Article 3
Zoning Districts



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See Also:

Article 4,
Overlay Zoning Districts

Article 5,
Planned Unit Development

3.1 Establishment of Zoning Districts

A. **Establishment of Zoning Districts:** For the purpose of this Ordinance, the planning jurisdiction subject to this Ordinance is divided into the following zoning districts. Each of the zoning districts stands alone and is not part of a hierarchy-system of zoning. For example, uses permitted in the I2 district are not permitted in the I3 district unless expressly listed as such in the I3 district. Only those uses and standards that are expressly indicated and noted for each district apply to that district.

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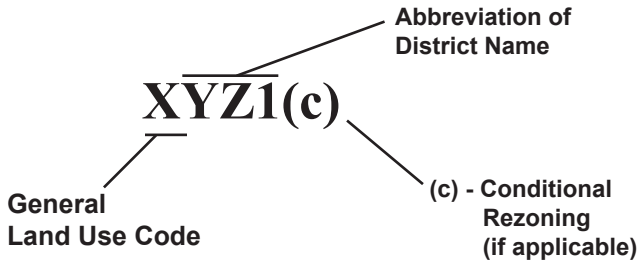
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3.1 Establishment of Zoning Districts (cont.)

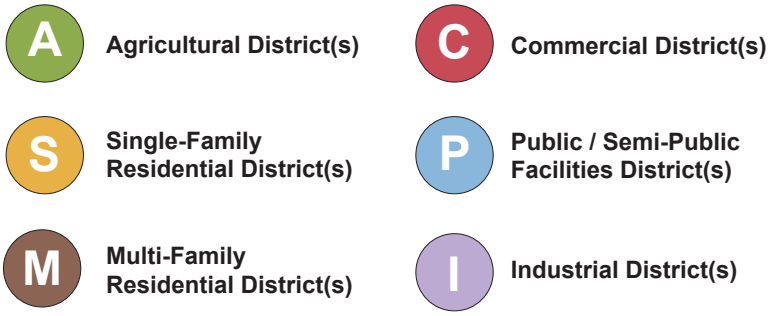
B. **Establishment of Planned Unit Development District:** This Ordinance allows for any zoning district(s) to be rezoned for the creation of a Planned Unit Development. All Planned Unit Developments shall comply with the requirements of Article 5 of this Ordinance.

C. **Subdivision of Land:** The subdivision of land in every zoning district shall comply with the provisions of the Subdivision Control Ordinance. The subdivision of land in each zoning district shall be limited as specified by the provisions of this Article.

Zoning District Labeling (Figure 3.1)



Zoning District Symbols (Figure 3.2)



3.2 Land Uses

See Also:

Chapter 12.5, Appeals of Administrative Decisions

A. **Land Uses Specified:** Each land use is either a permitted, prohibited or a conditional use in each zoning district. A list of permitted and conditional use categories for each district is provided in the "Permitted Uses" and "Conditional Uses" columns accompanying the description of each district in this Article. Specific land uses within each category are listed in the Land Use Matrix at the end of this Article.

B. **Unlisted or Questionable Land Uses:** Any use not listed as a permitted use or conditional use is considered prohibited. The Planning Director may determine into which category any questionable use is placed if it is not specifically listed but is similar to another use that is a permitted or a conditional use. This determination may be appealed to the Board of Zoning Appeals consistent with the provisions of Chapter 12.5 for Appeals of Administrative Decisions.

C. **Minor Essential Services:** Minor essential services shall be permitted in all zoning districts; no permit shall be required. These services shall include overhead or underground gas, electrical, telephone, steam, fuel or water transmission or distribution systems; as well as collection, communication, supply or disposal systems including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, traffic signals, hydrants and similar items. Minor essential services shall also include unstaffed utility installations, such as sewer lift stations, used in direct support of collection or distribution systems. In no instance shall minor essential services be deemed to include waste water treatment plants, water towers, or any other uses specifically listed in Chapters 3.4 through 3.24 and Table 3.1. Further, minor essential services shall not include any telecommunications facilities regulated by Chapter 6.8.

