

Chapter 2: Zoning Districts

A) General

1. General Provisions. The jurisdiction area is hereby classified and divided into districts.
 - a. Agriculture (AG)
 - b. Single-Family Residential (SF)
 - c. Multi-Family Residential (MF)
 - d. General Commercial (GC)
 - e. General Industrial (GI)
 - f. Extension Boundary(EB)
 - g. Floodplain Overlay (FP)

B) Uses Not Listed. For uses not listed, the Administrator shall attempt to determine if the requested use is similar to a listed use in the subject zoning district. If the Administrator determined that the use is not similar to a listed use, then it is assumed that the use is not permitted in the subject zoning district. In case of uncertainty, the Administrator may refer the request for clarification or classification to the Board of Zoning Appeals (BZA) for consideration in accordance with the provisions of Chapter 5.C.5.d. *Uses Not Listed under the Duties of the Board of Zoning Appeals.*

C) Development Standards

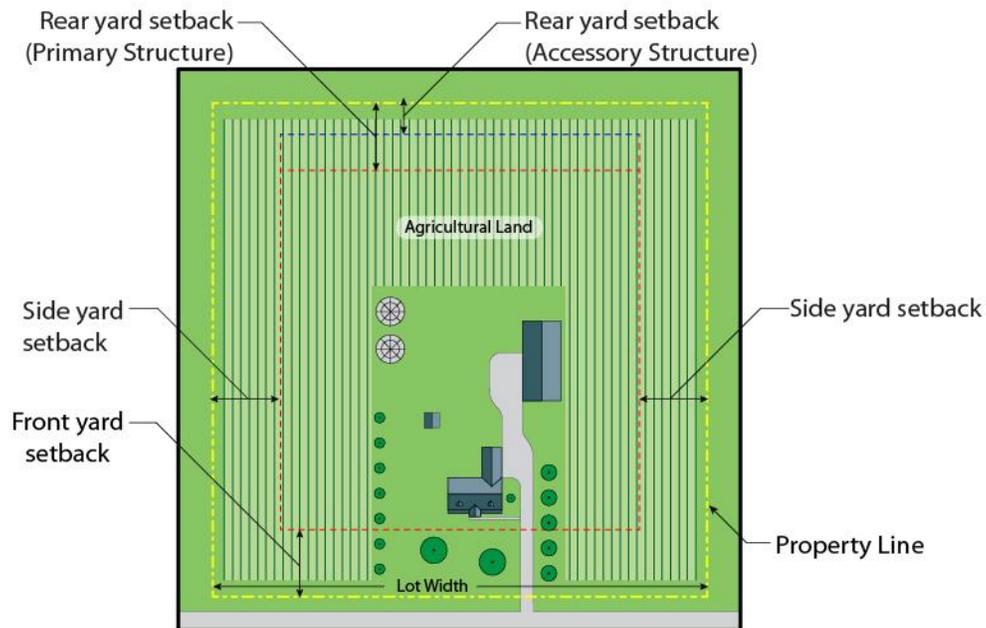
1. Lot Width. Lot width is measured at the building line.
2. Minimum Front Yard Setback. Minimum front yard setback is as shown.
3. Minimum Side Yard Setback. The front setback is measured from the property line. In situations where the property line extends to the center of a roadway, the front setback shall be measured from the edge of the pavement or the right-of-way, whichever is greater. In all districts, a side yard adjoining a street which does not face the primary structure is as shown for a front yard setback or the width of the applicable bufferyard, whichever is greater.
4. Minimum Rear Yard Setback. Minimum rear yard setback is as shown or the width of the applicable bufferyard, whichever is greater.

