

ORDINANCE NO. 2024-19

**AN ORDINANCE TO AMEND CHAPTER 150,
THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF AUBURN**

SUMMARY

This ordinance amends Chapter 150, the Unified Development Ordinance of the City of Auburn, Indiana. The Unified Development Ordinance and this amendment applies to all properties within the City of Auburn’s corporate boundaries, as well as the City’s established Extra-Territorial Jurisdiction. The amendment includes:

- *Article 1: Ordinance Foundation* – Establishes the MX, Mixed Use Zoning District.
- *Article 2: Zoning Districts* – Establishes the district intent, permitted uses, special exception uses, and district development standards for the MX District.
- *Article 5: Development Standards* – Establishes architectural and sign standards for the MX District.
- *Appendix A: Land Use Matrix* – Modifies the land use matrix table with the addition of the MX district and applicable land uses.

_____ Recorder’s Office
 _____ Auditor’s Office
 _____ Clerk’s Office
 _____ Other

_____ Publish Public Hearing

 _____ Publish O/R after adoption

Building Department
Engineering Department
DeKalb County Plan Commission
Internet Code Site

ORDINANCE NO. 2024-19

**AN ORDINANCE TO AMEND CHAPTER 150,
THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF AUBURN**

WHEREAS, Ordinance No. 2018-24, as amended, adopted a Unified Development Ordinance that includes both zoning ordinance and subdivision control ordinance for the City of Auburn, Indiana; and

WHEREAS, the City of Auburn Plan Commission held a Public Hearing on August 13, 2024 as required by law regarding amending the Unified Development Ordinance of the City of Auburn, Indiana; and

WHEREAS, the City of Auburn Plan Commission at its August 13, 2024 meeting forwarded a favorable recommendation to the Auburn Common Council by a 10-0 vote concerning the adoption of Amendment 5;

WHEREAS, Amendment 5 to the Unified Development Ordinance makes changes within Article 1: Ordinance Foundation; Article 2: Zoning Districts; Article 5: Development Standards; and Appendix A: Land Use Matrix; and

WHEREAS, Indiana Code section §36-7-4-600 et. seq provides for amendments to the Unified Development Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF AUBURN, INDIANA:

THAT, the Unified Development Ordinance shall be amended as illustrated in Exhibit A, attached hereto, which is a summary of each proposed change; and as illustrated in Exhibit B, comprised of all pages in the Unified Development Ordinance that have changed as a result of Amendment 5.

BE IT FURTHER ORDAINED that this Ordinance be in full force and effect after its passage by the Common Council and after the occurrence of all other actions required by law.

Received electronically 08/21/2024

1ST READING 09/03/2024 ___
2ND READING _____

PASSED AND ADOPTED by the Common Council of the City of Auburn,
Indiana, this 17th day of September, 2024.


James Finchum, Councilmember

ATTEST:


Lorrie K. Pontius, Clerk-Treasurer

Presented by me to the Mayor of the City of Auburn, Indiana, this 17th day of
September, 2024.


LORRIE K. PONTIUS, Clerk-Treasurer

APPROVED AND SIGNED by me this 17th day of September, 2024.


DAVID E. CLARK, Mayor

VOTING:

AYE

NAY

Natalie DeWitt



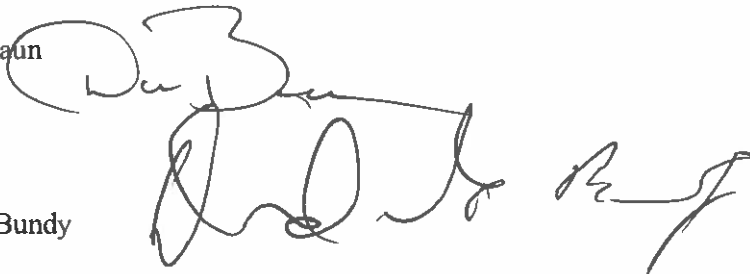
Rod Williams



James Finchum



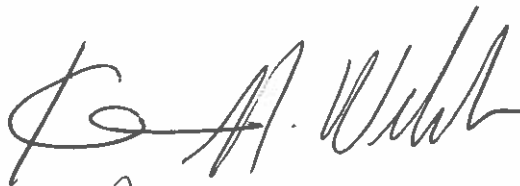
Dan Braun



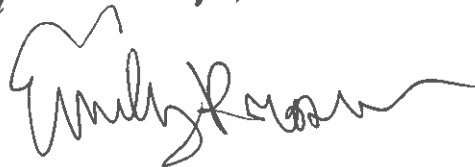
David Bundy



Kevin Webb



Emily Prosser





BUILDING, PLANNING & DEVELOPMENT

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City of Auburn Plan Commission Certification and Recommendation

On August 13, 2024, the City of Auburn Plan Commission held a legally advertised Public Hearing to consider the 5th Amendment to the Unified Development Ordinance. The 5th amendment proposes to establish the "MX" Mixed Use zoning district.

The City of Auburn Plan Commission is forwarding a *favorable* recommendation to the Auburn Common Council concerning the UDO text amendment.

Certified by:

A handwritten signature in blue ink that reads "Kellie C. Knauer".

Kellie C. Knauer
Administrator

PC Case Number: PC-ORD AMEND - 2024-003



AUBURN PLAN COMMISSION

STAFF REPORT

Project Name: Amendment #5 – Unified Development Ordinance
Application Type: PC- ORD UPDATE – 2024-003
Applicant: Auburn Plan Commission
Hearing Date: August 13, 2024
Required Notice: Legal Notice of the Public Hearing appeared in *The Star* on July 23, 2024.

Applicable Code: City of Auburn Unified Development Ordinance, Chapter 150
Provisions: Indiana Code: Zoning Ordinances §36-7-4-600 Series
Recommendation: Approve

PROJECT BACKGROUND & SUMMARY

At the July 9, 2024 Auburn Plan Commission meeting staff presented a request for the Commission to begin discussions on the 5th amendment to the Unified Development Ordinance (UDO). The purpose of the amendment is to establish the "MX" Mixed Use zoning district. A total of 7 revisions to various provisions of the UDO are proposed.

ROUTING REVIEW

Project Advisory Committee

The Project Advisory Committee met on August 8, 2024 to review the UDO amendment.

PUBLIC INPUT

Staff did not receive any public input as a result of the published legal notice.

STAFF COMMENTS

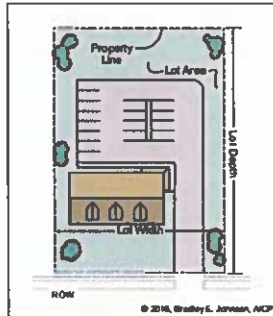
1. The Auburn Unified Development Ordinance (UDO) was adopted on February 4, 2019.
2. The most recent amendment to the UDO was adopted on May 21, 2024. The primary purpose of the 4th amendment was to codify the sign requirements of the UDO into a table with the intent of eliminating duplicative text and to simplify the administration of the requirements.

