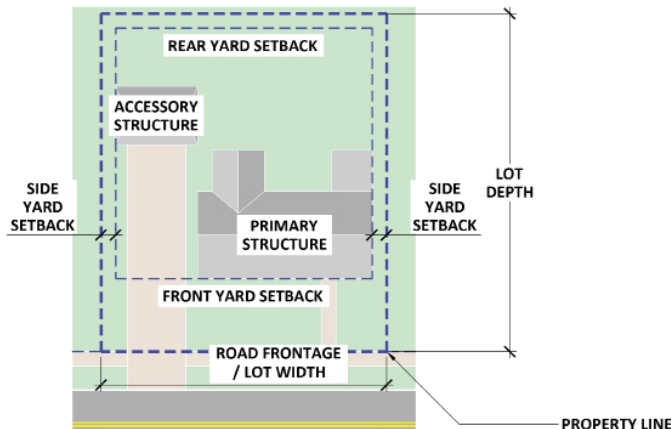
Maximum Height Structure	Primary Structure	45 feet
	Accessory Structure	36 feet (non-Ag Uses) 60 feet (Ag Uses) <i>See Art. 25, Table 25.1^{^^}</i>

Lot Standards

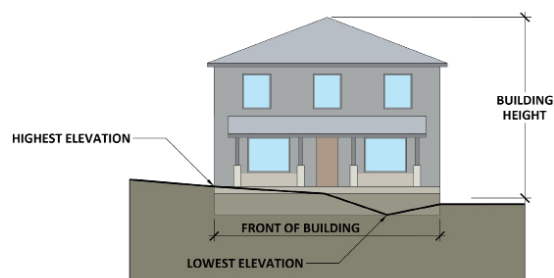
Minimum Frontage	150 feet
Minimum Lot Size	1 acre
Maximum Density	1 dwelling unit per acre
Maximum District Size	30 Acres
Minimum Front Yard Setback	100 feet*
Minimum Side Yard Setback	Primary Structure 30 feet
Minimum Rear Yard Setback	Primary Structure 30 feet

*All front yard setbacks along public/private roadways are measured from the centerline of the road. All uses which front along an arterial road, as determined in Section 2404, shall be required to have a minimum setback of 100 feet from the centerline of the roadway if the roadway has less than 80 feet right-of-way. All uses which front along U.S. 50, shall be required to have a minimum setback of 100' from the centerline of the nearest 2 lanes of traffic.

^{^^}See Article 25, Section 2516 for Accessory Uses and Structures, including applicable setback information (where primary structures exist on the same property).



Example illustration describing lot width and setbacks.



Example illustration describing how the height of buildings are measured.

What are Development Standards?

- The table on the left requires development in the Rural Agriculture District to follow the listed **Structure Standards** and **Lot Standards**.
- These standards ensure development in this district is compatible to neighboring uses, meets building codes, and protects the overall welfare of the public.
- Structure standards** in this district include the maximum building height.
- Lot standards** include the minimum frontage, minimum lot size, maximum density, maximum district size, front yard setback, side yard setback, and rear yard setback. These are illustrated in the graphic below.

Agricultural District (A)

Proposed District

Purpose Statement

The purpose of the Agriculture district is to preserve and protect the supply of productive agricultural lands and provide for a broad variety of agricultural uses where little or no urbanization has occurred or is planned to occur. This district includes the portions of the county most conducive to agricultural operations and is intended to protect and encourage agricultural uses of the land. Where possible, non-farm residential uses should be limited to provide for large areas of contiguous farmland. Land divisions are subject to the Dearborn County Subdivision Control Ordinance and non-residential uses are subject to Site Plan Review, as set forth in Article 23 of this Ordinance.

Permitted Use

<p>Residential Uses</p> <ul style="list-style-type: none"> dwelling, single-family detached <p>Accessory Uses</p> <ul style="list-style-type: none"> accessory uses for a dwelling (private garages and parking, fences, satellite dishes, walls, storage sheds, gazebos, storage of recreational vehicle or unit, swimming pool, sauna, bathhouse and like accessories, and recreational court/complex) agricultural offices agritourism barns, pole buildings, or other structures commonly used for storage beehives, personal dwelling, accessory farmers market (seasonal) greenhouse, personal and commercial; no retail hobby farm home occupation (See Article 25, Section 2556) keeping of animals (See Article 25, Section 2585 **New Section**) produce stand (seasonal) solar energy system – accessory (SES-A) temporary building for construction wind energy conversion system (WECS), personal (See Article 18) wine tasting room <p>Agricultural Uses</p> <ul style="list-style-type: none"> agricultural trade/sales of hay, grain, feed, and other farm and garden supplies and equipment (except vehicles) animal husbandry, poultry hatching and other services bee hives botanical gardens and arboretums Christmas tree farming and related services dairy production equestrian facility/riding stables field crop production, orchard, vineyard, or agricultural growth products such as hemp, fruits, tree nuts, and vegetables fish hatchery and other fish culture activities and related services forestry 	<p>Agricultural Uses Continued</p> <ul style="list-style-type: none"> garden plots and other communal or organizational farming practices grist milling services hay baling horticultural, floricultural, and other agricultural related uses horticultural specialties (including those w/ high tunnel) insect/worm farms livestock production (not requiring IDEM permit) raising of livestock (cattle, hogs, sheep, goats, horses, poultry or other fowls, other animals raised for food or fur, skin, or related uses range and grassland pastures solar energy facility, commercial timber production and tree services wildlife preserve, sanctuaries, habitats, and other natural exhibitions <p>Commercial Uses</p> <ul style="list-style-type: none"> bed and breakfast establishments (IC16-41-31 et seq.) short-term residential rental uses (**IC36-1-24 et seq. and Article 25, Section 2585 **New Section for Short-Term Use Permit Requirements and Standards**) child care home grooming services, veterinarian or animal hospital kennel, commercial (See Article 27, Definitions) animal boarding <p>Institutional Uses</p> <ul style="list-style-type: none"> cemetery (See Article 25, 2570) church or place of worship and associated accessory uses fire station governmental offices mausoleum (See Article 25, 2570) parks and recreation areas, public
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Conditional Use

