



Agenda for the Goshen Common Council Information Session

1 p.m., FRIDAY, OCTOBER 16, 2026

Council Chamber, Police Building, 111 East Jefferson Street, Goshen, IN

For a live stream of the meeting, go to: <https://us02web.zoom.us/j/81652777559>

Call to Order by Mayor Gina Leichty

Pledge of Allegiance

Roll Call:

Linda Gerber (At-Large) **Phil Lederach** (District 5)

Doug Nisley (District 2)

Megan Peel (District 4) **Donald Riegsecker** (District 1)

Matt Schrock (District 3)

Council President Brett Weddell (At-Large)

Youth Adviser Deudiel Arista Garcia (Non-voting)

Approval of Meeting Agenda

1) Planning & Zoning Presentation: Unified Development Ordinance (UDO) – Proposed replacement of the Zoning & Subdivision ordinances and zoning map

For more information, including the proposed Unified Development Ordinance, proposed City of Goshen Zoning Maps, background information and answers to Frequently Asked Questions, please visit the following website: **www.tswdesigngroup.com/goshenudo**

Adjournment

NOTE: While members of the public are welcome to attend, there will not be a public comment period or Council votes.

Goshen

UNIFIED DEVELOPMENT ORDINANCE

Local Officials Training Session
10.16.2026

TAYLOR
SIEFKER
WILLIAMS
design group



INTRODUCTIONS

AGENDA

1. UDO Process	1:00 – 1:05
2. The Basics	1:05 – 1:10
■ Why Update the Regulations?	
■ UDO Overview	
3. UDO Organization	1:10 – 1:15
4. Chapter Highlights	1:15 – 2:45
5. Wrap Up Discussion	2:45 – 3:00

UDO PROCESS

UDO PROCESS

TECHNICAL COMMITTEE

- 9 members representing the PC, BZA, Council, Residents, Business Owners, Developers, and Staff
- 10 committee meetings to discuss each chapter page by page



UDO PROCESS

PUBLIC INPUT

- Online Public Survey (January-March 2026)
- 4 Focus Group Meetings (January & September 2026)
- 2 City Leadership Meetings (May & August 2026)
- 10 committee meetings (January-August 2026)
- 1 Public Open House (September 2026)
- Online Draft (September to Current)
- Local Officials Training Session (Today)

- Upcoming Public Input
 - Plan Commission Public Hearing (October 20, 2026)
 - Council Adoption Meeting (Anticipated November-December 2026)

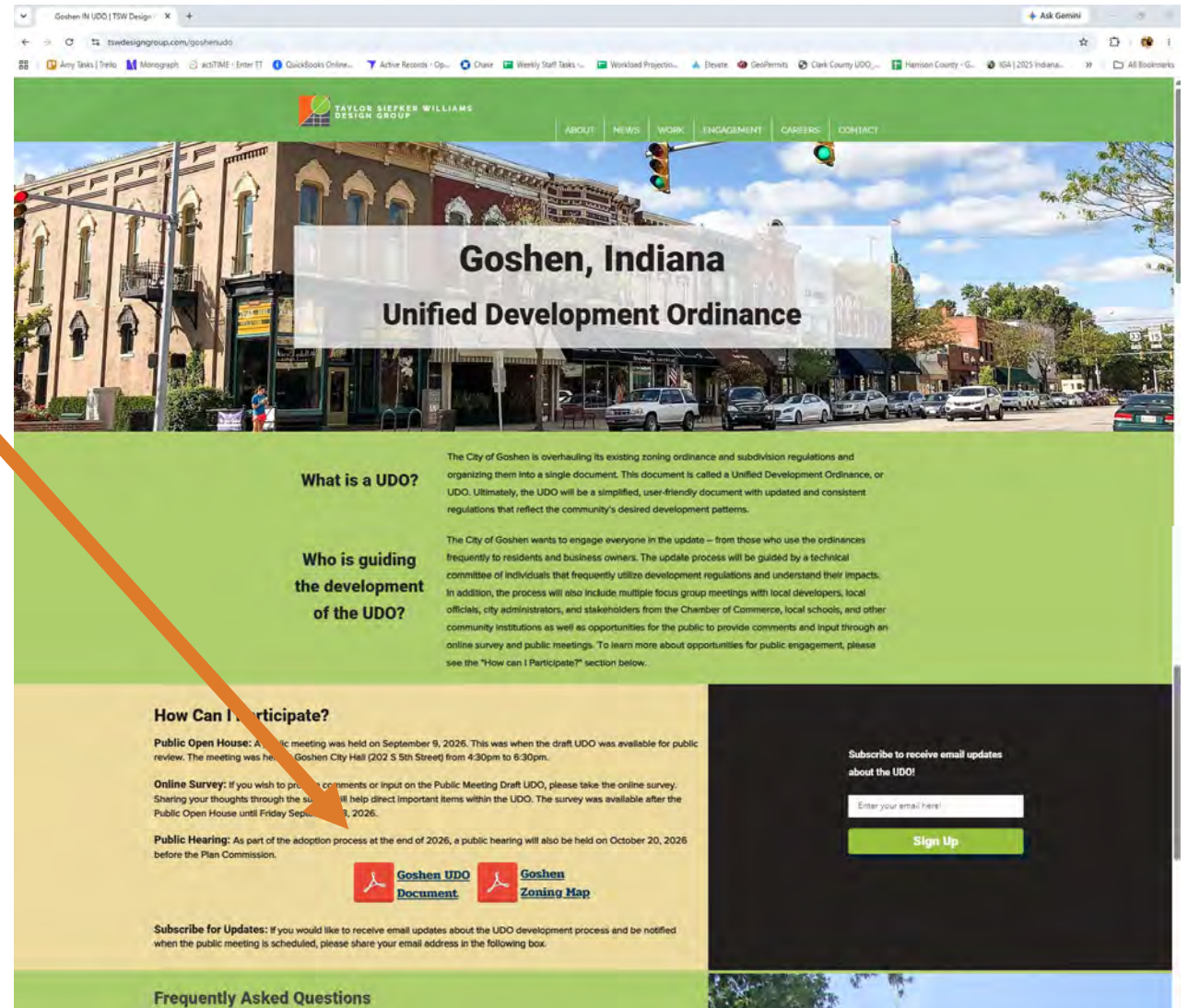


THE BASICS

WHERE IS THE DRAFT UDO & MAP?

DRAFT UDO IS ONLINE!

- Visit www.GoshenUDO.com
- Click on "Goshen UDO Document" to view the *Plan Commission Adoption Draft 9-30-2026*
- Click on "Goshen Zoning Map" to view the *converted zoning map*



WHY UPDATE THE REGULATIONS?

CURRENT ORDINANCES ARE:

- Both ordinances are 40+ years old and have been amended over the years
- Requiring the Administrator to interpret standards
- Lacking direction on key uses and regulations
- Confusing and hard to find information
- Inconsistent with State Statute changes over the years



WHY UPDATE THE REGULATIONS?

UPDATED REGULATIONS WILL:

- Provide clear and consistent direction for everyone
- Provide predictability in the process and equal application of standards
- Incorporate modern land uses, practices, and standards
- Be user-friendly with graphics, formatting, and flow charts
- Be easier to manage and update with Word documents
- Eliminate inconsistencies or conflicts



UDO OVERVIEW

- Planning and zoning laws are regulated by IC 36-7-4
- UDO outlines regulations for all zoning and subdivision standards in one document (such as districts, development plans, plats, zoning map amendments/rezonings, variances, and more!)

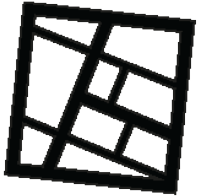


UDO OVERVIEW



ZONING ORDINANCE

+



SUBDIVISION CONTROL

=



UNIFIED DEVELOPMENT
ORDINANCE (UDO)



UDO ORGANIZATION

UDO ORGANIZATION

Chapter 1: Introduction & Administration

Introductory Provisions, Powers & Duties

Chapter 2: Zoning Districts

Standards for Zoning & Overlay Districts

Chapter 3: Additional Conditions for Uses

Standards that Apply to Specific Uses

Chapter 4: Site Standards

Standards for Specific Site Elements

Chapter 5: Structure Standards

Standards for Specific Structures

Chapter 6: Subdivisions

Subdivision Types & Subdivision Design Standards

Chapter 7: Procedures

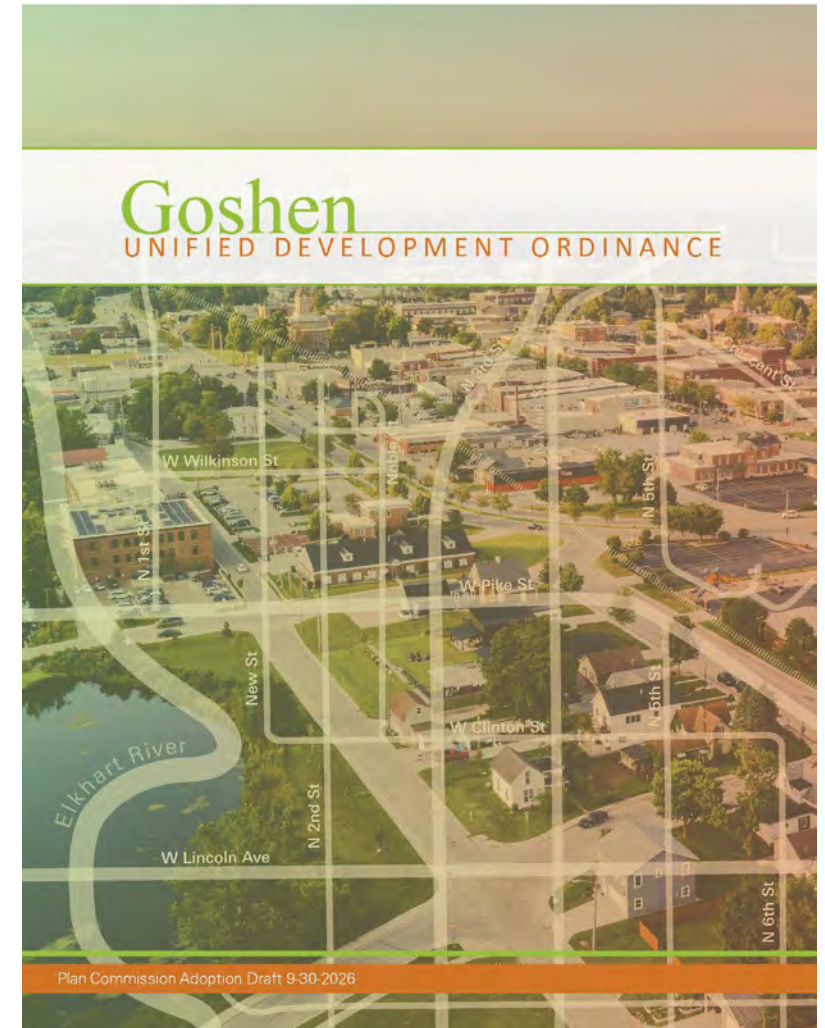
Flow Charts & Process for All Applications & Permits

Chapter 8: Nonconformities

Standards for Non-Conforming Uses, Structures & Lots

Chapter 9: Definitions

Defined Words & Terms



UDO ORGANIZATION

CURRENT ZONING ORDINANCE

1. General Provisions
2. Definitions
3. District Regulations
4. Establishment of Zoning Districts
5. Supplemental Regulations
6. Administration & Enforcement

CURRENT SUBDIVISION REGS

1. General Provisions
2. Definitions
3. General Regulations & Design Standards
4. Minor Subdivisions(Procedures)
5. Major Subdivisions(Procedures)
6. Commercial & Industrial Subdivisions(Procedures)
7. Subdivision Re-plats
8. Site Improvements
9. Surety Bonds
10. Administration

GOSHEN UDO

1. Introduction & Administration
2. Zoning & Overlay Districts
3. Additional Conditions for Uses
4. Site Standards
5. Structure Standards
6. Subdivisions
7. Procedures
8. Non-Conforming
9. Definitions

CHAPTER HIGHLIGHTS

CHAPTER 1 HIGHLIGHTS

IN THIS CHAPTER

- Introductory & General Provisions
- Administration of the UDO
 - Administrator
 - Plan Commission (PC)
 - Board of Zoning Appeals (BZA)
- Pending Applications & Permits

CHAPTER 1: INTRODUCTION & ADMINISTRATION

IN THIS CHAPTER:

1.1	INTRODUCTORY & GENERAL PROVISIONS.....	6
A.	Establishment	6
B.	Applicability, Authority & Jurisdiction	6
C.	Defined Terms	7
D.	Severability	7
E.	Interpretation	7
F.	Burden of Proof	7
G.	Minimum Requirements	7
H.	Statutory Changes	7
I.	Repealer	7
J.	Effective Date	7
1.2	ADMINISTRATION OF THE UDO	8
A.	Role of the Administrator	8
B.	Role of the Advisory Plan Commission (PC)	8
C.	Role of the Board of Zoning Appeals (BZA)	9
1.3	PENDING APPLICATIONS & PERMITS	10
A.	Pending Applications	10
B.	Approved Permits	10
C.	Approved Plats & Subdivisions	10