3. The 5th Amendment to the UDO proposes to establish the “MX” Mixed Use zoning district. The MX district provides for a mixture of residential, business and institutional uses to coexist within a defined area.
4. Business and institutional uses permitted within the district are intended to be limited in size and operation in order to coexist adjacent to single-family homes. Parking areas are confined to the rear of buildings and architectural standards are provided to ensure compatibility of structures.
5. The Mixed-Use district would allow the following uses:

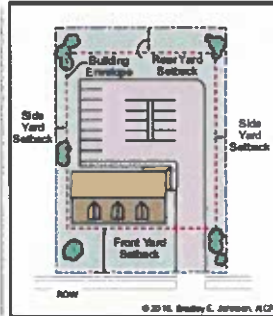
District Intent	Permitted Uses	Special Exception Uses
<p>The MX (Mixed Use) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Residential uses • Business uses • Institutional uses • Public facilities • Limited quasi-public uses <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • District areas can range from small pockets (a couple of contiguous lots), and medium sized areas • Buffering or transitional district <p>Development Standards</p> <ul style="list-style-type: none"> • Enact quality development standards that optimize accessibility and use while minimizing the impacts to surrounding areas <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • PR, R1, R2, R3, TR, M1, M2, M3, MH, IS, DC, C1, C2, and I1 <p>Plan Commission</p> <ul style="list-style-type: none"> • Zone property MX only after determining the site is appropriate for any of the possible uses allowed in the zoning district • Be sensitive to the potential for light pollution, noise pollution and the generation of excessive vehicular traffic. • Pedestrian traffic should be accommodated within each development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow special exception uses only when compatible with the surrounding areas 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • childcare home • farmers market • home business, type 1 • home business, type 2 • home business, type 3 <p>Commercial Permitted Uses (No drive-up window allowed)</p> <ul style="list-style-type: none"> • accounting firm • art and craft gallery • barber or beauty shop • childcare center • coffee shop • day care, adult • delicatessen • health spa or day spa • ice cream shop • insurance office • investment firm • law office • membership associations • office, design services • office, general services • office, medical • photographic studio • real estate office • restaurant • service organization • studio arts • tanning salon • title company • type 1 retail, very low intensity • type 2 retail, low intensity • type 3 retail, medium intensity <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> • public utility facility <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> • childcare institution • church, temple or mosque • government office • government operation (non-office) • library • mental health facility • museum • park <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • dwelling, single-family detached • dwelling, two-family (duplex) • dwelling, three-family (triplex) • dwelling, four-family (quadplex) • fair housing facility (small) 	<p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • bank or credit union without drive-up window • convenience store without fuel pumps <p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • fair housing facility (large)

6. District Development Standards

The following bulk and dimensional standards are proposed for the MX District:



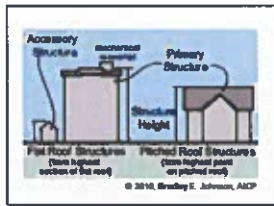
- Minimum Lot Area
 - 5,500 square feet
- Minimum Lot Width
 - 40 feet
- Sanitary Sewer Utility
 - Required
- Water Utility
 - Required



- Minimum Front Yard Setback
 - 25 feet for primary and accessory structures
- Minimum Side Yard Setback
 - 5 feet for primary and accessory structures
- Minimum Rear Yard Setback
 - 15 feet for primary structures
 - 5 feet for accessory structures
 - 20 feet for accessory structures with vehicular access from an alley



- Maximum Lot Coverage
 - 70% of lot area
- Minimum Main Floor Area
 - 900 square feet
- Minimum Dwelling Unit Size
 - 500 square feet
- Maximum Primary Structures
 - no limit



- Maximum Structure Height
 - 50 feet for primary structures
 - 20 feet for accessory structures

Additional Development Standards that Apply		
Accessory Structure (AS)	Landscaping (LA)	Sewer and Water (SW)
• AS-01 Page 5-8	• LA-01 Page 5-40	• SW-01 Page 5-47
• AS-02 Page 5-8	• LA-02 Page 5-40	Sign (SI)
Architectural (AR)	Lighting (LT)	• SI-01 Page 5-69
• AR-05 Page 5-20	• LT-01 Page 5-42	• SI-02 Page 5-76
Beauty and Intensity (BI)	Loading (LD)	• SI-03 Page 5-76
• BI-01 Page 5-22	• LD-01 Page 5-43	Solar / Alternative Energy (SE)
Driveway (DW)	Lot (LO)	• SE-01 Page 5-78
• DW-01 Page 5-23	• LO-01 Page 5-44	• SE-02 Page 5-78
• DW-03 Page 5-25	Outdoor Dining (OD)	• SE-04 Page 5-80
• DW-04 Page 5-26	• OD-01 Page 5-46	Special Exception (SE)
Environmental (EN)	Outdoor Storage (OS)	• SE-01 Page 5-81
• EN-01 Page 5-27	• OS-01 Page 5-47	Storage Tank (ST)
Fence and Wall (FW)	Parade (PK)	• ST-01 Page 5-82
• FW-01 Page 5-29	• PK-01 Page 5-48	• ST-02 Page 5-82
• FW-04 Page 5-31	• PK-03 Page 5-49	• ST-04 Page 5-82
• FW-05 Page 5-31	• PK-07 Page 5-60	Structure (ST)
Floodplain (FP)	Performance (PF)	• ST-01 Page 5-83
• FP-01 Page 5-33	• PF-01 Page 5-58	Telecommunication Facility (TC)
Floor Area (FA)	Public Improvement (PI)	• TC-02 Page 5-86
• FA-01 Page 5-34	• PI-01 Page 5-61	• TC-03 Page 5-86
Height (HT)	Recreational Vehicle (RV)	Temporary Use and Structure (TU)
• HT-01 Page 5-35	• RV-01 Page 5-63	• TU-01 Page 5-87
Home Business (HB)	Retaining Wall (RW)	• TU-03 Page 5-88
• HB-01 Page 5-36	• RW-01 Page 5-64	• TU-04 Page 5-88
• HB-02 Page 5-37	Setback (SB)	Transit Receptacle (TR)
• HB-03 Page 5-38	• SB-01 Page 5-65	• TR-01 Page 5-89
		Vegetation Clearance (VC)
		• VC-01 Page 5-80

7. The following architectural standards are proposed for the MX district:

5.18A AR-05: Mixed Use Architectural Standards

This Architectural Standards section applies to the following district:



The following standards apply:

- Project Applicability:** Architectural details consistent with the requirements of this Unified Development Ordinance shall be required when an Improvement Location Permit is obtained for exterior renovations to an existing structure or for a new structure.
- Architectural Features:**
 - Facades:**
 - Any facade that faces a right-of way shall be finished to a standard similar to the architectural quality of the front facade, including building materials, architectural detail, windows, and faux windows.
 - Long facades (50 feet or greater) or large areas (1,000 square feet or greater) of a facade without visual relief shall not be permitted. Visual relief may include a faux window, column, a change in materials, or any change of the plan of the facade.