Accessory Uses

- farm worker housing
- farm equipment repair

Agricultural Uses

- confined feeding operation
- greenhouse, commercial; with retail
- wind energy conversion system (WECS), commercial wind farm (See Article 18)
- solar energy system - commercial (SES-C)

Commercial Uses

- campground or RV park
- catering facility
- child care center, Class I and II
- commercial stockyards and feed lots
- farmers market, year round
- fertilizer production, processing, and wholesale sales
- golf course with clubhouse/restaurant
- recreation, commercial
- resorts for health, ski, hunting, fishing,
- produce stand, year round
- sales of farm machinery/equipment, lawn and garden equipment
- sales of nursery and landscape products
- skeet/target shooting range, public and private
- sawmill (no application or wood processing)
- special event facility (weddings, banquets)
- taxidermy facility
- winery/brewery/distillery

Institutional Uses

- airport, public and private
- heliport, public and private
- philanthropic organization
- school, college, or universities and accessory uses
- utility facility, public and private
- wireless telecommunication facility (See Article 15)

What is the difference between a Permitted Use and a Conditional Use?

- A permitted use is allowed by right within the given zoning district without approval (permits are still required). Examples of permitted uses in the Agricultural District include field crop production and single-family detached dwellings.
- A conditional use may be permitted by the Board of Zoning Appeals (BZA) based on specific standards. The BZA may vary the development standards based on the specific site conditions with additional conditions such as parking, hours of operation, setbacks, and other regulations. Examples of conditional uses in the Agricultural District include campgrounds and wineries.
- Any uses that are not listed as permitted uses or conditional uses are either not allowed or can be approved by the administrator if similar to listed uses.

What are Development Standards?

- The table on the left requires development in the Agriculture District to follow the listed Structure Standards, Lot Standards, and Utility Standards.
- These standards ensure development in this district is compatible to neighboring uses, meets building codes, and protects the overall welfare of the public.
- Structure standards in this district include the maximum building height, and minimum living area and width of the primary structure.
- Lot standards include the minimum lot width, lot area, front yard setback, side yard setback, and rear yard setback. These are illustrated in the graphic below.
- Municipal water and sewer are not required in this district, as noted in the utility standards.

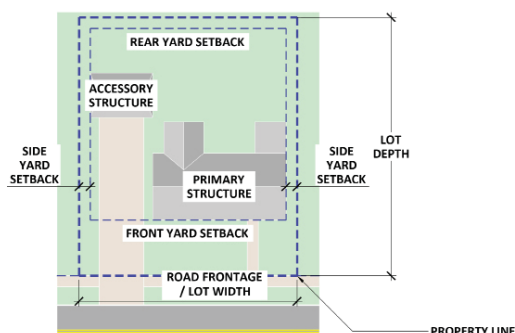
Development Standards

Structure Standards		
Maximum Height Structure	Primary Structure	45 feet
	Accessory Structure	36 feet (non-Ag Uses) 60 feet (Ag Uses) <i>See Art. 25, Table 25.1^{^^}</i>
Minimum Living Area		950 sq. ft.
Minimum Width of Primary Structure		18 feet
Lot Standards		
Minimum Lot Width		200 feet
Minimum Lot Area		2 acres**
Minimum Front Yard Setback		80 feet*
Minimum Side Yard Setback	Primary Structure	30 feet
Minimum Rear Yard Setback	Primary Structure	30 feet
Utility Standards		
Municipal Water and Sewer Required		no

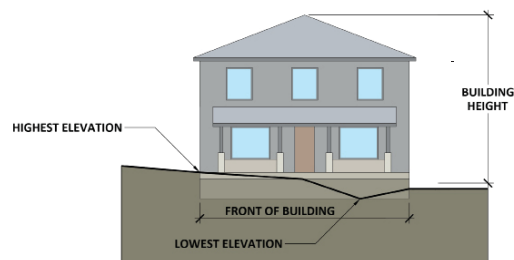
*All front yard setbacks along public/private roadways are measured from the centerline of the roadway. All uses which front along an arterial road, as determined in Section 2404, shall be required to have a minimum setback of 100 feet from the centerline of the roadway if the roadway has less than 80 feet right-of-way. All uses which front along U.S. 50, shall be required to have a minimum setback of 100' from the centerline of the nearest 2 lanes of traffic.

**As determined by the Dearborn County Health Department or available sanitary service provider as appropriate.

^{^^}See Article 25, Section 2516 for Accessory Uses and Structures, including applicable setback information (where primary structures exist on the same property).



