

ARTICLE VI ◇ ESTABLISHMENT OF ZONES

Shelbyville Zoning Regulations

October 2024

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Section 600 General Regulation

No land shall be used or occupied and no structure shall be erected, altered, used or occupied

except for the principal uses permitted for each of the zones created by these Regulations together with lawfully permitted conditional uses and/or accessory uses as listed in the following Sections of these Regulations.

Section 610 Official Zoning Map

The zones are bounded and defined as shown on the map entitled "OFFICIAL ZONING MAP OF THE CITY OF SHELBYVILLE, KENTUCKY" and shall so remain on file in the offices of the Triple S Planning Commission. A copy shall also be on file in the office as designated by the legislative body.

Section 611 Changes on Zoning Map

Where changes are made in zone boundaries in accordance with the provisions of this ordinance and Kentucky Revised Statutes, such changes shall be made on the Official Zoning Map promptly after the amendment to these regulations has been approved by the legislative body. The Triple S Planning Commission shall be provided a certified copy of the amendment to these regulations in order that the Official Zoning Map may be changed.

No changes of any nature shall be made on the Official Zoning Map which are not in conformity with the procedures set forth in this ordinance.

Section 615 Replacement of Official Zoning Map

In the event that the Official Zoning Map becomes damaged, destroyed, lost, or is deemed necessary to be replaced due to the age of the map or major corrections in location of rights-of-way or subdivisions, the legislative body may cause to have prepared and adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map, but no such corrections shall have the effect of amending the original Zoning Map or any subsequent amendment thereto.

Section 620 Interpretation of Zone Boundaries

The following rules shall be used to interpret the exact location of the zone boundaries shown on the Official Zoning Map:

- a. Where a zone boundary follows a street or railroad the centerline of the street or railroad right-of-way is the boundary of the zone.
- b. Where a zone boundary approximately follows a lot or property line that line is the boundary of the zone.
- c. Boundaries indicated as approximately following political boundary lines shall be construed as following such boundary lines.
- d. Where a zone boundary follows a stream or the shore of a body of water, that stream or shore line is the boundary of that zone.
- e. Where a zone boundary does not clearly follow any of the features mentioned above, its exact location on the ground shall be determined by measurement according to the map scale.
- f. All questions not covered by 620(a) through 620(e) concerning the exact location of any zone boundary line or portion thereof, shall be determined by the Board of Zoning Adjustment.

Whenever any street, alley, public way, or public easement is vacated through legal action, the abutting zones shall be extended, depending on the land to which the vacated lands revert.

Section 630 Areas Not Included Within Zones

When an area is annexed to or otherwise becomes a part of the legislative body, or in any case where property within the legislative body has not been included within a zone, either through error or omission, such property shall be officially included in the Agricultural (A) Zone until otherwise classified.

Within sixty (60) calendar days after an annexed area officially becomes a part of the legislative body, or an error or omission is recognized, the legislative body shall take action to initiate a zone change review of the area in question, as per Article XIV, to insure its appropriate zoning classification in conformity with the officially adopted comprehensive plan.

Section 640 Zones/Districts Established

The following zoning district classifications are established for the City of Shelbyville, Kentucky:

A	Agricultural
ROS	Recreational/Open Space
R	Residential
RE	Residential Estates
R-1	Very Low Density Residential District
R-2	Low Density Residential District
R-2A	Low Density Residential District – Single Family Only
R-3	Medium Density Residential District
R-4	Multi-Family Residential District
RRD	Residential Rehabilitation District
MHP	Mobile Home Park
C	Commercial
C-1	Central Business District
C-2	Neighborhood Business District
C-3	General Commercial District
C-4	Highway Commercial
P-1	Professional - Limited Office
P-2	Professional - General Usage
IC	Interchange Commercial
X-1	Limited Interchange
X-2	General Interchange
I-1	Light Industrial
I-2	Heavy Industrial
F/C	Flood Plain/Conservation Zone
CBD	Central Business District
D_C	Downtown Commercial District
L_H	Limited Historic District
A_C	Agricultural/Commercial District
WH	Warehouse District
CIV	Civic District
CONS	Conservation District
RES	Residential District

Section 641 Expressly Prohibited Uses in Shelbyville

Hazardous and inert waste storage, incineration, landfills, storage and/or handling of any type and mining of any type are expressly prohibited in the City limits of Shelbyville.

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Section 650 Agricultural Districts

The intent of the Agricultural District is to preserve, promote and protect the rural character of the land, including agricultural uses, significant natural features, wooded areas, the water courses, and to minimize erosion of soil, siltation and pollution of streams and lakes.

Section 652 Agricultural District (A)

The purpose of the Agricultural District (A) is to maintain the agricultural endeavors.

1. Permitted Uses

- a. Land used exclusively for agricultural endeavors
- b. Agricultural use services
- c. Hunting, trapping, wildlife refuge, forestry
- d. Single family detached dwelling
- e. One mobile home as principal residence on a tract of land of at least fifteen (15) acres minimum, maximum one (1) mobile home per farm (see Section 910)
- f. Agricultural Home Occupations (As defined)
- g. Production and storage of distilled spirits for human consumption and micro-breweries
 - 1) The minimum lot area shall be 25 acres, and the maximum allowed building height shall be 72 feet.
 - 2) Facility tours, visitor centers, food service operations, restaurants, brew pubs, the sale of products produced on-site and complementary products directly to consumers, and the consumer sampling of products on-site are permitted.
 - 3) Storage-only facilities are not permitted. Facilities affected by this subsection g. must include the on-site production of the distilled spirits that are stored in those facilities.
 - 4) Festivals or other public gatherings which serve to promote the sale of locally-produced products are permitted, provided any single event shall not exceed fifty-six (56) continuous hours in length.
 - 5) Development Plan Approval:

Prior to the issuance of a zoning permit for any structure, the applicant shall submit a development plan for review by the Planning Commission. The contents of the plan shall be the same as those required for a Final Development Plan set forth in Section 1340 of these regulations. The review by the Planning Commission shall be limited to a determination of compliance with the specific requirements of Section 652.

2. Conditional Uses

- a. Non-profit or private facilities, such as schools, churches, cemeteries, libraries, parks

- b. Airports and/or private landing strips for the land owners use only
- c. Veterinarian clinics
- d. Wireless transmitting stations
- e. Municipal, county, state, and federal buildings
- f. Agricultural Community Farm
 - 1) Farmers Market – refers to any activity where the farmer sells agricultural, value added agricultural products, and complementary products primarily in Shelby County directly to consumers at a stand located on or near the farm.
 - 2) Farm tours with the primary activity of promoting, educating, and selling to the public, agricultural, value added agricultural products, and complimentary products produced primarily in Shelby County and Kentucky.
 - 3) A restaurant owned and operated/managed by the farm owner who resides thereon and sells to the public agricultural, value added agricultural products, and complimentary products produced primarily in Shelby County and Kentucky.
 - 4) Rental of booths or similar space owned and operated/managed by the farm owner who resides thereon and is actively involved in the farming operation. The space rented shall be of a short term nature and be used to substantially promote the agricultural operation. The assembly shall also be subject to any pertinent local and state regulations.
 - 5) Festivals or similar public gatherings held on an Agricultural Community Farm shall which serve to promote the sale of locally produced agricultural and/or Agricultural value-added products. Such events shall be permitted event-by-event. The event shall not exceed fifty-six (56) continuous hours in length.
- g. Recreational facilities, including playgrounds, golf courses, country clubs, sportsman's farms, riding stables, fishing lakes, private clubs, and RV parks (See Article IX) but not including amusement parks and other commercial endeavors which require large amounts of construction or equipment or which are incompatible with a rural atmosphere.
- h. Bed and breakfast occupied by the owner or manager serving only breakfast to guests only.

3. Accessory Uses

- a. Accessory uses in connection with agriculture, such as tenant homes and single-family dwellings, for occupancy by full-time employees of the farm operation, agriculture structures, stables, and parking areas
- b. Roadside stands offering for sale only agricultural products grown on the premises and on-premise signs advertising such stands according to standards in Article XI.
- c. Short-Term Rental, Owner Occupied and Non-Owner Occupied

- d. Swimming pools and tennis courts for private use
- e. Horse training track, boarding of horses, riding classes

4. Development Standards

Unless otherwise provided in this Section 652, the following development standards shall apply:

Minimum lot area:	5 acres
(Exception Per KRS 100:111 22: One (1) tract that would be the first division from a farm since 1961, a minimum two (2) acres, 250 feet of road frontage and meet the 4 to 1 ratio.)	
Minimum lot area for singular mobile home:	15 acres
Minimum width at building line:	250'
Minimum lot width:	5 to 10 acres 250 feet of road frontage, shall meet 4 to 1 ratio at front property line. 75 feet cul-de-sac lots.
	10 to 15 acres 250 feet of road frontage, no part of the tract shall be less than the minimum.
	Over 15 acres 100 feet of road frontage, no part shall be less than the minimum.
Minimum front yard:	100' from front property line
Minimum side yard (each side):	25'
Minimum rear yard:	25'
Maximum building height:	36' or 3 stories
Signs:	See Article XI
Parking:	See Article X

5. Special Provisions

- a. For short-term rental, owner or non-owner occupied, the dwelling unit is limited to one short-term rental contract at a time and the number of occupants in the dwelling unit during a short-term rental shall not exceed two (2) times the number of bedrooms plus four (4) individuals, notwithstanding restrictions of the applicable building or property maintenance code as well as any other applicable

provisions in the state and local laws. Non-owner occupied short-term rentals shall provide two times the minimum parking requirements for a single-family dwelling on said property, not including garage parking, in accordance with Article X.

Section 654 Recreational/Open Space (ROS)

This zone is to designate areas of the city for parks, recreation and open space so as to provide the necessary and desirable recreation activities in the community.

1. Permitted Uses

- a. Recreational uses and equipment necessary for recreational activities
- b. Storage buildings necessary for mechanical equipment, storage, and maintenance equipment
- c. Swimming pools
- d. Shelter structures

2. Conditional Uses

- a. Retaining walls
- b. Signs limited to thirty (30) square feet
- c. Necessary utilities
- d. Off-street parking
- e. Dwelling of caretaker or administrator
- f. Museum and other temporary exhibits

3. Development Standards

Minimum lot area	none
Maximum building height	35'

Section 660 Residential Districts

The purpose of residential districts are to establish and preserve single, two-family and multi-family home neighborhoods as desired by large numbers of people free from other uses except those which are both compatible with and convenient to the residents of such a district.

Section 661 Residential (R)

The Residential (R) district is a residual district which shall no longer allow new designation through a zone change. The primary purpose of this section is to administer and regulate those properties zoned Residential as noted on the zoning map. The Residential (R) district is intended to provide for medium population density.

1. Permitted Uses
 - a. Single-family dwellings
 - b. Multiple-family dwellings
 - c. Two-family dwellings
2. Conditional Uses
 - a. Churches, parish houses and other places of worship
 - b. Public libraries and public schools
 - c. Public parks, noncommercial private recreational areas and other public facilities of a noncommercial nature
 - d. Funeral homes and cemeteries
 - e. Hospitals and clinics for human care, nursing and convalescent homes
 - f. Philanthropic institutions and clubs, except a club which is customarily carried on as a business
 - g. Noncommercial kennel on the premises of a residence occupied by the owner or tenant as a dwelling.
 - h. Bed and breakfast occupied by the owner or manager serving only breakfast to guests only.
 - i. Short-Term Rental, Non-Owner Occupied
3. Accessory Uses

Any accessory use or building customarily accessory, clearly incidental and subordinate to permitted uses.

 - a. Private swimming pools and tennis courts.
 - b. Private garages or other buildings (carports, storage sheds) not used as a dwelling and accessory to the principal use.
 - c. Home occupations.
 - d. Signs as permitted in Article XI.

- e. Short-term rental, owner occupied.

4. Development Standards

Minimum lot area on sewer	7,500 sq. ft. for single-family; add 35% of the single-family minimum per each additional dwelling unit
Minimum lot width	60' single-family; 80' multi-family; 30' cul-de-sac lots
Minimum front yard	25' minor street; 50' arterial street, but not less than 75' from centerline of street
Minimum side yard (each side)	10'
Minimum rear yard	25'
Maximum building height	35'
Maximum lot coverage	30%

5. Special Provisions

- a. For short-term rental, owner or non-owner occupied, the dwelling unit is limited to one short-term rental contract at a time and the number of occupants in the dwelling unit during a short-term rental shall not exceed two (2) times the number of bedrooms plus four (4) individuals, notwithstanding restrictions of the applicable building or property maintenance code as well as any other applicable provisions in the state and local laws. Non-owner occupied short-term rentals shall provide two times the minimum parking requirements for a single-family dwelling on said property, not including garage parking, in accordance with Article X.

Section 662 Residential Estates (RE)

Minimum lot size of one (1) acre on septic tank type sewage.

1. Permitted Uses

- a. Single-family dwellings

2. Conditional Uses

- a. Churches, parish houses and other places of worship
- b. Public libraries and public schools
- c. Public parks, non-commercial private recreational areas and other public facilities of non-commercial nature
- d. Bed and breakfast occupied by the owner or manager serving only breakfast to guests only.
- e. Short-Term Rental, Non-Owner Occupied

3. Accessory Uses

Any accessory use or building customarily accessory, clearly incidental and subordinate to permitted uses.

- a. Private swimming pools and tennis courts.

- b. Private garages or other buildings (carports, storage sheds) not used as a dwelling and accessory to the principal use.
 - c. Home occupations.
 - d. Signs as permitted in Article XI.
 - e. Short-term rental, owner occupied.
4. Development Standards

Minimum lot area	43,560 sq. ft.
Minimum lot width	100'; 35' cul-de-sac lots
Minimum front Yard	75'
Minimum side yard (each side)	25'
Minimum rear yard	25'
Maximum building height	35'

5. Special Provisions
- a. For short-term rental, owner or non-owner occupied, the dwelling unit is limited to one short-term rental contract at a time and the number of occupants in the dwelling unit during a short-term rental shall not exceed two (2) times the number of bedrooms plus four (4) individuals, notwithstanding restrictions of the applicable building or property maintenance code as well as any other applicable provisions in the state and local laws. Non-owner occupied short-term rentals shall provide two times the minimum parking requirements for a single-family dwelling on said property, not including garage parking, in accordance with Article X.