D) Agriculture (AG)

1. Purpose. The purpose of this district is to maintain the rural and scenic qualities of the existing rural areas by preserving farm land and significant open lands, Non-residential development in this district requires Development Plan approval and residential development requires Subdivision approval.
2. Uses.

a. Permitted Uses	
<ul style="list-style-type: none"> • Church or Temple • Civic, Social, or Religious Organizations • Customary Home Occupation (Accessory Use) • Elementary & Secondary Schools • Farm • Farm Seasonal Worker Housing • Hay, Grain, & Feed Stores • Libraries & Information Centers • Municipal or Government Buildings • Plant Nursery • Seasonal Hunting & Fishing Lodge • Temporary Manufactured Home 	
b. Special Exceptions	
<ul style="list-style-type: none"> • Anhydrous Ammonia Storage & Distribution • Animal Day Care Facility • Bed & Breakfast • Cemetery or Crematory • Commercial Facility for Breeding Non-farm Fowl • Compost/Digester Facility • Construction/Demolition Site • Day Care Center • Dwelling – Single-family • Fairgrounds • Incinerator • Kennel • Landscape Contractor • Livestock • Mineral Extraction • Minor Residential Subdivision • Outdoor Recreation Facility • Outdoor Shooting Range, public or private 	<ul style="list-style-type: none"> • Police, Postal, or Fire Station • Public Camp Ground or Recreational Vehicle Park • Publicly Owned Park or Recreational Facility • Resource Recovery Facility • Roadside Produce Stand • Sale Barn for Livestock • Sanitary Landfill, Privately Owned • Sanitary Landfill, Publicly Owned • Slaughter House • Stable, Private • Stable, Public • Studio Business • Theater, Outdoor • Transfer Station • Veterinary Animal Hospital • Warehouse (Grain Storage) • Wholesale Produce Terminal

Development Standards: Agriculture (AG)		Single-family Residential	Non-residential
Structure Standards			
Maximum height of buildings		35 feet	35 feet
Minimum ground floor area	One-story	1,200 sq feet	
	Multi-story	900 sq feet	
Minimum primary structure width		20 feet	
Minimum distance between dwelling units		140 feet	
Lot Standards			
Minimum lot width		200 feet	
Minimum road frontage		50 feet	45 feet
Minimum lot area per unit		15,000 sq feet on sewer, 1 acre on septic	
Minimum front yard setback		50 feet	20 feet
Minimum side yard setback		40 feet	10 feet
Minimum rear yard setback	Primary Structure	40 feet	10 feet
	Accessory Structure	5 feet	10 feet
Maximum density (units/acre)		0.50	
Minimum open space		50%	15%
Maximum lot coverage		50%	70%
Utility Standards			
Municipal water and sewer required		No	Yes

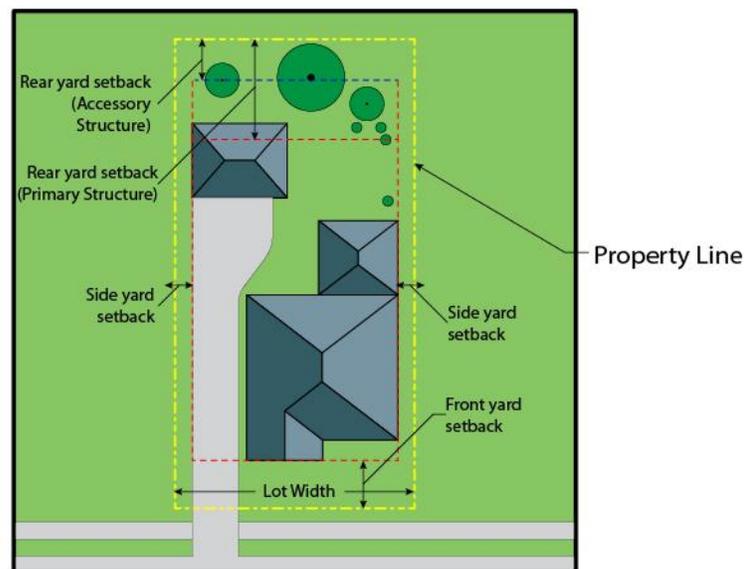


E) Single-Family Residential (SF)

1. Purpose. The purpose of this district is to provide areas for suburban residential development that is contiguous to the urban centers of the town. Single-Family and two-family development in this district typically range from one (1) home per acre (without municipal water and sewer) to three (3) homes per acre on municipal water and sewer. Single-Family residential development in this district requires Subdivision approval and all other development require Development Plan approval.
2. Uses.