Example illustration describing lot width and setbacks.



Example illustration describing how the height of buildings are measured.

Agricultural Homestead District (AH)

Proposed District

Purpose Statement

The Agricultural Homestead District is intended to provide for low-density single-family development in addition to less-intensive agricultural uses to protect the agricultural economy. Land divisions are subject to the Dearborn County Subdivision Control Ordinance and non-residential uses are subject to Site Plan Review, as set forth in Article 23 of this Ordinance.

Permitted Use

Residential Uses

- dwelling, single-family detached
- minor residential subdivision

Accessory Uses

- accessory uses for a dwelling (private garages and parking, fences, satellite dishes, walls, storage sheds, gazebos, storage of recreational vehicle or unit, swimming pool, sauna, bathhouse and like accessories, recreational court/complex, and private tables and keeping and use of household pets and animals)
- agricultural office
- agritourism
- barns, pole buildings, or other structures commonly used for storage
- beehives, personal
- christmas tree farming and related services
- clubhouses, community centers and similar common assembly or shared facilities where the facility is integral part of residential development and the membership is limited to the residents of the complex or neighborhood
- dwelling, accessory
- greenhouse, personal
- hobby farm
- home occupation (See Article 25, Section 2556)
- keeping of animals (only domesticated pets) (See Article 25, Section 2585 **New Section**)
- produce stand (seasonal)
- solar energy system - personal - accessory (SES-A)
- temporary building for construction
- wind energy conversion system (WECS) personal (See Article 18)

Agricultural Uses

- field crop production
- livestock production (not requiring IDEM permit) on a minimum of 10 acres: (See also Article 25, Section 2585 **New Section** No. 10)
- agricultural growth products such as fruits, tree nuts, vegetables
- orchard
- vineyard
- forestry
- garden plots and other communal or organizational farming practices
- horticultural specialties (including those w/ high tunnel)
- horticultural, floricultural, viticulture, and other agricultural related uses
- range and grassland pastures

Commercial Uses

- bed and breakfast establishments (IC 16-41-31 et seq.)
- short-term residential rental uses (**IC 36-1-24 et seq. and Article 25, Section 2585 **New Section for Short-Term Use Permit Requirements and Standards**)
- golf course

Institutional Uses

- ambulatory service
- cemetery (See Article 25, Section 2570)
- church or place of worship and associated accessory uses
- fire station
- governmental offices
- mausoleum (See Article 25, 2570)
- park, public
- police station

Conditional Use

Agricultural Uses

- bee hives, commercial
- equestrian facility/riding stables
- farm, dairy
- greenhouse, commercial
- livestock production (not requiring IDEM permit) on less than 10 acres (See also Article 25, Section 2585 **New Section** No. 10)
- raising of livestock (cattle, hogs, sheep, goats, horses, poultry or other fowls, other animals raised for food or fur, skin, or related uses)
- solar energy facility, commercial
- timber production and tree services
- wind energy conversion system (WECS), commercial wind farm (See Article 18)
- solar energy system - commercial (SES-C)

Commercial Uses

- animal grooming services
- veterinarian or animal hospital
- campground or RV park
- child care center, Class I and II
- child care home
- farmers market, year round
- golf course with clubhouse/restaurant
- kennel, commercial
- animal boarding
- produce stand, year round
- recreation, commercial
- skeet/target shooting range, public and private
- special event facility (weddings, banquets)
- winery/brewery/distillery

Institutional Uses

- adult day care
- utility facility, public and private
- wireless telecommunication facility (See Article 15)

What is the difference between a Permitted Use and a Conditional Use?

- A **permitted use** is allowed by right within the given zoning district without approval (permits are still required). Examples of permitted uses in the Rural Residential District include field crop production and single-family detached dwellings
- A **conditional use** may be permitted by the Board of Zoning Appeals (BZA) based on specific standards. The BZA may vary the development standards based on the specific site conditions with additional conditions such as parking, hours of operation, setbacks, and other regulations. Examples of conditional uses in the Rural Residential District include campgrounds and wineries.
- Any uses that are not listed as permitted uses or conditional uses are either not allowed or can be approved by the administrator if similar to listed uses.

Development Standards

Structure Standards

Maximum Height Structure	Primary Structure	45 feet
	Accessory Structure	36 feet (non-Ag Uses) 60 feet (Ag Uses) <i>See Art. 25, Table 25.1^{^^}</i>

Minimum Living Area	950 sq. ft.
Minimum Width of Primary Structure	18 feet

Lot Standards

Minimum Lot Width	150 feet
Minimum Lot Area	1 acre**
Minimum Front Yard Setback	70 feet*
Minimum Side Yard Setback	Primary Structure 25 feet
Minimum Rear Yard Setback	Primary Structure 25 feet