3.3 Standards

A. **Lot Standards Established:** The lot standards for each zoning district shall be as specified in the description of each district in this Article. Lot standards shall include, but not be limited to, front setback, side setback, rear setback, lot area, lot width, lot frontage, lot depth, height, living and ground floor areas, primary structures, and lot coverage.

B. **General Lot Standards:** All lots shall comply with the following standards consistent with the applicable lot standards:
   1. Compliance Requirements: Except as provided in this Ordinance, no structure shall be erected, altered, enlarged or reconstructed unless such alteration, enlargement, or reconstruction conforms with the lot regulations of the zoning district in which it is located. The lot standards of this Article may not apply in instances where this Ordinance specifically provides alternate standards, such as an overlay zoning district.
   2. Setback Standards: No portion of any structure is allowed to be located within the required setbacks. Structures shall include, but not be limited to garages, carports, decks, and platforms above normal grade level.
      a. *At-Grade Improvements:* Parking spaces, interior drives, other vehicle use areas and sidewalks shall be permitted within the required setbacks at normal grade level subject to the standards of this Ordinance.
      b. *Minor Appurtenances:* Cornices, bay windows, chimneys, eaves, and other minor appurtenances to structures may encroach into the required setbacks by a maximum of 2 feet. Steps, awnings, balconies, fire escapes, and other similar features may encroach into the required setbacks by a maximum of 5 feet.
      c. *Easements:* No building shall be located in any easement required by the Subdivision Control or Zoning Ordinance regulations. Further, no building should be located in any other easement without written permission and/or coordination with the easement holder; the property owner is responsible for compliance with these private agreements.
   3. Access Requirements: Every structure and/or use erected, moved, or established shall be located on a lot with the frontage required by the zoning districts described in this Article. Every lot shall have access to a public street or on a private street or access easement. The use of all private streets and access easements shall be subject to the approval of the Plan Commission, consistent with all applicable requirements of this Ordinance and the Subdivision Control Ordinance.

See Also:

Article 11, Nonconformities

Article 14, Definitions

3.3 Standards (cont.)

C. **Lot Standards Measurement:** The measurement and calculation of the lot standards established by this Article shall be as described below. All figures shall be rounded to the nearest whole number. All fractions of 1/2 or greater and all percentages of 0.5% or greater shall be rounded up to the next highest whole number.

1. Gross Density: Gross density shall be measured as the number of dwelling units per acre in a given area, including any property used for street rights-of-way, parks, open space, flood hazard areas, or other features.
2. Lot Area: Lot area shall be measured as the horizontal area included within the exterior lines of a lot, including any easements and required setback or buffer areas, but excluding any rights-of-way or similar dedications to the public and any areas that are regularly covered by water a majority of the calendar year.
3. Lot Width: Lot width shall be measured as the horizontal distance between side lot lines at the front setback line or build-to line affecting the property. The front setback line for irregularly shaped lots may exceed the minimum required and therefore represent the lot width that is provided.
4. Lot Frontage: Lot frontage shall be measured as the horizontal distance between side lot lines measured at the point at which the lot abuts a right-of-way or other access. Lot frontage and/or access on a public right-of-way, private right-of-way, or easement shall be consistent with the requirements of the Subdivision Control Ordinance and shall be subject to Plan Commission approval through the platting process, if applicable.
5. Lot Coverage: Lot coverage shall be measured as the percentage of the lot area occupied by permanent primary and accessory structures. Lot coverage shall not include area occupied by temporary structures, parking areas, sidewalks, or other similar paved surfaces.
6. Front Setback: Front setback shall be measured as the shortest horizontal distance between the street or road right-of-way specified by the applicable Thoroughfare Plan and the foundation of the nearest structure. Front setback requirements shall also apply to any reserved rights-of-way. The specified right-of-way shall be measured with 1/2 of the required distance on either side of the centerline of the street/road. In locations where the actual right-of-way exceeds the Thoroughfare Plan specified right-of-way, the front yard setback shall be either (1) as specified for each zoning district by this Article and measured as described above, or (2) 5 feet from the actual right-of-way, whichever is greater.
    a. *Multiple Frontage Lots:* All lots with more than one frontage on a street or road (such as corner lots and through lots) shall be considered as requiring a front setback for each street/road frontage. The minimum side setback shall be required for all other yards.

b. *Cul-de-Sac Lots:* The measurement of front yard setback on a cul-de-sac shall be expressed as an arc which parallels the right-of-way.
c. *Interstate Highways*: The minimum setback for all interstate highways shall equal that which is specified for an Arterial Road in the applicable zoning district.