2. **Entries:** Each institutional or commercial building shall have clearly defined, highly visible customer entrances with at least two (2) of the following features:
 - a. Canopies or porticos
 - b. Overhangs
 - c. Arcades
 - d. Rafted corniced parapets over the door
 - e. Peaked roof forms
 - f. Arches
 - g. Outdoor patios
 - h. Architectural details such as tile work and moldings that are integrated into the building structure and design
 - i. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
 - j. Columns
 - k. Awnings
 - l. Enframed window walls
 3. **Roofs:** Each remodeled or new structure shall contain a gabled, hipped or mansard roof. Flat or shed roofs are not permitted for primary structures.
- C. **Site Planning and Layout:**
1. **Building Design:** Lineal or strip development shall incorporate variation in building height, building mass, roof forms and changes in wall planes.
 2. **Parking Areas:** Are not permitted within the front yard setback area.
 3. **Access Drive:** Any new access drive shall be provided from an adjacent alley or access drive in the rear of the property.

8. The following sign standards are proposed for the MX district:

Zoning District	Sign Type	Max Number Permitted	Maximum Size (sq ft)	Maximum Height	Illumination Permitted	Setback (ft)	Additional Requirements
MX	Freestanding	1 per street frontage	32 square feet	6	direct or indirect	5	
	Wall	4 per establishment	10% of facade area	n/a		n/a	
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue or belief	32	6, 12 for feathered flag signs see 5.70K for maximum inflatable sign height	not permitted	
	Commercial Message	1 per street frontage					

9. Section 9.13 of the UDO provides the Plan Commission guidance in amending the text of the UDO.

10. If the 5th Amendment is approved as proposed, the changes will become effective upon adoption of the ordinance by the Common Council.

STAFF RECOMMENDATION

Staff recommends the Plan Commission forward a favorable recommendation to the Auburn Common Council on the 5th Amendment to the Unified Development Ordinance.

PLAN COMMISSION RECOMMENDATION - 8/13/2024

The Auburn Plan Commission, at its August 13, 2024 meeting, voted 10-0 to forward PC- ORD UPDATE – 2024-002, UDO 5th Amendment, to the Auburn Common Council with a favorable recommendation.

Findings of Fact are not required for an amendment to the text of the Unified Development Code.

For an amendment to the text of the Unified Development Ordinance, the Plan Commission and the Common Council shall pay reasonable regard to:

1. The Auburn Comprehensive Plan.
2. Whether the proposed text amendment corrects an error or inconsistency in the code.
3. The areas which are most likely to be directly affected by such change and in what way they will be affected.
4. Whether the proposed amendment is made necessary because of changed or changing conditions in the area and/or zoning districts affected by it.
5. Whether the proposed text amendment is in the best interest of the City as a whole.

EXHIBIT "A"

UDO Amendment #5

Change#	Page	Change	Reason			
1	1-7	Add MX (Mixed Use District) to the listing of zoning districts – provide the purpose of the district	Establishes the MX district to the listing of City zoning district			
2	2-42	Establishing the use and development standards for the MX district	Need to list uses allowed and development standard requirements			
3	3-3; 3-6; 3-8; 5-3; 5-6; 5-9; 5-22; 5-23; 5-25; 5-26; 5-27; 5-29;	5-31; 5-33; 5-34; 5-35; 5-36; 5-37; 5-38; 5-40; 5-42; 5-43; 5-44; 5-46; 5-47;	5-48; 5-49; 5-50; 5-58; 5-61; 5-63; 5-64; 5-65; 5-67; 5-69; 5-74; 5-76; 5-81 5-82	5-83; 5-84; 5-86; 5-87; 5-88; 5-89; 5-90; 9-3; 9-8; 9-10; 9-12; 9-17; 9-28; 9-31	Add the MX zoning district to the list of applicable districts in the following UDO Sections: 3.02; 3.06; 3.08; 5.02; 5.04; 5.07; 5.20; 5.21; 5.23; 5.24; 5.25; 5.26; 5.29; 5.33; 5.34; 5.35; 5.36; 5.37; 5.38; 5.41; 5.42A; 5.43; 5.44; 5.45; 5.47; 5.48; 5.51; 5.53; 5.57; 5.59; 5.62; 5.63; 5.64; 5.65; 5.66; 5.68; 5.69; 5.70; 5.71; 5.73; 5.76; 5.77; 5.78; 5.81; 5.83; 5.85; 5.87; 5.88; 5.89; 5.90; 9.02; 9.03; 9.04; 9.05; 9.06; 9.10; 9.11	To identify the development standards that apply for properties in the MX district
4	5-3	Add the Icon for the MX district	Icon is used to identify district			
5	5-20	Establish architectural standards for the MX District	Unique characteristics of MX district necessitates specialized architectural standards			
6	5-75	Establish sign standards for MX District	Unique characteristics of MX district necessitates specialized sign standards			
7	Appendix A	Identify Permitted and Special Exception Uses in the MX District	Quick reference table for permitted uses			

EXHIBIT "B"

Change #1

Article
01

Zoning Districts

1.16 Establishment of Standard Zoning Districts (Amendment #3 - Ordinance 2023-14, 08/15/2023)

The standard zoning districts in this Unified Development Ordinance stand alone and are not part of a hierarchy or pyramidal system of zoning. For example, what is permitted in the R2 zoning district is not necessarily permitted in the R3 zoning district. Only those uses and development standards which are expressly permitted and noted for each zoning district apply to that zoning district.

For the purpose of this Unified Development Ordinance, the City of Auburn has established the following zoning districts:

District Code	District Name	District Purpose
PR	Parks and Recreation	This district is established for parks, trails, open spaces, and recreational areas.
AG	Agricultural	This district is established for the protection of agricultural operations including small-scale farms and buildings associated with agricultural production. This district is intended primarily for areas within the City's extra-territorial jurisdiction.
AC	Agricultural Commercial	This district is established for commercial and industrial uses directly related to agriculture that are compatible with rural and agricultural areas. This district is intended primarily for areas within the City's extra-territorial jurisdiction.
ER	Estate Residential	This district is established for agricultural operations and single-family detached dwellings in a rural or country setting. This district is intended primarily for areas within the City's extra-territorial jurisdiction.
R1	Low Density Single-Family Residential	This district is established for single-family detached dwellings in the form of medium to large sized homes on medium to large sized lots.
R2	Medium Density Single-Family Residential	This district is established for single-family detached dwellings in the form of small to medium sized homes on medium sized lots.
R3	High Density Single-Family Residential	This district is established for single-family detached dwellings in the form of small to medium sized homes on small to medium sized lots.
TR	Traditional Residential	This district is established for single-family detached dwellings in the form of small to medium sized homes on small sized lots. This district is intended primarily for older, traditional-style, existing neighborhoods within the City of Auburn.
M1	Multiple-Family Residential	This district is established for single-family attached dwellings in the form of duplexes, triplexes, up to 4 units, consistent in scale with single-family residential.
M1A	Two-Family Residential	This district is established for two-family attached dwellings in the form of duplexes.
M2	High Density Multiple-Family Residential	This district is established for high density multiple-family dwellings in the form of apartment and/or condominium complexes.
M3	Apartment Community Residential	This district is established for apartment or condominium complexes of medium to high density.
MH	Manufactured Home Residential	This district is established for lease lot developments (mobile or manufactured home parks) which typically lease dwelling sites for single-wide and/or double-wide manufactured homes.
IS	Institutional	This district is established for various institutional uses including governmental, hospital, educational, and religious institutions.
DC	Downtown Commercial	This district is established to accommodate the unique mix of retail, commercial, entertainment, governmental, and professional uses with upper floor residential uses that occur in a downtown setting. This district is intended primarily for the existing downtown area.
C1	Neighborhood Commercial	This district is established for existing commercial uses located adjacent to residential neighborhoods and that serve those neighborhoods.
C2	General Commercial	This district is established for a wide variety of retail, commercial, service, entertainment, and eating establishments that are medium to large in scale and medium to high intensity.