a. Permitted Uses	
<ul style="list-style-type: none"> • Church or Temple • Dwelling – Single-family • Dwelling – Two-family • Elementary & Secondary Schools • Farm • Libraries & Information Centers • Major Residential Subdivision • Mass Transit Station • Minor Residential Subdivision • Public Golf Course • Temporary Manufactured Home • Transmission Lines for Utilities 	
b. Special Exceptions	
<ul style="list-style-type: none"> • Accessory Residential Unit • Bed & Breakfast • Colleges & Universities • Composting Facility • Customary Home Occupation (Accessory Use) • Group Home • Golf & Country Clubs • Junior Colleges & Technical Institutes • Long Term Permitted Clean Fill Disposal Site • Long Term Permitted Clean Fill Processing Site • Manufactured Home Park • Mineral Extraction 	<ul style="list-style-type: none"> • Municipal or Government Buildings • Police, Postal, or Fire Station • Public Water Wells, Water Stations, Filtration Plants • Publicly Owned Park or Recreational Facility • Stable, Private • Studio Business • Telephone Exchange, or Public Utility Station • Temporary Clean Fill Disposal Site • Temporary Clean Fill Land Reclamation Site • Temporary Clean Fill Processing Site • Wireless Communication Facility

Development Standards: Single-Family Residential (SF)		Single-family Residential	Non-residential
Structure Standards			
Maximum height of buildings		35 feet	35 feet
Minimum ground floor area	One-story	1,200 sq feet	
	Multi-story	900 sq feet	
Minimum primary structure width		20feet	
Minimum distance between dwelling units		15 feet	
Lot Standards			
Minimum lot width		50 feet	
Minimum road frontage		50 feet	45 feet
Minimum lot area		15,000 sq feet	
Maximum lot area			
Minimum front yard setback		25 feet	20 feet
Minimum side yard setback		10 feet	10 feet
Minimum rear yard setback	Primary Structure	30 feet	10 feet
	Accessory Structure	5 feet	10 feet
Maximum density (units/acre)		3	
Minimum open space		40%	15%
Maximum lot coverage		50%	70%
Utility Standards			
Municipal water and sewer required		Yes	Yes