Section 663 Very Low Density Residential District (R-1)

The very low density residential classification is a restrictive residential district. The principal land use in this district is for single-family dwellings and for associated religious, recreational, educational and public facilities necessary to provide for a balanced and attractive low density residential area. Lands in this district are intended to be protected from encroachment of uses detrimental to and not performing a function appropriate to the residential environment.

- 1. Permitted Uses
 - a. Single-family dwellings
- 2. Conditional Uses
 - a. Churches, parish houses and other places of worship
 - b. Public libraries and public schools
 - c. Public parks, noncommercial private recreational areas and other public facilities of a noncommercial nature
 - d. Funeral homes and cemeteries
 - e. Hospitals and clinics for human care, nursing and convalescent homes
 - f. Philanthropic institutions and clubs, except a club which is customarily carried on

as a business

- g. Noncommercial kennel on the premises of a residence occupied by the owner or tenant as a dwelling.
- h. Bed and breakfast occupied by the owner or manager serving only breakfast to guests only.
- i. Short-Term Rental, Non-Owner Occupied

3. Accessory Uses

Any accessory use or building customarily accessory, clearly incidental and subordinate to permitted uses.

- a. Private swimming pools and tennis courts.
- b. Private garages or other buildings (carports, storage sheds) not used as a dwelling and accessory to the principal use.
- c. Home occupations.
- d. Signs as permitted in Article XI.
- e. Short-term rental, owner occupied.

4. Development Standards

Minimum lot area on sewer	12,500 sq. ft.
Minimum lot width	75'; 30' cul-de-sac lots
Minimum front Yard	30'
Minimum side yard (each side)	15'
Minimum rear yard	25'
Maximum building height	35'

5. Special Provisions

- a. For short-term rental, owner or non-owner occupied, the dwelling unit is limited to one short-term rental contract at a time and the number of occupants in the dwelling unit during a short-term rental shall not exceed two (2) times the number of bedrooms plus four (4) individuals, notwithstanding restrictions of the applicable building or property maintenance code as well as any other applicable provisions in the state and local laws. Non-owner occupied short-term rentals shall provide two times the minimum parking requirements for a single-family dwelling on said property, not including garage parking, in accordance with Article X.

Section 664 Low Density Residential District (R-2)

The low density residential classification is a residential district that allows single-family and two-family dwellings.

1. Permitted Uses

- a. Single-family dwellings
- b. Two-family dwellings

2. Conditional Uses

- a. Churches, parish houses and other places of worship
- b. Public libraries and public schools
- c. Public parks, noncommercial private recreational areas and other public facilities of a noncommercial nature
- d. Funeral homes and cemeteries
- e. Hospitals and clinics for human care, nursing and convalescent homes
- f. Philanthropic institutions and clubs, except a club which is customarily carried on as a business
- g. Noncommercial kennel on the premises of a residence occupied by the owner or tenant as a dwelling.
- h. Bed and breakfast occupied by the owner or manager serving only breakfast to guests only.
- i. Short-Term Rental, Non-Owner Occupied

3. Accessory Uses

Any accessory use or building customarily accessory, clearly incidental and subordinate to permitted uses.

- a. Private swimming pools and tennis courts.
- b. Private garages or other buildings (carports, storage sheds) not used as a dwelling and accessory to the principal use.
- c. Home occupations.
- d. Signs as permitted in Article XI.
- e. Short-term rental, owner occupied.

4. Development Standards

Minimum lot area on sewer	8,500 sq. ft. per unit; 10,500 for duplex
Minimum lot width	75'; 30' cul-de-sac lots
Minimum front Yard	30'
Minimum side yard (each side)	12'
Minimum rear yard	25'
Maximum building height	35'
Maximum lot coverage	30%

5. Special Provisions

- a. For short-term rental, owner or non-owner occupied, the dwelling unit is limited to one short-term rental contract at a time and the number of occupants in the dwelling unit during a short-term rental shall not exceed two (2) times the number of bedrooms plus four (4) individuals, notwithstanding restrictions of the applicable building or property maintenance code as well as any other applicable

provisions in the state and local laws. Non-owner occupied short-term rentals shall provide two times the minimum parking requirements for a single-family dwelling on said property, not including garage parking, in accordance with Article X.

Section 665 Low Density Residential District (R-2A) Single-Family Only

The Low Density Residential District (R-2A) Single-Family Only is a residual district which shall no longer allow new designation through a zone change. The primary purpose of this section is to administer and regulate those properties zoned R-2A as noted on the zoning map.

1. Permitted Uses
 - a. Single-family dwellings
2. Conditional Uses
 - a. Churches, parish houses and other places of worship
 - b. Public libraries and public schools
 - c. Public parks, noncommercial private recreational areas and other public facilities of a noncommercial nature
 - d. Funeral homes and cemeteries
 - e. Hospitals and clinics for human care, nursing and convalescent homes
 - f. Philanthropic institutions and clubs, except a club which is customarily carried on as a business
 - g. Noncommercial kennel on the premises of a residence occupied by the owner or tenant as a dwelling.
 - h. Bed and breakfast occupied by the owner or manager serving only breakfast to guests only.
 - i. Short-Term Rental, Non-Owner Occupied
3. Accessory Uses

Any accessory use or building customarily accessory, clearly incidental and subordinate to permitted uses.

 - a. Private swimming pools and tennis courts.
 - b. Private garages or other buildings (carports, storage sheds) not used as a dwelling and accessory to the principal use.
 - c. Home occupations.
 - d. Signs as permitted in Article XI.
 - e. Short-term rental, owner occupied.
4. Development Standards

Minimum lot area on sewer	7,500 sq. ft.
Minimum lot width	50'; 30' cul-de-sac lots
Minimum front Yard	30'
Minimum side yard (each side)	7'
Minimum rear yard	25'
Maximum building height	35'
Maximum lot coverage	30%

5. Special Provisions

- a. For short-term rental, owner or non-owner occupied, the dwelling unit is limited to one short-term rental contract at a time and the number of occupants in the dwelling unit during a short-term rental shall not exceed two (2) times the number of bedrooms plus four (4) individuals, notwithstanding restrictions of the applicable building or property maintenance code as well as any other applicable provisions in the state and local laws. Non-owner occupied short-term rentals shall provide two times the minimum parking requirements for a single-family dwelling on said property, not including garage parking, in accordance with Article X.

Section 666 Medium Density Residential District (R-3)

The Medium Density Residential District classification is a residential district that allows single-family, two-family and multi-family dwellings.

1. Permitted Uses

- a. Single-family dwellings
- b. Two-family dwellings
- c. Multi-family up to twelve (12) units per acre

2. Conditional Uses

- a. Churches, parish houses and other places of worship
- b. Public libraries and public schools
- c. Public parks, noncommercial private recreational areas and other public facilities of a noncommercial nature
- d. Funeral homes and cemeteries
- e. Hospitals and clinics for human care, nursing and convalescent homes
- f. Philanthropic institutions and clubs, except a club which is customarily carried on as a business
- g. Noncommercial kennel on the premises of a residence occupied by the owner or tenant as a dwelling.
- h. Bed and breakfast occupied by the owner or manager serving only breakfast to guests only.
- i. Short-Term Rental, Non-Owner Occupied

3. Accessory Uses

Any accessory use or building customarily accessory, clearly incidental and subordinate to permitted uses.

- a. Private swimming pools and tennis courts.
- b. Private garages or other buildings (carports, storage sheds) not used as a dwelling and accessory to the principal use.
- c. Home occupations.
- d. Signs as permitted in Article XI.
- e. Short-term rental, owner occupied.

4. Development Standards

Minimum lot area on sewer	7,500 sq. ft. for single-family; 10,000 sq. ft. for two-family dwellings; add 2,500 sq. ft. per multi-family unit
Minimum lot width	60' for one-family; 75' for two-family dwellings; 90' for multi-family; 30' cul-de-sac lots
Minimum front Yard	25'
Minimum side yard (each side)	7'
Minimum rear yard	25'
Maximum building height	36'
Maximum lot coverage	30%

5. Special Provisions

- a. For short-term rental, owner or non-owner occupied, the dwelling unit is limited to one short-term rental contract at a time and the number of occupants in the dwelling unit during a short-term rental shall not exceed two (2) times the number of bedrooms plus four (4) individuals, notwithstanding restrictions of the applicable building or property maintenance code as well as any other applicable provisions in the state and local laws. Non-owner occupied short-term rentals shall provide two times the minimum parking requirements for a single-family dwelling on said property, not including garage parking, in accordance with Article X.

Section 667 Multi-family Residential District (R-4)

The Multi-family Residential District classification is a residential district that allows single-family, two-family and multi-family dwellings at the highest density.

1. Permitted Uses

- a. Single-family dwellings
- b. Two-family dwellings
- c. Multi-family dwellings

2. Conditional Uses

- a. Churches, parish houses and other places of worship
- b. Public libraries and public schools
- c. Public parks, noncommercial private recreational areas and other public facilities of a noncommercial nature
- d. Funeral homes and cemeteries
- e. Hospitals and clinics for human care, nursing and convalescent homes
- f. Philanthropic institutions and clubs, except a club which is customarily carried on as a business
- g. Noncommercial kennel on the premises of a residence occupied by the owner or tenant as a dwelling.
- h. Bed and breakfast occupied by the owner or manager serving only breakfast to guests only.
- i. Short-Term Rental, Non-Owner Occupied

3. Accessory Uses

Any accessory use or building customarily accessory, clearly incidental and subordinate to permitted uses.

- a. Private swimming pools and tennis courts.
- b. Private garages or other buildings (carports, storage sheds) not used as a dwelling and accessory to the principal use.
- c. Home occupations.
- d. Signs as permitted in Article XI.
- e. Short-term rental, owner occupied.

4. Development Standards

Minimum lot area on sewer	5,000 sq. ft. for single-family; 7,500 sq. ft. for two-family; 5,000 sq. ft. for 1st unit + 2,000 sq. ft. for each additional unit for multi-family dwellings
Minimum lot width	50' for one-family; 70' for two-family; 80' for multi-family; 30' cul-de-sac lots
Minimum front Yard	25'
Minimum side yard (each side)	7'
Minimum rear yard	15'
Maximum building height	36'
Maximum lot coverage	30%

5. Special Provisions

- a. For short-term rental, owner or non-owner occupied, the dwelling unit is limited to one short-term rental contract at a time and the number of occupants in the dwelling unit during a short-term rental shall not exceed two (2) times the

number of bedrooms plus four (4) individuals, notwithstanding restrictions of the applicable building or property maintenance code as well as any other applicable provisions in the state and local laws. Non-owner occupied short-term rentals shall provide two times the minimum parking requirements for a single-family dwelling on said property, not including garage parking, in accordance with Article X.

Section 668 Residential Rehabilitation District (RRD)

The intent of this district is to permit higher density zoning and reduced lot dimensions for residential property in need of rehabilitation, including rehabilitation that will promote the historic characteristic of such property within the City of Shelbyville.

1. Permitted Uses
 - a. Single-family dwelling
 - b. Two-family dwellings
 - c. Multi-family dwellings
2. Conditional Uses
 - a. Churches, parish houses and other places of worship
 - b. Public libraries and public schools
 - c. Public parks, noncommercial private recreational areas and other public facilities of a noncommercial nature
 - d. Funeral homes and cemeteries
 - e. Hospitals and clinics for human care, nursing and convalescent homes
 - f. Philanthropic institutions and clubs, except a club which is customarily carried on as a business
 - g. Noncommercial kennel on the premises of a residence occupied by the owner or tenant as a dwelling.
 - h. Bed and breakfast occupied by the owner or manager serving only breakfast to guests only.
 - i. Short-Term Rental, Non-Owner Occupied
3. Accessory Uses

Any accessory use or building customarily accessory, clearly incidental and subordinate to permitted uses.

 - a. Private swimming pools and tennis courts.
 - b. Private garages or other buildings (carports, storage sheds) not used as a dwelling and accessory to the principal use.
 - c. Home occupations.
 - b. Signs as permitted in Article XI.

c. Short-term rental, owner occupied.

4. Development Standards

Minimum lot area on sewer	2,000 sq. ft. (The minimum lot area shall not be less than 750 sq. ft. per dwelling unit.)
Minimum lot width	20'
Minimum front Yard	15'
Minimum side yard (each side)	5'
Minimum rear yard	15'
Maximum building height	36'
Maximum lot coverage	75%

5. Special Provisions

- a. For short-term rental, owner or non-owner occupied, the dwelling unit is limited to one short-term rental contract at a time and the number of occupants in the dwelling unit during a short-term rental shall not exceed two (2) times the number of bedrooms plus four (4) individuals, notwithstanding restrictions of the applicable building or property maintenance code as well as any other applicable provisions in the state and local laws. Non-owner occupied short-term rentals shall provide two times the minimum parking requirements for a single-family dwelling on said property, not including garage parking, in accordance with Article X.

Section 669 Mobile Home Parks (MHP)

See Article IX

Section 670 Business Districts

Accommodate existing and future business development in such locations and with such regulations so as to provide availability and accessibility for the success of business operations, to encourage the development of new business at appropriate locations and to preserve and protect existing and future development of non-business uses of access points, service roads, parking and loading areas, screening, and other regulations.

Section 671 Commercial (C)

The Commercial (C) district is a residual district which shall no longer allow new designation through a zone change. The primary purpose of this section is to administer and regulate those properties zoned Commercial as noted on the zoning map.

1. Permitted Uses

The uses listed in Table 6.01 will be permitted in the Commercial (C) district.

2. Conditional Uses

The conditional uses listed in Table 6.01 may be permitted in the Commercial (C) district; and outdoor storage, display, processing, or services rendered.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted uses is permitted.

4. Special Regulations

- a. There shall be no outdoor storage or display of merchandise, and no outdoor processing or services shall be rendered in the Commercial district unless authorized as a conditional use.
- b. Planned Unit Development project for commercial use only. The procedure under Article XII shall be followed.