7. Front Built-to Line: Built-to line shall be measured as the shortest horizontal distance between the front lot line and the foundation of the nearest structure.
8. Rear Setback: Rear setback shall be measured as the shortest horizontal distance between the rear lot line and the foundation of the nearest structure.
9. Side Setback: Side setback shall be measured as the shortest horizontal distance between a side lot line and the foundation of the nearest structure. When expressed as an "aggregate" the measurement shall be a total for both sides of the lot. In all other cases the setback shall be measured for each side yard.
10. Living Area: Living area shall be measured as the floor area of a dwelling intended for human occupation and use. The measurement of living area shall exclude any garage, unfinished basement, or other similar space.
11. Ground Floor Living Area: Ground floor living area shall be measured as the percentage of total living area located on the ground floor of a dwelling.
13. Primary Structures per Lot: Primary structures per lot shall be measured as the total number of primary structures and/or separate structures housing different primary uses on any lot.
14. Height: Height shall be measured consistent with Chapter 9.1.

D. **Development Standards:** All structures and land uses, including any alterations to either, that are established or otherwise occur after the effective date of this Ordinance shall conform to the development standards provided by this Ordinance. The development standards that apply to each zoning district shall be as cross-referenced in the description of each district in this Article and as otherwise described by this Ordinance. The development standards shall not apply in instances where this Ordinance specifically provides alternate requirements, such as an overlay zoning district.

3.4 Agriculture: **Voluntary Protection (AV)**

Intent:

The "AV", Agriculture, Voluntary Protection zoning district is intended to provide a mechanism for owners of agricultural property to voluntarily limit the possible development of their land. In no instance shall any property be zoned "AV" without the consent of all property owners.

The "AV" zoning district does not provide any automatic tax incentives for agricultural uses. Further, this zoning district does not prevent future rezoning of the property for non-agricultural purposes. The "AV" zoning district provides property owners with a method of officially signaling their intent to allow only low intensity, agriculture-related development on their property at the current time.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses
- farm

Residential Uses
- dwelling, single-family

Park Uses
- nature preserve / conservation area

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses
- animal boarding
- biosolids storage facility - *County Only*
- confined feeding operation (CFO)

Residential Uses
- bed and breakfast facility
- shared housing facility

Public / Semi-Public Uses
- airstrip (private)

Communications / Utilities Uses*
- sewage treatment plant
- utility substation
- water tower
- wellfield/water treatment facility

*see also Section 1.2(B)(5) for exemptions

Commercial Uses
- agricultural supply facility
- agri-business facility
- agri-tourism facility

Industrial Uses
- agri-industrial facility

C. Lot Standards

Minimum Lot Area
- Septic System: 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater. However, subdivision parent tract remainders over 5 acres shall not be required to demonstrate septic system suitability.
- Sewer Service: 1 acre (43,560 sq. ft.)

Minimum Lot Width
- 150 feet

Minimum Lot Frontage
- 30 feet

Maximum Lot Coverage
- Agricultural Structures: None
- Non-Agricultural Structures: 25%

Minimum Front Setback
- Arterial Street or Road: 50 feet
- Collector Street or Road: 30 feet
- Local Street or Road: 25 feet

Minimum Side Setback
- Agricultural Structure: 30 feet
- Primary Structure: 30 feet
- Accessory Structure: 15 feet

Minimum Rear Setback
- Agricultural Structure: 30 feet
- Primary Structure: 30 feet
- Accessory Structure: 15 feet

Minimum Living Area per Dwelling
- 1,000 square feet (see also Section 6.7(A)(2)(a) for Manufactured Homes)

Minimum Ground Floor Living Area
- 40%

Maximum Primary Structures per Lot
- 1*

*structures used for agricultural purposes shall not be distinguished as primary or accessory, however no more than 1 dwelling shall be permitted on any lot.