Goshen
UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 2 HIGHLIGHTS

IN THIS CHAPTER

- General District Provisions
- Permitted Land Uses
- Agricultural Zoning District: A1
- Residential Zoning Districts: R1, R2, R3 & R4
- Commercial Zoning Districts: CM, B1, B2, B3 & B4
- Industrial Zoning Districts: M1 & M2
- Form Districts: DF & UF
- Form District Building Type Standards
- Overlay Districts: PD & FW

Chapter 2: Districts Zoning & Overlay Districts	
2.7	FORM DISTRICTS: DF & UF 27
A.	Form District Purpose & Intent 27
B.	Form District General Standards 27
C.	Form District Permitted Land Uses 27
D.	Form District Permitted Building Types 27
E.	Form District Design Standards 27
2.8	FORM DISTRICT BUILDING TYPE STANDARDS 27
A.	Attached Row (AR) General Standards 27
B.	Corner Store (CS) General Standards 27
C.	Main Street (MS) General Standards 27
D.	Urban Residence (UR) General Standards 27
E.	Building Type: Site Development Standards 27
F.	Building Type: Structure Standards 27
G.	Building Type: Frontage Type Standards 27
H.	Building Type: Canopy Standards 27
I.	Building Type: Façade Design Standards 27
J.	Building Type: Entrance Design Standards 27
K.	Building Type: Window & Shutter Design Standards 27
L.	Building Type: Material Standards 27
2.9	OVERLAY DISTRICTS 27
A.	Planned Development Overlay District (PD) 27
B.	Flood Control Overlay District (FW) 27

Goshen
UNIFIED DEVELOPMENT ORDINANCE
Plan Commission/Adopted Draft

CHAPTER 2: ZONING & OVERLAY DISTRICTS

IN THIS CHAPTER:

2.1	GENERAL DISTRICT PROVISIONS 13
A.	Zoning & Overlay Districts 13
B.	Zoning Map 14
C.	Development Standards for Districts 14
D.	Encroachments in Required Setback or Buffers 15
E.	Constructing or Placing Structures on Lots 15
F.	Other Required Approvals & Standards 15
2.2	PERMITTED LAND USES 16
A.	Permitted Uses 16
B.	Prohibited Uses 16
C.	Land Uses Not Listed 16
2.3	AGRICULTURAL ZONING DISTRICTS: A1 20
A.	Agricultural Purpose & Intent 20
2.4	RESIDENTIAL ZONING DISTRICTS: R1, R2, R3 & R4 21
A.	Residential Purpose & Intent 21
2.5	COMMERCIAL ZONING DISTRICTS: CM, B1, B2, B3 & B4 23
A.	Commercial Purpose & Intent 23
2.6	INDUSTRIAL ZONING DISTRICTS: M1 & M2 25
A.	Industrial Purpose & Intent 25

CHAPTER 2 HIGHLIGHTS

ZONING DISTRICTS & MAP

The existing zoning map will be “converted” to reflect the new zoning districts

- Existing districts will remain and some districts names will be updated
- R-1S will be renamed, allow mixed use that is focused on and better accommodates the college, and incorporate the existing PUD
- 2 new form districts will be added
- 2 overlay districts will remain and 3 existing overlays will be incorporated into zoning districts

	CURRENT ZONING DISTRICTS	UDO ZONING DISTRICTS
	Agricultural	A-1: Agricultural

CHAPTER 2 HIGHLIGHTS

ZONING DISTRICTS & MAP

The existing zoning map will be “converted” to reflect the new zoning districts

- Existing districts will remain and some districts names will be updated
- R-1S will be renamed, allow mixed use that is focused on and better accommodates the college, and incorporate the existing PUD
- 2 new form districts will be added
- 2 overlay districts will remain and 3 existing overlays will be incorporated into zoning districts

	CURRENT ZONING DISTRICTS	UDO ZONING DISTRICTS
Agricultural	A-1: Agricultural	A1: Agricultural
Residential	R-1: Single-Family Residential	R1: Low Density Residential
	R-2: Two-Family Residential	R2: Medium Density Residential
	R-3: Multi-Family Residential	R3: High Density Residential
	R-4: Mobile Home Park or Subdivision	R4: Manufactured Home Community
Commercial	R-1S: Special Residential	CM: Campus Mixed Use
	B-1: Neighborhood Commercial	B1: Neighborhood Shopping
	B-2: Central Business	B2: Central Business
	B-3: General Commercial	B3: General Commercial
Industrial	B-4: Planning Shopping Center	B4: Commercial Shopping Center
	M-1: Light Industrial	M1: Light Industrial
Form Districts	M-2: Heavy Industrial	M2: Heavy Industrial
	NEW	DF: Downtown Form
	NEW	UF: Urban Neighborhood Form

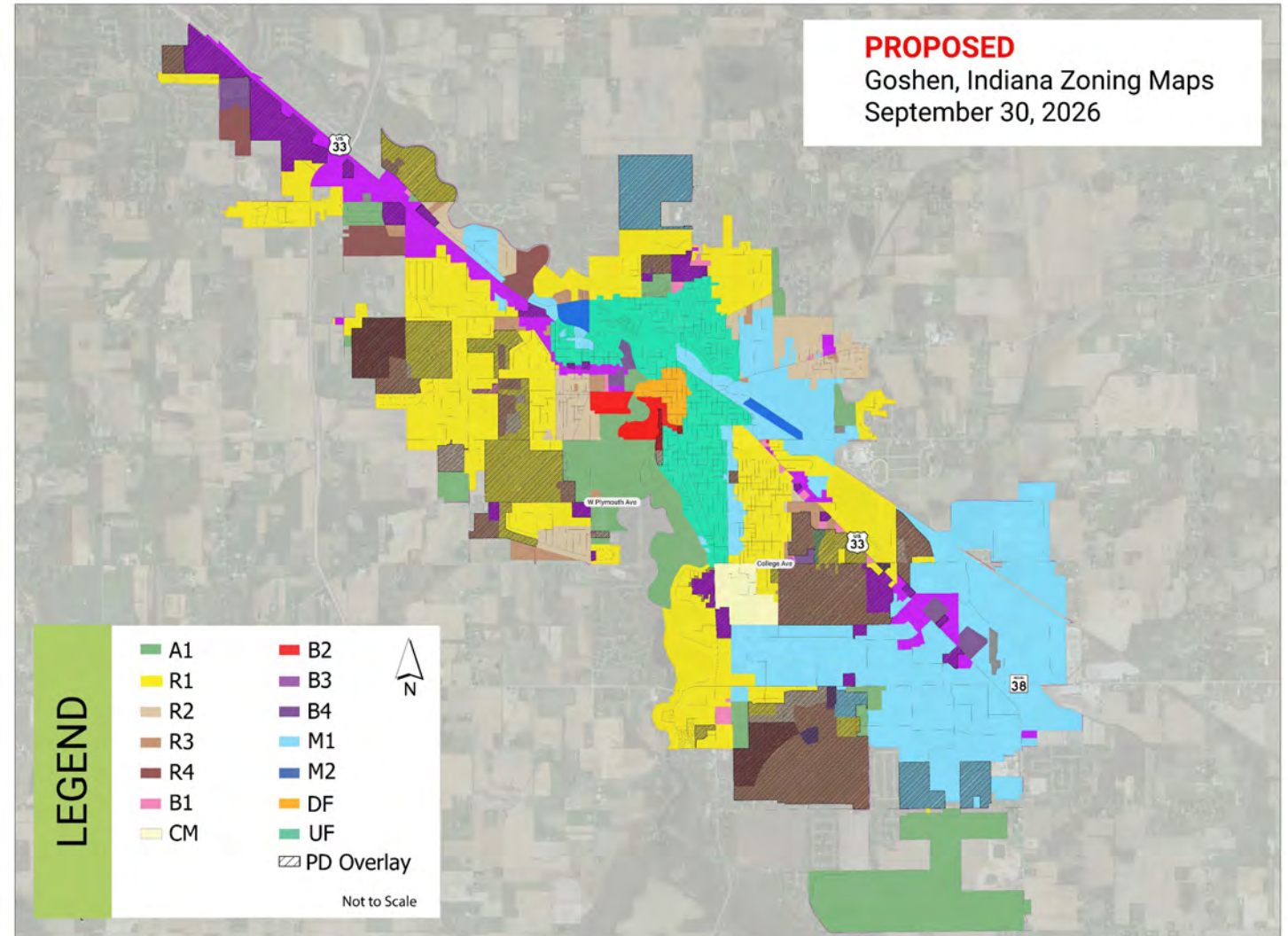
CURRENT OVERLAY DISTRICTS	UDO OVERLAY DISTRICTS
PUD: Planned Unit Development	PD: Planned Development Overlay
FW: Flood Control District Overlay	FW: Flood Control Overlay
WCSL: Wireless Communications Service Location Overlay	<i>Included as a “Special Use” in zoning districts</i>
Historic Commercial District Overlay	<i>Included in the zoning district regulations</i>
Downtown District Overlay	<i>Included in the zoning district regulations</i>

CHAPTER 2 HIGHLIGHTS

ZONING DISTRICTS & MAP

The existing zoning map will be “converted” to reflect the new zoning districts

- The areas with form districts will change on the map
- Existing PUD Overlays will remain as PD Overlays (except the College’s, which is incorporated into the CM district)



CHAPTER 2 HIGHLIGHTS

PERMITTED LAND USES

P = Allowed (Permitted) by Right

C = Allowed with Additional Conditions

S = Allowed by Special Use Approval

[] Blank Cell Indicates Prohibited

Permitted by Right (P). The use is permitted in the identified district without additional conditions or approval from the PC, BZA, or legislative body. While the use is permitted by right, the use and all development must comply with all regulations within this UDO.

Permitted with Additional Conditions (C). The use must meet additional conditions (standards) in order to be permitted by right in the identified district without approval from the PC, BZA, or legislative body. If Additional Conditions are required, the Administrator shall verify compliance prior to issuance of a building permit or commencement of the use (see Chapter 3: Additional Conditions for Uses). Additionally, the use and all development must comply with all regulations within this UDO.

Permitted with Special Use Approval (S). The use is only permitted with approval from the BZA using the criteria outlined in Chapter 7: Procedures.

CHAPTER 2 HIGHLIGHTS

PERMITTED LAND USES

P = Allowed (Permitted) by Right

C = Allowed with Additional Conditions

S = Allowed by Special Use Approval

[] Blank Cell Indicates Prohibited

LAND USE	A1	R1	R2	R3	R4	CM	B1	B2	B3	B4	M1	M2	DF	UF
AGRICULTURAL LAND USES														
Agricultural Product Processing	P													
Agritourism	S													
Animal Feeding Operation (CAFO / CFO)	S													
Apiary (Bee Keeping, 3+ Hives)	P					P								
Equestrian Facility	P													
Crop Cultivation	P	P	P								P	P		
Farmer's Market	P					P	P	P	P	P	P	P	P	P
Grain Elevator												P		
Greenhouse: Commercial	P								P		P	P		
Livestock: Production	C													
Livestock: Auction & Wholesale	S													
Roadside Stand	P													
RESIDENTIAL LAND USES														
Accessory Dwelling Unit (ADU)	C	C	C	C		C	C						C	C
Dwelling: Loft				P ¹		P ¹	P ¹	P ¹	P ¹				P ¹	P ¹
Dwelling: Multi-Family (3-8 Unit)			P	P		P	P ¹	P ¹	P ¹				P ¹	P
Dwelling: Multi-Family (9+ Unit)				P		P	P ¹	P ¹	P ¹				P ¹	P
Dwelling: Single-Family Detached	P	P	P	P		P	P							P
Dwelling: Single-Family Attached		P	P	P		P	P						P ¹	P
Dwelling: Two-Family (Duplex)	P	P	P	P		P	P						P ¹	P
Group Living 1-6 Residents	P	P	P	P		P	P ¹	P ¹						
Group Living 7+ Residents	C		C	C		P		P ¹	P ¹					
Home Occupation	P	P	P	P	P	P	P	P	P				P	P
In-Home Childcare 1-5 Children	P	P	P	P	P	P	P	P	P				P	P
In-Home Childcare 6-16 Children	C	C	C	C	C	C	C	C	C				C	C
Manufactured Home Park					P									
Nursing Home & 1-12 Residents	P	P	P	P		P	P	P					P	P
Assisted Living 13+ Residents					P		P	P	P ¹					
Tiny Home Community				S	S	S								

P = Allowed by Right

C = Allowed with Additional Conditions

S = Allowed with Special Use Approval

[] = Blank cell indicates prohibited in zoning district

1 - Only permitted on upper floors in buildings with first floor commercial uses

CHAPTER 2 HIGHLIGHTS

Retail: General: Uses whose primary purpose is the sale of goods and merchandise to a consumer. Examples of general retail uses include, but are not limited to, the following:

- Department and superstores, such as stores that sell clothing, shoes, accessories, household essentials, home goods, etc.
- Specialty retail stores, such as stores that sell antiques, art or art supplies, auctioned items, books, cameras or photography supplies, collectibles, electronics or appliances, fabrics and sewing supplies, floor coverings (carpet, hardwood, etc.), furniture, flowers or plants (including greenhouses or nurseries), gifts, hardware or similar items, hobby supplies, jewelry, music or musical instruments, office supplies, medical equipment (no medical exams or prescription medicines), pets or pet supplies, sporting goods or recreation equipment, religious goods, toys, video games, fireworks, etc.
- Supermarkets grocery stores and specialty markets, such as stores that sell bakery items (without dining), candy, groceries, meat or fish, etc.
- Convenience stores, such as stores that sell convenience items (snacks, drinks, etc.), etc.
- Drug stores or pharmacies that sell over the counter or prescription medicines. If it does not comply, it shall be considered a Medical Office.
- Discount stores, such as stores that sell second-hand items, items on consignment, thrift items, etc.