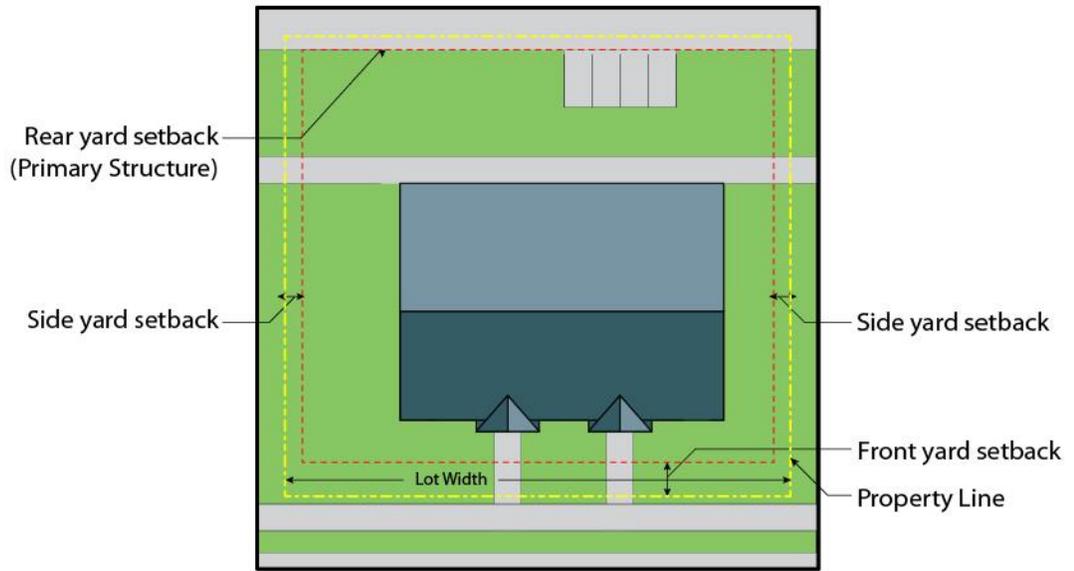
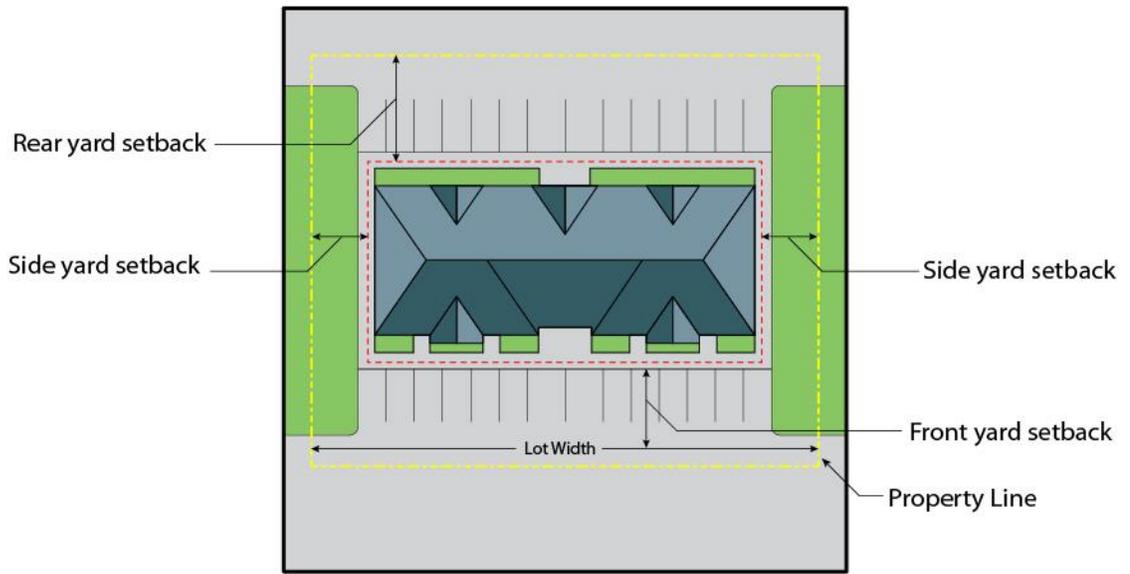
F) Multi-Family Residential (MF)

1. Purpose. The purpose of this district is for high-density multi-family development. Development in this district is typically at a density of up to twenty (20) dwelling units per acre. Development in this district requires connection to municipal water and sewer and Development Plan approval. Single-family development in this district is limited, but would allow up to three (3) units per acre with municipal water and sewer. Single-family residential development in this district requires Subdivision approval and all other development requires Development Plan approval.

2. Uses.

a. Permitted Uses
<ul style="list-style-type: none"> • Church or Temple • Convalescent Homes • Dwelling – Two-family • Dwelling – Multi-family • Elementary & Secondary Schools • Libraries & Information Centers • Life Care Facility • Mass Transit Station • Municipal or Government Buildings • Nursing Home • Orphanage • Public Golf Course • Temporary Manufactured Home • Transmission Lines for Utilities
b. Special Exceptions
<ul style="list-style-type: none"> • Bed & Breakfast • Colleges & Universities • Customary Home Occupation (Accessory Use) • Day Care Center • Dwelling – Single-Family • Fraternity, Sorority or Student Housing • Golf & Country Clubs • Group Home • Hospital • Junior Colleges & Technical Institutes • Manufactured Home Park • Police, Postal, or Fire Station • Public Water Wells, Water Stations, Filtration Plants • Publicly Owned Park or Recreational Facility • Stable, Private • Studio Business • Telephone Exchange, or Public Utility Station • Wireless Communication Facility