District Code	District Name	District Purpose
I1	Light Industrial / High-Tech	This district is established for low to moderate intensity industrial uses, light manufacturing facilities, and technology or business parks.
I2	Heavy Industrial	This district is established for moderate to high intensity industrial uses and light manufacturing facilities.
HI	High Impact	This district is established for specific uses that can have a particularly high impact on adjacent areas.
MX	Mixed Use	This district is established for a mixture of residential, business, and institutional uses to coexist within a defined area.

1.17 Establishment of Overlay Districts

The overlay districts as noted below have been established to add additional and unique development standards which will help the City accomplish its goals. For the purpose of this Unified Development Ordinance, the following overlay districts have been established for the purpose as stated:

District Code	District Name	District Purpose
WH-O	Wellhead Protection Overlay	This overlay district is established to protect the integrity and potability of the community's public water supply and enhance water quality of streams.
CG-O	Corridor and Gateway Overlay	This overlay district is established to promote rational, aesthetically pleasing, and cohesive development in areas along major arterial streets and gateways.
AC-O	Airport Compatibility Overlay	This overlay district is established to promote safety and compatibility for the occupants of land near the DeKalb County Airport

1.18 Zoning District Land Uses

The two-page layout for each standard zoning district in *Article 02: Zoning Districts* identifies land uses allowed in that district. Such land uses are of two (2) kinds: permitted uses and special exception uses. Auburn's permitted and special exception uses for each district are noted in the "Permitted Use" and "Special Exception Use" columns on each two-page layout.

1.19 Unlisted Land Uses

Any land use not listed in either the permitted use or special exception use column of a particular zoning district, shall be prohibited in that particular zoning district.

1.20 Land Use Interpretation (Amendment #3 - Ordinance 2023-14, 08/15/2023)

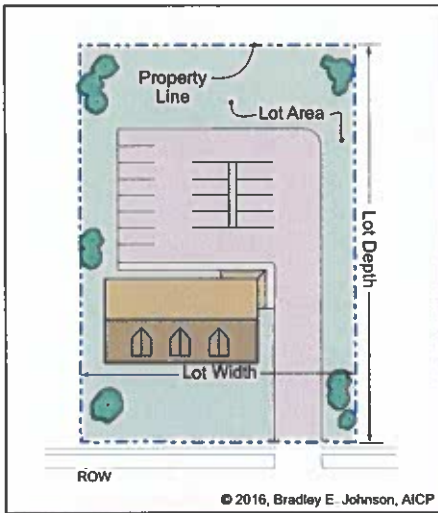
Any land use not listed in either the permitted use or special exception use column of a particular zoning district, but that is similar or related to a use that is a permitted use or a special exception use in that zoning district may be deemed permitted through a written Land Use Interpretation by the Zoning Administrator.

Mixed Use (MX) District

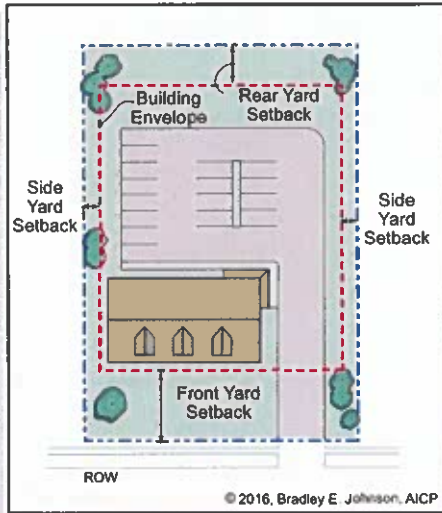
2.41 MX District Intent, Permitted Uses, and Special Exception uses

District Intent	Permitted Uses	Special Exception Uses
<p>The MX (Mixed Use) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> Residential uses Business uses Institutional uses Public facilities Limited quasi-public uses <p>Application of District</p> <ul style="list-style-type: none"> Existing and new development District areas can range from small pockets (a couple of contiguous lots), and medium sized areas Buffering or transitional district <p>Development Standards</p> <ul style="list-style-type: none"> Enact quality development standards that optimize accessibility and use while minimizing the impacts to surrounding areas <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> PR, R1, R2, R3, TR, M1, M2, M3, MH, IS, DC, C1, C2, and I1 <p>Plan Commission</p> <ul style="list-style-type: none"> Zone property MX only after determining the site is appropriate for any of the possible uses allowed in the zoning district Be sensitive to the potential for light pollution, noise pollution and the generation of excessive vehicular traffic. Pedestrian traffic should be accommodated within each development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> Allow special exception uses only when compatible with the surrounding areas 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> childcare home farmers market home business, type 1 home business, type 2 home business, type 3 <p>Commercial Permitted Uses (No drive-up window allowed)</p> <ul style="list-style-type: none"> accounting firm art and craft gallery barber or beauty shop childcare center coffee shop day care, adult delicatessen health spa or day spa ice cream shop insurance office investment firm law office membership associations office, design services office, general services office, medical photographic studio real estate office restaurant service organization studio arts tanning salon title company type 1 retail, very low intensity type 2 retail, low intensity type 3 retail, medium intensity <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> public utility facility <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> childcare institution church, temple or mosque government office government operation (non-office) library mental health facility museum park <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> dwelling, single-family detached dwelling, two-family (duplex) dwelling, three-family (triplex) dwelling, four-family (quadplex) fair housing facility (small) 	<p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> bank or credit union without drive-up window convenience store without fuel pumps <p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> fair housing facility (large)

2.42 MX District Development Standards



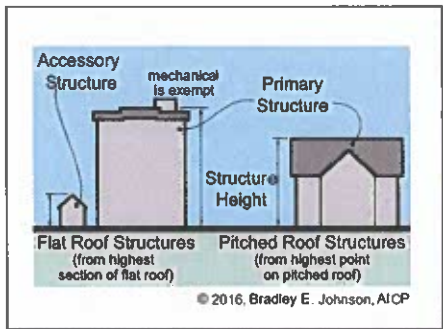
- Minimum Lot Area**
 - 5,500 square feet
- Minimum Lot Width**
 - 40 feet
- Sanitary Sewer Utility**
 - Required
- Water Utility**
 - Required