This term does NOT include any other use specifically included in Table 2.1: Permitted Land Uses.

LAND USE	A1	R1	R2	R3	R4	CM	B1	B2	B3	B4	M1	M2	DF	UF
Adult Business											S	S		
Automotive, Vehicle Sales									P		P	P		
& Equipment Service & Repair									C		P	P		
Bar & Tavern				S			P	P	P	P			P	S
Bed & Breakfast				P		P	P	P					P	P
Campground & RV Park	S													
Club: Private & Philanthropic						P		P	P		P	P	P	S
Contractor Business	P								C		P	P		
Day Care Center & Preschool				C		C	C	C	C	C	C	C	C	C
Event Center & Indoor Movie Theater						P		P	P	P	P	P	P	
Farm Chemical Supply Sales									P		P	P		
General Home, Mortuary & Crematory									P		P	P	P	
Gas Station									P		P	P		
Golf Course & Driving Range	S	S	S	S					S					
Hotel/Motel						P		P	P	P			P	
Commercial & Animal Shelter	C			S					C		C	C		
Tobacco Store								P	P	P	P	P	P	
Truck Sales						P	P	P	P	P			P	
Vendor (Food Truck)									C	C				
Vehicle Storage Lot (as a Primary Use)						P	S	P	P	S	P	P	S	S
Professional Services & Business Offices				P ¹		P	P	P	P	P	P	P	P	P
Sports Facility						P		P	P	P	P	P	P	
Drive-Thru /Drive-In									P	P	P	P		
Without Drive-Thru/ Drive-In				P ¹		P	P	P	P	P	P	P	P	P
General				P ¹		P	P	P	P	P	P	P	P	P
Service				P ¹		P	P	P	P	P	P	P	P	P
Indoor	P								P	P	P	P		
Outdoor											S	S		
Storage Rental	P	P	P	P	P	P	P	P	P				P	P
Stadium, Arena & Racetrack						S					S	S		
Storage Units									P		P	P		
Indoor											P	P		
Outdoor											P	P		
Veterinary Services (excluding Kennels)				P ¹			P	P	P		P	P		
Craft & Tasting Room Only							P	P	P	P	P	P	P	P
Winery, Brewery & Distillery														
Large-Scale & Storage Only	S								P	P	P	P		

¹ - Limited to a maximum of 10,000 sq ft of floor area dedicated to all professional services, business offices, veterinary services, and/or retail uses; per zoning lot; only restaurants without a drive-thru; uses shall serve the residential uses on the zoning lot where it is located or adjacent lots

CHAPTER 2 HIGHLIGHTS

PERMITTED LAND USES

P = Allowed (Permitted) by Right

C = Allowed with Additional Conditions

S = Allowed by Special Use Approval

[] Blank Cell Indicates Prohibited

LAND USE		A1	R1	R2	R3	R4	CM	B1	B2	B3	B4	M1	M2	DF	UF
COMMERCIAL LAND USES	Adult Business											S	S		
	Automotive, Vehicle Sales									P		P	P		
	& Equipment Service & Repair									C		P	P		
	Bar & Tavern				S			P	P	P	P			P	S
	Bed & Breakfast				P		P	P	P					P	P
	Campground & RV Park	S													
	Club: Private & Philanthropic						P		P	P		P	P	P	S
	Contractor Business	P								C		P	P		
	Day Care Center & Preschool				C		C	C	C	C	C	C	C	C	C
	Event Center & Indoor Movie Theater						P		P	P	P	P	P	P	
	Farm Chemical Supply Sales									P		P	P		
	Funeral Home, Mortuary & Crematory									P		P	P	P	
	Gas Station									P		P	P		
	Golf Course & Driving Range	S	S	S	S					S					
	Hotel & Motel						P		P	P	P			P	
	Kennel: Commercial & Animal Shelter	C			S					C		C	C		
	Liquor & Tobacco Store								P	P	P	P	P	P	
	Medical Offices						P	P	P	P	P			P	
	Mobile Food Vendor (Food Truck)									C	C				
	Parking Garage or Lot (as a Primary Use)						P	S	P	P	S	P	P	S	S
	Professional Services & Business Offices				P ¹		P	P	P	P	P	P	P	P	P
	Recreational & Sports Facility						P		P	P	P	P	P	P	
	Drive-Thru /Drive-In									P	P	P	P		
	Restaurant Without Drive-Thru/ Drive-In				P ¹		P	P	P	P	P	P	P	P	P
	Retail General				P ¹		P	P	P	P	P	P	P	P	P
	Service				P ¹		P	P	P	P	P	P	P	P	P
	Shooting Range Indoor	P								P	P	P	P		
	Outdoor											S	S		
	Short-Term Rental	P	P	P	P	P	P	P	P	P				P	P
	Stadium, Arena & Racetrack Indoor						P			P		P	P		
	Outdoor						S					S	S		
	Storage Units Indoor									P		P	P		
	Outdoor											P	P		
	Veterinary Services (excluding Kennels)				P ¹			P	P	P		P	P		
	Craft & Tasting Room Only							P	P	P	P	P	P	P	P
	Winery, Brewery & Distillery Large-Scale & Storage Only	S								P	P	P	P		

¹ - Limited to a maximum of 10,000 sq ft of floor area dedicated to all professional services, business offices, veterinary services, and/or retail uses; per zoning lot; only restaurants without a drive-thru; uses shall serve the residential uses on the zoning lot where it is located or adjacent lots

CHAPTER 2 HIGHLIGHTS

PERMITTED LAND USES

P = Allowed (Permitted) by Right

C = Allowed with Additional Conditions

S = Allowed by Special Use Approval

[] Blank Cell Indicates Prohibited

LAND USE		A1	R1	R2	R3	R4	CM	B1	B2	B3	B4	M1	M2	DF	UF
INDUSTRIAL LAND USES	Battery Energy Storage System (BESS): Tier 2												S		
	Chemical Processing & Hazardous Materials Storage												C		
	Data Center												S		
	General Industry & Light Manufacturing											P	P		
	Heavy Manufacturing												P		
	Junkyard, Salvage Yard & Vehicle Impound Lot											C	C		
	Landfill, Recycling & Waste Transfer Facility												S		
	Liquefied Petroleum (LP) Gas: Bulk Storage, Bottling & Manufacturing											S	P		
	Meat Processing												S		
	Mineral & Resource Extraction & Processing												S		
	Outdoor Storage (as a Primary Use)	S								S		P	P		
	Passenger Transportation Facility									S	S			S	
	Recycling Drop Off Location									S		S	P		
	Research & Development									P		P	P		
	Solar Energy System (SES): Commercial											S	S		
	Timber Processing												P		
	Trucking Terminal									S		P	P		
	Warehousing, Wholesale & Distribution									P		P	P		
	Wind Energy System: Commercial												S		
INSTITUTIONAL / OTHER LAND USES	Airport & Heliport	S										S	S		
	Columbaria	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Cemetery & Mausoleum	C	C	C	C	C	C								C
	Correctional Facility	S								S	S	S	P		
	Emergency Response Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Fairgrounds	P								P	P				
	Governmental Offices							P	P	P	P			P	P
	Government Maintenance Facilities											P	P		
	Hospital									S	S	S	S		
	Library & Cultural Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Parks & Recreation (Institutional Uses)	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹
	Religious Activity & Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	School K-12	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Post-Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Utility Facility Major									S		P	P		
	Minor	C	C	C	C	C	C	C	C	P	C	P	P	C	C
	Wireless Communications Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S

1 – Parks and recreation for institutional uses are permitted with additional conditions if an athletic or play area is included; if there are not athletic or play areas, the use is permitted by right

CHAPTER 2 HIGHLIGHTS

Purpose

Lot Standards

Minimum Lot Width & Area
Maximum Number of Primary Uses
Minimum Setbacks
Maximum Building Coverage

Structure Standards

Maximum Height
Maximum Number of Primary Structures
Minimum Structure Width
Minimum Living Area
Maximum Structure Size

2.3 AGRICULTURAL ZONING DISTRICTS: A1

A. Agricultural Purpose & Intent

1. **A1 Purpose & Intent.** The purpose of the Agricultural District is to allow the continued use of agricultural lands that have been annexed into the City, protect the integrity of agricultural operations, and limit conflicts with adjacent land uses in the incorporated area. The range of uses allowed within this district include livestock production, farming, and land cultivation as well as limited rural residential structures that serve the on-site farming operations.



Example of minimum setback and lot width measurements.

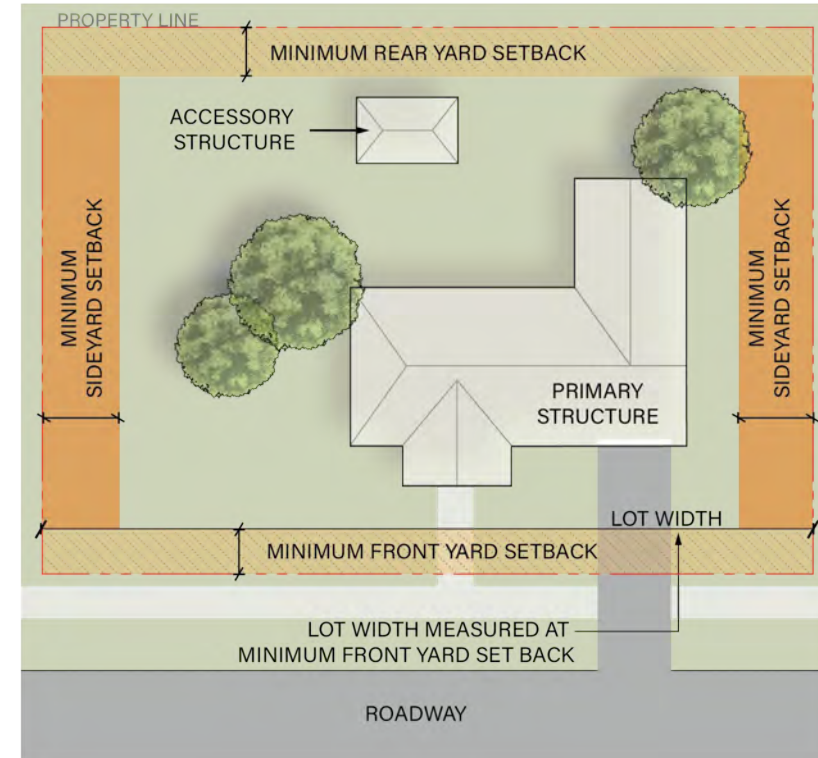
A1 DISTRICT		
Minimum Lot Width		100 feet ¹ but cannot exceed 2:1 depth-to-width ratio
Minimum Lot Area		Residential: 20,000 sq ft All Other Uses: 5 acres
Maximum Number of Primary Uses		1 per zoning lot
LOTS	Minimum Front Yard Setback	Local Street: 25 feet Collector Street: 30 feet Arterial Street: 35 feet
	Minimum Side Yard Setback	Primary Structure: Residential Uses: 10 feet Accessory Structure: All Other Uses: 20 feet
	Minimum Rear Yard Setback	Primary Structure: Residential Uses: 25 feet Accessory Structure: All Other Uses: 25 feet
		Residential Uses: 5 feet All Other Uses: 20 feet
	Building Coverage	Lots less than 2 acres: 40% Lots 2+ acres: 20%
	Maximum Height	Primary Structure: 30 feet or 50 feet for agricultural structures Accessory Structure: 30 feet
	Maximum Number of Primary Structures	1 per zoning lot or no limit for agricultural structures
	Minimum Structure Width	20 feet
	Minimum Living Area	800 sq ft per unit

¹ - Flag lots where the "flagpole" does not meet the minimum lot width are permitted only in the A1 District.