Development Standards: Multi-Family Residential (MF)		Single-Family Residential	Multi-family Residential	Non-residential
Structure Standards				
Maximum height of buildings		35 feet	35 feet	35 feet
Minimum ground floor area	One-story	1,200 sq feet	700 sq feet	
	Multi-story	900 sq feet	400 sq feet	
Minimum primary structure width		20feet		
Minimum distance between dwelling units		15 feet		
Lot Standards				
Minimum lot width		50 feet		
Minimum road frontage		50 feet		45 feet
Minimum lot area		15,000 sq feet	1 acre	
Maximum lot area				
Minimum front yard setback		25 feet	25 feet	25 feet
Minimum side yard setback		10 feet	10 feet	10 feet
Minimum rear yard setback	Primary Structure	30 feet	20 feet	10 feet
	Accessory Structure	5 feet	20 feet	10 feet
Maximum density (units/acre)		3	20.0	
Minimum open space		40%	30%	15%
Maximum lot coverage		50%	70%	70%
Utility Standards				
Municipal water and sewer required		Yes	Yes	Yes



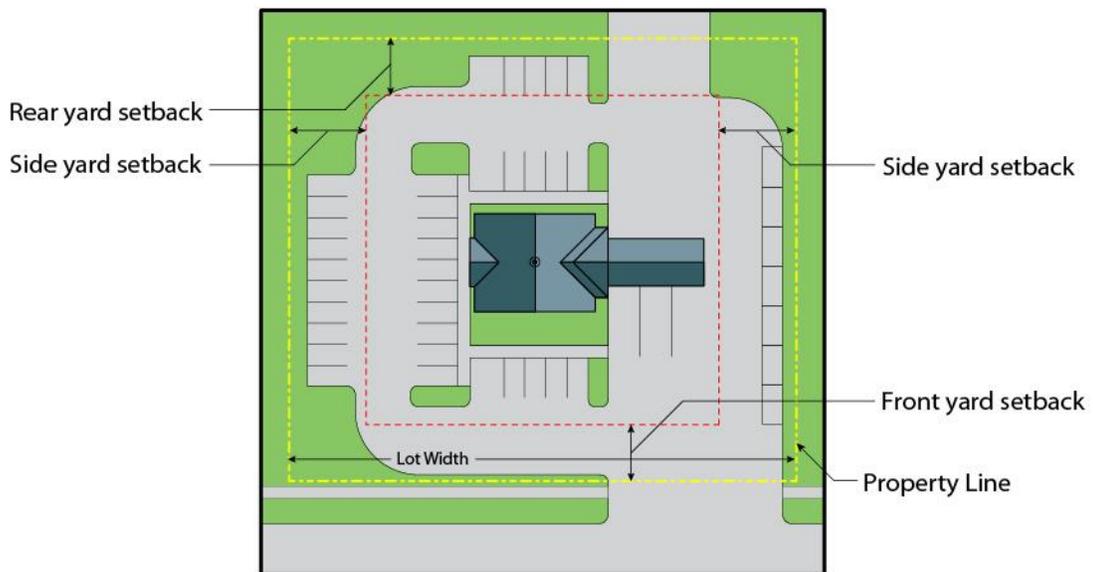
General Commercial (GC)

1. Purpose. The purpose of this district is to allow for most types of retail, commercial, service, entertainment, and dining establishments. Development in this district requires connection to municipal water and sewer as well as Development Plan approval.
2. Uses.