- Minimum Front Yard Setback**
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- Minimum Side Yard Setback**
 - 5 feet for primary and accessory structures
- Minimum Rear Yard Setback**
 - 15 feet for primary structures
 - 5 feet for accessory structures
 - 20 feet for accessory structures with vehicular access from an alley



- Maximum Lot Coverage**
 - 70% of lot area
- Minimum Main Floor Area**
 - 900 square feet
- Minimum Dwelling Unit Size**
 - 500 square feet
- Maximum Primary Structures**
 - no limit



- Maximum Structure Height**
 - 50 feet for primary structures
 - 20 feet for accessory structures

Additional Development Standards that Apply		
Accessory Structure (AS)	Landscaping (LA)	Sewer and Water (SW)
• AS-01 Page 5-6	• LA-01 Page 5-40	• SW-01 Page 5-67
• AS-07 Page 5-9	• LA-02 Page 5-40	Sign (SI)
Architectural (AR)	Lighting (LT)	• SI-01 Page 5-69
• AR-05 Page 5-20	• LT-01 Page 5-42	• SI-02 Page 5-76
Density and Intensity (DI)	Loading (LD)	• SI-03 Page 5-76
• DI-01 Page 5-22	• LD-01 Page 5-43	Solar / Alternative Energy (SL)
Driveway (DW)	Lot (LO)	• SL-01 Page 5-79
• DW-01 Page 5-23	• LO-01 Page 5-44	• SL-03 Page 5-79
• DW-03 Page 5-25	Outdoor Dining (OD)	• SL-04 Page 5-80
• DW-04 Page 5-26	• OD-01 Page 5-46	Special Exception (SE)
Environmental (EN)	Outdoor Storage (OS)	• SE-01 Page 5-81
• EN-01 Page 5-27	• OS-01 Page 5-47	Storage Tank (SR)
Fence and Wall (FW)	Parking (PK)	• SR-01 Page 5-82
• FW-01 Page 5-29	• PK-01 Page 5-48	• SR-02 Page 5-82
• FW-04 Page 5-31	• PK-03 Page 5-49	• SR-04 Page 5-82
• FW-05 Page 5-31	• PK-07 Page 5-50	Structure (ST)
Floodplain (FP)	Performance (PF)	• ST-01 Page 5-83
• FP-01 Page 5-33	• PF-01 Page 5-58	Telecommunication Facility (TC)
Floor Area (FA)	Public Improvement (PI)	• TC-02 Page 5-86
• FA-01 Page 5-34	• PI-01 Page 5-61	• TC-03 Page 5-86
Height (HT)	Recreational Vehicle (RV)	Temporary Use and Structure (TU)
• HT-01 Page 5-35	• RV-01 Page 5-63	• TU-01 Page 5-87
Home Business (HB)	Retaining Wall (RW)	• TU-03 Page 5-88
• HB-01 Page 5-36	• RW-01 Page 5-64	• TU-04 Page 5-88
• HB-02 Page 5-37	Setback (SB)	Trash Receptacle (TR)
• HB-03 Page 5-38	• SB-01 Page 5-65	• TR-01 Page 5-89
		Vision Clearance (VC)
		• VC-01 Page 5-90



Wellhead Protection Overlay (WH-O) District

3.02 Wellhead Protection Overlay District Development Standards (Amendment #4 - Ordinance 2024-08, 05/21/2024)

This Wellhead Protection Overlay District Development Standards section applies when the Wellhead Protection Overlay District exists over any of the following underlying zoning districts:

PR AG AC ER R1 R2 R3 TR M1A M1 M2 M3 MH IS DC C1 C2 I1 I2 HI MX

The following standards apply:

- A. **Cross-Reference:** Refer to *Article 02: Zoning Districts* and *Article 05: Development Standards* for standards applicable to the underlying zoning district.
- B. **Exemptions:** Single-family and multiple-family dwelling units connected to a municipal sewer system shall be exempt from the WH-O District requirements.
- C. **Best Management Practices:** Uses within the WH-O District shall implement best management practices known to its particular industry. Simple, but important practices, include:
 1. **Avoid Excess Potential Contaminant Usage:** Each land use within the WH-O District shall use the minimal amount of the potential contaminant that is necessary to achieve the desired result; employ waste reduction and management strategies; and mandate responsible purchasing to reduce the threat of hazardous materials.
 2. **Proper Use and Handling:** Each land use within the WH-O District shall train employees and follow instructions on labels to ensure proper use and handling of potential contaminants.
 3. **Proper Storage and Disposal:** Each land use within the WH-O District shall create and implement a chemical management plan that includes a list of chemicals and potential contaminants used, the method of disposal, and procedures for assuring that chemicals and potential contaminants are not discharged. The chemical management plan shall be updated at least every five (5) years and be provided to the Auburn Water Department upon request.
- D. **Sewer and Water Standards**
 1. **Abandoned Wells:** All known abandoned wells shall be identified and sealed at the surface or plugged with impervious materials in accordance with *Rule 10 in the Indiana Administrative Code, 312 IAC 13*.
 2. **Sanitary Sewer:** Connection to the City of Auburn municipal sanitary sewer system or a privately-owned sanitary sewer system shall be required.
- E. **Storage Tank Standards:** The storage of flammable and combustible liquids in containers and tanks shall meet the Fire and Building Safety Standards as established in *Article 13 Building Codes of Title 675 of the Indiana Administrative Code*.
 1. **Above Ground Storage Tanks:**
 - a. Above ground storage of flammable and combustible products shall be not exceed one thousand (1,000) gallons.
 - b. Above ground storage of flammable and combustible liquids shall have corrosion protection for the tank and piping.
 - c. Storage of more than forty (40) gallons of flammable or combustible liquids for more than twenty-four (24) hours shall meet the following secondary containment requirements:
 - i. Secondary containment shall be capable of containing 110% of the volume of the tank.
 - ii. Secondary containment shall be designed to prevent and control the escape of the contaminant into ground water for a minimum of seventy-two (72) hours; or designed and built with an outer shell that includes monitoring between the tank wall and outer shell.
 - iii. The secondary containment structure shall be properly maintained and shall be free of vegetation, cracks, open seams, open drains, siphons, or other openings that jeopardize the integrity of the structure.
 - iv. The secondary containment structure shall be designed to prevent the infiltration of precipitation.