5. Development Standards

Minimum lot area on sewer	30,000 sq. ft.
Minimum lot width	100'
Minimum front Yard	25', or 50' from the center of the right-of-way, whichever is greater
Minimum side yard (each side)	12'
Minimum rear yard	25'
Maximum building height	50'
Signs	See Article XI
Parking	See Article X
Buffer Zones	See Article XV
Lighting, Noise, Odor	See Article XVI

Section 672 Central Business District (C-1)

The Central Business District (C-1) district is a residual district which shall no longer allow new designation through a zone change. The primary purpose of this section is to administer and regulate those properties zoned C-1 as noted on the zoning map.

The Central Business District is intended for the conduct of retail business and for personal and business service for the city and its trade area. It is the most intensely developed district and contains stores and services for all areas of the city, requiring a high degree of internal interaction that demands close proximity and freedom of movement by pedestrians within the District.

1. Permitted Uses

The uses listed in Table 6.01 will be permitted in the C-1 district.

2. Conditional Uses

The conditional uses listed in Table 6.01 may be permitted in the C-1 district.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted uses is permitted.

4. Required Conditions

All permitted and conditionally permitted uses within the Central Business District shall be conducted wholly within an enclosed building except for off-street parking and loading facilities provided for under Article X of these regulations.

5. Development Standards

Minimum lot area on sewer	None
Minimum yard requirements	None
Maximum building height	36' or 3 stories
Signs	See Article XI
Parking	See Article X
Buffer Zones	See Article XV
Lighting, Noise, Odor	See Article XVI

Section 674 Neighborhood Business District (C-2)

The purpose of the Neighborhood Business District is to provide retail stores and personal service outlets to meet the need of the people in adjacent or nearby residential areas for convenient services. These districts are closely related to residential districts but they are also commercial areas that generate activities that can be disruptive in residential areas unless they are properly regulated. The intent of these Regulations is to make the C-2 districts as compatible as possible with associated residential districts while permitting commercial activity.

1. Permitted Uses

The uses listed in Table 6.01 will be permitted in the C-2 district.

2. Conditional Uses

The conditional uses listed in Table 6.01 may be permitted in the C-2 district.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted uses is permitted, including dwelling units occupying the same building as the principal commercial use and being for use by the owner and/or operator of the permitted

commercial use.

4. Required Conditions

- a. Access to Highways and Streets: In all commercial zones, points of access to highways and streets shall be controlled by the Planning Commission and by Article VIII, Section 820 of these Regulations. Before any building permit for any structure in a C-2 district may be issued the prospective builder or operator of the proposed C-2 activity shall submit a sketch of the layout and design of the proposed structure and/or use and its access points to the highway and/or street to the Planning Commission. The Planning Commission may require that when two or more consumer commercial establishments adjoin along one side of any street or highway that they share access points to the street. When more than four consumer commercial establishments adjoin along any highway or street, a road parallel to the highway or street may be built, at the expense of all adjoining consumer commercial establishments, to provide service to all consumer commercial establishments on the same side of the street or highway. This road shall have access to the highway or street at no more than two points for every four consumer commercial establishments. The provisions of Article VIII of these Regulations shall also apply in a C-2 district. Parking and off-street loading requirements are provided in Article X of these regulations.

5. Development Standards

Minimum lot area on sewer	22,000 sq. ft.
Minimum lot width	60'
Minimum front Yard	25', or 50' from the center of the right-of-way, whichever is greater
Minimum side yard (each side)	10'
Minimum rear yard	25'
Maximum building height	36' or 3 stories
Signs	See Article XI
Parking	See Article X
Buffer Zones	See Article XV
Lighting, Noise, Odor	See Article XVI

Section 676 General Commercial District (C-3)

The C-3 zone is for the conduct of retail sales and personal business oriented to vehicles and vehicular travel primarily on major streets, roads and arterials. Characteristically, the District is centering about major road intersections and along arterial routes. Travel within the District is mainly by way of private automobile.

1. Permitted Uses

The uses listed in Table 6.01 will be permitted in the C-3 district.

2. Conditional Uses

The conditional uses listed in Table 6.01 may be permitted in the C-3 district.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted uses is permitted.

4. Special Use

A Planned Unit Development for highway business shall be permitted as a special use in conformance with Article XII of these Regulations.

5. Required Conditions

Same as the required conditions for the C-2 District.

6. Development Standards

Minimum lot area on sewer	30,000 sq. ft.
Minimum lot width	100'
Minimum front Yard	25', or 50' from the center of the right-of-way, whichever is greater
Minimum side yard (each side)	12'
Minimum rear yard	25'
Maximum building height	36' or 3 stories
Signs	See Article XI
Parking	See Article X
Buffer Zones	See Article XV
Lighting, Noise, Odor	See Article XVI

Section 678 Highway Commercial District (C-4)

The C-4, Highway Commercial District, is intended for the conduct of community-wide personal and business services, specialty shops, and general highway commercial development. The need for community-wide accessibility dictates that this district is located ideally at the intersection of two or more streets or along selected major streets designated for strip commercial development.

1. Permitted Uses

The uses listed in Table 6.01 will be permitted in the C-4 district.

2. Conditional Uses

The conditional uses listed in Table 6.01 may be permitted in the C-4 district.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted uses is permitted.

4. Required Conditions

- a. Screening: Where a side lot line is shared with an adjoining residential lot, a well-maintained compact hedge, a solid fence or similar solid screening device at least six (6) feet in height shall be installed by the property/business owner or the developer to screen the business use from the adjoining lot in the residential zone. The screen shall begin at the front building line and extend along the common side lot line to the rear property line. The Triple S Planning Commission holds the right to invoke a more stringent buffering zone if a potential threat to the health, safety, welfare and morals of the general public exists.
- b. Access to Highways and Streets: In all commercial zones, points of access to highways and streets shall be controlled by the Triple S Planning Commission and by Article VIII, Section 820, of these Regulations. Before any zoning permit

for any structure in a C-4 zone may be issued the prospective builder or operator of the proposed C-4 activity shall submit a sketch of the layout and design of the proposed structure and/or use and its access points to the highway and/or street to the Triple S Planning Commission. The Triple S Planning Commission may require that when two or more consumer commercial establishments adjoin along one side of any street or highway that they share access points to the street. When more than four (4) consumer commercial establishments adjoin along any highway or street, a road parallel to the highway or street may be built, at the expense of all adjoining consumer commercial establishments, to provide service to all consumer commercial establishments on the same side of the street or highway. This road shall have access to the highway or street at no more than two (2) points for every four (4) consumer commercial establishments. The provisions of Article VIII of these Regulations shall also apply in a C-4 zone. Parking and off-street loading requirements are provided in Article X of these regulations.

5. Development Standards

Minimum lot area on sewer	43,560 sq. ft.
Minimum lot width	125'
Minimum front Yard	35', or 60' from the center of the right-of-way, whichever is greater
Minimum side yard (each side)	15'
Minimum rear yard	25'
Maximum building height	36' or 3 stories
Signs	See Article XI
Parking	See Article X
Buffer Zones	See Article XV
Lighting, Noise, Odor	See Article XVI

Section 680 Professional Districts

The Professional Zones were established to provide for professional offices, limited personal service businesses, and for community oriented public and private facilities in urban areas.

Section 681 Professional Limited Office (P-1)

This district is intended to encourage and permit low density general professional and business offices of high development quality and appearance, in attractive landscaped surroundings, and on small sites. The design of P-1 development should be compatible with and complimentary to adjacent residential development. P-1 districts should generally be located in areas that are, because of location and trends, suitable for development of office uses compatible with neighborhood commercial uses. This district is ideally located in transitional areas between commercial and residential development.

1. Permitted Uses

The uses listed in Table 6.01 will be permitted in the P-1 district.

2. Conditional Uses

The conditional uses listed in Table 6.01 may be permitted in the P-1 district.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted and conditionally permitted uses.

4. Required Conditions

- a. Loading Docks: No loading dock shall be constructed fronting on any public street or roadway.
- b. Storage Facilities: No materials or supplies shall be stored or permitted to remain on any part of the property outside the buildings constructed thereon without proper screening and adequate distances from adjoining properties.

5. Development Standards

Minimum lot area on sewer	22,500 sq. ft.
Minimum lot width	100'
Minimum front Yard	30', or 55' from the center of the right-of-way, whichever is greater
Minimum side yard (each side)	15'
Minimum rear yard	25'
Maximum building height	36' or 3 stories
Signs	See Article XI
Parking	See Article X
Buffer Zones	See Article XV
Lighting, Noise, Odor	See Article XVI

Section 682 Professional General Usage (P-2)

The P-2 district is intended to encourage and permit higher density general professional and business offices of high quality and appearance in attractive landscape surroundings. Also, higher educational institutions and public facilities are associated with this district. The district should generally be located in areas abutting arterial streets that are, because of location and trends,

are suitable for development of higher density office uses that are compatible with higher density commercial uses. This district is most appropriately located adjacent to existing P-2 districts and between higher density commercial districts and uses and lower impact districts.

1. Permitted Uses

The uses listed in Table 6.01 will be permitted in the P-2 district.

2. Conditional Uses

The conditional uses listed in Table 6.01 may be permitted in the P-2 district.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted and conditionally permitted uses.

4. Required Conditions

- a. Loading Docks: No loading dock shall be constructed fronting on any public street or roadway.
- b. Storage Facilities: No materials or supplies shall be stored or permitted to remain on any part of the property outside the buildings constructed thereon without proper screening and adequate distances from adjoining properties.

5. Development Standards

Minimum lot area on sewer	43,560 sq. ft.
Minimum lot width	150'
Minimum front Yard	40', or 65' from the center of the right-of-way, whichever is greater
Minimum side yard (each side)	15'
Minimum rear yard	25'
Maximum building height	36' or 3 stories
Signs	See Article XI
Parking	See Article X
Buffer Zones	See Article XV
Lighting, Noise, Odor	See Article XVI

Section 683 Interchange Zones

Zones with uses that are adjacent and near to interstate highways that caters to the traveling public.

Section 684 Interchange Commercial (IC)

The IC, Interchange Commercial Zone, is a residual district which shall no longer allow new designation through a zone change. The primary purpose of this section is to administer and regulate those properties zoned IC as noted on the zoning map.

1. Permitted Uses

The uses listed in Table 6.01 will be permitted in the Interchange Commercial (IC) district.

2. Conditional Uses

The conditional uses listed in Table 6.01 may be permitted in the Interchange Commercial (IC) district; and outdoor storage, display, processing, or services rendered.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted uses is permitted.

4. Special Regulations

- a. There shall be no outdoor storage or display of merchandise, and no outdoor processing or services shall be rendered in the Interchange Commercial district unless authorized as a conditional use.
- b. Planned Unit Development project for commercial use only. The procedure under Article XII shall be followed.

5. Development Standards

Minimum lot area on sewer	30,000 sq. ft.
Minimum lot width	100'
Minimum front Yard	25', or 50' from the center of the right-of-way, whichever is greater
Minimum side yard (each side)	12'
Minimum rear yard	25'
Maximum building height	50'
Signs	See Article XI
Parking	See Article X
Buffer Zones	See Article XV
Lighting, Noise, Odor	See Article XVI

Section 685 Limited Interchange (X-1)

The X-1, Limited Interchange Zone, is intended to promote uses that cater to the traveling public along Interstate 64 which are adjacent to and near interstate interchanges.

1. Permitted Uses

The uses listed in Table 6.01 will be permitted in the X-1 district.

2. Conditional Uses

The conditional uses listed in Table 6.01 may be permitted in the X-1 district.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted uses is permitted.

4. Development Standards

Minimum lot area on sewer	30,000 sq. ft.
Minimum lot width	150'
Minimum front Yard	40', or 65' from the center of the right-of-way, whichever is greater
Minimum side yard (each side)	25'
Minimum rear yard	25'
Maximum building height	36' or 3 stories
Signs	See Article XI
Parking	See Article X
Buffer Zones	See Article XV
Lighting, Noise, Odor	See Article XVI

Section 686 General Interchange (X-2)

The X-2, General Interchange Zone, is intended to promote uses that cater to the traveling public along Interstate 64 which are adjacent to and near interstate interchanges, but provides for some uses not appropriate in the IC or X-1 zones.

1. Permitted Uses

The uses listed in Table 6.01 will be permitted in the X-2 district.

2. Conditional Uses

The conditionally permitted uses listed in Table 6.01 may be permitted in the X-2 district.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted uses is permitted.

4. Development Standards

Minimum lot area on sewer	43,560 sq. ft.
Minimum lot width	150'
Minimum front Yard	50', or 75' from the center of the right-of-way, whichever is greater
Minimum side yard (each side)	25'
Minimum rear yard	25'
Maximum building height	36' or 3 stories
Signs	See Article XI
Parking	See Article X
Buffer Zones	See Article XV
Lighting, Noise, Odor	See Article XVI

Section 687 Industrial Districts

Section 688 Light Industrial District (I-1)

The I-1, Light Industrial District, is intended primarily for the conduct of light manufacturing, assembling, and fabrication, and for warehousing, wholesaling, and service operations that do not depend primarily on frequent personal visits of customers or clients, but that may require good accessibility to rail or highways. This district is designed to upgrade industrial development standards, prevent industrial blight, and protect light industrial development from incompatible residential, commercial or heavy industrial uses. This district should function as a buffer or transition between heavy industrial development and commercial development. The I-1 districts are most appropriately located adjacent existing I-1 districts between commercial districts and uses and lower impact districts. I-1 districts should be located along arterial roads.

1. Permitted Uses

The uses listed in Table 6.01 will be permitted in the I-1 district.

2. Conditional Uses

The conditional uses listed in Table 6.01 may be permitted in the I-1 district.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted and conditionally permitted uses.

4. Required Conditions

- a. Loading Docks: No loading dock shall be constructed fronting on any public street or roadway.
- b. Storage Facilities: No materials or supplies shall be stored or permitted to remain on any part of the property outside the buildings constructed thereon without proper screening and adequate distances from adjoining properties.
- c. Waste Disposal: No waste material or refuse shall be dumped upon or permitted to remain upon any part of an industrial property outside of buildings constructed thereon. In addition, the property shall not be used by an industry whose primary business requires industrial sewerage, unless the governing municipal body authorizes the use of its sewage disposal facilities.