Utility Standards

Municipal Water and Sewer Required	no
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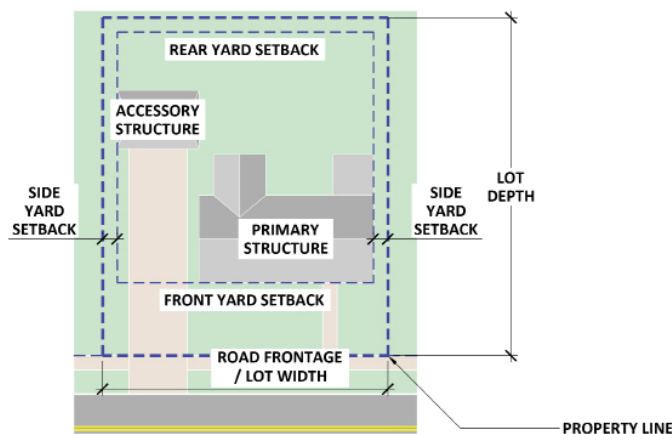
*All front yard setbacks along public/private roadways are measured from the centerline of the road. All uses which front along an arterial road as determined in Section 2404, shall be required to have a minimum setback of 100 feet from the centerline of the roadway if the roadway has less than 80 feet right-of-way. All uses which front along U.S. 50, shall be required to have a minimum setback of 100' from the centerline of the nearest 2 lanes of traffic.

**As determined by the Dearborn County Health Department or available sanitary service provider as appropriate.

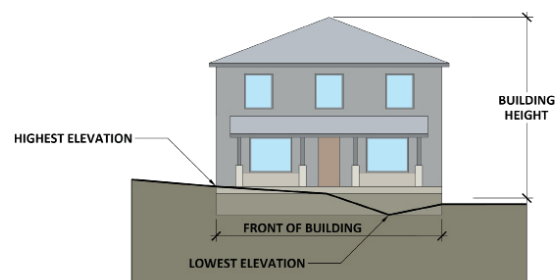
^{^^}See Article 25, Section 2516 for Accessory Uses and Structures, including applicable setback information (where primary structures exist on the same property).

What are Development Standards?

- The table on the left requires development in the Rural Agriculture District to follow the listed **Structure Standards, Lot Standards, and Utility Standards.**
- These standards ensure development in this district is compatible to neighboring uses, meets building codes, and protects the overall welfare of the public.
- **Structure standards** in this district include the maximum building height, and minimum living area and width of the primary structure.
- **Lot standards** include the minimum lot width, lot area, front yard setback, side yard setback, and rear yard setback. These are illustrated in the graphic below.
- Municipal water and sewer are not required in this district, as noted in the **utility standards.**



Example illustration describing lot width and setbacks.



Example illustration describing how the height of buildings are measured.

Purpose Statement

The intent of this article is to provide and promote: a) the maximum possible variety and choice of dwelling types, designs, sizes and affordability; b) for persons, households and families of all marital types, ages, incomes, and interests; c) within development forms which will create cohesive residential neighborhood and community forms and identities; and d) in patterns, organizations and densities which can be predicted and thereby provide effective, efficient and justifiable use of infrastructure facilities and services.

Permitted Use

Residential Uses

- dwelling, single-family detached
- dwelling, two-family

Accessory Uses

- accessory uses for a dwelling (private garages and parking, fences, satellite dishes, walls, storage sheds, gazebos, storage of recreational vehicle/unit, swimming pool, sauna, bathroom and like accessories, and recreational court/complex)
- agricultural offices
- barns, pole buildings, or other structures commonly used for storage
- clubhouses, community centers and similar common assembly or shared facilities where the facility is integral part of a residential development and the membership is limited to the residents of the complex or neighborhood
- dwelling, accessory
- home occupation (See Article 25, Section 2556)
- keeping of animals (See Article 25, Section 2585 **New Section**)
- temporary building for construction

Agricultural Uses

- Christmas tree farming and related services
- field crop production
- garden plots and other communal or organizational greenhouse
- farming practices
- horticultural, floricultural, and other agricultural related uses
- horticultural specialties
- range and grassland pastures
- timber production

Commercial Uses

- child care home

Institutional Uses

- parks and recreation areas, public

Conditional Use

Residential Uses

- dwelling, multi-family
- mobile home, manufactured home park

Agricultural Uses

- dairy production

Commercial Uses

- bed and breakfast establishments (IC 16-41-31 et seq.)
- child care center, Class I and II
- commercial kennels
- golf course with clubhouse/
- grooming services, veterinarian or animal hospital
- kennel, commercial (See Article 27, Definitions)
- raising of livestock (cattle, hogs, sheep, goats, horses, poultry or other fowls, other animals raised for food or fur, skin, or related uses
- veterinarian or animal hospital

Institutional Uses

- adult day care
- police, fire station, or ambulance service
- school, college, or universities and accessory uses
- Watertowers, electrical substations, telephones switching stations, facilities dealing with boosting or receiving data or communications signals, wind energy conversion systems, and county garage facilities

What is the difference between a Permitted Use and a Conditional Use?

- A **permitted use** is allowed by right within the given zoning district without approval (permits are still required). Examples of permitted uses in the Low-Density Residential District include garden plots and single-family detached dwellings.
- A **conditional use** may be permitted by the Board of Zoning Appeals (BZA) based on specific standards. The BZA may vary the development standards based on the specific site conditions with additional conditions such as parking, hours of operation, setbacks, and other regulations. Examples of conditional uses in the Low-Density Residential District include single-family attached dwellings and a child care center.
- Any uses that are not listed as permitted uses or conditional uses are either not allowed or can be approved by the administrator if similar to listed uses.