a. Permitted Uses	
<ul style="list-style-type: none"> • Accounting, Auditing, & Bookkeeping Service • Advertising Agencies • Agricultural Credit Institutions • Animal Day Care Facility • Antique Store • Apparel Shop, Shoes, Custom Tailoring • Art & Music Schools • Attorney Services • Auto License Bureaus • Automobile or Motorcycle Sales • Automobile Parts Supply • Automobile Repair, Service Station • Bait Sales • Banks & Branch Banks • Barber Shop, Beauty Shop • Bed & Breakfast • Bicycle Shops • Billiard & Pool Establishments • Blood Banks • Blueprinting & Photocopying • Boat Sales • Bond & Mortgage Company • Book & Stationary Store • Bowling Alleys • Business Associations • Cafeteria, Restaurant • Camera & Photographic Supply • Candy, Nut & Confectionary • Carry Out Restaurant • Cemetery or Crematory • Charitable Institutions • China, Glassware, Metalware • Church or Temple • Civic, Social, or Religious Organizations • Clothing Rental 	<ul style="list-style-type: none"> • Food Processing • Fraternity, Sorority or Student Housing • Fruits & Vegetables • Fuel Dealers • Gift, Novelty & Souvenir Shops • Grocery, Bakery, Meat & Fish • Group Residential Facility • Hardware or Variety Store • Hay, Grain, & Feed Stores • Hobby, Toy & Game Shops • Household Appliances, Furniture • Indoor Recreation Facility • Insurance Agents, Brokers & Service • Jewelry Store • Liquor Store • Lodge or Private Club • Lumber & Building Materials Dealer • Manufactured Home, Travel Trailer, Camper Sales & Service • Medical & Dental Laboratories • Medical Office • Monument Sales • Mortuary • Motion Picture Theater • Municipal or Government Buildings • Museum & Art Gallery • Music & Video Store • News Dealers • Newspaper Publishing • Night Club • Nursing Home • Paint, Glass & Wallpaper Store • Parking Garage • Passenger Car Rental • Pet Shops • Photographic Studio • Plant Nursery

<ul style="list-style-type: none"> • Coin Operated Laundry & Dry-cleaning • Collection Agencies • Commercial Testing Laboratories • Counselor-At-Law • Customary Home Occupation (Accessory Use) • Dance Halls, Studios & Schools • Department Store • Detective Agencies & Protective Services • Diaper Service • Dinner Theater • Disinfecting & Exterminating Services • Drapery, Curtain & Upholstery • Dressmaking • Drug Store • Electrical Repair Shop • Electrical Supply Store • Elementary & Secondary Schools • Engineering & Architectural Service • Florists, Furriers 	<ul style="list-style-type: none"> • Plumbing, Heating & Air Conditioning Dealer • Private Employment Agencies • Professional Office • Real Estate Service • Reducing & Health Salons • Reupholster & Furniture Repair • Shoe Repair • Skating • Sporting Goods • Stenographic Service • Stock Brokers & Dealers • Studio Business • Tailoring & Pressing Shops • Tavern • Temporary Help Supply Services • Temporary Manufactured Home • Tire, Battery & Accessory Dealers • Tobacco Stores • Trade or Business Schools • Truck Sales, Rental, Leasing, Repair • Watch, Clock & Jewelry Repair • Wholesale Business
<p>b. Special Exceptions</p>	
<ul style="list-style-type: none"> • Bed & Breakfast • Colleges & Universities • Customary Home Occupation (Accessory Use for existing residential structure) • Day Care Center • Fraternity, Sorority or Student Housing • Golf & Country Clubs • Hospital • Junior Colleges & Technical Institutes • Manufactured Home Park • Outdoor Storage • Police, Postal, or Fire Station • Public Water Wells, Water Stations, Filtration Plants • Publicly Owned Park or Recreational Facility • Stable, Private • Studio Business • Telephone Exchange, or Public Utility Station • Wireless Communication Facility 	

Development Standards: General Commercial (GC)		Non-residential
Structure Standards		
Maximum height of buildings		35 feet
Lot Standards		
Minimum lot width		45 feet
Minimum road frontage		45 feet
Minimum lot area		
Minimum front yard setback		20 feet
Minimum side yard setback		10 feet
Minimum rear yard setback	Primary Structure	10 feet
	Accessory Structure	10 feet
Minimum open space		15%
Maximum lot coverage		70%
Utility Standards		
Municipal water and sewer required		Yes