CHAPTER 2 HIGHLIGHTS

A1 DISTRICT		
LOTS	Minimum Lot Width	100 feet ¹ but cannot exceed 2:1 depth-to-width ratio
	Minimum Lot Area	Residential: 20,000 sq ft All Other Uses: 5 acres
	Maximum Number of Primary Uses	1 per zoning lot
	Minimum Front Yard Setback	Local Street: 25 feet Collector Street: 30 feet Arterial Street: 35 feet
	Minimum Side Yard Setback	Primary Structure: Residential Uses: 10 feet All Other Uses: 20 feet Accessory Structure
	Minimum Rear Yard Setback	Primary Structure: Residential Uses: 25 feet All Other Uses: 25 feet Accessory Structure: Residential Uses: 5 feet All Other Uses: 20 feet
	Building Coverage	Lots less than 2 acres: 40% Lots 2+ acres: 20%
STRUCTURES	Maximum Height	Primary Structure: 30 feet or 50 feet for agricultural structures Accessory Structure
	Maximum Number of Primary Structures	1 per zoning lot or no limit for agricultural structures
	Minimum Structure Width	20 feet
	Minimum Living Area	800 sq ft per unit

¹ - Flag lots where the "flagpole" does not meet the minimum lot width are permitted only in the A1 District



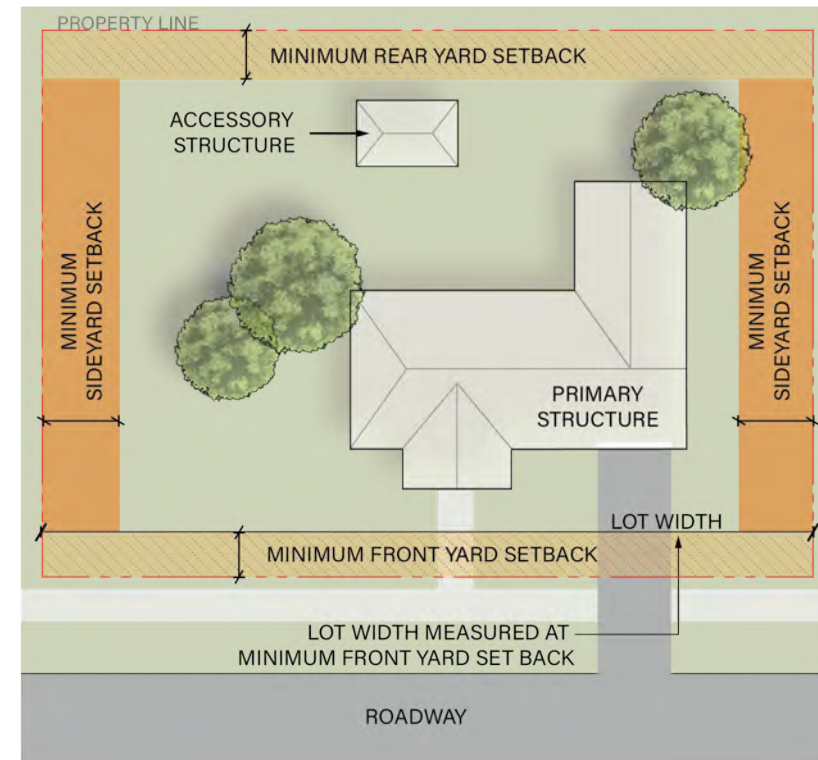
CHAPTER 2 HIGHLIGHTS

		R1 DISTRICT	R2 DISTRICT	R3 DISTRICT	R4 DISTRICT	
Minimum Lot Width		50 feet	50 feet or 25 feet if attached	50 feet or 20 feet if attached	80 feet	
Minimum Lot Area		6,000 sq ft	5,000 sq ft or 2,500 sq ft per unit if attached	4,000 sq ft or 2,000 sq ft per unit if attached	3 acres	
Maximum Number of Primary Uses		1 per zoning lot	1 per zoning lot	1 per zoning lot	1 per zoning lot	
LOTS	Minimum Front Yard Setback	Local Street	25 feet ¹	25 feet ¹	25 feet ^{1,2}	25 feet ²
		Collector Street	30 feet ¹	30 feet ¹	30 feet ^{1,2}	30 feet ²
		Arterial Street	35 feet ¹	35 feet ¹	35 feet ^{1,2}	35 feet ²
	Minimum Side Yard Setback	Primary Structure	8 feet ¹	6 feet ¹	6 feet ^{1,2}	20 feet ² from park boundary; 20 feet between dwellings
		Accessory Structure	5 feet ¹	5 feet ¹	5 feet ^{1,2}	
	Minimum Rear Yard Setback	Primary Structure	25 feet	25 feet	25 feet ²	20 feet ² from park boundary; 20 feet between dwellings and 10 feet between accessory buildings
		Accessory Structure	5 feet	5 feet	5 feet ²	
	Building Coverage		40%	40%	40%	40%
STRUCTURES	Maximum Height	Primary Structure	30 feet	30 feet	40 feet	30 feet
		Accessory Structure	Cannot exceed primary structure			
	Maximum Number of Primary Structures		1 per zoning lot	1 per zoning lot	N/A	N/A
	Minimum Structure Width		20 feet	20 feet	20 feet	N/A
	Minimum Living Area ³		800 sq ft per unit	620 sq ft per unit	720 sq ft per unit or 360 sq ft per unit if attached or 2+ units	N/A

1 – The average front and/or side yard setback of all lots on the same side of the block may be used.

2 – Additional setback could be required by a buffer if located adjacent to a non-compatible use (See Chapter 4.8: Street Trees, Buffers & Screening)

3 – Tiny homes, where permitted, are exempt from minimum living area requirements.



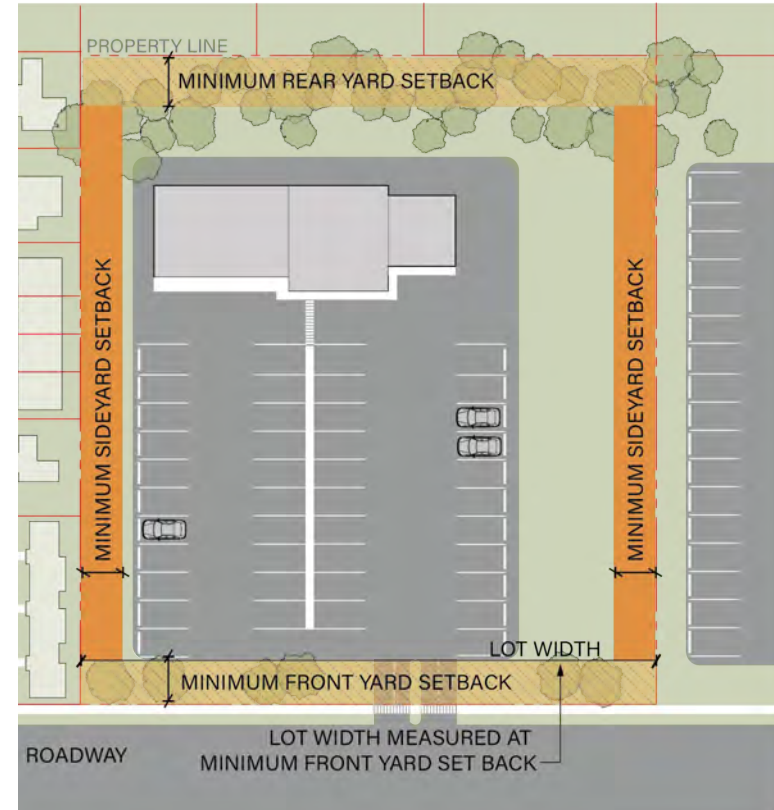
CHAPTER 2 HIGHLIGHTS

		CM DISTRICT	B1 DISTRICT	B2 DISTRICT	B3 DISTRICT	B4 DISTRICT	
LOTS	Minimum Lot Width	50 feet	Residential: N/A All Other: 66 feet	66 feet	80 feet	100 feet	
	Minimum Lot Area	5,000 sq ft	N/A	N/A	N/A	3 acres	
	Maximum Number of Primary Uses	N/A	N/A	N/A	N/A	N/A	
	Minimum Front Yard Setback ¹	Local Street	25 feet ^{1,2}	25 feet ^{1,2}	25 feet	25 feet ^{1,2}	25 feet ²
		Collector Street	30 feet ^{1,2}	30 feet ^{1,2}	30 feet	30 feet ^{1,2}	30 feet ²
		Arterial Street	35 feet ^{1,2}	35 feet ^{1,2}	35 feet	35 feet ^{1,2}	35 feet ²
	Minimum Side Yard Setback ^{1,2}	Primary Structure	6 feet ^{1,2}	10 feet ²	10 feet	10 feet ²	20 feet ²
		Accessory Structure	5 feet ²	5 feet ²	5 feet	5 feet ²	
	Minimum Rear Yard Setback ²	Primary Structure	25 feet ²	25 feet ²	25 feet	25 feet ²	25 feet ²
		Accessory Structure	5 feet ²	5 feet ²	10 feet	10 feet ²	
Building Coverage		35%	50%	75%	50%	40%	
STRUCTURES	Maximum Height	Primary Structure	80 feet	30 feet	60 feet	50 feet	30 feet
		Accessory Structure	Cannot exceed primary structure				
	Maximum Number of Primary Structures	N/A	N/A	N/A	N/A	N/A	
	Minimum Structure Width	20 feet	20 feet	N/A	N/A	N/A	
	Minimum Living Area ³	620 sq ft or 360 sq ft per unit if attached or 2+ units	360 sq ft per unit	360 sq ft per unit	360 sq ft per unit	360 sq ft per unit	
	Maximum Structure Area	N/A	10,000 sq ft	N/A	N/A	N/A	
	Required Building Materials	N/A	N/A	Must comply with DF form district required building materials	N/A	N/A	

1 - The average front and/or side yard setback of the 3 lots on each side of the lot or zoning lot may be used but no setback shall be less than 50% of the minimum required zoning district setback

2 - Additional setback could be required by a buffer if located adjacent to a non-compatible use (See Chapter 4.8: Street Trees, Buffers & Screening)

3 - Tiny homes, where permitted, are exempt from minimum living area requirements



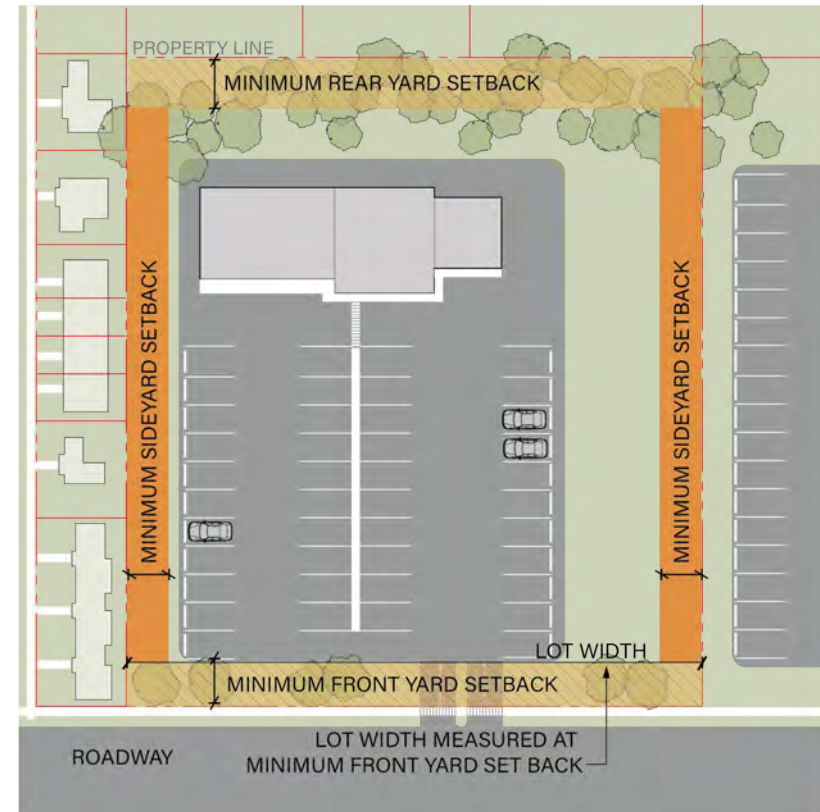
CHAPTER 2 HIGHLIGHTS

		M1 DISTRICT	M2 DISTRICT
LOTS	Minimum Lot Width	70 feet	70 feet
	Minimum Lot Area	N/A	N/A
	Maximum Number of Primary Uses	N/A	N/A
	Minimum Front Yard Setback ^{1, 2}	Local Street	25 feet ¹
		Collector Street	30 feet ¹
		Arterial Street	35 feet ¹
	Minimum Side Yard Setback ^{1, 2}	Primary Structure	10 feet ^{1, 2}
		Accessory Structure	5 feet ^{1, 2}
	Minimum Rear Yard Setback ^{1, 2}	Primary Structure	20 feet ^{1, 2}
		Accessory Structure	10 feet ^{1, 2}
STRUCTURES	Building Coverage (including areas used for outdoor storage)	50%	50%
	Maximum Height	Primary Structure	35 feet or 65 feet with additional setback ³
		Accessory Structure	Cannot exceed primary structure
	Maximum Number of Primary Structures	N/A	N/A
	Minimum Structure Width	N/A	N/A
	Minimum Living Area	N/A	N/A
	Maximum Structure Area	N/A	N/A

1 – Additional setback could be required by a buffer if located adjacent to a non-compatible use (See Chapter 4.8: Street Trees, Buffers & Screening)

2 – Outdoor storage, where permitted, shall comply with primary structure setbacks