Development Standards

Structure Standards

Maximum Height Structure	Primary Structure	45 feet
	Accessory Structure	25 feet
		See Art. 25, Table 25.1^^

Lot Standards

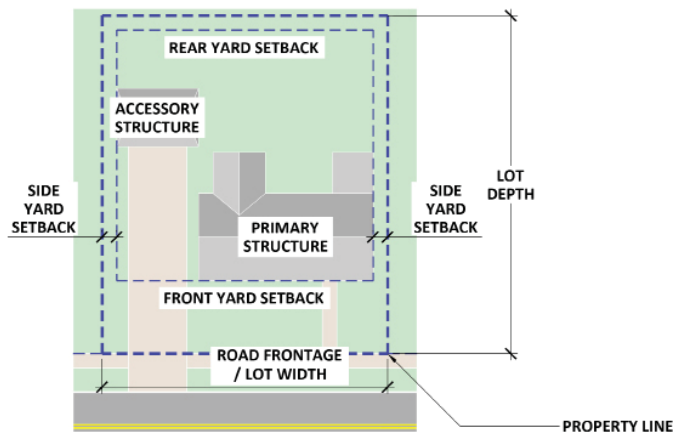
Minimum Frontage	65 feet (single-family)	
	75 feet (duplex)	
Minimum Lot Size	9,000 sq. ft. (single-family)	
	18,000 sq. ft. (duplex)	
Maximum Density	4 dwelling units per acre	
Maximum District Size	5 Acres	
Minimum Front Yard Setback	55 feet*	
Minimum Side Yard Setback	Primary Structure	30 feet
Minimum Rear Yard Setback	Primary Structure	10 feet

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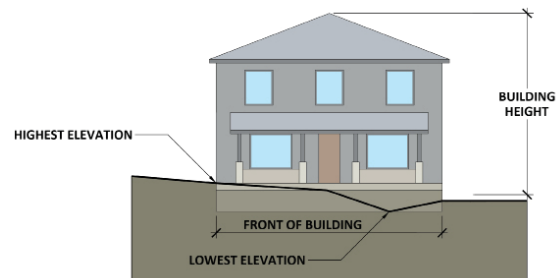
^^ See Article 25, Section 2516 for Accessory Uses and Structures, including applicable setback information (where primary structures exist on the same property).

What are Development Standards?

- The table on the left requires development in the Rural Agriculture District to follow the listed **Structure Standards** and **Lot Standards**.
- These standards ensure development in this district is compatible to neighboring uses, meets building codes, and protects the overall welfare of the public.
- **Structure standards** in this district include the maximum building height.
- **Lot standards** include the minimum frontage, minimum lot size, maximum density, maximum districts size, front yard setback, side yard setback, and rear yard setback. These are illustrated in the graphic below.



Example illustration describing lot width and setbacks.



Example illustration describing how the height of buildings are measured.

Low-Density Residential District (R1)

Proposed District

Purpose Statement

The Low-density Residential District ("R1") is intended for areas of detached homes on larger lots and serves as a transition between suburban development and agricultural areas or open spaces. This area allows for single-family and potentially for two-family housing, and services designed to meet the needs of residents in the immediate area. Land divisions are subject to the Dearborn County Subdivision Control Ordinance and non-residential uses are subject to Site Plan Review, as set forth in Article 23 of this Ordinance.

Permitted Uses

Residential Uses

- clubhouse, community center, and similar facilities
- dwelling, single-family detached
- major residential subdivision
- minor residential subdivision

Accessory Uses

- accessory uses for a dwelling (private garages and parking, fences, satellite dishes, walls, storage sheds, gazebos, storage of recreational vehicle/unit, swimming pool, sauna, bathhouse and like accessories, and recreational court/complex)
- clubhouses, community centers and similar common assembly or shared facilities where the facility is integral part of a residential development and the membership is limited to the residents of the complex or neighborhood
- dwelling, accessory
- hobby farm
- home occupation (See Article 25, Section 2556)
- keeping of animals (See No. 10, Article 25, Section 2585 **New Section**)
- produce stand (seasonal)
- short-term residential rental uses (**Article 25, Section 2585 **New Section**)
- solar energy system, **personal** - accessory (SES-A)
- wind energy conversion system (WECS) **personal** (See Article 18)

Agricultural Uses

- garden plots and other communal or organizational farming practices

Commercial Uses

- golf course

Institutional Uses

- ambulatory service
- cemetery (See Article 25, Section 2570)
- fire station
- mausoleum (See Article 25, 2570)
- parks and recreation areas, public
- police station

Conditional Uses

Residential Uses

- dwelling, single-family attached
- dwelling, two-family

Commercial Uses

- child care center, Class I and II
- child care home
- farmer's market
- golf course with clubhouse/restaurant
- veterinarian or animal hospital

Institutional Uses

- adult day care
- church or place of worship and associated accessory uses
- utility facility, public and private
- wireless telecommunication facility (See Article 15)

What is the difference between a Permitted Use and a Conditional Use?

- A **permitted use** is allowed by right within the given zoning district without approval (permits are still required). Examples of permitted uses in the Low-Density Residential District include garden plots and single-family detached dwellings
- A **conditional use** may be permitted by the Board of Zoning Appeals (BZA) based on specific standards. The BZA may vary the development standards based on the specific site conditions with additional conditions such as parking, hours of operation, setbacks, and other regulations. Examples of conditional uses in the Low-Density Residential District include single-family attached dwellings and a child care center.
- Any uses that are not listed as permitted uses or conditional uses are either not allowed or can be approved by the administrator if similar to listed uses.