District Icons

5.02 Icon Key

-  - Parks and Recreation District
-  - Agricultural District
-  - Agricultural Commercial District
-  - Estate Residential District
-  - Low Density Single-family Residential District
-  - Medium Density Single-family Residential District
-  - High Density Single-family Residential District
-  - Traditional Residential District
-  - Two family Residential District
-  - Multiple-family Residential District
-  - High Density Multiple-family Residential District
-  - Apartment Community Residential District
-  - Manufactured Home Residential District
-  - Institutional District
-  - Downtown Commercial District
-  - Neighborhood Commercial District
-  - General Commercial District
-  - Light Industrial / High-Tech District
-  - Heavy Industrial District
-  - High Impact District
-  - Mixed Use District

Architectural Standards (AR)

5.18 AR-04: Commercial Architectural Standards (Amendment # 3 - Ordinance 2023-14, 08/15/2023)

This Architectural Standards section applies to the following districts:



The following standards apply:

- A. **Project Applicability:** Architectural details consistent with the requirements of this Unified Development Ordinance shall be required when an Improvement Location Permit for a new primary structure is obtained.
- B. **Architectural Features:**
 - 1. **Facades:**
 - a. Any facade that faces a right-of-way shall be finished to a standard similar to the architectural quality of the front facade, including building materials, architectural detail, windows, and faux windows.
 - b. Long facades (50 feet or greater) or large areas (1,000 square feet or greater) of a facade without visual relief shall not be permitted. Visual relief may include a faux window, column, a change in materials, or any change of the plane of the facade.
 - 2. **Entries:** A building greater than 15,000 square feet in area shall have clearly defined, highly visible customer entrances with at least two (2) of the following features:
 - a. Canopies or porticos.
 - b. Overhangs.
 - c. Arcades.
 - d. Raised corniced parapets over the door.
 - e. Peaked roof forms.
 - f. Arches.
 - g. Outdoor patios.
 - h. Architectural details such as tile work and moldings that are integrated into the building structure and design.
 - i. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
 - j. Columns.
 - k. Awnings.
 - l. Enframed window walls.
- C. **Site Planning and Layout:** Lineal or strip development shall incorporate variation in building height, building mass, roof forms, and changes in wall planes.

5.18A AR-05: Mixed Use Architectural Standards

This Architectural Standards section applies to the following district:



The following standards apply:

- A. **Project Applicability:** Architectural details consistent with the requirements of this Unified Development Ordinance shall be required when an Improvement Location Permit is obtained for exterior renovations to an existing structure or for a new structure.
- B. **Architectural Features:**
 - 1. **Facades:**
 - a. Any facade that faces a right-of way shall be finished to a standard similar to the architectural quality of the front facade, including building materials, architectural detail, windows, and faux windows.
 - b. Long facades (50 feet or greater) or large areas (1,000 square feet or greater) of a facade without visual relief shall not be permitted. Visual relief may include a faux window, column, a change in materials, or any change of the plan of the facade.

Confined Feeding Standards (CF)

2. *Entries*: Each institutional or commercial building shall have clearly defined, highly visible customer entrances with at least two (2) of the following features:
 - a. Canopies or porticos
 - b. Overhangs
 - c. Arcades
 - d. Railed corniced parapets over the door
 - e. Peaked roof forms
 - f. Arches
 - g. Outdoor patios
 - h. Architectural details such as tile work and moldings that are integrated into the building structure and design
 - i. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
 - j. Columns
 - k. Awnings
 - l. Enframed window walls
 3. *Roofs*: Each remodeled or new structure shall contain a gabled, hipped or mansard roof. Flat or shed roofs are not permitted for primary structures.
- C. **Site Planning and Layout**:
1. *Building Design*: Lineal or strip development shall incorporate variation in building height, building mass, roof forms and changes in wall planes.
 2. *Parking Areas*: Are not permitted within the front yard setback area.
 3. *Access Drive*: Any new access drive shall be provided from an adjacent alley or access drive in the rear of the property.

5.19 CF-01: General Confined Feeding Standards

This Confined Feeding Standards section applies to the following districts:

AG

The intent of the Confined Feeding Standards is to protect the health, safety, and welfare of residents in the zoning jurisdiction of the City by regulating the placement and operation of confined feeding beyond standards required by State and Federal agencies. The following standards apply:

- A. **Minimum Distance from Existing Uses**: All confined feeding facilities, including animal barns or sheds, lagoons, animal mortality facilities, parking areas, truck maneuvering areas, and accessory structures shall meet the following standards:
1. *Residential*: The minimum separation to an existing residential use and/or residential zoning district shall be 5,000 feet measured from foundation to foundation.
 2. *Institutional*: The minimum separation to an existing institutional use and/or institutional zoning district shall be 5,000 feet measured from foundation to foundation.
 3. *Retail, Restaurant, or Entertainment Related Businesses*: The minimum separation to an existing retail, restaurant, or entertainment related business use and/or commercial zoning district shall be 5,000 feet measured from foundation to property line.

Sign Standards (SI)

Change #6

5.69 SI-02: Sign Types Permitted (Amendment #4 - Ordinance 2024-08, 05/21/2024)

This Sign Standards section applies to the following zoning districts:



Signs are permitted in each zoning district as follows:

Zoning District	Sign Type	Max Number Permitted	Maximum Size (sq ft)	Maximum Height	Illumination Permitted	Setback (ft)	Additional Requirements	
PR AG ER R1 R2 R3 TR M1 M1A M2 M3 MH	Freestanding	1 per street frontage	32	6	direct or indirect	5	Signs with a commercial message are only permitted upon property that has approval for a public, civic or commercial use or as permitted in Section 5.70L1	
	Wall	4 per establishment	10% of facade area	n/a				
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue or belief	32	6; 12 for feathered flag signs			not permitted
		Commercial Message	1 per street frontage					
	AC IS C1	Freestanding	1 per street frontage	32	20			direct or indirect
2 order/menu boards per drive-thru window; 1 per curbside pick-up station			42	8				
Wall		4 per establishment	10% of facade area	n/a				
		1 under canopy sign	4					
Temporary Event		Noncommercial Message	1 per street frontage for each event, issue or belief	32	6; 12 for feathered flag signs	not permitted		
		Commercial Message	1 per street frontage					



Sign Standards (SI)

Zoning District	Sign Type		Max Number Permitted	Maximum Size (sq ft)	Maximum Height	Illumination Permitted	Setback (ft)	Additional Requirements
DC	Wall		4 per establishment	10% of facade area	n/a	direct or indirect	n/a	See also Section 5.70
			1 under canopy sign	4				
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue or belief	32	6; 12 for feathered flag signs	not permitted	5	
Commercial Message		1 per street frontage						
C2 I1 I2 HI PD	Freestanding		1 per street frontage	50 sq ft for parcels 1/2 acre or less	20	direct or indirect	10	
			2 order/menu boards per drive-thru window; 1 per curbside pick-up station	100 sq ft for parcels greater than 1/2 acre but less than 1 acre	8			
				150 sq ft for parcels 1 acre or greater				
	Wall		4 per establishment	10% of facade area	n/a	n/a		
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue or belief	32	6; 12 for feathered flag signs see 5.70K for maximum inflatable sign height	not permitted	5	
Commercial Message		1 per street frontage						



Zoning District	Sign Type	Max Number Permitted	Maximum Size (sq ft)	Maximum Height	Illumination Permitted	Setback (ft)	Additional Requirements	
MX	Freestanding	1 per street frontage	32 square feet	6	direct or indirect	5	See also Section 5.70 Electronic message sign not allowed	
	Wall	4 per establishment	10% of facade area	n/a		n/a		
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue or belief	32	6; 12 for feathered flag signs see 5.70K for maximum inflatable sign height	not permitted		5
		Commercial Message	1 per street frontage					

5.70 SI-03: Additional Standards for Specific Sign Types (Amendment #4 - Ordinance 2024-08, 05/21/2024)

This Sign Standards section applies to the following zoning districts:



If a sign type is permitted for a property, then the following standards apply:

A. Wall Sign

- Location:* Wall signs are permitted on any side of the building.
- Roof line:* Wall signs shall not extend above the roof line of the building.
- Maximum projection:* The wall sign maximum projection from the building shall be twelve (12") inches.
- Special Services:* Signs advertising special services (i.e. pharmacy sign on a store) count against the allowable total number of signs and sign area if not integrated with another wall sign.