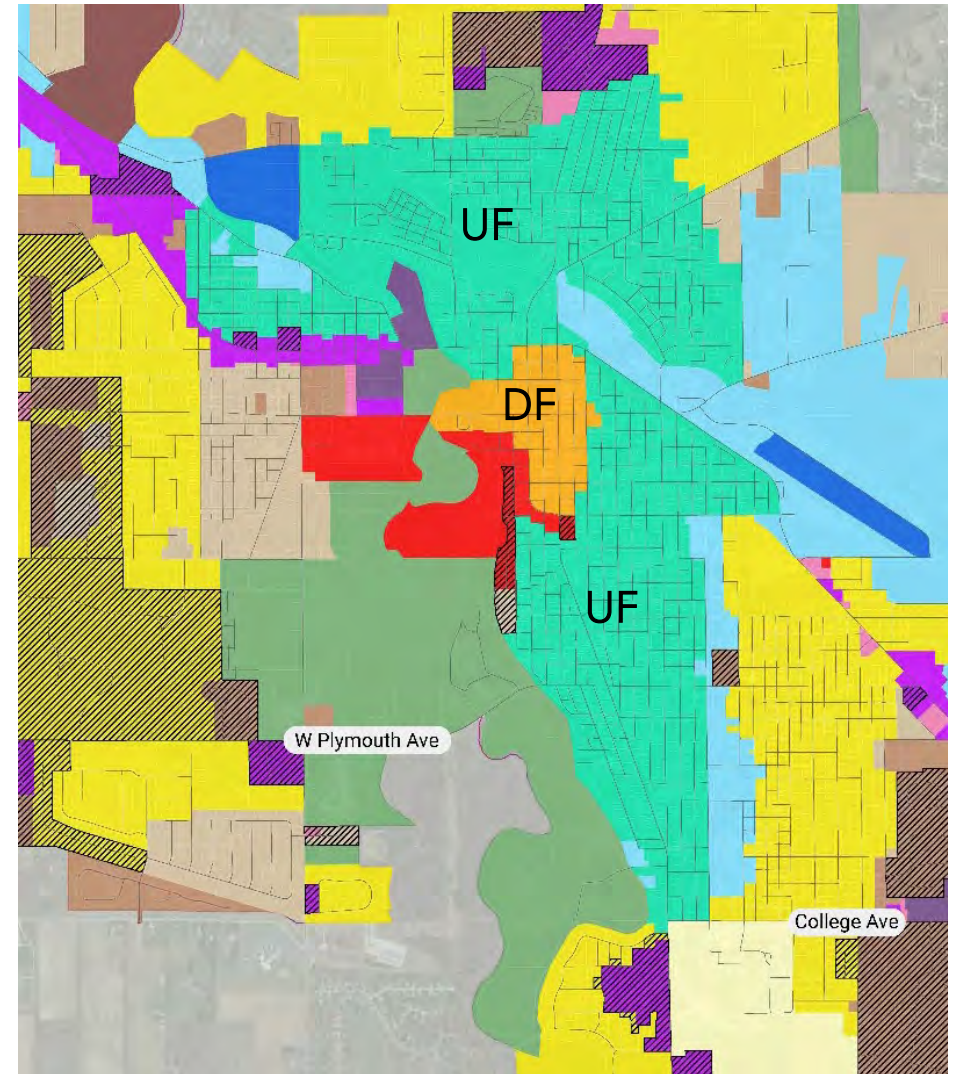
3 – Height may be increased to a maximum of 65 feet provided that for every foot of height in excess of 35 feet, the setbacks shall increase by 1 foot



CHAPTER 2 HIGHLIGHTS

FORM DISTRICTS

- Form districts regulate land uses, just like traditional zoning districts, but also place a focus on the built “form” through:
 - Building Types
 - Site Standards & Structure Standards
- Form districts replace current zoning district
- Downtown Form (DF) is currently B2, Historic Commercial Overlay and Downtown District Overlay
- Urban Neighborhood Form (UF) is currently R1 (majority of area), R2, R3, and pockets of other districts



CHAPTER 2 HIGHLIGHTS

BUILDING TYPES: FORM DISTRICTS

DOWNTOWN FORM (DF)

Main Street



URBAN NEIGHBORHOOD FORM (UF)

Corner Store



Attached Row



Urban Residence



CHAPTER 2 HIGHLIGHTS

LOT & STRUCTURE STANDARDS: FORM DISTRICTS

Defined for each building type:

- Lot Standards

- Lot Width
- Setbacks
- Building Coverage

- Height Standards

- Structure Height
- Floor Height

- Access Standards

- Garage Door Location

- Screening Standards

- Mechanical & Other Equipment

- Frontage Types

- Cap Types

- Façade Elements

- Entrance Elements

- Windows Elements

- Materials

Main Street



Corner Store



Attached Row



Urban Residence



CHAPTER 2 HIGHLIGHTS

LOT & STRUCTURE STANDARDS: FORM DISTRICTS

		MAIN STREET	CORNER STORE	ATTACHED ROW	URBAN RESIDENCE
LOTS	Minimum Lot Width	N/A	30 feet	20 feet	30 feet
	Front Yard Setback	- Minimum: 0 feet³ - Maximum: 5 feet³	- Minimum: 0 feet - Maximum: 10 feet if a public plaza is incorporated	- Minimum: 5 feet - Maximum: Average front setback of all lots on the same side of the block	Within 3 feet (+/-) of the average front setback of all lots on the same side of the block
	Minimum Side Yard Setback ¹	0 feet	5 feet ¹ or 0 feet if attached	5 feet ¹ or 0 feet if attached	5 feet ¹
	Minimum Rear Yard Setback ¹	Primary Structure	0 feet ¹ or 5 feet ¹ if abuts alley	15 feet ¹ or 5 feet ¹ if abuts alley	15 feet ¹ or 5 feet ¹ if abuts alley
		Accessory Structure	5 feet ¹	5 feet ¹	5 feet ¹
	Maximum Building Coverage	90%	75%	60%	50%
HEIGHT	Maximum Structure Height	32 feet minimum 60 feet maximum or 40 if adjacent to a lot that is not zoned DF	30 feet	40 feet	36 feet
	Finished Floor To Floor Height	Minimum	Ground: 14 feet Upper: 10 feet	9 feet	9 feet
		Maximum	Ground: 18 feet ² Upper: 14 feet ²	14 feet	14 feet

		MAIN STREET	CORNER STORE	ATTACHED ROW	URBAN RESIDENCE
ACCESS	Garage Door Location	Permitted on rear facades only	- Permitted on rear, side, or secondary street facades - Only permitted on a primary street façade if at least 70% transparent	Permitted on rear or secondary street facades	- Permitted on rear, side, or secondary street facades (not permitted on primary street façade) - Only permitted on street façade if there is no alley access - Must be recessed behind façade wall
	SCREENING Mechanical Equipment & Other Appurtenances	- Must be screened from view from the sidewalk across the street - Rooftop solar panels are exempt from screening - Rooftop screening can consist of parapet walls, interrupting vertical walls, or other elements if permitted by the cap type			N/A

1 – Additional setback could be required by a buffer if located adjacent to a non-compatible use (See Chapter 4.8: Street Trees, Buffers & Screening)

2 – May exceed maximum floor height if delineated as multiple stories on the street façade

3 – If the existing sidewalk is not at least 12 feet in width, the setback may be increased the minimum distance necessary to accommodate an expanded sidewalk if it cannot be located in existing right-of-way, if additional right-of-way cannot be dedicated, or if located on an INDOT right-of-way.

CHAPTER 2 HIGHLIGHTS

STRUCTURE STANDARDS: FORM DISTRICTS

		MAIN STREET	CORNER STORE	ATTACHED ROW	URBAN RESIDENCE
FRONTAGE	Permitted Frontage Types for Street Facades (note corner lots have 2 street facades) ¹ (See Building Type: Frontage Type Standards)	Colonnade or storefront required for 100% of the lot frontage along a public street	- Storefront required for 40 feet (from corner if corner lot) unless lot width is less - Plaza may be used for remaining frontage	- Porch or stoop required - No restrictions on remaining lot frontage	- Porch or stoop required - No restrictions on remaining lot frontage
	Permitted Cap Type (See Building Type: Cap Type Standards)	- Parapet - Tower (corner lots only)	- Flat - Parapet - Pitched	- Pitched - Tower	- Pitched - Tower
FAÇADE ELEMENTS	Façade Design (See Building Type: Façade Design Standards)	All Elements Required	All Elements Required	All Elements Required	All Elements Required
	Primary Street Facade	- Ground: 60%² - Upper: 30%	40%	20%	20%
	Secondary Street Facade	30%	10%	10%	10%
ENTRANCES	Entry Elements (Minimum of 1 required for primary entrance; see Building Type: Entrance Design Standards)	- Awning - Recessed Entrance - Sidelights & Transoms	- Awning & Extended Roof - Extended Roof - Recessed Entrance - Sidelights & Transoms	- Accent Lighting - Door Transparency - Sidelights & Transoms	- Accent Lighting - Door Transparency - Sidelights & Transoms
	Primary Entrance Location (Chapter 5: Structure Standards Also Applies)	1 required on primary street façade every 50 feet; corner entrance optional	1 required on front façade; corner entrance optional	1 required on front façade	1 required on front façade

		MAIN STREET	CORNER STORE	ATTACHED ROW	URBAN RESIDENCE
WINDOW	Window & Shutter (See Building Type: Window & Shutter Design Standards)	All elements required on all street facades	All elements required on all street facades	All elements required on all street facades	All elements required on all street facades
	Street Façade Building Material (See Building Type: Material Standards)	All Elements Required	All Elements Required	All Elements Required	All Elements Required
MATERIALS	Roof Material (See Building Type: Material Standards)	All Elements Required, except roofs with parapet or flat cap are exempt	All Elements Required, except roofs with parapet or flat cap are exempt	All Elements Required	All Elements Required

1 – Any required setback or buffer is not included in the percentage of lot frontage that must be occupied by a building; Permitted primary entrance is excluded from the percentage of lot frontage that must be occupied by a building

2 – If a colonnade frontage is used, minimum required transparency is measured at the portion of the frontmost façade (columns)

CHAPTER 2 HIGHLIGHTS

FRONTAGE TYPES: FORM DISTRICTS

MAIN STREET BUILDING TYPE

Storefront



Colonnade

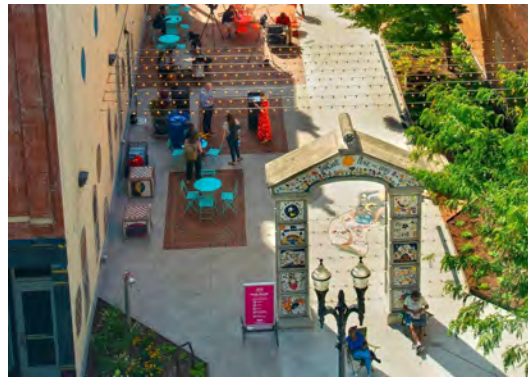


CORNER STORE BUILDING TYPE

Storefront (at least 40 ft from corner)



Plaza



ATTACHED ROW BUILDING TYPE

Porch



Stoop



URBAN RESIDENCE BUILDING TYPE

Porch



Stoop



CHAPTER 2 HIGHLIGHTS

CAP (ROOF) TYPES: FORM DISTRICTS

MAIN STREET BUILDING TYPE

Parapet



Tower (corner only)