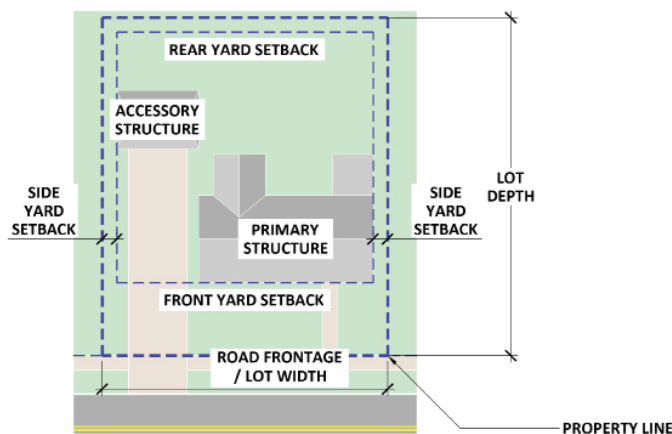
Development Standards

Structure Standards		
Maximum Height Structure	Primary Structure	45 feet
	Accessory Structure	25 feet ^{^^}
Minimum Living Area		950 sq. ft.
Minimum Width of Primary Structure		18 feet
Lot Standards		
Minimum Lot Width		70 feet
Minimum Lot Area		0.5 acre ^{**}
Minimum Front Yard Setback		60 feet [*]
Minimum Side Yard Setback	Primary Structure	20 feet
Minimum Rear Yard Setback	Primary Structure	20 feet
Utility Standards		
Municipal Water and Sewer Required		yes

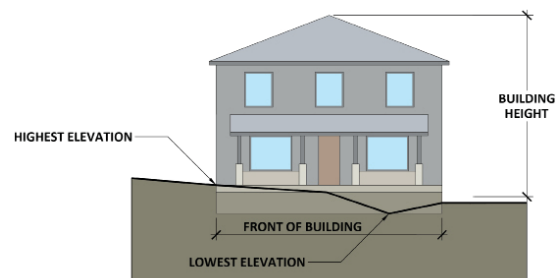
*All front yard setbacks along public/private roadways are measured from the centerline of the road. All uses which front along an arterial road, as determined in Section 2404, shall be required to have a minimum setback of 100 feet from the centerline of the roadway if the roadway has less than an 80 feet right-of-way. All uses which front along U.S. 50, shall be required to have a minimum setback of 100' from the centerline of the nearest 2 lanes of traffic.
^{**}As determined by the Dearborn County Health Department or available sanitary service provider as appropriate.
^{^^}See Article 25, Section 2516 for Accessory Uses and Structures, including applicable setback information (where primary structures exist on the same property).

What are Development Standards?

- The table on the left requires development in the Rural Agriculture District to follow the listed **Structure Standards**, **Lot Standards**, and **Utility Standards**.
- These standards ensure development in this district is compatible to neighboring uses, meets building codes, and protects the overall welfare of the public.
- Structure standards** in this district include the maximum building height, and minimum living area and width of the primary structure
- Lot standards** include the minimum lot width, lot area, front yard setback, side yard setback, and rear yard setback. These are illustrated in the graphic below.
- Municipal water and sewer are required in this district, as noted in the **utility standards**.



Example illustration describing lot width and setbacks.



Example illustration describing how the height of buildings are measured.

Medium-Density Residential District (R2)

Proposed District

Purpose Statement

The Medium-density Residential District is intended to provide for the development of neighborhoods while ensuring compatibility with adjacent land uses and patterns of development. New development is encouraged to contain mixed residential densities and lot sizes as well as housing types. Connection to public sewer and water is required where available, as determined by the State or County Health Department(s). Land divisions are subject to the Dearborn County Subdivision Control Ordinance and non-residential uses are subject to Site Plan Review, as set forth in Article 23 of this Ordinance.

Permitted Use

Residential Uses

- clubhouse, community center, and similar facilities
- dwelling, single-family attached
- dwelling, single-family detached
- dwelling, two-family
- major residential subdivision
- minor residential subdivision

Accessory Uses

- accessory uses for a dwelling (private garages and parking, fences, satellite dishes, walls, storage sheds, gazebos, swimming pool, sauna, bathhouse and like accessories, and recreational court/complex)
- clubhouses, community centers and similar common assembly or shared facilities where the facility is integral part of a residential development and the membership is limited to the residents of the complex or neighborhood
- dwelling, accessory
- home occupation (See Article 25, Section 2556)
- keeping of animals (See No. 10, Article 25, Section 2585 **New Section**)
- short-term residential rental uses (**IC36-1-24et seq and Article 25, Section 2585 **New Section for Short-Term Use Permit Requirements and Standards**)
- solar energy system; ~~personal~~ - accessory (SES-A)
- wind energy conversion system (WECS) personal (See Article 18)

Agricultural Uses

- garden plots and other communal or organizational farming practices

Institutional Uses

- ambulatory service
- cemetery (See Article 25, Section 2570)
- fire station
- parks and recreation areas, public
- police station

Conditional Use

Residential Uses

- dwelling, condominium
- dwelling, landminium
- dwelling, single-family attached
- dwelling, multi-family
- dwelling, townhouse

Accessory Uses

- home occupation (See Article 25, Section 2556)

Commercial Uses

- child care center, Class I and II
- child care home

Institutional Uses

- adult day care
- church or place of worship and associated accessory uses
- utility facility, public and private
- wireless telecommunication facility (See Article 15)

What is the difference between a Permitted Use and a Conditional Use?