5. Development Standards

Minimum lot area on sewer	43,560 sq. ft.
Minimum lot width	200'
Minimum front Yard	35', or 60' from the center of the right-of-way, whichever is greater
Minimum side yard (each side)	15'
Minimum rear yard	25'
Maximum building height	60'
Signs	See Article XI
Parking	See Article X
Buffer Zones	See Article XV
Lighting, Noise, Odor	See Article XVI

Section 689 Heavy Industrial District (I-2)

The I-2, Heavy Industrial District, is intended to provide for heavy industrial uses and other uses not otherwise provided for in the other districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts and most commercial districts wherever possible. The I-2 districts are most appropriately located adjacent to existing I-2 districts between light industrial districts and uses and lower impact districts. I-2 districts should be located along arterial roads.

1. Permitted Uses

The uses listed in Table 6.01 will be permitted in the I-2 district.

2. Conditional Uses

The conditional uses listed in Table 6.01 may be permitted in the I-2 district.

3. Accessory Uses

Any accessory use or building customarily incidental to the above permitted and conditionally permitted uses.

4. Required Conditions

- a. Loading Docks: No loading dock shall be constructed fronting on any public street or roadway.
- b. Storage Facilities: No materials or supplies shall be stored or permitted to remain on any part of the property outside the buildings constructed thereon without proper screening and adequate distances from adjoining properties.
- c. Waste Disposal: No waste material or refuse shall be dumped upon or permitted to remain upon any part of an industrial property outside of buildings constructed thereon. In addition, the property shall not be used by an industry whose primary business requires industrial sewerage, unless the governing municipal body authorizes the use of its sewage disposal facilities.
- d. Junk yards, salvage and scrap iron yards and similar uses shall be enclosed by an acceptable fence, wall or other screening not less than six (6) feet in height. The Board of Zoning Adjustment shall determine the acceptability of said screening.

5. Development Standards

Minimum lot area on sewer	87,120 sq. ft.
Minimum lot width	200'
Minimum front Yard	40', or 65' from the center of the right-of-way, whichever is greater
Minimum side yard (each side)	25'
Minimum rear yard	50'
Maximum building height	60'
Signs	See Article XI
Parking	See Article X
Buffer Zones	See Article XV
Lighting, Noise, Odor	See Article XVI

Section 690 Floodplain/Conservation District (F/C)

The Floodplain/Conservation District is an exceptional area for which special regulations have been developed. This district is composed of lands that are subject to being flooded and the special regulations have the purpose of preventing development in the flood plain of buildings and structures that will increase flood heights and damage and preventing excessive property damage and loss of life in areas of greatest flood hazard.

1. Permitted Uses

None

2. Conditional Uses

The following uses are permitted in a Floodplain District, subject to the restrictions, limitations and procedures set forth in this Section and in other provisions of these regulations.

- a. Agricultural uses not involving the commercial slaughtering of animals or other operations producing obnoxious odors or noises.
- b. Open-type recreational facilities, either public or private.
- c. Outdoor advertising subject to provisions of Article XI of these regulations.
- d. Temporary uses subject to Article VIII of these regulations.
- e. Any other uses customarily accessory or incidental to the above uses.

3. Restrictions and Limitations in Floodplain Areas

- a. The erection of any structure for residential purposes is prohibited.
- b. No use or structure shall be permitted in a Floodplain District that restricts, impedes or diverts the natural flow of water in the area.
- c. There shall be no filling of land or excavation of land unless and until a certificate shall be issued by the City Engineer, or an equivalent official, and the State Division of Water (if applicable), and approved by the Planning Commission that such filling or excavation does not alter the natural flow of water.

4. Procedure for Development

No building, structure, use or improvement shall be undertaken in a Floodplain District without the prior approval of the Planning Commission or without a Conditional Use Permit issued by the Board of Zoning Adjustment.

- a. A development plan shall be prepared by the applicant and submitted to the Planning Commission for review and approval. Provisions of Article XIII of these regulations pertaining to Development Plans shall be followed.
- b. In reviewing the submitted plan of development, the Planning Commission shall be guided by the following standards:
 - i. Permitted uses shall be of the type not subject to major damage by floods as set forth in Section 690(2).
 - ii. Structures shall be placed on the lot so as to offer no obstruction to the

flow of water at the one-hundred (100) year flood plain level.

- iii. Structures shall be firmly anchored to prevent floating away during floods.
 - iv. Topographic data, hydrological data, engineering studies or other special studies may be necessary to determine the effects of flooding on a proposed structure or the effect on the floodway of the structure and the Planning Commission may require that such studies be prepared by competent engineers or other professionals.
 - v. The granting of approval shall not be construed to imply that the action of the City Council, Planning Commission or any of their offices or agencies is a representation, guarantee or warranty of any kind of the practicality or safety of any structure or plan proposed and shall create no liability upon or a cause of action against such public bodies, officers or employees for any damage that may result pursuant thereto.
- c. The Board of Zoning Adjustment shall secure a written recommendation from the Planning Commission setting necessary standards and conditions for the proper operation of the proposed use or structure before issuing the Conditional Use Permit.
- d. Nothing in these regulations shall be construed to relieve the developer of the responsibility to conform to all State and Federal regulations regarding identified federal floodway.

Section 691 City of Shelbyville Downtown Districts

A. PURPOSE

The purpose of the City of Shelbyville Downtown Districts (CBD, D_C, L_H, A_C, WH, CIV, CONS and RES) is to provide certain areas within the City of Shelbyville that have specific physical characteristics and warrant special conditions the necessary regulations to protect and enhance those areas. The downtown districts provide for a wide variety of commercial service and retail uses, professional and government offices, residential uses, and limited warehousing opportunities to benefit the citizens of and visitors to the City of Shelbyville. The downtown districts are also intended to encourage the productive and efficient use of land resources, historic preservation, to promote economic development and tourism, to enhance property values, to ensure high quality site and architectural design, and to assist in implementing the goals and objectives of the Shelby County Comprehensive Plan and the Shelbyville East End Study.

B. APPLICATION AND PROCESSING

1. Administration

The Shelbyville Downtown Districts development approval process is intended to provide an incentive to property owners and developers who are willing to invest in downtown Shelbyville. Development within the downtown districts are development "by-right" which entails only an administrative review carried out by Triple S Planning Commission staff to determine compliance with these Regulations.

Wherever there appears to be a conflict between the Shelbyville Downtown Districts and other lawfully adopted rules, regulations, resolutions, or ordinances, the most restrictive, or that imposing higher standards, shall apply. For development standards not covered by these Regulations, all other sections of the Shelbyville Zoning Regulations shall apply.

This section sets forth provisions for reviewing and approving development applications within the City of Shelbyville Downtown Districts. The intent is to ensure that all development occurring under the provisions of the Shelbyville Downtown Districts are consistent with the provisions of these regulations as they pertain to height, siting, architectural standards, and building form. All elements of the City of Shelbyville Downtown Districts will be applied as part of the development review process.

2. Pre-Application Conference

Prior to filing for development plan review, the developer, petitioner, applicant or property owner shall attend a pre-application conference with Triple S Planning Commission staff to discuss the development review process, be informed of the City of Shelbyville Downtown District regulations, the Shelbyville Zoning Regulation requirements, and to confer about the application. No person may rely upon any comment concerning a proposed development plan, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. This meeting is intended to review the development plan and flag any issues in applying the regulations of the City of Shelbyville Downtown District regulations.

3. Development Plan Review

a. The developer shall submit:

- 1) A completed application.
- 2) Four (4) sets of a development plans no larger than 24" x 36". The Commission may require greater or fewer copies of the development plans as is deemed necessary to carry out a substantive review.

- 3) Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including but not limited to solid waste and recycling containment areas, electrical service transformers, mechanical equipment, etc. Locations and screening materials shall be clearly noted.
- 4) The exterior finish material and color selection for each building shall be clearly noted for each elevation and may be illustrated using a detail inset.
- 5) To aid in evaluating the exterior design, the developer shall submit schematic floor plans showing window, door and other exterior features that clearly define the intent of the completed exterior of the structure.
- 6) Color renderings clearly indicating color choices of exterior finish materials.
- 7) Other information as may be deemed necessary to evaluate the appearance of the completed structures.

b. Determination of Minimum Requirements

Upon receipt of the development plan and completed application, the Triple S Planning Commission staff shall determine, within ten (10) working days, if the development plan and related documents comply with all applicable rules and regulations. Upon making a determination that all documents are in order, the development plan shall be deemed officially received and the date of such official receipt shall establish the filing date. The determination that submission of development plans qualifies to be officially received shall not be deemed a determination that the plan meets the requirements for plan approval.

c. Limitation on Review Period; Approval; Disapproval

- 1) Within sixty (60) days after the receipt of the development plan, the Triple S Planning Commission staff shall be authorized to approve such plans provided that the requirements and provisions of this Regulation and other applicable codes and ordinances have been met.
- 2) If such requirements are not met, the Triple S Planning Commission staff shall not approve such development plan. Specific reasons for disapproval shall be set forth in writing and shall identify deficiencies in the plan which cause disapproval and shall generally identify such modifications or corrections as will permit approval of the plan. A disapproval by the Triple S Planning Commission staff may be appealed to the Triple S Planning Commission and then to the City of Shelbyville City Council.

4. Compliance with the Regulations

Compliance with the City of Shelbyville Downtown Districts shall be evaluated based on the intent of the regulations, how well the development conforms to the regulations and whether it is consistent with the Shelby County Comprehensive Plan and the Shelbyville East End Study. Minor modifications shall be reviewed and discussed at the pre-application conference and shall be based on problems related to topography, or street grade, the location of streets, breaks and passages between buildings, signs, streetscape details, design issues related to the inclusion of existing buildings or mature trees as part of a development proposal.

5. Substantial Additions or Improvements to Existing Developed Sites

The City of Shelbyville Downtown Districts shall be applied when substantial additions to existing buildings are made. Substantial building additions are defined or applicable per the following criteria:

- a. The expansion of structures in excess of twenty-five (25%) percent but less than fifty (50%) percent of the existing gross floor area shall subject only the expansion

- area to the standards and regulations.
- b. Expansion of structures in excess of fifty (50%) percent of the existing gross floor area shall subject the entire structure to the standards and regulations.
- c. Improvements to exterior walls covering more than twenty-five (25%) percent of the total wall area shall subject the structure to the standards of these Regulations.
- d. If any structure is destroyed by any means and to an extent greater than fifty (50%) percent of its replacement cost at the time of the destruction, then such structure shall only be rebuilt in accordance with the standards and regulations.
- e. This section shall not be construed in any way as to prevent the ordinary maintenance or minor repairs of existing structures.

6. Permit Process

Zoning and Building Permits will not be issued for building activity until the Development Plan review process is completed and a determination is made by the Triple S Planning Commission staff that the proposal is in compliance with the City of Shelbyville Downtown Districts.

7. Pre-Certificate of Occupancy Meeting

At least thirty (30) days prior to expected occupancy, the applicant shall notify Triple S Planning Commission staff and arrange for a pre-Certificate of Occupancy meeting. The purpose of this meeting is to review and address outstanding items as per the approved development plan. The Certificate of Occupancy shall not be issued by the City of Shelbyville Building Department until the Triple S Planning Commission has determined the development complies with the approved plans.

Section 692 Central Business District (CBD)

A. PURPOSE AND INTENT

The purpose and intent of the Central Business District (CBD) is to maintain the character currently established in the area with predominantly three story buildings, urban in character, and to accommodate the commercial, office, service, residential, and public activities and uses commonly found in a central business district. There will not be any requirements for off-street parking in the central business district. It is anticipated that these regulations shall work to implement these concepts and shall encourage building character (material, height, facade treatment) compatible with existing character. There shall be only one contiguous Central Business District, CBD.

B. PERMITTED USES

The uses listed in Table 6.01 shall be permitted in the CBD district.

C. CONDITIONAL USES

The conditional uses listed in Table 6.01 may be permitted in the CBD district with conditions set forth by the Board of Zoning Adjustments and Appeals.

D. ACCESSORY USES

Any accessory use or building customarily incidental to the above permitted uses is permitted.

E. DEVELOPMENT STANDARDS

- | | |
|-------------------------|------|
| 1. Minimum lot area | None |
| 2. Minimum lot frontage | 15' |

3. Building Setbacks

a. Front yard setbacks (Includes Corner Lots)

Buildings shall be constructed to a zero-foot setback (or "build-to" line) from all public street rights-of-way, except when the build-to line shall be adjusted to ensure a minimum sidewalk width of five (5) to ten (10) feet.

b. Side yard setbacks

Buildings shall be constructed to a zero-foot setback (or "build-to" line) from all side property lines to create a continuous building street wall between buildings, except in the following circumstances:

- 1) Where adjoining a residential zone then a minimum 10 feet from the property line shall be maintained.
- 2) A formal pedestrian-only walkway is provided that connects off-street parking areas located to the rear of a site to the storefront and walkway system located adjacent to storefronts. A minimum six (6') feet and maximum of ten (10') feet in walkway width is required. The opening shall be framed overhead by an architectural element extending over the walkway. The opening as seen from the public right-of-way shall be architecturally compatible with the overall street façade. Lighting fixtures shall be provided in the walkway area with lighting fixtures placed at regular intervals to provide continuous ground plane overlap.
- 3) Formal open spaces, plazas, or outdoor seating may be developed between buildings, thus interrupting the continuous building street wall. Such areas shall be accessible to the public or shall serve an adjacent business. The design of such spaces shall ensure that parking to the rear of the buildings is effectively screened through the use of fences, walls, landscaping or a combination thereof.

c. Rear yard setbacks

A rear zero-foot setback (or "build-to" line) is permissible, but appropriate site accommodations shall be made for dumpsters, mechanical equipment, off-street parking and loading, landscaping and buffering, and on-site storm water management facilities.

4. Building height

Each building shall have a minimum of two (2) stories and shall not exceed thirty-six (36') feet in height or three (3) stories. The maximum floor-to-floor story height for stories other than the ground story is 14 feet. All upper stories shall each have a minimum of 9 feet 4 inches clear (floor to ceiling height) and shall be useable space.