CORNER STORE BUILDING TYPE

Flat



Parapet



Pitched



ATTACHED ROW BUILDING TYPE

Pitched



Tower



URBAN RESIDENCE BUILDING TYPE

Pitched



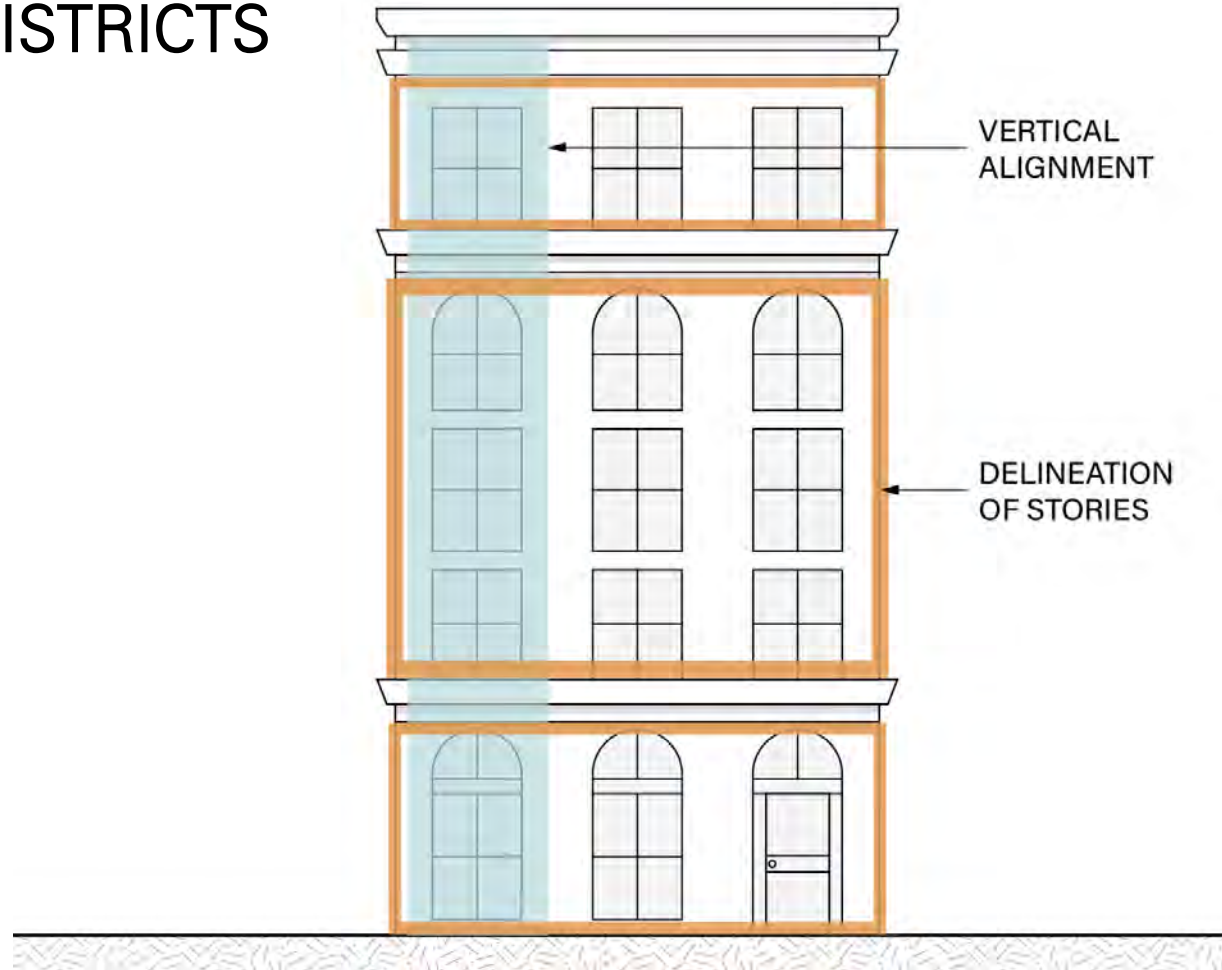
Tower



CHAPTER 2 HIGHLIGHTS

FAÇADE ELEMENTS: FORM DISTRICTS

- Components
- Variations
- Openings
- Delineation of Stories
- Shadow Lines
- Balconies



CHAPTER 2 HIGHLIGHTS

ENTRANCE TYPE: FORM DISTRICTS

MAIN STREET BUILDING TYPE

Awning



Recessed Entrance



Sidelights & Transoms



CORNER STORE BUILDING TYPE

Awning & Extended Roof



Recessed Entrance



Sidelights & Transoms



ATTACHED ROW BUILDING TYPE

Accent Lighting



Door Transparency



Sidelights & Transoms



URBAN RESIDENCE BUILDING TYPE

Accent Lighting



Door Transparency



Sidelights & Transoms



CHAPTER 2 HIGHLIGHTS

WINDOWS: FORM DISTRICTS

- Window Transparency & Visibility
- Vertically Oriented
- Shutter Size
- Expressed Lintels Over Windows

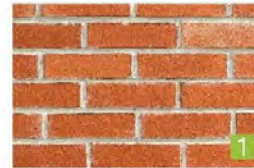


CHAPTER 2 HIGHLIGHTS

BUILDING MATERIALS: FORM DISTRICTS

TABLE 2.3: PERMITTED BUILDING MATERIALS (STREET FACADES ONLY)

		MAIN STREET	CORNER STORE	ATTACHED ROW	URBAN RESIDENCE
1	Brick	Primary	Primary	Primary	Primary
2	Cast Iron	Secondary	Secondary	Secondary	Secondary
3	Ceramic Tile & Terracotta	Secondary	Secondary	Secondary	Primary
4	Concrete : Finished, Stained & Treated	Secondary	Secondary	Secondary	Secondary
5	Concrete Masonry Unit (CMU): Decorative, Ribbed, Split-Face & Stone/Rock-Face		Secondary	Secondary	Secondary
6	Fiber Cement Board		Secondary	Primary	Primary
7	Metal Panels, Excluding Ribbed & Corrugated	Secondary	Secondary	Secondary	Secondary
8	Siding: Aluminum, Vinyl & Wood		Secondary	Secondary	Primary
9	Stone: Natural & Cast	Primary	Primary	Primary	Primary
10	Stone: Polished	Secondary	Secondary	Secondary	Secondary
11	Stucco: Non-Textured Cement	Secondary	Secondary	Secondary	Secondary
12	Wood: Natural, Composite & Engineered	Secondary	Secondary	Secondary	Primary



1



2



3



4



5



6



7



8



9



10



11



12

CHAPTER 3 HIGHLIGHTS

IN THIS CHAPTER

- General District Provisions
- Accessory Dwelling Unit (ADU)
- Athletic & Play Areas for Institutional & Other Uses
- Automotive Vehicle & Equipment: Service & Repair
- Cemetery & Mausoleum
- Chemical Processing & Hazardous Material Storage
- Contractor Business
- Day Care Center & Preschool
- Group Living
- In-Home Childcare
- Junkyard, Salvage Yard & Vehicle Impound Lot
- Kennel: Commercial & Animal Shelter
- Livestock: Production
- Mobile Food Vendor (Food Truck)
- Utility Facility: Minor

Chapter 3: Use Standards Additional Conditions for Uses	
3.10	IN-HOME CHILDCARE.....70
A.	Purpose.....70
3.11	JUNKYARD, SALVAGE YARD & VEHICLE IMPOUND LOT.....70
A.	Purpose.....70
3.12	KENNEL: COMMERCIAL & ANIMAL SHELTER.....70
A.	Purpose.....70
3.13	LIVESTOCK: PRODUCTION.....70
A.	Purpose.....70
3.14	MOBILE FOOD VENDOR (FOODTRUCK).....70
A.	Purpose.....70
3.15	UTILITY FACILITY: MINOR.....70
A.	Purpose.....70

CHAPTER 3: ADDITIONAL CONDITIONS FOR USES

IN THIS CHAPTER:

3.1	GENERAL PROVISIONS.....61
A.	Purpose.....61
B.	Applicability of Additional Conditions for Land Uses.....61
C.	Use Conditions Permit & Site Plan Approval Required.....61
3.2	ACCESSORY DWELLING UNIT (ADU).....62
A.	Purpose.....62
3.3	ATHLETIC & PLAY AREAS FOR INSTITUTIONAL & OTHER USES.....63
A.	Purpose.....63
3.4	AUTOMOTIVE, VEHICLE & EQUIPMENT: SERVICE & REPAIR.....64
A.	Purpose.....64
3.5	CEMETERY & MAUSOLEUM.....65
A.	Purpose.....65
3.6	CHEMICAL PROCESSING & HAZARDOUS MATERIAL STORAGE.....66
A.	Purpose.....66
3.7	CONTRACTOR BUSINESS.....67
A.	Purpose.....67
3.8	DAY CARE CENTER & PRESCHOOL.....68
A.	Purpose.....68
3.9	GROUP LIVING.....69
A.	Purpose.....69

CHAPTER 3 HIGHLIGHTS

CONDITIONS FOR USES

- Same intent as the current “conditional uses”
- Only applies to land uses listed as “C” in the Permitted Land Use Table
- Provides standards that must be met; if the standards are not met, the use is not allowed unless a variance is approved by the BZA
- All zoning district and site standards apply unless stated
- Many “conditional uses” in the current ordinance were able to be consolidated or the standards are now required by the zoning district or site standards (such as buffers)

Chapter 3: Use Standards Additional Conditions for Uses	
3.10	IN-HOME CHILD CARE.....70
A.	Purpose.....70
3.11	JUNKYARD, SALVAGE YARD & VEHICLE IMPOUND LOT.....70
A.	Purpose.....70
3.12	KENNEL: COMMERCIAL & ANIMAL SHELTER.....70
A.	Purpose.....70
3.13	LIVESTOCK: PRODUCTION.....70
A.	Purpose.....70
3.14	MOBILE FOOD VENDOR (FOODTRUCK).....70
A.	Purpose.....70
3.15	UTILITY FACILITY: MINOR.....70
A.	Purpose.....70

CHAPTER 3: ADDITIONAL CONDITIONS FOR USES

IN THIS CHAPTER:

3.1	GENERAL PROVISIONS.....61
A.	Purpose.....61
B.	Applicability of Additional Conditions for Land Uses.....61
C.	Use Conditions Permit & Site Plan Approval Required.....61
3.2	ACCESSORY DWELLING UNIT (ADU).....62
A.	Purpose.....62
3.3	ATHLETIC & PLAY AREAS FOR INSTITUTIONAL & OTHER USES.....63
A.	Purpose.....63
3.4	AUTOMOTIVE, VEHICLE & EQUIPMENT: SERVICE & REPAIR.....64
A.	Purpose.....64
3.5	CEMETERY & MAUSOLEUM.....65
A.	Purpose.....65
3.6	CHEMICAL PROCESSING & HAZARDOUS MATERIAL STORAGE.....66
A.	Purpose.....66
3.7	CONTRACTOR BUSINESS.....67
A.	Purpose.....67
3.8	DAY CARE CENTER & PRESCHOOL.....68
A.	Purpose.....68
3.9	GROUP LIVING.....69
A.	Purpose.....69

CHAPTER 3 HIGHLIGHTS

ACCESSORY DWELLING UNIT (ADU)

ACCESSORY DWELLING UNIT (ADU) ADDITIONAL STANDARDS	
ADDITIONAL LOT STANDARDS	
Ownership	- Lot or zoning lot shall have an existing, lawfully constructed, single-family dwelling or two-family dwelling (duplex) - ADU shall be under the same ownership as the primary dwelling - If the lot is subdivided in the future, the ADU must be located on the same lot as the primary dwelling unit
Address	Address shall be assigned and approved by the addressing entity
Minimum Setback	Shall comply with the zoning district setbacks for an accessory structure
Location	Shall be located behind the front elevation of the primary dwelling
Site Access	ADU shall use the same driveway or access as the primary dwelling unless an additional driveway is approved by Board of Works
ADDITIONAL STRUCTURE STANDARDS	
Maximum Units & Accessory Structures	1 ADU per zoning lot - ADU cannot have its own accessory structures
Living Area	- Minimum of 300 sq ft of living area - Maximum of 1,000 sq ft of living area but cannot exceed 75% of the habitable area of the primary dwelling
Architecture & Building Materials	- Building form, colors, and materials shall be similar to and compatible with the primary dwelling - Must be a self-contained living unit that includes its own cooking, sleeping, and sanitation facilities
Dwelling Components	Must comply with, unless exempt, all applicable building codes, fire safety codes, and public health and safety laws
Permitted Types of Structures	- Shall be detached from the primary dwelling unit - Can be site-built, modular, or manufactured home but must meet all building codes requirements for a single-family dwelling
Prohibited Types of Structures	- Cannot be within a recreational vehicle, travel trailer, motor vehicle, part of a motor vehicle, or similar structure - Cannot be within any structure that does not meet all building code requirements for a single-family dwelling or does not meet all use standards for an accessory dwelling unit
ADDITIONAL UTILITY STANDARDS	
Utilities	ADU must be served by public water and sewer



CHAPTER 3 HIGHLIGHTS

IN-HOME CHILDCARE

IN-HOME CHILDCARE ADDITIONAL STANDARDS	
ADDITIONAL LOT STANDARDS	
Minimum Setback	• 25 feet or Type B screening (see Chapter 4.8: Street Trees, Buffers & Screening) along all property lines unless a greater setback is required by the zoning district, buffer, or other section of this UDO
Dedicated Pick Up Area	• A written plan that shows how drop-off and pick-up will occur must be provided with the use conditions permit application that includes" • A site map showings the adjacent streets and surrounding neighborhood; and • How the proposed drop-off and pick-up will not adversely impact neighbors or traffic flow

CHAPTER 4 HIGHLIGHTS

IN THIS CHAPTER

- General Provisions
- Access & Driveways
- Lighting
- Outdoor Storage
- Parking
- Sidewalks
- Signs
- Street Trees, Buffers & Screening

Chapter 4: Site Standards	
Additional Standards for Site Elements	
4.5	PARKING.....85
A.	Purpose & Intent.....85
B.	Required Approvals & Related Standards.....85
C.	Applicability & Thresholds for Compliance.....85
D.	Required Parking Spaces.....85
E.	Parking Exemptions & Reductions.....85
F.	Required Stacking Spaces & Design Standards.....85
G.	General Design Standards for Parking & Stacking.....85
H.	Maintenance.....85
4.6	SIDEWALKS.....86
A.	Purpose & Intent.....86
B.	Required Approvals & Related Standards.....86
C.	Applicability & Thresholds for Compliance.....86
D.	Sidewalk Exemptions.....86
E.	Sidewalk Location.....86
F.	Sidewalk Design Standards.....86
4.7	SIGNS.....87
A.	Purpose & Intent.....87
B.	Required Approvals & Related Standards.....87
C.	Applicability & Thresholds for Compliance.....87
D.	Prohibited, Exempt & Permitted Signs.....87
E.	Sign Illumination.....87
F.	Digital Signs.....87
G.	Changeable Copy Signs.....87
H.	Sign Maintenance, Inspection & Removal.....87
I.	Additional Allowances.....87
4.8	STREET TREES, BUFFERS & SCREENING.....88
A.	Purpose & Intent.....88
B.	Required Approvals & Related Standards.....88
C.	Applicability & Thresholds for Compliance.....88
D.	General Provisions.....88
E.	Exemptions.....88
F.	Minimum Requirements.....88
G.	Fence, Wall & Berm Specifications.....88
H.	Planting Material Specifications.....88