- A **permitted use** is allowed by right within the given zoning district without approval (permits are still required). Examples of permitted uses in the Medium-Density Residential District include two-family dwellings and single-family attached dwellings.
- A **conditional use** may be permitted by the Board of Zoning Appeals (BZA) based on specific standards. The BZA may vary the development standards based on the specific site conditions with additional conditions such as parking, hours of operation, setbacks, and other regulations. Examples of conditional uses in the Medium-Density Residential District include multi-family dwellings and child care centers.
- Any uses that are not listed as permitted uses or conditional uses are either not allowed or can be approved by the administrator if similar to listed uses.

Development Standards

	Land Use	
	Single-family (Detached and Attached) and Two-family Residential	Multi-Family Residential/Non-Residential
Structure Standards		
Maximum Height Structure	Primary Structure	45 feet
	Accessory Structure	25 feet ^{^^}
Minimum Living Area	950 sq. ft.	650 sq. ft. / one-bedroom unit
	750 sq. ft. / Two-family unit	750 sq. ft. / two-bedroom unit 850 sq. ft. / three-bedroom unit
Minimum Width of Primary Structure	18 feet	18 feet
Maximum Number of Attached Units	2	8
Lot Standards		
Minimum Lot Width	60 feet	N/A
Minimum Lot Area	7,500 sq. ft. Single-Family** 2,500 sq. ft. per unit Two-Family**	2,500 sq. ft. per unit
Minimum Front Yard Setback	45 feet*	45 feet or 30 feet in platted subdivision
Minimum Side Yard Setback	Primary Structure 10 feet or 0 feet on one side if attached	10 feet
Minimum Rear Yard Setback	Primary Structure 10 feet	15 feet
Utility Standards		
Municipal Water and Sewer Required	yes	yes

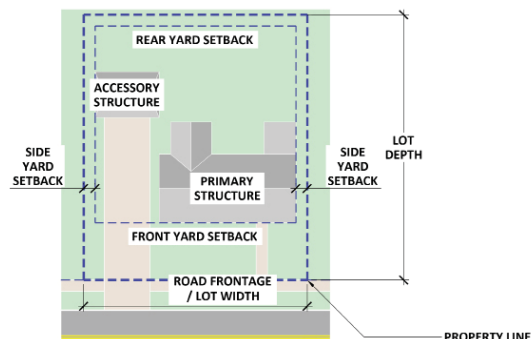
*All front yard setbacks along public/private roadways are measured from the centerline of the road. All uses which front along an arterial road, as determined in Section 2404, shall be required to have a minimum setback of 100 feet from the centerline of the roadway if the roadway has less than 80 feet right-of-way. All uses which front along U.S. 50, shall be required to have a minimum setback of 100 feet from the centerline of the nearest 2 lanes of traffic.

**As determined by the Dearborn County Health Department or available sanitary service provider as appropriate.

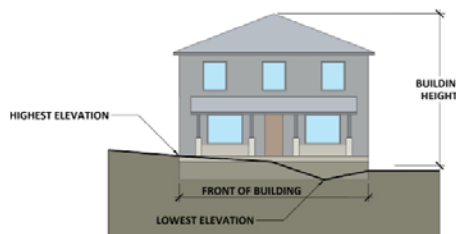
^{^^}See Article 25, Section 2516 for Accessory Uses and Structures, including applicable setback information (where primary structures exist on the same property).

What are Development Standards?

- The table on the left requires development in the Medium-Density Residential District to follow the listed **Structure Standards**, **Lot Standards**, and **Utility Standards**.
- These standards ensure development in this district is compatible to neighboring uses, meets building codes, and protects the overall welfare of the public.
- Structure standards** in this district include the maximum building height, and minimum living area and width of the primary structure.
- Lot standards** include the minimum lot width, lot area, front yard setback, side yard setback, and rear yard setback. These are illustrated in the graphic below.
- Municipal water and sewer are required in this district, as noted in the **utility standards**.



Example illustration describing lot width and setbacks.



Example illustration describing how the height of buildings are measured.

High-Density Residential District (R3)

Proposed District

Purpose Statement

The High-density Residential District is designed to ensure an adequate mix of housing types in the county. This district shall be used to encourage compact development patterns in locations where there are high levels of public infrastructure capacity. Connection to public sewer and water is required. Land divisions are subject to the Dearborn County Subdivision Control Ordinance and non-residential uses are subject to Site Plan Review, as set forth in Article 23 of this Ordinance.