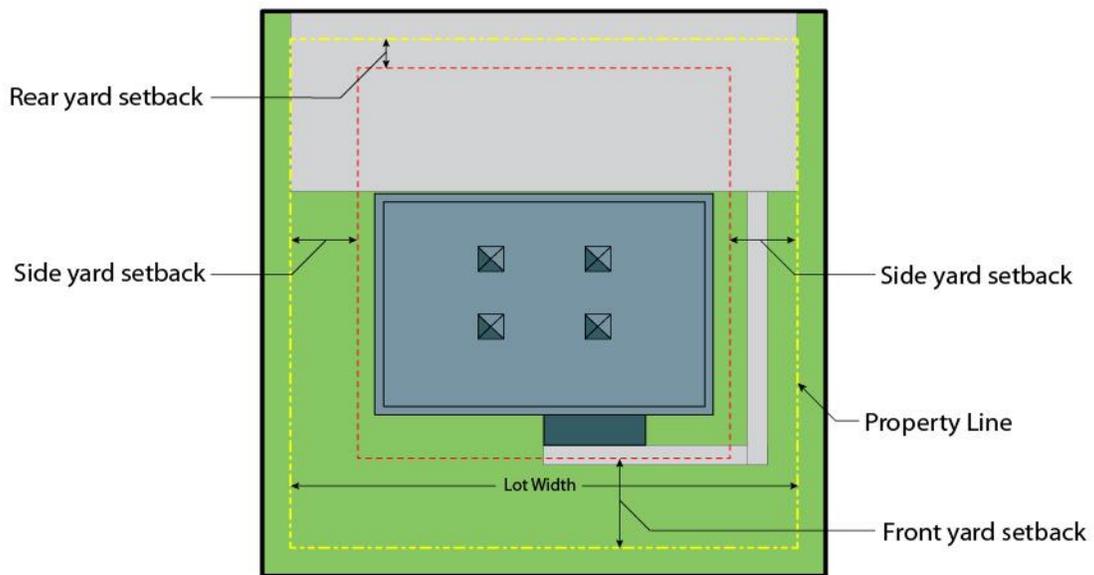
G) General Industrial (GI)

1. Purpose. The purpose of this district is to allow all types of industrial uses requiring both enclosed and unenclosed spaces for storage, manufacturing, and fabricating. Development in this district requires connection to municipal water and sewer and Development Plan approval is required.
2. Uses.

a. Permitted Uses	
<ul style="list-style-type: none"> • Accounting, Auditing, & Bookkeeping Service • Anhydrous Ammonia Storage & Distribution • Anhydrous Ammonia Storage & Distribution • Animal Day Care Facility • Auction Sales Yard (Excluding Livestock) • Automatic Car Wash • Automobile Body Shop & Painting • Automobile or Motorcycle Sales • Automobile Repair, Service Station • Business Associations • Cemetery or Crematory • Charitable Institutions • Civic, Social, or Religious Organizations • Commercial Facility for Breeding Non-farm Fowl • Commercial Testing Laboratories • Composting Facility • Contractors Storage • Customary Home Occupation (Accessory Use) • Electrical Repair Shop • Electrical Supply Store • Engineering & Architectural Service • Fairgrounds • Farm • Farm Implements & Equipment Sales • Farm Product Processing • Farm Seasonal Worker Housing • Food Processing • Fuel Dealers • Golf & Country Clubs 	<ul style="list-style-type: none"> • Linen Supply • Liquefied Petroleum Gas, Bottled Gas Dealers • Lumber & Building Materials Dealer • Manufactured Home, Travel Trailer, Camper Sales & Service • Municipal or Government Buildings • Open Material Storage • Outdoor Shooting Range, public or private • Parking Garage • Parking Lot • Passenger Car Rental • Petroleum Tank Farm • Plant Nursery • Plumbing, Heating & Air Conditioning Dealer • Police, Postal, or Fire Station • Public Golf Course • Publicly Owned Park or Recreational Facility • Race Track • Reupholster & Furniture Repair • Roadside Produce Stand • Sale Barn for Livestock • Sanitary Landfill, Publicly Owned • Slaughter House • Stable, Private • Stable, Public • Stadium, Coliseum • Storage & Dismantling of Disabled Vehicles • Theater, Outdoor • Transfer Station • Truck Freight Terminal • Truck Sales, Rental, Leasing, Repair