CHAPTER 4: SITE STANDARDS

IN THIS CHAPTER:

4.1	GENERAL PROVISIONS.....	79
A.	Purpose & Intent.....	79
B.	Applicability.....	79
C.	Thresholds That Require Compliance.....	79
4.2	ACCESS & DRIVEWAYS.....	80
A.	Purpose & Intent.....	80
B.	Required Approvals & Related Standards.....	80
C.	Applicability & Thresholds for Compliance.....	80
4.3	LIGHTING.....	81
A.	Purpose & Intent.....	81
B.	Required Approvals & Related Standards.....	81
C.	Applicability & Thresholds for Compliance.....	81
D.	Exempt Lighting.....	81
E.	Lighting Design Standards.....	82
4.4	OUTDOOR STORAGE.....	83
A.	Purpose & Intent.....	83
B.	Outdoor Display of Merchandise.....	83
C.	Bulk Outdoor Storage.....	83
D.	Vehicle & Equipment Storage.....	83
E.	Occupancy of Vehicles.....	84

CHAPTER 4 HIGHLIGHTS

PARKING

- Streamlined the parking use table
- Allow for specific exemptions or reductions
 - B2 & DF Districts are exempt
 - Parking may be reduced by 10% if located within 1,000 ft of a bus stop
 - For every 2 covers or 8 non-covered bicycle parking spaces, parking may be reduced by 1 space

TABLE 4.3: MINIMUM PARKING REQUIRED¹

AGRICULTURAL LAND USES		MINIMUM NUMBER OF SPACES
Agricultural Use with Employees		0.5 space per employee based on the largest shift
Agricultural Use with Employees and Visitors ²		1 space per 400 sq ft of indoor floor area accessible by visitors OR 1 space per 6 customers based on maximum operation capacity
Agricultural Use without Employees or Visitors		N/A
RESIDENTIAL LAND USES		MINIMUM NUMBER OF SPACES
Single-family Dwelling (Attached & Detached)		2 spaces per dwelling unit
Accessory Dwelling Unit (ADU)		1 space per dwelling unit except 0 spaces in UF
Co-Housing (Tiny Home) Community		1 space per dwelling unit
Multi-family Dwelling		
Manufactured Home Park		1.5 spaces per dwelling unit
Two-family Dwelling		
Home Occupation		N/A
In-Home Childcare		1 space per employee at the largest shift
Nursing Home & Assisted Living		1 space per 4 patient rooms
Group Living		0.5 spaces per occupiable bedrooms

COMMERCIAL LAND USES		MINIMUM NUMBER OF SPACES
Day Care Center & Preschool		3 spaces per classroom
Mobile Food Vendor		3 spaces per vendor
Medical Offices ²		1 space per patient room (non-overnight uses) OR 1 space per 4 overnight patient rooms
Contractor		
Professional Services & Business Offices		1 space per employee based on the largest shift
Bed & Breakfast		
Campground & RV Park		0.5 space per guest room in the DF district 1 space per guest room or campsite in all other districts
Hotel & Motel		
Storage Units		0.5 space per employee based on the largest shift 1 space per 400 sq ft of floor area accessible by visitors OR
All Other Commercial Uses ²		1 space per person based maximum building or operation capacity OR 0.5 space per employee based on the largest shift

INDUSTRIAL LAND USES		MINIMUM NUMBER OF SPACES
All Industrial Uses		0.75 spaces per employee based on the largest shift
INSTITUTIONAL / OTHER LAND USES		MINIMUM NUMBER OF SPACES
Airport & Heliport		
Cemetery, Columbaria & Mausoleum		
Correctional Facility		
Emergency Response Facility		1 space per employee based on the largest shift
Governmental Offices		
Utility Facility: Major & Minor		
Wireless Communication Facility		
Hospital		1 space per 4 patient rooms
School	Non-Driving Age Students	3 spaces per classroom
	Driving Age Students	0.25 spaces per total number of students and staff
All Other Institutional Uses ²		1 space per 400 sq ft of floor area accessible by visitors OR
		1 space per 6 customers / visitors based on maximum occupancy

1 – If the total number of parking spaces on a lot or zoning lot in the B3 or B4 district exceeds 150% of the minimum number of required parking spaces, the number of required parking islands and trees shall be doubled

2 – If a land use includes more than 1 option for calculating the minimum number of spaces, the lesser value may be used. Maximum occupancy is determined by maximum number of seats the building is designed to accommodate and maximum operation capacity is determined by the maximum number of guests the use / facility is designed to accommodate at one time. Applicant must provide occupancy, operation capacity, and number of employees, and Administrator may request justification for these numbers.

CHAPTER 4 HIGHLIGHTS

STREET TREES, BUFFERS & SCREENING

- Street Trees
 - Clarified current street tree requirements
- Parking Lot Islands & Screening
 - Added parking lot planting requirements
- Buffer & Property Line Screening
 - Added buffer (setback/distance) and property line screening (plantings or fence/wall) requirements between non-compatible uses

BUFFER & PROPERTY LINE SCREENING ^{1, 2}			
LOT WITH DEVELOPMENT	USE ON ADJACENT LOT OR ZONING LOT	BUFFER REQUIRED ³	SCREENING REQUIRED ⁴
R3, CM & B1	Single-Family Dwelling Two-Family Dwelling	15 feet	Type A Screening OR Fence, Berm, or Wall
R4, B3 & B4	All Residential Land Uses	20 feet	Type A Screening + Fence, Berm, or Wall OR Type B Screening
M1	Single-Family Dwelling Two-Family Dwelling	70 feet	Type D Screening + Fence, Berm, or Wall
	All Other Residential Land Uses (excluding accessory uses)	40 feet	Type D Screening + Fence, Berm, or Wall
M2	Single-Family Dwelling Two-Family Dwelling	150 feet	Type D Screening + Fence, Berm, or Wall
	All Other Residential Land Uses (excluding accessory uses)	110 feet	Type D Screening + Fence, Berm, or Wall
PROPERTY LINE SCREENING SPECIFICATIONS ⁴			
Type A	• 3 Large Shade Trees, 3 Evergreen Trees & 8 Shrubs per 100 linear feet		
Type B	• 6 Large Shade Trees, 6 Evergreen Trees & 12 Shrubs per 100 linear feet		
Type C	• 8 Large Shade Trees, 12 Evergreen Trees & 16 Shrubs per 100 linear feet		
Type D	• 8 Large Shade Trees, 24 Evergreen Trees & 24 Shrubs per 100 linear feet		

¹ – No buffer or property line screening is required for development on lots zoned A1, R1, R2, B2, DF, and UF

² – Buffer and property line screening required on all yards (front, side, and rear)

³ – Buffer width is measured inward from the property line; the required buffer width may include a required setback outlined in Chapter 2: Zoning & Overlay Districts; buffers are NOT intended to be in addition to these setbacks

⁴ – Screening shall be located within the buffer; plantings required per 100 linear feet of property line excluding driveways (up to 24 feet in width); if a fence, berm, or wall is required in addition to plantings, the plantings shall be located between the fence, berm, or wall and the property line

CHAPTER 5 HIGHLIGHTS

IN THIS CHAPTER

- General Provisions
- General Structure Standards
- Dumpsters & Trash Collection Structures
- Fences & Walls
- Manufactured Homes
- Solar Energy Systems (SES): Accessory
- Scoreboards
- Swimming Pools

Chapter 5: Structure Standards	
Additional Standards for Structures	
5.7	SCOREBOARDS 114
A.	Applicability 114
B.	Additional Structure Standards 114
5.8	SWIMMING POOLS 114
A.	Applicability 114
B.	Additional Structure Standards 114

CHAPTER 5: STRUCTURE STANDARDS

IN THIS CHAPTER:

5.1	GENERAL PROVISIONS 107
A.	Purpose & Intent 107
B.	Applicability & Thresholds for Compliance 107
5.2	GENERAL STRUCTURE STANDARDS 108
A.	General Structure Standards 108
B.	Accessory Structure Standards 108
C.	Primary Structure Standards 109
D.	Temporary Structure Standards 109
5.3	DUMPSTERS & TRASH COLLECTION STRUCTURES 110
A.	Applicability 110
B.	Additional Structure Standards: Permanent Dumpsters 110
5.4	FENCES & WALLS 111
A.	Applicability 111
B.	Additional Structure Standards 111
5.5	MANUFACTURED HOMES 112
A.	Applicability 112
B.	Additional Structure Standards 112
5.6	SOLAR ENERGY SYSTEMS (SES): ACCESSORY 113
A.	Applicability 113
B.	Additional Structure Standards 113

CHAPTER 5 HIGHLIGHTS

MANUFACTURED HOMES

- A manufactured home on an individual lot (or zoning lot) is permitted and treated the same as a site-built house (required by Indiana law)
 - This does not apply to manufactured homes in a manufactured home park
- Manufactured homes on a single lot (or zoning lot) must meet all zoning district requirements, including minimum living area, setbacks, and minimum structure width

MANUFACTURED HOME STANDARDS		
HUD Code		• Manufactured homes shall be built to the Manufactured Home Construction and Safety Standards (HUD Code) and display a red certification label on the exterior of each transportable section
Foundation		• The structure shall be attached and anchored to a permanent foundation in conformance with the appropriate building code and with manufacturer's installation specifications • The wheels, axles, and hitches shall be removed
Skirting	Within a Manufactured Home Park	• The entire area between the floor joists of the structure and the underfloor grade shall be completely enclosed (skirted) in accordance with the terms of the appropriate building code; the manufacturer's installation specifications; and requirements set forth by the Indiana Administrative Building Council
	On an Individual Lot or Zoning Lot	• A concrete block foundation shall be installed for the entire area between the floor joists of the structure and the underfloor grade so that it is completely enclosed on all sides • Basements are permitted if designed to comply with all building codes
Utilities		• The structure shall possess all necessary building, water, and sewage disposal permits prior to placement of the structure on a zoning lot
Orientation		• The front door on manufactured homes on an individual lot or zoning lot shall face the primary street from which it gains access
Building Materials & Design		• Manufactured homes on an individual lot or zoning lot shall be covered with an exterior material and roof material that is permitted for site-built structures and have a pitched roof

CHAPTER 6 HIGHLIGHTS

IN THIS CHAPTER

- General Provisions
- Types of Subdivisions
- Subdivision Design Requirements

CHAPTER 6: SUBDIVISIONS

IN THIS CHAPTER:

6.1	GENERAL PROVISIONS.....	118
A.	Purpose	118
B.	Applicability & Jurisdiction	118
C.	General Provisions	118
6.2	TYPES OF SUBDIVISIONS.....	119
A.	Purpose & Intent	119
B.	Establishment of Subdivision Types	119
C.	Exempt Subdivisions	119
6.3	SUBDIVISION DESIGN REQUIREMENTS	121
A.	General Provisions	121
B.	Block Layout Standards	122
C.	Covenant Standards	122
D.	Common Area & Amenity Standards	123
E.	Drainage & Utility Standards	124
F.	Name Standards	124
G.	Sidewalk & Trail Standards	125
H.	Street & Driveway Standards	125
I.	Survey Standards	127

CHAPTER 6 HIGHLIGHTS

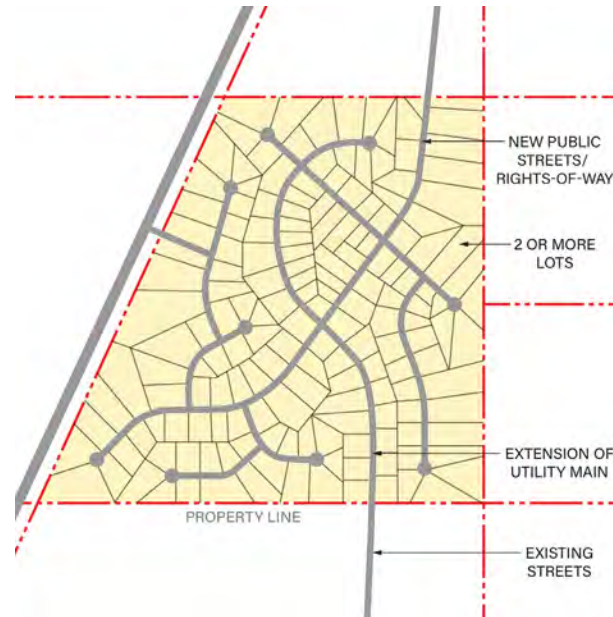
TYPES OF SUBDIVISIONS

- Subdivision types and standards are largely the same as the current
- Standards that have been updated by Board of Works are now referenced or updated

SUBDIVISION DESIGN REQUIREMENTS

- Block Layout
- Convents
- Common Area & Amenities
- Drainage & Utilities
- Name (Subdivision & Street Names)
- Sidewalk & Trails
- Streets & Driveways
- Survey