Maximum Height
- Agricultural Structure: None
- Primary Structure: 40 feet
- Accessory Structure: 35 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Both public water and sewer systems and well and septic systems shall be permitted.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered eligible parent tracts. A new lot may be created only for the purpose of establishing a separate property for the existing farm dwelling. The remaining tract, even if platted, shall not be considered a buildable lot. All new lots shall comply with this Ordinance and the Subdivision Control Ordinance. Any subdivision rights shall run with the remaining tract.

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3.5 Agriculture: **Preferred (AP)**

Intent:

The "AP", Agriculture, Preferred zoning district is intended to provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.

Residential development in this zoning district is intended to be limited. In no instance shall this zoning district be considered a large-lot residential zone. This district is further intended to protect the use and value of both agricultural and non-agricultural property within the community.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses
- farm

Residential Uses
- dwelling, single-family

Park Uses
- nature preserve / conservation area

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses
- animal boarding
- biosolids storage facility - *County Only*
- confined feeding operation (CFO)

Residential Uses
- bed and breakfast facility
- shared housing facility

Public / Semi-Public Uses
- airstrip (private)
- animal shelter
- cemetery
- fairgrounds
- police, fire, or rescue station
- private club
- school (grades pre-school through 12)
- worship facility

Communications / Utilities Uses*
- neighborhood scale solar energy system
- sewage treatment plant
- utility substation
- water tower
- wellfield/water treatment facility

*see also Section 1.2(B)(5)

Park Uses
- campground / RV park
- golf course

Commercial Uses
- agricultural supply facility
- agri-business facility
- agri-tourism facility
- farmer's market
- greenhouse / plant nursery
- kennel
- livestock auction / sales facility
- recreational uses (large scale)
- retreat center

Industrial Uses
- agricultural products terminal
- agri-industrial facility
- comm. solar energy system (CSES) - *County & Joint District Only*
- comm. solar energy system (CSES) generation tie line - *Columbus Only*
- power generation facility
- waste disposal facility

C. Lot Standards

Minimum Lot Area
- Septic System: 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater. However, subdivision parent tract remainders over 5 acres shall not be required to demonstrate septic system suitability.
- Sewer Service: 1 acre (43,560 sq. ft.)

Minimum Lot Width
- 150 feet (lot area greater than 2 acres)
- 75 feet (lot area 2 acres or less)

Minimum Lot Frontage
- 30 feet

Maximum Lot Coverage
- Agricultural Structures: None
- Non-Agricultural Structures: 35%

Minimum Front Setback
- Arterial Street or Road: 50 feet
- Collector Road: 30 feet
- Collector Street: 25 feet
- Local Road: 25 feet
- Local Street: 10 feet (25 feet for any garage with a vehicle entrance facing the Street)

Minimum Side & Rear Setback
- Agricultural Structure: 30 feet
- Primary Structure: 30 feet*
- Accessory Structure: 15 feet*

* 5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less

Minimum Living Area per Dwelling
- 1,000 square feet (see also Section 6.7(A)(2)(a) for Manufactured Homes)

Minimum Ground Floor Living Area
- 40%

Maximum Primary Structures per Lot
- 1 (structures used for agricultural purposes shall not be distinguished as primary or accessory, however no more than 1 dwelling shall be permitted on any lot)

Maximum Height
- Agricultural Structure: None
- Primary Structure: 40 feet
- Accessory Structure: 35 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Both public water and sewer systems and well and septic systems shall be permitted.
2. Subdivision Limitations: In **Bartholomew County's** jurisdiction new lots shall be based on the scale below. All legal lots present on the effective date of this Ordinance are eligible parent tracts, from which new lots can be created. The remaining tract shall be considered a lot. Future subdivision rights allowed by this Ordinance shall clearly be assigned to each lot.

   Maximum Total Lots Permitted:
   From parent tracts of 25 acres or less - 3 total lots
   From parent tracts of 26 to 50 acres - 4 total lots
   From parent tracts of 51 to 75 acres - 6 total lots
   From parent tracts of 76 to 100 acres - 8 total lots
   From parent tracts greater than 100 acres - 10 total lots

   In the **City of Columbus** jurisdiction, no more than 2 lots shall be subdivided from any parent tract present on September 7, 1999 over any period of time. The remaining tract shall contain at least 10 acres for each lot subdivided.