5. Building Frontage

At least 50% of the linear street frontage of each lot along Main Street and Washington Street shall be occupied by a building at the required build-to line. At least 20 linear feet of the buildings on corner lots shall be constructed at the build-to line along side streets to Main Street and Washington Street.

F. STREET PRESENCE AND STOREFRONT DEVELOPMENT

All new development in the CBD district shall utilize the storefront development pattern or provide

a building façade and sidewalk along the street right-of-way. Such a façade shall limit blank walls on the ground levels of buildings.

1. Ground Floor Windows

The required amounts of windows shall be at least fifty (50%) percent of the length and twenty-five (25%) percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to nine (9') feet above the finished grade along street frontages. On corner lots, only the street frontage along Main Street and Washington Street must meet the above requirements whereas the other frontage must only meet one-half (1/2) of the standard. Qualifying window features shall either be windows that allow views into working areas or lobbies, pedestrian entrances, or display windows set into the wall. Display cases attached to the outside wall do not qualify. The bottom of the windows must be no more than four (4) feet above the adjacent exterior grade.

2. Marquee

Storefront buildings shall provide a distinct marquee area, located no less than twelve (12') feet above the sidewalk which may provide an area for signage parallel to each storefront business.

3. Exterior Finish

Exterior finish shall be limited to brick or tile masonry, natural or cast stone, stucco (cementitious finish), pre-cast masonry (for trim and cornice elements only), gypsum reinforced fiber concrete (for trim elements only), or exterior insulation finish system fascias (with moderate finish texture). Walls not intended for exposure may include painted concrete block.

4. Architectural Variety

Arcades, porches and balconies, bays, and other rich architectural elements are encouraged.

5. Entrances

Primary ground floor commercial building entrances shall be oriented to the street, to plazas, or parks, not to interior blocks or parking lots. Secondary entrances may be from parking lots or the block interior. Residential entrances may be along the front façade or other façade.

6. Garages

Garage doors are not permitted along Main Street or Washington Street and shall be recessed a minimum of ten (10') feet and located along the secondary frontage a minimum of fifty (50') feet from the street corner.

7. Roofs and Parapets

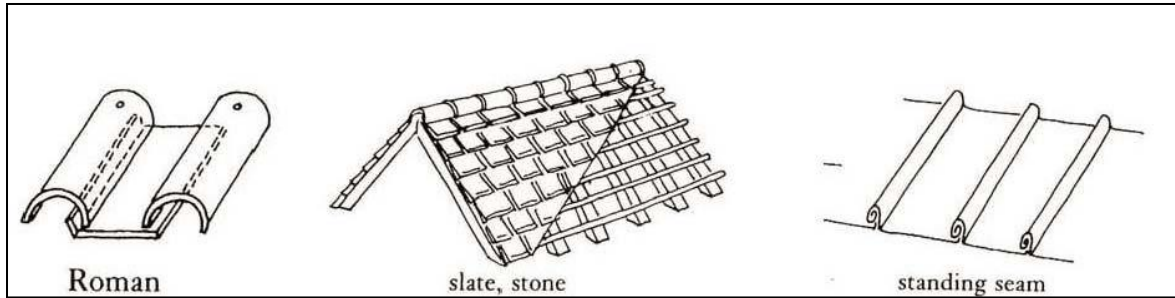
Where clearly visible from streets, sidewalks, outdoor amenities, recreational areas or other public uses shall subject the roofs and parapets to the following:

a. Materials

The following materials are permitted:

- 1) Clay or concrete (faux clay)
- 2) Tile (barrel or flat roman)

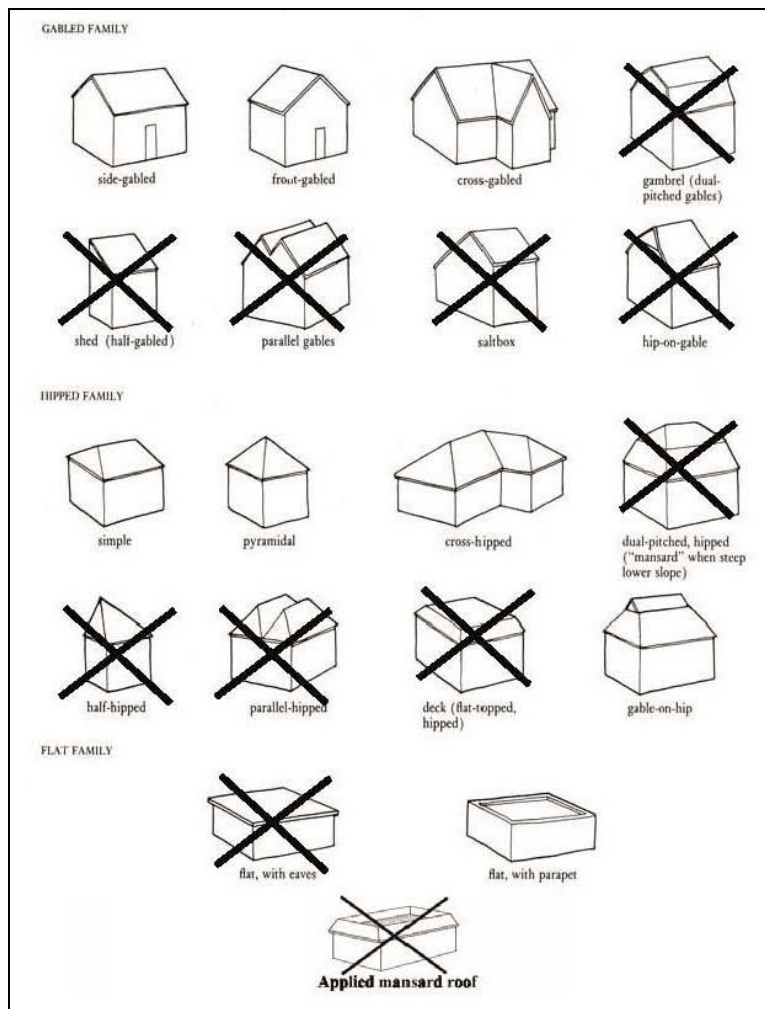
- 3) Slate (Equivalent synthetic or better)
- 4) Metal (Standing seam 5-v crimp, equivalent or better)
- 5) Asphalt Shingle



b. Roof Configurations and Techniques

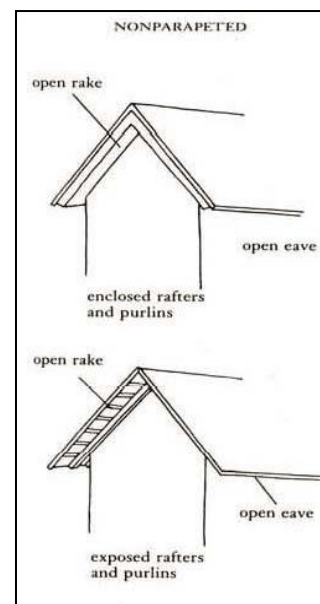
The following roof configurations and techniques are permitted:

- 1) Roof shapes:
 - a) Side gabled
 - b) Front gabled
 - c) Cross gabled
 - d) Simple hipped
 - e) Pyramidal hipped
 - f) Cross hipped
 - g) Gable-on-hipped
 - h) Flat with parapet



2) Pitched roofs (exclusive of roofs behind parapet walls):

- a) The primary ridge beam shall run parallel to the street.
- b) Simple hip and gable roofs shall be symmetrically pitched between 25 and 50 percent.
- c) Mechanical equipment must be screened from view from the ground, and from all public use areas adjacent to the site in question.
- d) Sloping roofs with a vertical rise that exceeds one-half the average height of supporting walls as measured along each façade are not permitted.

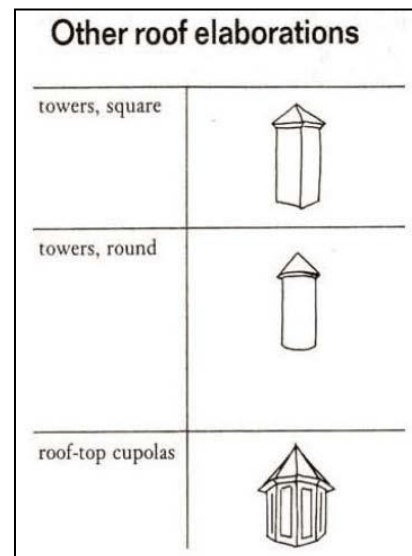
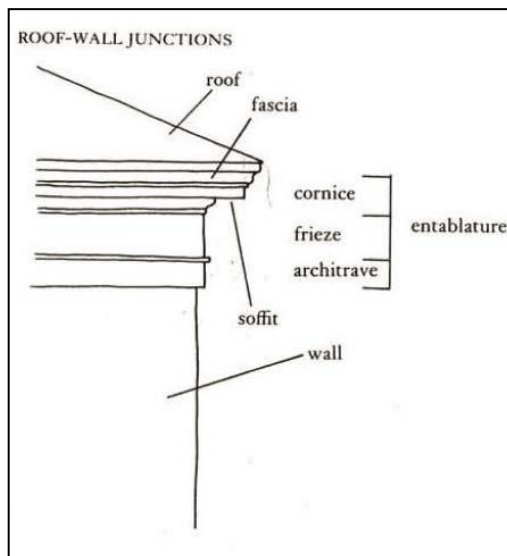
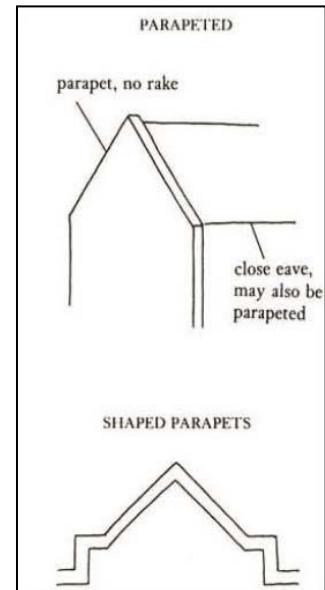


3) Overhang

- a) Eaves must overhang at least 24 inches on primary structures.
- b) Rakes (gable end) must overhang at least 18 inches.
- c) Balconies must be a minimum of four (4') feet of platform and be accessible from the interior.

c. Parapet Roofs and Other Features

- 1) Parapets, towers, or cornices, both incorporating a peaked or a flat-faced elevation shall be incorporated into each building design in the development.
- 2) Parapet walls sufficiently high enough to screen rooftop mechanical from viewing shall conceal roofs of building structures that are generally flat.
- 3) Parapet height shall be measured at the top of the Parapet, including any coping. An additional 3 feet in height by 12 in width (or 15 percent of the façade, whichever is greater) is permitted for a section of the Parapet emphasizing the building's main street entry or a corner. Any other variations regarding building heights must receive a variance.
- 4) Facades that exceed 100 feet in length measured along the street frontage shall have variations in roofline or rooftop parapet.



8. Colors

a. Building Wall Colors

- 1) Colors chosen for the building facades shall be of the same color palette/shade regardless of whether the structure is used as single or multi-tenant space.
- 2) Colors chosen for the building exteriors shall be taken from an earth tone color palette or substitute as acceptable by the Triple S Planning Commission staff.
- 3) Brick shall approximate the color of bricks made from regional clays.
- 4) Primary colors shall not be used for building walls unless they are a muted tone.
- 5) Neon colors are not allowed.

b. Roof Colors

- 1) Natural colors or substitute as acceptable.

c. Trim Colors

- 1) For windows, soffits, cornices, moldings, etc.: whites, tans or black, bronze or substitute as acceptable by the city. Aluminum windows, screen frames, etc. shall be bronze anodized.
- 2) Schemes may have no more than two trim colors.
- 3) Entry doors are permitted a greater color latitude, subject to approval.
- 4) Brick and stone shall be left their natural color.

G. PARKING

On-site parking shall not be required in the CBD district. Parking provided on-site shall be located to the rear of the building and comply with Article X. If the parking area abuts a street, it should be fenced on the abutting street to a minimum height of six (6) feet. The fence should provide solid screening through the use of landscape or fence materials for a three (3) foot minimum. Fencing materials should be compatible with the building's materials and the area's architectural style with preference to iron or brick.

H. SIGNAGE STANDARDS

1. Signs shall conform to Article XI of these Regulations.

Section 693 Downtown Commercial District (D_C)

A. PURPOSE AND INTENT

The purpose and intent of the Downtown Commercial district is to provide a transition between the Central Business District and the more visually open highway commercial areas. While the range of commercial activities would be considerably more inclusive than the Central Business District, the setbacks and on-site parking would be more of an urban character. (Would only apply to underlay district if commercial)

B. PERMITTED USES

The uses listed in Table 6.01 shall be permitted in the Downtown Commercial District.

C. CONDITIONAL USES

The conditional uses listed in Table 6.01 may be permitted in the Downtown Commercial District with conditions set forth by the Board of Zoning Adjustments and Appeals. For businesses providing light mechanical repairs to cars and trucks, at a minimum a condition shall be required that all repairs shall take place inside the building and there shall be no outside storage or materials used in the business or of any damaged or inoperative vehicles.

D. ACCESSORY USES

Any accessory use or building customarily incidental to the above permitted uses is permitted.

E. DEVELOPMENT STANDARDS

- | | |
|--------------------------|------|
| 1. Minimum lot area: | None |
| 2. Minimum lot frontage: | 40' |
| 3. Building Setbacks: | |

a. Front yard setbacks (Includes Corner Lots) Minimum 8'
Maximum 25'

b. Side yard setbacks

No side yard setback is required except when adjoining a residential zone then a minimum 10 feet from the property line shall be maintained.

c. Rear yard setbacks

No rear yard setback is required except when adjoining a residential zone then a minimum 10 feet from the property line shall be maintained.

4. Building height:

Each building shall have a maximum of two (2) stories.

G. BUILDING DESIGN REQUIREMENTS

1. Exterior Finish

Exterior finish shall be limited to brick or tile masonry, natural or cast stone, stucco (cementitious finish), pre-cast masonry (for trim and cornice elements only), gypsum reinforced fiber concrete (for trim elements only), or exterior insulation finish system fascias (with moderate finish texture). Walls not intended for exposure may include painted concrete block.

2. Garages

Garage doors are not permitted along Main Street or Washington Street and shall be recessed a minimum of ten (10) feet and located along the secondary frontage a minimum of fifty (50) feet from the street corner.