<ul style="list-style-type: none"> • Golf Driving Range & Miniature Golf Course • Hay, Grain, & Feed Stores • Indoor Recreation Facility • Industry, General • Light Industrial Park • Light Industry 	<ul style="list-style-type: none"> • Truck Service Center • Veterinary Animal Hospital • Warehouse (General) • Warehouse (Grain Storage) • Wholesale Business • Wholesale Produce Terminal
<p>b. Special Exceptions</p>	
<ul style="list-style-type: none"> • Sexually Oriented Business • Compost/Digester Facility • Construction/Demolition Site • Incinerator • Junk Yard • Kennel • Landscape Contractor • Manufacturing, Use, or Storage of Explosives • Mineral Extraction • Outdoor Recreation Facility • Outdoor Storage • Penal or Correctional Institutions • Public Camp Ground or Recreational Vehicle Park • Sanitary Landfill, Privately Owned 	

Development Standards: General Industrial (GI)		Non-residential
Structure Standards		
Maximum height of buildings		35 feet
Lot Standards		
Minimum lot width		45 feet
Minimum road frontage		45 feet
Minimum front yard setback		20 feet
Minimum side yard setback		10 feet
Minimum rear yard setback	Primary Structure	10 feet
	Accessory Structure	10 feet
Minimum open space		15%
Maximum lot coverage		70%
Utility Standards		
Municipal water and sewer required		Yes



H) Extension Boundary (EB)

1. Purpose. This district is established as the two-mile, extra-territorial planning jurisdiction for the Town of Richland in accordance with (IC 36-7-4-205). The purpose of this district is to allow a wide range of development opportunities contiguous to the town. Single-family development requires Subdivision approval while all other development requires Development Plan approval.
2. Uses.

a. Prohibited Uses
<ul style="list-style-type: none"> • Confined Feeding • Sanitary Landfill, Privately Owned • Sanitary Landfill, Publicly Owned • Sexually Oriented Business • Hazardous Waste Facilities
b. Special Exceptions
<ul style="list-style-type: none"> • Reserved

Development Standards: Buffer (BUFF)	Single-family Residential	Non-residential
Structure Standards		
Maximum height of buildings	35 feet	35 feet
Minimum ground floor area	One-story	1,200 sq feet
	Multi-story	900 sq feet
Minimum primary structure width	20 feet	
Minimum distance between dwelling units	140 feet	
Lot Standards		
Minimum lot width	200 feet	45 feet
Minimum road frontage	50 feet	45 feet
Minimum lot area	15,000 feet on sewer, 1 acre on septic	
Minimum front yard setback	50 feet	20 feet
Minimum side yard setback	40 feet	10 feet
Minimum rear yard setback	Primary Structure	40 feet
	Accessory Structure	5 feet
Maximum density (units/acre)	0.50	
Minimum open space	50%	15%
Maximum lot coverage	50%	
Utility Standards		
Municipal water and sewer required	No	No

I) Floodplain Overlay District

1. Purpose. The Floodplain Overlay District is applied as a supplemental regulation on existing zoned areas that fall within the flood hazard areas, including planned unit developments (PUDs) if enacted. The Floodplain Overlay District is superimposed on the existing zoning districts and the restrictions and requirements are in addition to those of the underlying zone. All land use review processes that apply to the underlying zoning district shall remain in full force and effect. In the case of overlapping or conflicting requirements, the most restrictive provision shall apply. Reference the Flood Hazard Ordinance 2015-02 for additional requirements for development in the floodplain.

2. Uses.

a. Permitted Uses
<ul style="list-style-type: none">• Farm• Outdoor Recreation Facility• Publicly Owned Park or Recreational Facility• Public Camp Ground or Recreational Vehicle Park• Public Golf Course• Outdoor Shooting Range, public or private
b. Special Exceptions
<ul style="list-style-type: none">• Reserved

3. Development Standards. The development standards of the underlying zoning district shall apply.