B. Under Canopy Sign

- Location:* Shall be oriented perpendicular to the sidewalk and be visible for pedestrians on the sidewalk.
- Clearance above sidewalk:* Shall be a minimum of ten (10') feet of clearance above the sidewalk.

C. Projecting Sign

- Minimum:* Shall be a minimum of ten (10') feet of clearance above the sidewalk.
- Regulated as wall sign:* Will be regulated as a wall sign and counts toward the total number of wall signs allowed.
- Support apparatuses:* Sign and all supporting apparatuses of projecting signs shall not project more than six (6') feet from the building facade.
- Location from curb or driving surface:* Shall be at least two (2') feet from a curb or driving surface.
- Limit on proximity:* No two (2) projecting signs shall be within twenty (20') feet of one another.
- Electronic message:* Shall not contain any electronic message.

D. Awning Sign

- Regulated as wall sign:* Will be regulated as a wall sign and counts toward the total number of wall signs allowed.
- Location:* Shall be affixed to an awning, placed over a window or doorway.
- Location from curb or driving surface:* Shall be at least two (2') feet, measured horizontally, from a curb or driving surface.

Change #7

Appendix

A

Land Use Matrix

AUBURN
Unified Development Ordinance

Land Use Matrix (Amendment # 3 - Ordinance 2023-14, 08/15/2023)

	PR	AG	AC	ER	R1	R2	R3	TR	M1A	M1	M2	M3	MH	IS	DC	C1	C2	I1	I2	HI	MX
Accessory Uses																					
accessory detached dwelling unit				P																	
agricultural tourism		P																			
child care home		P		P	P	P	P	P	P	P											P
farmers market	P	P	P											P	P	P	P	P			P
home business, type 1		P		P	P	P	P	P	P	P	P	P	P		P	P					P
home business, type 2		P		P	P	P	P	P	P	P											P
home business, type 3		P																			P
outdoor storage		P	P																P	P	
permanent outdoor display areas			P												P	S	P	P			
roadside sales		P	P	P																	
solar field		P	P	P										S			S	P	P	P	



Land Use Matrix (Amendment # 3 - Ordinance 2023-14, 08/15/2023)

	PR	AG	AC	ER	R1	R2	R3	TR	M1A	M1	M2	M3	MH	IS	DC	C1	C2	I1	I2	HI	MX
Agricultural Uses																					
agricultural crop production		P	P	P																	
confined feeding operation (small)		S																			
fairground	S																				
grain elevator			P																		
hobby farming		P		P																	
orchard		P	P																		
plant nursery, wholesale		P	P																		
processing of agricultural products			P																	P	
raising of exotic animals		S	P																		
raising of farm animals		P	P																		
sale of agricultural products			P																		
stable, private		P	P	P																	
storage of agricultural products		P	P																	P	
tree farm		P	P																		
vineyard		P	P																		



Land Use Matrix (Amendment # 3 - Ordinance 2023-14, 08/15/2023)

	PR	AG	AC	ER	R1	R2	R3	TR	M1A	M1	M2	M3	MH	IS	DC	C1	C2	I1	I2	HI	MX
Commercial Uses																					
amusement park																				P	
automobile oriented business																	P	P			
accessory installation																	P	P			
body shop																	P	P			
car wash																	P	P			
oil change facility																	P	P			
parts sales																	P	P			
repair or service station																	P	P			
vehicle rental																	P	P			
bank machine or atm drive-up															S	S	P				
bank machine or atm walk-up															P	P	P				
bank with drive-up window															S	P	P				P
bank without drive-up window															P	P	P				
banquet hall																	P	P			
bar or tavern															P		P				
barber or beauty shop															P	P	P				P
billiard or arcade room																	P				
boarding house															S						
bowling alley																	P	P			
broadcast studio																	P	P			
campground	S	S	S																		
child care center														P		S	P				P
club or lodge															P		P	P			
coffee shop															P	P	P				P
coin laundry															S		P				
country club	P													P			P				
dance or night club																	P	P			
day care, adult														P		S	P				P
delicatessen															P	P	P				P
driving range	S																P				
dry-cleaning service (on-site)																	P				
fitness center or health club																	P	P			
funeral home or mortuary														P	P		P				
gas station																S	P				
golf course	P													P							
health spa or day spa																	P	P			P
hotel or motel															S		P				
ice cream shop															P	P	P				P
kennel		S	S														P	P	P		
marina	S																				
miniature golf																	P				
movie theater															P		P				
office, construction trade																	P	P			
electrical contractor																	P	P			
general contractor																	P	P			
heating or cooling contractor																	P	P			
landscape contractor			P														P	P			
plumbing contractor																	P	P			



Land Use Matrix Amendment # 3 - Ordinance 2023-14, 08/15/2023

	PR	AG	AC	ER	R1	R2	R3	TR	M1A	M1	M2	M3	MH	IS	DC	C1	C2	I1	I2	HI	MX
Commercial Uses <small>(continued)</small>																					
office, design services															P	P	P				P
office, general services															P	P	P	P			P
accounting firm														P	P	P	P	P			P
bank or credit union														S	P	P	P	P			
bank with drive-up window															S	S	P	P			
employment service														S	P	P	P	P			P
insurance office														P	P	P	P	P			P
investment firm														P	P	P	P	P			P
law office														P	P	P	P	P			P
membership associations														P	P	P	P	P			P
publishing corporate office														S	P	P	P	P			P
reading clinic														P	P	P	P	P			P
real estate office														P	P	P	P	P			P
secretarial service														S	P	P	P	P			P
service organization														P	P	P	P	P			P
temporary service agency														S	P	P	P	P			P
title company														P	P	P	P	P			P
trade office														S	P	P	P	P			P
travel agency														S	P	P	P	P			P
office, medical														P	P	P	P	S			P
emergency medical clinic														P		P	P	S			P
dental clinic														P	P	P	P	S			P
medical clinic														P	P	P	P	S			P
optical clinic														P	P	P	P	S			P
rehabilitation clinic														P		P	P	S			P
veterinarian clinic or hospital														S		P	P	S			P
paintball facility	S																S	S			
photographic studio															P	P	P				P
race track																					P
recreation center or play center	P													P		P	P				
restaurant															P	P	P				P
restaurant with drive-up window																P	P				
restaurant with outdoor dining															P	P	P				P
sexually oriented business																	P				
shooting range		S															S	S	S		P
skating rink															S		P	P			
sports complex (indoor)	S																P				P
sports complex (outdoors)	P																S				P
stable, commercial		S	P																		
stadium	S																				P
studio arts															P	P	P				P
swimming pool	P																P				
tailor or pressing shop																P	P				P
tanning salon																P	P				P
tattoo or piercing parlor																	P				
technology park														P				P			
truck stop																					P