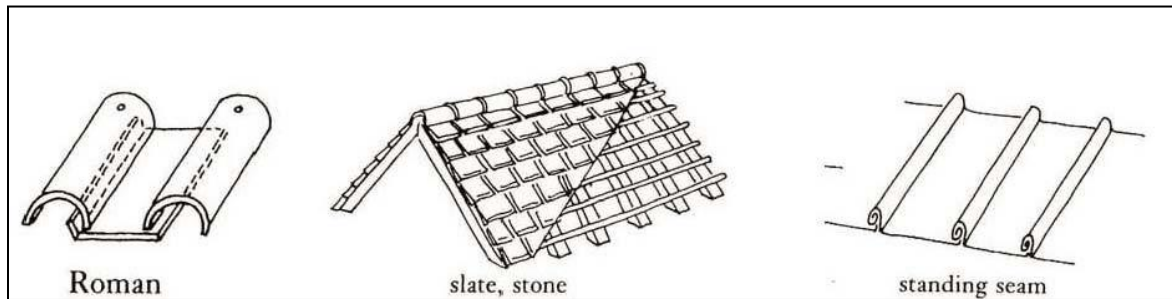
3. Roofs and Parapets

Where clearly visible from streets, sidewalks, outdoor amenities, recreational areas or other public uses shall subject the roofs and parapets to the following:

a. Materials

The following materials are permitted:

- 1) Clay or concrete (faux clay)
- 2) Tile (barrel or flat roman)
- 3) Slate (Equivalent synthetic or better)
- 4) Metal (Standing seam 5-v crimp, equivalent or better)
- 5) Asphalt Shingle

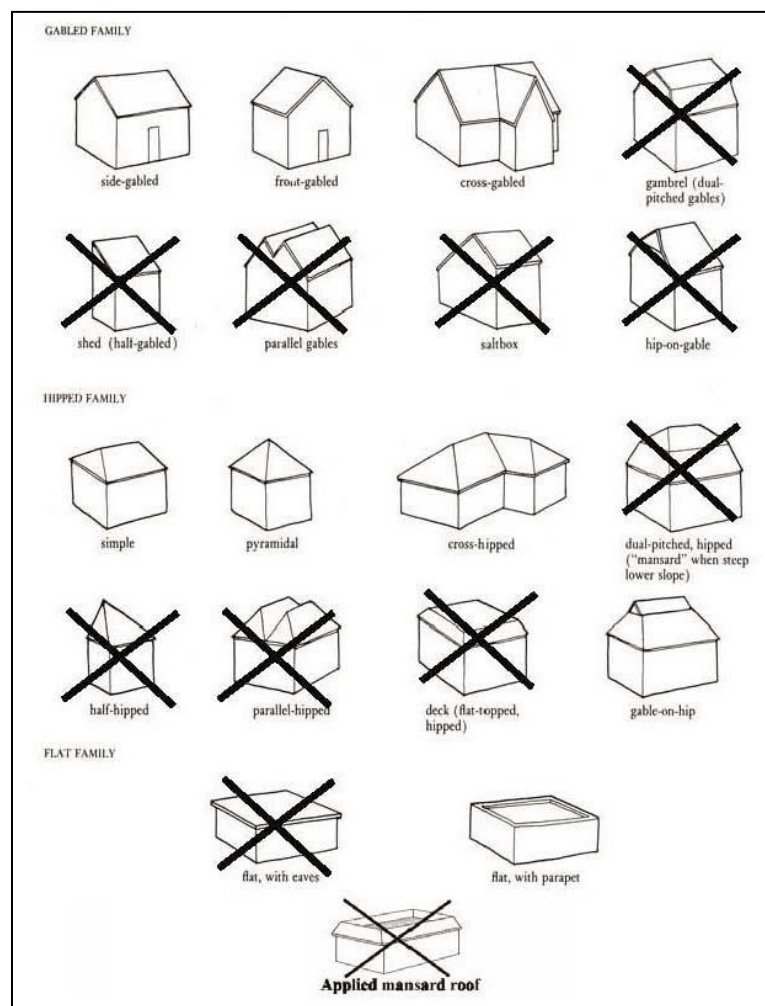


b. Roof Configurations and Techniques

The following roof configurations and techniques are permitted:

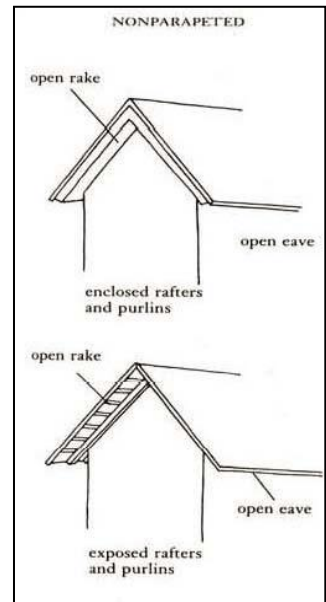
1) Roof shapes:

- a) Side gabled
- b) Front gabled
- c) Cross gabled
- d) Simple hipped
- e) Pyramidal hipped
- f) Cross hipped
- g) Gable-on-hipped
- h) Flat with parapet



2) Pitched roofs (exclusive of roofs behind parapet walls):

- a) The primary ridge beam shall run parallel to the street.
- b) Simple hip and gable roofs shall be symmetrically pitched between 25 and 50 percent.
- c) Mechanical equipment must be screened from view from the ground, and from all public use areas adjacent to the site in question.
- d) Sloping roofs with a vertical rise that exceeds one-half the average height of supporting walls as measured along each façade are not permitted.

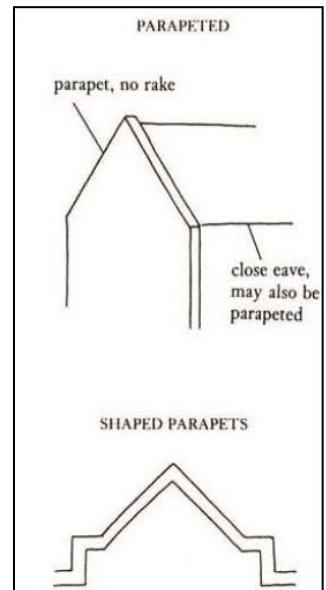


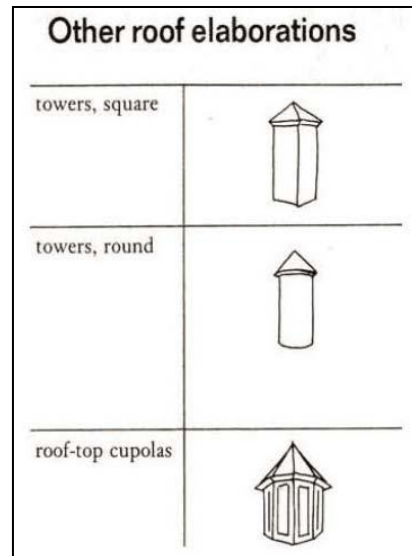
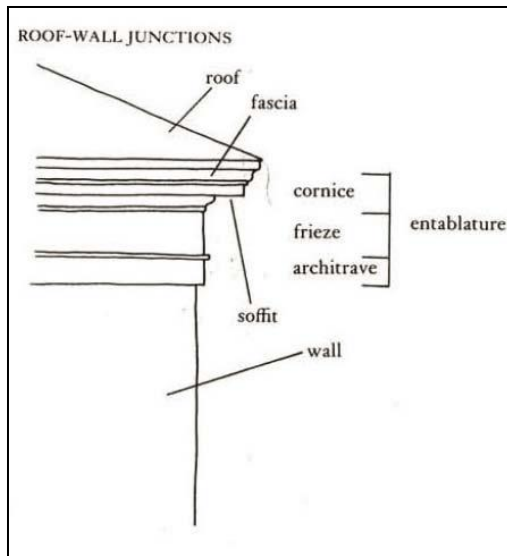
3) Overhang

- a) Eaves must overhang at least 24 inches on primary structures.
- b) Rakes (gable end) must overhang at least 18 inches.
- c) Balconies must be a minimum of four (4') feet of platform and be accessible from the interior.

c. Parapet Roofs and Other Features

- 1) Parapets, towers, or cornices, both incorporating a peaked or a flat-faced elevation shall be incorporated into each building design in the development.
- 2) Parapet walls sufficiently high enough to screen rooftop mechanical from viewing shall conceal roofs of building structures that are generally flat.
- 3) Parapet height shall be measured at the top of the Parapet, including any coping. An additional 3 feet in height by 12 in width (or 15 percent of the façade, whichever is greater) is permitted for a section of the Parapet emphasizing the building's main street entry or a corner. Any other variations regarding building heights must receive a variance.
- 4) Facades that exceed 100 feet in length measured along the street frontage shall have variations in roofline or rooftop parapet.





4. Colors

a. Building Wall Colors

- 1) Colors chosen for the building facades shall be of the same color palette/shade regardless of whether the structure is used as single or multi-tenant space.
- 2) Colors chosen for the building exteriors shall be taken from an earth tone color palette or substitute as acceptable by the Triple S Planning Commission staff.
- 3) Brick shall approximate the color of bricks made from regional clays.
- 4) Primary colors shall not be used for building walls unless they are a muted tone and used for contrast and accent.
- 5) Neon colors are not allowed.

b. Roof Colors

- 1) Natural colors or substitute as acceptable.

c. Trim Colors

- 1) For windows, soffits, cornices, moldings, etc.: whites, tans or black, bronze or substitute as acceptable by the city. Aluminum windows, screen frames, etc. shall be bronze anodized.
- 2) Schemes may have no more than two trim colors.
- 3) Entry doors are permitted a greater color latitude, subject to approval.
- 4) Brick and stone shall be left their natural color.

H. PARKING

Parking shall only be provided to the side or rear of the building and comply with the standards of Article X with the exception that the number of required spaces per Article X may be reduced 25%.

I. SIGNAGE STANDARDS

1. Signs shall conform to Article XI of these Regulations.

Section 694 Limited Historic District (L_H)

A. PURPOSE AND INTENT

The purpose and intent of the Limited Historic district is intended to maintain the predominant visual style and characteristics of the area as a pre-twentieth century residential area, while allowing the uses of the buildings to include limited types of commercial and professional activities.

B. PERMITTED USES

The uses listed in Table 6.01 shall be permitted in the Limited Historic District.

C. CONDITIONAL USES

The conditional uses listed in Table 6.01 may be permitted in the Limited Historic District with conditions set forth by the Board of Zoning Adjustments and Appeals.

D. ACCESSORY USES

Any accessory use or building customarily incidental to the above permitted uses is permitted.

E. DEVELOPMENT STANDARDS

1. Minimum lot area: 5,000 sq. ft.
2. Minimum lot frontage: 60'
2. Building Setbacks
 - a. Front yard setbacks (including Corner Lots)

The setback is the average of the existing setback for the two adjacent properties on each side (4 total)
 - b. Side yard setbacks: 8'
 - c. Rear yard setbacks: None
4. Maximum building height

Each building shall be a maximum of 36' in height or three (3) stories

F. BUILDING DESIGN REQUIREMENTS

1. Exterior Finish

The exterior finish of structures in the Limited Historic District shall compliment the materials used on the adjoining and surrounding properties in the general vicinity. Exposed metal panels used as an exterior finish on building facades is prohibited. For structures within the Shelbyville Historic District boundaries, specific guidelines are already in place to regulate their design and use of materials.
2. Colors
 - a. Building Wall Colors

- 1) Colors chosen for the building facades shall be of the same color palette/shade regardless of whether the structure is used as single or multi-tenant space.
- 2) Colors chosen for the building exteriors shall be taken from an earth tone color palette or substitute as acceptable by the Triple S Planning Commission staff.
- 3) Brick shall approximate the color of bricks made from regional clays.
- 4) Primary colors shall not be used for building walls unless they are a muted tone and used for contrast and accent.
- 5) Neon colors are not allowed.

b. Roof Colors

- 1) Natural colors or substitute as acceptable.

c. Trim Colors

- 1) For windows, soffits, cornices, moldings, etc.: whites, tans or black, bronze or substitute as acceptable by the city. Aluminum windows, screen frames, etc. shall be bronze anodized.
- 2) Schemes may have no more than two trim colors.
- 3) Entry doors are permitted a greater color latitude, subject to approval.
- 4) Brick and stone shall be left their natural color.

G. PARKING

Parking shall only be provided to the side or rear of the building and comply with the standards of Article X with the exception that the number of required spaces per Article X may be reduced 25%.

H. SIGNAGE STANDARDS

1. Signs shall conform to Article XI of these Regulations.

Section 695 Agricultural/Commercial District (A_C)

A. PURPOSE AND INTENT

The Agricultural/Commercial district focuses on those commercial activities related to agricultural production, as well as related commercial service and retail uses, and professional businesses that don't require high visibility on transportation corridors. The district recognizes the important role agriculture plays in the local economy and integrates it in an on-going manner into Shelbyville, while recognizing the special on-site needs of such development. The purpose of this district is to support the type of commercial activity located and permitted to be there, while recognizing the contiguous residential neighborhoods and reducing impact these uses may have on the surrounding areas.

B. PERMITTED USES

The uses listed in Table 6.01 shall be permitted in the Agricultural/Commercial District.

C. CONDITIONAL USES

The conditional uses listed in Table 6.01 may be permitted in the Agricultural/Commercial District with conditions set forth by the Board of Zoning Adjustments and Appeals.

D. ACCESSORY USES

Any accessory use or building customarily incidental to the above permitted uses is permitted.

E. DEVELOPMENT STANDARDS

1. Minimum lot area: 5,000 sq. ft.
2. Minimum lot frontage: 50'
3. Building Setbacks
 - a. Front yard setbacks (including Corner Lots)
None
 - b. Side yard setbacks
No side yard setback is required except when adjoining a residential zone then a minimum 10 feet from the property line shall be maintained.
 - c. Rear yard setbacks
No rear yard setback is required except when adjoining a residential zone then a minimum 10 feet from the property line shall be maintained.
4. Maximum building height
Each building shall have a maximum of two (2) stories.

F. PARKING

Parking shall only be provided to the side or rear of the building and comply with the standards of Article X with the exception that the number of required spaces per Article X may be reduced 25%.