Major Subdivisions



Minor Subdivisions

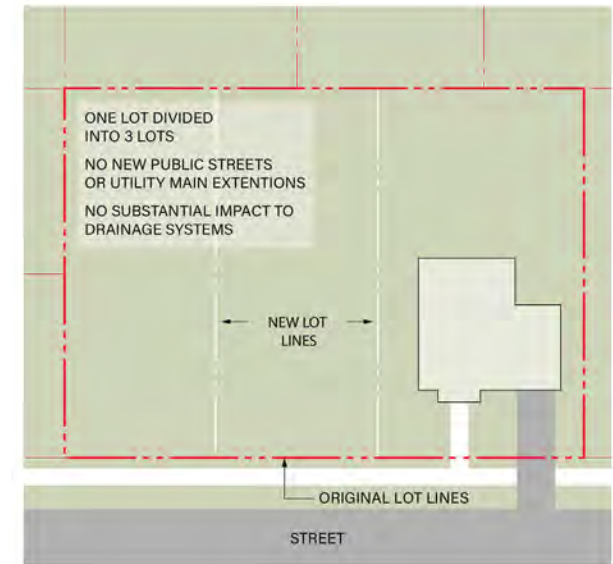


TABLE 6.1: EXEMPT SUBDIVISIONS

Cemetery Plots	• A division of land into cemetery plots for the purpose of burial of corpses
Condominiums	• A division of land for condominiums pursuant to Indiana law
Correcting Errors	• A division of land to correct errors in an existing legal description or boundary, provided that no additional lots are created and all lots conform with the standards of this UDO
Government or Court Ordered	• A division of land that is government or court ordered
Public Right-of-Way or Easement	• A division of land by the Federal, State, or local government for the acquisition of right-of-way or an easement for a public utility or public use
Shifting Property Lines	• A division of land that combines, shifts, or reconstitutes property lines between abutting lots (platted or un-platted) such that no additional lots are created, and all lots comply with the standards of this UDO

CHAPTER 7 HIGHLIGHTS

IN THIS CHAPTER

- General Provisions
- Obtaining Permits
- Site Plan Application
- Administrative Appeal
- Variance Application
- Special Use Application
- Rezoning Application
- Subdivision: Major Subdivision Application
- Subdivision: Minor Subdivision Application
- Other Procedures

Chapter 7: Procedures Procedures for PG & BZA Applications & Appeals	
7.7 REZONING APPLICATION	143
A. STEP 1: Application Submission & Review	144
B. STEP 2: PC Hearing & PC Recommendation	
C. STEP 3: Council Meeting & Final Decision	
7.8 SUBDIVISION: MAJOR SUBDIVISION APPLICATION	
PHASE 1: PRIMARY PLAT APPROVAL	
A. STEP 1: Primary Plat Application Submission & Review	
B. STEP 2: PC Hearing & Primary Plat Final Decision	
PHASE 2: SECONDARY PLAT APPROVAL	
C. STEP 3: Infrastructure Approval & Secondary Plat Application	
D. STEP 4: Secondary Plat Final Decision	
PHASE 3: CONSTRUCTION & DEVELOPMENT	
E. STEP 5: Surety or Construction of Infrastructure	
7.9 SUBDIVISION: MINOR SUBDIVISION APPLICATION	
A. STEP 1: Application Submission & Review	
B. STEP 2: PC Hearing & Final Decision	
7.10 OTHER PROCEDURES	
A. Traffic Impact Analysis	
B. Violations & Enforcement	
C. Written Commitments	

CHAPTER 7: PROCEDURES

IN THIS CHAPTER:

7.1 GENERAL PROVISIONS	131
A. Compliance with Procedures and UDO Standards	131
B. Application Requirements	131
C. Process Requirements that Apply to All Applications	131
D. Fee Schedule	132
7.2 OBTAINING PERMITS	133
A. STEP 1: Application Submission & Review	133
B. STEP 2: Final Decision	134
C. STEP 3: Development	134
7.3 SITE PLAN APPLICATION	135
A. STEP 1: Application Submission & Review	136
B. STEP 2: Final Decision	137
C. STEP 3: Development	137
7.4 ADMINISTRATIVE APPEAL	138
A. STEP 1: Application Submission & Review	138
B. STEP 2: BZA Hearing & Final Decision	138
7.5 VARIANCE APPLICATION	139
A. STEP 1: Application Submission & Review	139
B. STEP 2: BZA Hearing & Final Decision	140
C. STEP 3: Development	140
7.6 SPECIAL USE APPLICATION	141
A. STEP 1: Application Submission & Review	141
B. STEP 2: BZA Hearing & Final Decision	142
C. STEP 3: Development	142

CHAPTER 7 HIGHLIGHTS

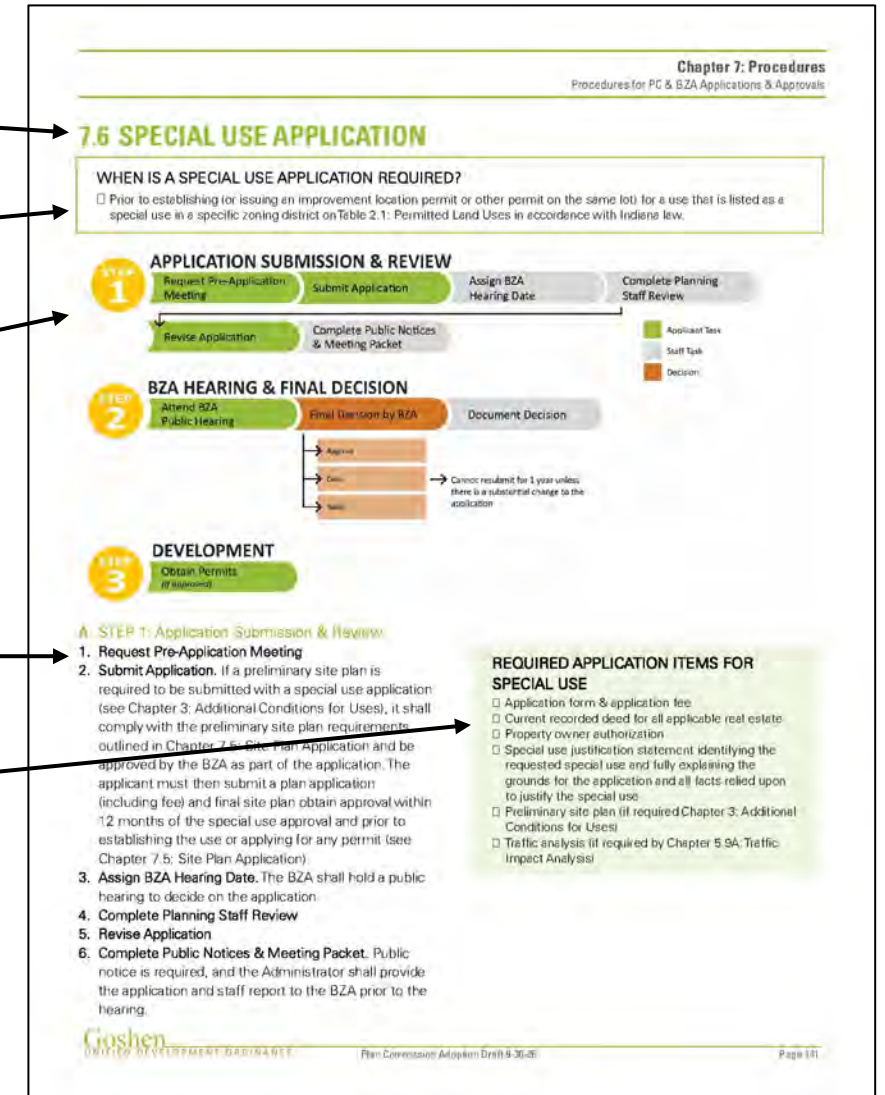
Application Name/Type

When Is This Application Needed?

Graphic Flow Chart
Color Coded Steps

Step Details
Specific Requirements for Each Step

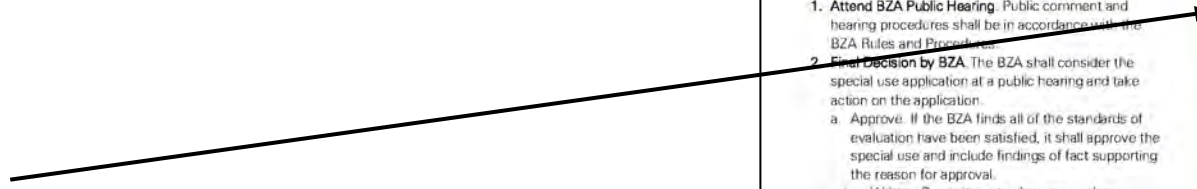
Application Requirements
Required Information
Document & Drawing Requirements



CHAPTER 7 HIGHLIGHTS

Standards of Evaluation

Specific Criteria for Decision Makers



	Chapter 7: Procedures Procedures for PC & BZA Applications & Approvals
8. STEP 2: BZA Hearing & Final Decision 1. Attend BZA Public Hearing. Public comment and hearing procedures shall be in accordance with the BZA Rules and Procedures. 2. Final Decision by BZA. The BZA shall consider the special use application at a public hearing and take action on the application. a. Approve. If the BZA finds all of the standards of evaluation have been satisfied, it shall approve the special use and include findings of fact supporting the reason for approval. i. Written Commitments. Any approval may include written commitments in accordance with Chapter 7.11 Other Procedures. b. Deny. If the BZA finds that one or more of the standards of evaluation have NOT been satisfied, it shall deny the special use and include findings of fact supporting the reason for denial. If the application is denied by the BZA, it cannot be resubmitted for one year unless the Administrator determines there is a substantial change to the application or the BZA specifies a shorter time period in their denial. c. Table. The BZA may require additional information to be provided by the applicant, and if so, the application may be tabled to a future meeting. The applicant shall provide the necessary information or revisions within the required timeframe, and if this is not provided, the BZA may deny the application. 3. Document Decision. The Administrator shall provide written approval or denial by mail or email to the applicant, City Council, and PC. If the application is denied, the specific reasons/findings for denial shall be provided. a. Expiration. Approval of a special use shall run with the land unless the following occur, in which case the special use approval shall become void: i. The BZA includes an expiration in the approval (which cannot be less than one year from the BZA approval);	SPECIAL USE STANDARDS OF EVALUATION The BZA shall determine if a special use request meets the following standards of evaluation. All standards shall be satisfied to approve the application. ❑ The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, or general welfare ❑ The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted ❑ The establishment of the special use will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district ❑ Adequate utilities, access street, drainage, and other necessary facilities have been or are being provided. ❑ Adequate measures have been or will be taken to provide ingress and egress to designed eas to minimize traffic congestion on the public streets ❑ The special use will be located in a district where such use is permitted, and all other requirements set forth in this UDO that are applicable to such use will be met ii. The use is not established within three years of the BZA approval iii. Construction has not started within three years of the BZA approval (which includes having an active (not expired) building permit) b. Amendment. An amendment to a special use shall require a new special use application. i. If a preliminary site plan was approved by the BZA as part of a special use application, the BZA shall approve any amendments, which shall follow the same process as a new special use application ii. An amendment to a written commitment shall be done in accordance with Chapter 7.11 Other Procedures. C. STEP 3: Development 1. Obtain Other Permits. The applicant shall obtain all other required building permits, certificates of occupancy, right-of-way permits, and other approvals as applicable.
Gordon	Plan Commission Adopted Draft 9-30-20 Page 142

CHAPTER 8 HIGHLIGHTS

IN THIS CHAPTER

- General Non-Conforming Provisions
- Non-Conforming Lots of Record
- Non-Conforming Structures
- Non-Conforming Uses of Land
- Non-Conforming Zoning Districts

CHAPTER 8 NON-CONFORMING

IN THIS CHAPTER:

8.1 GENERAL NON-CONFORMING PROVISIONS	160
A. Purpose and Intent	160
B. Incompatible Use	160
C. Illegal Non-conforming vs. Legal Non-conforming	160
D. Burden of Proof	160
E. Current Construction	160
8.2 NON-CONFORMING LOTS OF RECORD	161
A. Continuance of Non-conforming Lots	161
8.3 NON-CONFORMING STRUCTURES	162
A. Continuance of Non-conforming Structures	162
B. Repairs and Maintenance	162
C. Residential Structures	162
D. Non-Residential Structures	162
E. Non-conforming Signs	163
8.4 NON-CONFORMING USES OF LAND	164
A. Continuance of Non-conforming Uses of Land	164
B. Additional Structures	164
C. Structures and Uses in Combination	164
D. Agricultural Uses	164
8.5 NON-CONFORMING ZONING DISTRICTS	165
A. Continuance of Non-Conforming Zoning Districts	165

Goshen
UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 9 HIGHLIGHTS

IN THIS CHAPTER

- General Provisions
- UDO Definitions

CHAPTER 9: DEFINITIONS

IN THIS CHAPTER:

9.1	GENERAL PROVISIONS.....	168
A.	General Terms and Words	168
B.	Terms Not Defined.....	168
9.2	UDO DEFINITIONS.....	169

Do you feel...
~~OVERWHELMED~~

or

EMPOWERED TO LEAD

WRAP UP DISCUSSION

Goshen

UNIFIED DEVELOPMENT ORDINANCE

Local Officials Training Session
10.16.2026

TAYLOR
SIEFKER
WILLIAMS
design group