Permitted Use

Residential Uses

- clubhouse, community center, and similar facilities
- dwelling, condominium or landminium
- dwelling, multi-family
- dwelling, single-family attached
- dwelling, single-family detached
- dwelling, townhouse
- dwelling, two-family
- major residential subdivision
- manufactured home park (Article 25, Section 2566)
- minor residential subdivision

Accessory Uses

- accessory uses for a dwelling (private garages and parking, fences, satellite dishes, walls, storage sheds, gazebos, swimming pool, sauna and like accessories, and recreational court/complex)
- clubhouses, community centers and similar common assembly or shared facilities where the facility is integral part of residential development and the membership is limited to the residents of the complex or neighborhood
- home occupation (See Article 25, Section 2556)
- keeping of animals (See No. 10, Article 25, Section 2585 **New Section**)
- short-term residential rental uses (**IC 36-1-24 et seq. and Article 25, Section 2585 **New Section for Short-Term Use Permit Requirements and Standards**)
- solar energy system; ~~personal~~ - accessory (SES-A)
- wind energy conversion system (WECS) personal (See Article 18)

Agricultural Uses

- garden plots and other communal or organizational farming practices

Commercial Uses

- child care center, Class I and II
- child care home

Institutional Uses

- ambulatory service
- fire station or police station
- parks and recreation areas, public

Conditional Uses

Institutional Uses

- Church or place of worship and associated accessory uses
- utility facility, public and private

What is the difference between a Permitted Use and a Conditional Use?

- A permitted use is allowed by right within the given zoning district without approval (permits are still required). Examples of permitted uses in the High-Density Residential District include multi-family and two-family dwellings.
- A conditional use may be permitted by the Board of Zoning Appeals (BZA) based on specific standards. The BZA may vary the development standards based on the specific site conditions such as parking, hours of operation, setbacks, and other regulations. Examples of conditional uses in the High-Density Residential District include churches or utility facilities.
- Any uses that are not listed as permitted uses or conditional uses are either not allowed or can be approved by the administrator if similar to listed uses.

Development Standards

	Land Use	
	Single-family (Detached and Attached) and Two-family Residential	Multi-Family Residential/Non-Residential
Structure Standards		
Maximum Height Structure	Primary Structure	45 feet
	Accessory Structure	25 feet ^{^^}
Minimum Living Area		60 feet
		25 feet ^{^^}
Minimum Width of Primary Structure		500 sq. ft. / zero-bedroom unit
		600 sq. ft. / one-bedroom unit
Maximum Number of Attached Units		700 sq. ft. / two-bedroom unit
		800 sq. ft. / three-bedroom unit
Lot Standards		
Minimum Lot Width	18 feet	18 feet
Minimum Lot Area	8	N/A
Minimum Front Yard Setback		40 feet
		N/A
Minimum Side Yard Setback		4,400 sq. ft. for single-family
		2,200 sq. ft. per unit for two-family
Minimum Rear Yard Setback		40 feet;
		35 feet in platted subdivision; or 30 feet in platted subdivision with rear driveway
Minimum Separation Between Buildings		40 feet or 30 feet in platted subdivision
		5 feet;
Municipal Water and Sewer Required	Primary Structure	0 feet between units to adjoining unit if attached
		5 feet;
Minimum Rear Yard Setback	Primary Structure	10 feet
		10 feet
Minimum Separation Between Buildings		N/A
		20 feet
Utility Standards		
Municipal Water and Sewer Required	yes	yes

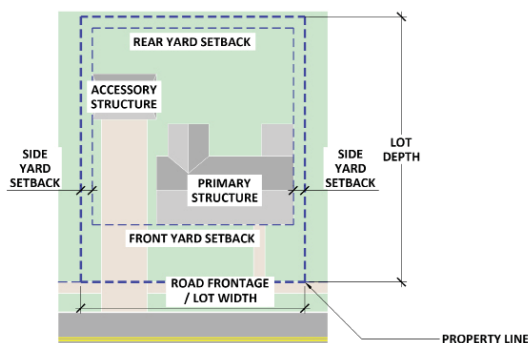
^{*}All front yard setbacks along public/private roadways are measured from the centerline of the road. All uses which front along an arterial road, as determined in Section 2404, shall be required to have a minimum setback of 100 feet from the centerline of the roadway if the roadway has less than 80 feet right-of-way. All uses which front along U.S. 50, shall be required to have a minimum setback of 100 feet from the centerline of the nearest 2 lanes of traffic.

^{**}As determined by the Dearborn County Health Department or available sanitary service provider as appropriate.

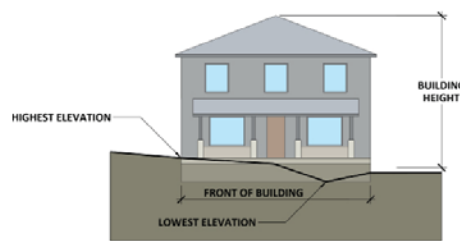
^{^^}See Article 25, Section 2516 for Accessory Uses and Structures, including applicable setback information (where primary structures exist on the same property).

What are Development Standards?

- The table on the left requires development in the Rural Agriculture District to follow the listed Structure Standards, Lot Standards, and Utility Standards.
- These standards ensure development in this district is compatible to neighboring uses, meets building codes, and protects the overall welfare of the public.
- Structure standards in this district include the maximum building height and number of attached units, and minimum living area and width of the primary structure.
- Lot standards include the minimum lot width, lot area, front yard setback, side yard setback, rear yard setback, and separation between buildings. These are illustrated in the graphic below.
- Municipal water and sewer are required in this district, as noted in the utility standards.



Example illustration describing lot width and setbacks.



Example illustration describing how the height of buildings are measured.