G. SIGNAGE STANDARDS

Signs shall conform to Article XI of these Regulations.

H. BUFFER ZONE

See Article XV and outdoor operations or outdoor storage should be screened with an 8' fence which should be closed for at least the bottom 3'.

Section 696 Warehouse District (WH)

A. PURPOSE AND INTENT

The Warehouse district is to permit the continued viable economic operation of warehousing activities, while acknowledging the proximity of the adjacent residential areas. The district would allow commercial activities such as warehousing and associated distribution and sales activities and would prohibit the storage of highly flammable or hazardous substances. The purpose of this district is to support warehousing and related activities, while eliminating the possibility of manufacturing activities locating within this area in the future.

B. PERMITTED USES

The uses listed in Table 6.01 shall be permitted in the Warehouse District. There shall be no outdoor storage of goods, materials, equipment or vehicles.

C. CONDITIONAL USES

The conditional uses listed in Table 6.01 may be permitted in the Warehouse District with conditions set forth by the Board of Zoning Adjustments and Appeals.

D. ACCESSORY USES

Any accessory use or building customarily incidental to the above permitted uses is permitted.

E. DEVELOPMENT STANDARDS

1. Minimum lot area: 1 Acre

2. Minimum lot frontage: 100'

3. Building Setbacks

a. Front yard setbacks (including Corner Lots): 8'

b. Side yard setbacks

No side yard setback is required except when adjoining a residential zone then a minimum 50 feet from the property line shall be maintained.

c. Rear yard setbacks

No rear yard setback is required except when adjoining a residential zone then a minimum 50 feet from the property line shall be maintained.

4. Maximum building height: 20'

F. PARKING

Parking shall comply with the standards of Article X.

G. SIGNAGE STANDARDS

Signs shall conform to Article XI of these Regulations.

H. BUFFER ZONE

See Article XV

Section 697 Civic District (CIV)

A. PURPOSE AND INTENT

It is intended that the Civic District and the Central Business District will function together as the downtown hub of Shelbyville. The primary difference between the two districts is the location of the Civic District and the number of public offices and institutions requiring adequate off-street parking to accommodate the users of these public facilities.

B. PERMITTED USES

The uses listed in Table 6.01 shall be permitted in the Civic District.

C. CONDITIONAL USES

The conditional uses listed in Table 6.01 may be permitted in the Civic District with conditions set forth by the Board of Zoning Adjustments and Appeals.

D. ACCESSORY USES

Any accessory use or building customarily incidental to the above permitted uses is permitted.

E. DEVELOPMENT STANDARDS

Refer to Section 692 Central Business District for standards.

F. STREET PRESENCE AND STOREFRONT DEVELOPMENT

Refer to Section 692 Central Business District for standards.

G. PARKING

Parking shall comply with the standards of Article X.

H. SIGNAGE STANDARDS

Signs shall conform to Article XI of these Regulations.

Section 698 Conservation District (CONS)

A. PURPOSE AND INTENT

The purpose and intent of the Conservation District is to preserve public and private open space and natural areas. The Conservation District includes some (but not all) areas of the City of Shelbyville that are adjacent to Clear Creek and are subject to flooding. Those parts of the District that are in the flood plain should be left in their natural state as much as possible and used for recreation and other open air activities.

B. PERMITTED USES

All uses permitted in the underlying zoning district and the following open space uses are permitted in the Conservation District

1. Agricultural use as defined in Article II of these regulations.
2. Wildlife refuge and conservation programs, hunting, trapping fishing and forestry.
3. Nature trails, walkways, scenic paths, parks and similar recreational uses.
4. Small structures such as boat ramps, handicap ramps, steps or railings necessary to maintain or develop scenic and/or conservation uses and provide for access.

C. CONDITIONAL USES

All conditional uses permitted in the underlying zoning district.

D. ACCESSORY USES

Any accessory use or building customarily incidental to the above permitted uses is permitted.

Section 699 Residential District (RES)

A. PURPOSE AND INTENT

The purpose and intent of the Residential district is to provide for higher density residential development in the older residential neighborhoods in the area of 1st Street to the east, 6th Street

to the west, Henry Clay Street to the north and Bradshaw Street to the south. The principal uses of land in this district are single-family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. High density residential areas shall be protected from low intensity non-residential development and from the encroachment of incompatible land uses.

The RES district is designed to maintain neighborhood stability by permitting development on a lot by lot basis. Each request to develop in this district shall be given individual consideration in regard to setbacks and other dimensional requirements to ensure that infill and redevelopment are compatible and suitable with adjacent dwellings, the block, and the neighborhood. The types of dwellings suitable for the RES district shall include:

1. Single-family homes
2. Zero lot line single-family residences
3. Townhouse (fee simple)
4. Duplex

B. PERMITTED USES

The uses listed in Table 6.01 shall be permitted in the Residential District.

C. CONDITIONAL USES

The conditional uses listed in Table 6.01 may be permitted in the Residential District with conditions set forth by the Board of Zoning Adjustments and Appeals.

D. ACCESSORY USES

Any accessory use or building customarily accessory, clearly incidental and subordinate to permitted uses.

- a. Private swimming pools and tennis courts.
- b. Private garages or other buildings (carports, storage sheds) not used as a dwelling and accessory to the principal use.
- c. Home occupations.
- d. Signs as permitted in Article XI.
- e. Short-term rental, owner occupied.

E. DEVELOPMENT STANDARDS

1. Minimum lot area
 - a. Single-family homes and Zero lot line single-family residences
6,000 square feet
 - b. Townhouse
2,600 square feet net
6,000 square feet gross
The additional area required for gross lot size must be provided within the development either by increased sizes in lots or in common area.
 - c. Duplex

12,000 square feet

2. Minimum lot frontage
 - a. Single-family homes and Zero lot line single-family residences
60'
 - b. Townhouse
36' end units
26' interior units
 - c. Duplex
60'
3. Minimum lot depth
100'
4. Building Setbacks
 - a. Front yard setbacks (including Corner Lots)
Minimum 5'
Maximum 12'
 - b. Side yard setbacks
 - 1) Single- family homes
5' both sides
 - 2) Zero lot line single-family residences
7' one side
3' other side
 - 3) Townhouse
10' both ends of a series of townhouse units
 - 4) Duplex
10' both sides
 - c. Rear yard setbacks
20'
5. Maximum building height
35'

F. PARKING

Parking shall comply with the standards of Article X.

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Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
1.000 RESIDENTIAL USES																					
1.100 SINGLE-FAMILY RESIDENCES																					
Standard single-family residence		-	-	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Manufactured/Modular Home		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile Home, Certified		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Zero lot line single-family residence		-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Townhouse, attached, or patio home {fee-simple}		-	-	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Condominiums {fee-simple} ¹		P	P	P	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.200 TWO-FAMILY RESIDENCES																					
Duplex residence		-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-
1.300 MULTI-FAMILY RESIDENCES																					
Three-family or more family residence		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apartments above commercial storefront		P	P	P	P	-	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Loft apartments ¹		P	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.400 ALTERNATIVE RESIDENCES																					
Dormitories, fraternity houses, and sorority houses		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residences for domestic help		-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Rooming or boarding houses		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1.500 OTHER RESIDENTIAL																					
Adult assisted living facilities		-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Skilled nursing facilities		-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Assisted-living facility for the developmentally disabled		-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-
2.000 AGRICULTURAL USES																					
2.100 CROP PRODUCTION (111)																					

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
2.200	ANIMAL PRODUCTION (112)																				
2.300	FORESTRY AND LOGGING (113)																				
	Timber tract operations (1131)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Forest nurseries and gathering of forest products (1132)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Logging (1133)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2.400	FISHING, HUNTING, AND TRAPPING (114)																				
2.500	SUPPORT ACTIVITIES FOR AGRICULTURE & FORESTRY (115)																				
	Office-based support services for crop production (1151)	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Other support services for crop production (1151)	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Office-based support services for animal production (1152)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Other support services for animal production (1151)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3.000	SERVICE AND OFFICE USES																				
3.100	ENGINEERING, ARCHITECTURAL, AND RELATED SERVICES																				
	Architectural, engineering, & related services (5413) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	Landscape architect (5413) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	Planning consulting & related services (5413) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	Specialized design services including drafting (5414) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
3.200	INFORMATION SERVICES																				
	Cable networks and program distribution {no towers/antennas/satellites} (5152) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	Motion picture and video industries (5121) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	Newspaper, periodical, book, and database publishers (5111)	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
Radio and television broadcasting {no towers/antennas/satellites} (5151) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Software publishers (5112) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Sound recording industries (5122) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
3.300 BUSINESS SERVICES																					
Accounting, tax preparation, bookkeeping, and payroll services including auditing (5412) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Adjustment and collection agencies (5614) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Advertising and related services (5418) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Agents and managers for artists, athletes, and other public figures (7114) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Bank or other depository financial institution, excluding drive-through facilities (5221) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Bank or other depository financial institution, including drive-through facilities (5221) ¹		P	C	-	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Business associations (8139) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Business support services (5614) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Computer system design and related services (5415) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Conference or training center {30,000 sq. ft. maximum} ¹		P	P	C	-	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Convention, meeting, and banquet facilities {50,000 sq. ft. maximum} ¹		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Credit intermediation and related activities (522) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Employment services (5613) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Facilities support services (5612) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Funds, trusts, and other financial vehicles (525) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Holding offices (551) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Insurance agents, brokers, and other insurance related activities (5242) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Insurance carriers (5241) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
Investment offices (5239) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Labor unions and similar organizations (8139) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Mailing center, private (561431) ¹		P	P	-	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Management of companies and enterprises (5511) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Non-depository credit institutions (5222) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Non-financial assets, owners and leasers of (5331) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Office administrative services (5611) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Promoters of arts, sports, and similar events (7113) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Public relations services (5418) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Radio, television, and publishers advertising representatives (7113) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Real estate, agents and managers (5312) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Real estate, land subdividers and developers ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Real estate, operations and leasing (5311) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Real estate, other activities (5313) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Real estate, title abstract offices (5313) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Securities, commodity contracts, and other intermediation and related activities (523) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Travel arrangement and reservation services (5615) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
3.400 OTHER MISCELLANEOUS SERVICES																					
Business, professional, labor, political, and other organizations (8139) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Civic, social, and fraternal organizations (8134) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Grantmaking and giving services (8132) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Offices of religious organizations (8131) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Social advocacy organizations (8133) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
3.500	PROFESSIONAL SERVICES																				
	Detective, guard, and armored car services, no armored car parking (5616) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	Investigation and security services (5616) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	P	P
	Legal services including attorneys and legal aid services (5411) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	News syndicates (5191) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	Other membership organizations (8134) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	Political organizations (8139) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	Professional membership organizations (8139) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	Secretarial and court reporting services (5614) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
3.600	COMMERCIAL AND PERSONAL SERVICES																				
	Animal hospitals (5419)	-	-	-	P	-	-	-	-	P	-	-	-	-	-	-	P	P	P	P	P
	Animal hospitals, but no outside runs or pens (5419)	-	-	-	P	P	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P
	Art studios, commercial and graphic design (5414)	P	P	P	P	P	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	Automobile rental and leasing (5321)	-	-	-	P	-	-	-	-	P	-	-	-	P	-	-	P	P	P	P	P
	Automotive equipment rental and leasing (5321)	-	-	-	P	-	-	-	-	P	-	-	-	P	P	-	-	P	P	P	P
	Bail bonding (812990) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	Barber shops (8121) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	Beauty shops (8121) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
	Bed and breakfast facilities (7211) ¹	P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
	Car wash, self-operated (8111)	-	-	-	-	-	-	-	-	P	-	P	P	P	-	-	P	P	P	-	-
	Car wash, full-service (8111)	-	-	-	P	-	-	-	-	P	-	P	P	P	-	-	P	P	P	-	-
	Car wash, accessory to a gas station (8111)	-	P	-	P	-	-	-	-	P	-	P	P	P	-	-	P	P	P	-	-
	Cemeteries and mausoleums (8122)	-	-	-	-	-	-	-	-	C	-	C	C	C	-	-	C	C	C	-	-

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
Churches and other religious institutions (8131) ¹		P	P	P	P	-	P	-	C	P	C	C	C	C	C	C	C	C	C	C	C
Consumer goods rental (5322)		-	-	-	P	P	-	-	-	P	-	-	-	P	-	-	P	P	P	P	P
Crematories, human or domestic animal (8122)		-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	C	C	C	C	C
Dance studios, schools, and halls (6116) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Death care services, without crematories (8122) ¹		P	P	P	P	-	P	-	-	C	C	C	C	C	-	-	P	P	P	-	-
Direct mail advertising services (5418) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Health, athletic, and physical fitness centers (7139) ¹		P	P	-	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Hotels, membership-based organization facilities (72111) ¹		P	P	-	-	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Hotels, motels, and other similar traveler's accommodations, excluding travel trailer or RV parks (72111) ²		P	P	-	-	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Interior decorator (5414) ¹		P	P	P	P	-	-	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Kennels, animal breeding (11299)		-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
Kennels, pet boarding (8129)		-	-	-	P	-	-	-	-	C	-	-	-	-	-	-	C	C	C	P	P
Laundry and dry cleaning establishments {on-site plant}		-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Laundry and dry cleaning pick-up establishments {no on-site plant} ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Laundry, self-service (812310)		-	P	-	-	-	-	-	-	P	-	P	P	P	-	-	P	P	P	-	-
Nail salon (8121) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Pet grooming establishment (8129)		-	-	-	P	-	-	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Photo-finishing laboratories (8129) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Photographic studios, portrait ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Photography, commercial ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Rental centers, general (5323)		-	-	-	P	-	-	-	-	C	-	-	-	C	-	-	C	C	C	P	P
Self-storage facilities		-	-	-	P	P	-	-	-	P	-	-	-	P	-	-	P	P	P	P	P