Land Use Matrix (Amendment # 3 - Ordinance 2023-14, 08/15/2023)

	PR	AG	AC	ER	R1	R2	R3	TR	M1A	M1	M2	M3	MH	IS	DC	C1	C2	I1	I2	HI	MX
Commercial Uses (continued)																					
type 1 retail, very low intensity															P	P	P				P
type 2 retail, low intensity															P	P	P				P
art and craft gallery														P	P	P	P				P
bakery															P	P	P				P
dry-cleaning service (drop-off only)															P	P	P				P
flower shop															P	P	P				P
gift shop															P	P	P				P
jewelry store															P	P	P				P
meat market															P	P	P				P
mobile phone center															P	P	P				P
news dealer															P	P	P				P
type 3 retail, medium intensity															P		P				P
antique shop															P		P				P
apparel shop															P		P				P
art and craft supply															P		P				P
book store															P		P				P
boutique															P		P				P
computer sales															P		P				P
convenience store															P		S				P
convenience store without fuel pumps																					S
drug store															P		P				P
fabric shop															P		P				P
garden shop															P		P				P
liquor sales															P		P				P
music or media shop															P		P				P
party or event store															P		P				P
pawn shop															P		P				P
pet grooming or store															P		P				P
plant nursery, retail or greenhouse			P												S	S	P	P			P
print shop or copy center															P		P				P
quick cash or check cashing															P		P				P
shoe store or repair															P		P				P
sign shop															P		P				P
video or DVD rental															P		P				P
type 4 retail, high intensity															S		P				
automobile sales															S		P				
building supply store															S		P				
department store															S		P				
furniture shop															S		P				
grocery or supermarket															S		P				
home electronics or appliance store															S		P				
office supply store															S		P				
sporting goods store															S		P				
type 5 retail, very high intensity																	P	P			



Land Use Matrix (Amendment # 3 - Ordinance 2023-14, 08/15/2023)

	PR	AG	AC	ER	R1	R2	R3	TR	M1A	M1	M2	M3	MH	IS	DC	C1	C2	I1	I2	HI	MX
Commercial Uses <small>(continued)</small>																					
type 6 retail, special handling																					P
farm implement sales			P														S	P			P
fireworks sales																	P	P			P
gun sales																	P	P			P
heavy equipment sales or rental			P														P	P			P
hunting store																	P	S			P
manufactured home sales																	S	S			P
recreational vehicle or watercraft sales																	P	S			P
semi tractor - trailer sales																	S	S			P
watercraft rental	S																				
winery		S	P																		



Land Use Matrix (Amendment # 3 - Ordinance 2023-14, 08/15/2023)

	PR	AG	AC	ER	R1	R2	R3	TR	M1A	M1	M2	M3	MH	IS	DC	C1	C2	I1	I2	HI	MX
Industrial Uses																					
assembly																		P	P		
construction demolition landfill																				P	
construction trade office w/ outdoor yard																	S	P	P		
distribution facility																		P	P		
electrical generation plant																				P	
flex-space																		P	P		
food production or processing			P																P		
gravel or sand mining																				P	
heavy equipment repair			P																		
heavy manufacturing																			P		
incinerator																				P	
junk yard																				P	
light manufacturing																		P	P		
liquid fertilizer storage or distribution			P																P		
metal shredding																					P
public utility facility	P	P	P	S	S	S	S	S	S	S	P	P	S	P	S	P	P	P	P	P	P
recycling processing																			P		
rendering plant																				P	
research center																	P	P	P		
sanitary landfill or refuse dump																				P	
scrap metal yard																				P	
sewage treatment plant																			P	P	
sign painting or fabrication																		P	P		
solar farm																			S	P	
storage tanks (hazardous)																				P	
storage tanks (nonhazardous)			P																P	P	
telecommunication facility		S	S														S	S	S	P	
testing lab																		P	P		
tool and die shop																		P	P		
transfer station																			P		
warehouse																		P	P		
warehouse "self storage" facility			S														S	P	P		
water treatment plant																		P	P		
welding			P															P	P		

Land Use Matrix (Amendment # 3 - Ordinance 2023-14, 08/15/2023)

	PR	AG	AC	ER	R1	R2	R3	TR	M1A	M1	M2	M3	MH	IS	DC	C1	C2	I1	I2	HI	MX
Institutional Uses																					
assisted living facility									S	S	P	P		P			P				
bus station														P							
cemetery or mausoleum		S												P							
child care institution														P							P
church, temple or mosque		S						S						P	S	S	S				P
community center	S													P	P	P					
crematory														S							
government office														P	P	P	P				P
government operation (non-office)														P				P	P		
hospital														P							
jail														S							P
juvenile detention facility														S							P
library														P	P						P
mental health facility											S	S		P			P				P
municipal airport														S							P
municipal heliport														S							P
museum														P	P						P
nature center	P																				
nursing home											S	S		P			P				
park	P							P			P	P	P	P	P	P					P
parking lot, independent							S	S						P	P	S	P				
parking structure														P	P						
police, fire or rescue station		S									S	S		P	P	P	P				
post office														P	P	P					
prison																					P
recycling collection point														S			P	P			
school (P-12)														P							
skate park	P																				
swimming pool, public	P													P							
trade or business school														P	P		P				
university or college														P							



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	PR	AG	AC	ER	R1	R2	R3	TR	M1A	M1	M2	M3	MH	IS	DC	C1	C2	I1	I2	HI	MX
Residential Uses																					
apartment or condominium complex												P									
bed and breakfast		S		P			S	S							S	P					
caretaker's residence	S																				
dwelling, four-family (quadplex)										P	P										P
dwelling, five-family										P	P										
dwelling, manufactured home					P	P	P							P							
dwelling, mobile home														P							
dwelling, multiple-family (6 to 10 units)										S	S	P									
dwelling, multiple-family (11+ units)										S	S										
dwelling, single-family detached		P		P	P	P	P	P	S	S			S								P
dwelling, three-family (triplex)										P	P										P
dwelling, two-family (duplex)							S	S	P	P	P										P
dwelling unit (upper floors)															P	P					P
fair housing facility (large)									S	S	S	P		S							
fair housing facility (small)		P		P	P	P	P	P													P
fraternity or sorority house											S	S									
manufactured home park														P							
mobile home park														P							
personal storage (primary use)		P		S												S	P	P			
retirement community											P	P	P								