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
Shoe shine parlors ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Tanning salon ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Tattoo parlor ¹		P	P	-	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Truck rental and leasing		-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	P	P	P	P
3.700 EDUCATIONAL SERVICES																					
Beauty schools (6114) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Branch campus of college, university, or technical school ¹		C	C	-	C	-	C	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Business schools and computer and management training (6114) ¹		P	P	-	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Colleges, universities, and professional schools (6113) ¹		C	C	-	C	-	C	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Educational support services (6117) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Elementary and secondary schools (6111) ¹		C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-
Junior colleges (6112) ¹		C	C	-	-	-	C	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Other schools and instruction (6116) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Sports or other physical activity instruction ¹		P	P	-	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Technical and trade schools (6115) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
3.800 HEALTH CARE AND SOCIAL SERVICES																					
Adult day care centers (62412) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Child day care services (6244) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Community centers ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Community food and housing, emergency and other relief services (6242) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Home health care services (6216) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Hospitals, general medical and surgical (6221) ¹		C	C	-	-	-	C	-	-	C	C	C	C	C	C	C	P	P	P	-	-
Hospitals, psychiatric & substance abuse (6222) ¹		C	C	-	-	-	C	-	-	C	C	C	C	C	C	C	C	C	C	-	-

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
Hospitals, specialty and other (6223) ¹		C	C	-	-	-	C	-	-	C	C	C	C	C	C	C	P	P	P	-	-
Individual and family social services (6241) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Medical, dental, and diagnostic laboratories (6215) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Nursing care facilities (6231) ¹		C	C	-	C	-	C	-	-	C	C	C	C	C	C	C	P	P	P	-	-
Offices of dentists (6212) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Offices of other health practitioners (6213) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Offices of physicians (6211) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Outpatient care centers (6214) ¹		P	P	-	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Other ambulatory health care services (6219) ¹		P	P	-	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Residential and mental retardation, mental health, and substance abuse facilities (6232) ¹		C	C	-	-	-	C	-	-	P	P	P	P	P	P	P	C	C	C	-	-
Vocational rehabilitation services (6243) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
3.900 REPAIR SERVICES																					
3.905 LIGHT REPAIR SERVICES																					
Electronics and precision equipment repair and maintenance (8112) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	P	P
Jewelry and watch repair ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	P	P
Shoe and other leather goods repair ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	P	P
Small appliance repair		-	-	-	P	-	-	-	-	P	P	P	P	P	-	-	P	P	P	P	P
3.910 HEAVY REPAIR SERVICES																					
Automobile repair and maintenance, light (8111)		-	P	-	P	-	-	-	-	P	-	-	P	P	-	-	P	P	P	P	P
Automobile repair and maintenance, heavy (8111)		-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	P	P	P	P
Furniture and upholstery repair ¹		P	P	-	P	-	P	-	-	P	-	-	P	P	-	-	P	P	P	P	P
Large appliance repair including commercial refrigerators, stoves, etc.		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Lawn and garden equipment repair and similar repair services {no outside storage/display}		-	-	-	P	-	-	-	-	P	-	-	-	-	-	-	P	P	P	P	P

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
Tool repair services		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P
4.000 RETAIL COMMERCIAL USES																					
4.100 GENERAL RETAIL SALES USES																					
Adult Entertainment Establishments		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Agricultural supply stores {no outside storage/display}		-	-	-	P	-	-	-	-	P	-	-		P	-	-	P	P	P	P	P
Antique shop not including pawnshops (4533)		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Appliance store, home (4431) ¹		P	P	-	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Apparel and accessory stores (448)		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Auction house, general merchandise		-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	P	P	P	P
Auction markets, tobacco, horses, cattle, hogs, etc.		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Automobile sales, new vehicles		-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	P	P	P	-	-
Automobile sales, used vehicles		-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	P	P	P	-	-
Bakery		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Bookstore		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Brew Pub		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Butcher shop, meat market, or fish market		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Camera shop		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Candy Store		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Catering service		-	P	-	P	-	-	-	-	P	P	P	P	P	-	-	P	P	P	-	-
China and pottery store {no outside storage/display}		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Consignment shops {clothing only}		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Convenience stores, no fuel pumps (445120)		-	P	-	P	-	-	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Convenience stores, with fuel pumps (445120)		-	P	-	P	-	-	-	-	P	-	P	P	P	-	-	P	P	P	-	-
Drug store or pharmacy ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
Electronics and small appliance stores ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Farm machinery sales and ancillary service		-	-	-	P	-	-	-	-	P	-	-	P	P	-	-	P	P	P	P	P
Farmers market ¹		P	P	P	P	P	P	P	-	P	P	P	P	P	-	-	P	P	P	-	-
Flea market, indoor and/or outdoor		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Floor coverings store ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Florist ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Food store, specialty (4452)		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Furniture, retail ¹		P	P	-	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Gasoline station, no repair or service (447110)		-	P	-	P	-	-	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Gasoline station, light repair and service of vehicles on site (447110)		-	P	-	P	-	-	-	-	P	-	-	P	P	-	-	P	P	P	-	-
Gasoline station, other {truck stops} (447190)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-
Gift, stationary, and millinery stores		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Grocery store ¹		P	P	-	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Hardware stores ¹		P	P	-	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Home furniture, and furnishings stores (4422) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Jewelry store		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Media store {compact disks, cassette tapes, videotapes, computer games, etc} ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Micro-brewery		P	P	P	P	P	P	-	-	P	P	P	P	P	-	-	P	P	P	P	P
Micro-distillery		P	P	P	P	P	P	-	-	P	P	P	P	P	-	-	P	P	P	P	P
Mimeograph and letter store ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Motor vehicle accessory or parts establishments, general or specialty, with no on-site installation ¹		p	p	-	p	-	p	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Musical instrument store		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Newsstand ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Novelty shop, Adult & Lingerie		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
Nurseries and greenhouses, commercial		-	P	-	P	P	-	-	-	-	-	-	P	P	-	-	P	P	P	-	-
Office service and supply establishments ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Package stores ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Paint and decorating store ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Pawn shops {if a title pawn establishment, there shall be no vehicle storage or display on site unless in a district permitting used car sales}		-	P	-	P	-	-	-	-	P	-	-	-	P	-	-	P	P	P	-	-
Photography store including film developing and film printing facilities ¹		P	P	-	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Restaurant, carry-out only		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Restaurants, delicatessens, cafes, grills, coffee shops, drive-in restaurants, drive-through and other eating and drinking establishments		-	C	-	-	-	-	-	-	P	-	P	P	P	-	-	P	P	P	-	-
Restaurants, delicatessens, cafes, grills, and other eating and drinking establishments {not including drive-in or drive-through}		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Retail sale, miscellaneous, of any merchandise not specifically excluded by this regulation, from within a building		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Sales of motorcycles, boats and similar light vehicles		-	-	-	P	-	-	-	-	P	-	-	P	P	-	-	P	P	P	-	-
Sales, storage and service of heavy equipment, trucks, and machinery {includes leasing}		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P
Shoe store		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Shopping centers, neighborhood {less than 49,999 sq. ft.}		-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Shopping centers, community {50,000 to 149,999 sq. ft.}		-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Shopping centers, regional and super-regional {150,000 sq. ft. or more}		-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	-
Shopping centers, storefront {varies} ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Sign shop, retail		-	P	-	P	-	-	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Sporting goods store		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
Taverns and Bars		P	P	P	-	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Tobacco shop		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Toy, game, and hobby store		P	P	P	P	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Variety shop (45299)		-	P	-	-	-	-	-	-	P	P	P	P	P	-	-	P	P	P	-	-
4.200 ARTS, RECREATION, AND ENTERTAINMENT FACILITIES																					
Art galleries		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Artists studios		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Arts and cultural facility uses ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Historic sites (7121) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Museums (7121) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Performing arts companies (7111) ¹		P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
4.210 COMMERCIAL RECREATION OR ENTERTAINMENT FACILITIES – CLASS I																					
Motion picture theaters, excluding drive-in (5121) ¹		P	P	-	-	-	P	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Recreation or entertainment facilities, commercial {indoor excluding game rooms} ¹		P	P	-	P	-	P	-	-	-	-	-	P	P	-	-	P	P	P	-	-
Recreational centers or clubs, private and non-commercial ¹		C	C	-	C	-	C	-	-	P	P	P	P	P	P	P	P	P	P	-	-
4.215 COMMERCIAL RECREATION OR ENTERTAINMENT FACILITIES – CLASS II																					
Batting cages		-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	-	-
Bowling centers (71395) ¹		P	P	-	-	-	P	-	-	P	-	-	P	P	-	-	P	P	P	-	-
Golf courses and country clubs		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Golf driving ranges		-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	-	-
Skating rinks, ice or roller, indoor ¹		P	P	-	-	-	P	-	-	P	-	-	P	P	-	-	P	P	P	P	P
Specialty athletic facilities		-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	P	P

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
Tennis complexes, commercial		-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	P	P
4.220 COMMERCIAL RECREATION OR ENTERTAINMENT FACILITIES – CLASS III																					
Amusement parks including but not limited to water parks, theme parks, and specialty attractions (7131)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-
Fairgrounds		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Game rooms and billiard parlors ¹		C	C	-	C	-	C	-	-	P	P	P	P	P	-	-	P	P	P	-	-
Motion picture theaters, drive-in (5121)		-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	-
Recreational camps, boarding (7212)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational camps, day (7212)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RV parks (7212)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shooting ranges, indoor		-	-	-	C	C	-	-	-	P	-	-	P	P	-	-	P	P	P	P	P
Skating rinks, ice or roller, outdoor		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Spectator sports (7112)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4.225 COMMERCIAL RECREATION OR ENTERTAINMENT FACILITIES – CLASS IV																					
Carnivals, fair, side show, circus, religious services or revivals, or other special entertainment event		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-
Coliseums, stadiums, amphitheaters, arena, and other facility specifically designed to be for mass public or private assembly		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-
Drag strips		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Race tracks {including tracks for motor vehicle racing and dog or horse racing}		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shooting ranges, outdoor, including but not limited to firearms, archery, and survival courses		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
5.000 INDUSTRIAL USE CLASSIFICATIONS																					
5.100 LIGHT INDUSTRIAL USES																					

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
Automobile Assembly		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Brewing or distilling of liquors		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Bus terminals and repair shops		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Carting, express, or hauling establishments but exclusive of truck terminals		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
Carting, waste collection (5621)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Catalog and mail order companies, warehouse and offices		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Commercial and industrial machinery and equipment, rental, leasing, and storage (5324)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Commercial and industrial machinery and equipment repair and maintenance (8113)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Construction, contractors equipment storage or plant		-	-	-	P	P	-	-	-	-	-	-	-	C	-	-	-	-	-	P	P
Launderers, industrial (812332)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Manufacturing, artisans and craft work		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Manufacturing, signs		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Orthotic and prosthetic laboratories		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Research, experiment, testing, and development laboratories {no manufacturing, fabrication, production, repair, or storage}		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Service establishment (423850)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Truck rental and leasing, including tractor-trailers		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Truck terminals and repair shops		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Warehousing & Storage, General (493110)		-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Wholesale trade, durable goods (42)		-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Wholesale trade, non-durable goods (42)		-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
5.200 MEDIUM INDUSTRIAL USES																					
Fuel dealers		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
Manufacturing, bottling and dairy products processing plants		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Manufacturing, tobacco products		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Manufacturing, textiles		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Manufacturing, apparel and other textile products		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Manufacturing, lumber and wood products		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Manufacturing, furniture and fixtures		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Manufacturing, paperboard containers and boxes		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Manufacturing, miscellaneous converted paper products		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Manufacturing, food and kindred products		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Manufacturing, drugs and pharmaceuticals		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Manufacturing, rubber and plastics footwear		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P
Manufacturing, leather and leather products		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Manufacturing, stone, glass and clay products		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P
Manufacturing, fabricated metal products		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Manufacturing, industrial machinery and equipment		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Manufacturing, electronic and other electric equipment		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Manufacturing, musical instruments		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Manufacturing, machine shops		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Printing and publishing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Radar installations		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Recycling facilities, commercial		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P
Research, experiment, testing, and development laboratories		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Storage of grain or livestock feed, bulk		-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CTV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
5.300	HEAVY INDUSTRIAL USES																				
	Automobile, storage yards and wrecker services for damaged or confiscated vehicles	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Automobile, salvage, wrecking yards, and junk yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Concrete mixing plants and concrete products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
	Development and processing of natural resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Freon removal services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Leather curing, tanning, and finishing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Manufacturing, aerospace product and parts (3364)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
	Manufacturing, automobile (3361), boat (3366), motorcycle (3369), agricultural implement (3331), trailer (3362)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
	Manufacturing, motor vehicle parts (3363)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
	Manufacturing, rubber and miscellaneous plastics products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Manufacturing, chemicals and allied products, dry or liquid	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Manufacturing, primary metal industries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Manufacturing, non-clay refractory's	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Manufacturing, abrasive products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Manufacturing, minerals: ground or treated	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Manufacturing, mineral wool	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Mining, quarrying, and other mineral extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Paper mills	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Paperboard mills	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
	Petroleum, coal, and allied products, manufacturing and refining, including asphalt plants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C

Table 6.01—Allowable Uses		CBD	D_C	L_H	A_C	WH	CIV	CONS	RES	C	C-1	C-2	C-3	C-4	P-1	P-2	IC	X-1	X-2	I-1	I-2
Use Groups ↓	Zoning Districts →																				
KEY TO TABLE: P = Permitted; C = Conditional Use; - = Not Permitted																					
Poultry slaughtering and processing		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
Pulp mills		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Remediation and other waste management services		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
Sanitary or inert landfills, incinerators, or transfer stations		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sawing or planing mills		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
Waste Treatment and Disposal		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wholesaling of petroleum and coal and allied products		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
Wholesaling of chemicals and allied products, dry or liquid		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C
5.400 VERY HEAVY INDUSTRIAL USES																					
Biomedical waste disposal facility		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hazardous or toxic waste incinerator or transfer station		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufacturing, asbestos products		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufacturing, ordnance and accessories		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufacturing, storage batteries		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufacturing, primary batteries, dry and wet		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufacturing, carbon black		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufacturing, storage, transport, and sale of explosives		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

¹Not permitted on the first floor on 6th Street between Main Street and Washington Street.

²Only lobby and ancillary uses allowed on the first floor and the lodging accommodations (hotel rooms) shall be on floors above the first floor on 6th Street between Main Street and Washington Street.