Cross-References

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3.6 Agriculture: **General Rural (AG)**

Intent:

The "AG", Agriculture, General Rural zoning district is intended to provide areas for a mixture of agricultural and residential land uses. This mixture is intended to support the long-term viability of agricultural operations, while also allowing increased non-agricultural development in areas adjacent to developed infrastructure. This district should be used to provide unique, rural housing options and the future ability to extend urban infrastructure.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses
- farm

Residential Uses
- dwelling, single-family

Park Uses
- nature preserve / conservation area

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses
- animal boarding
- biosolids storage facility - *County Only*
- confined feeding operation (CFO)

Residential Uses
- bed and breakfast facility
- shared housing facility

Communications / Utilities Uses*
- neighborhood scale solar energy system
- sewage treatment plant
- utility substation
- water tower
- wellfield/water treatment facility

*see also Section 1.2(B)(5)

Public / Semi-Public Uses
- airstrip (private)
- animal shelter
- cemetery
- fairgrounds
- police, fire, or rescue station
- private club
- school (grades pre-school through 12)
- worship facility

Park Uses
- athletic complex
- campground / RV park
- golf course
- park / playground

Commercial Uses
- agricultural supply facility
- agri-business facility
- agri-tourism facility
- farmer's market
- greenhouse / plant nursery
- kennel
- livestock auction / sales facility
- microbrewery / artisan distillery
- recreational uses (large scale)
- retreat center

Industrial Uses
- comm. solar energy system (CSES) - *County & Joint District Only*
- comm. solar energy system (CSES) generation tie line - *Columbus Only*

C. Lot Standards

Minimum Lot Area
- Septic System: 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater. However, subdivision parent tract remainders over 5 acres shall not be required to demonstrate septic system suitability.
- Sewer Service: 1 acre (43,560 sq. ft.)

Minimum Lot Width
- 100 feet (lot area greater than 2 acres)
- 75 feet (lot area 2 acres or less)

Minimum Lot Frontage
- 30 feet

Maximum Lot Coverage
- Agricultural Structures: None
- Non-Agricultural Structures: 35%

Minimum Front Setback
- Arterial Street or Road: 50 feet
- Collector Road: 30 feet
- Collector Street: 25 feet
- Local Road: 25 feet
- Local Street: 10 feet (25 feet for any garage with a vehicle entrance facing the Street)

Minimum Side & Rear Setback
- Agricultural Structure: 20 feet
- Primary Structure: 20 feet*
- Accessory Structure: 15 feet*

* 5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less

Minimum Living Area per Dwelling
- 1,000 square feet (see also Section 6.7(A)(2)(a) for Manufactured Homes)

Minimum Ground Floor Living Area
- 40%

Maximum Primary Structures per Lot
- 1 (structures used for agricultural purposes shall not be distinguished as primary or accessory, however no more than 1 dwelling shall be permitted on any lot)

Maximum Height
- Agricultural Structure: None
- Primary Structure: 40 feet
- Accessory Structure: 35 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Both public water and sewer systems and well and septic systems shall be permitted.
2. Subdivision Limitations: In **Bartholomew County's** jurisdiction new lots shall be based on the scale below. All legal lots present on the effective date of this Ordinance are eligible parent tracts, from which new lots can be created. The remaining tract shall be considered a lot. Future subdivision rights allowed by this Ordinance shall clearly be assigned to each lot.

   Maximum Total Lots Permitted:
   From parent tracts of 25 acres or less - 5 total lots
   From parent tracts of 26 to 50 acres - 8 total lots
   From parent tracts of 51 to 75 acres - 12 total lots
   From parent tracts of 76 to 100 acres - 16 total lots
   From parent tracts greater than 100 acres - 20 total lots

   In the **City of Columbus** jurisdiction, no more than 2 lots shall be subdivided from any parent tract present on September 7, 1999 over any period of time. The remaining tract shall contain at least 10 acres for each lot subdivided.

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Sign Standards.	**Art. 10**

3.7 Residential: **Rural (RR)**

Intent:

The "RR", Residential, Rural zoning district is specifically intended to (1) provide for the development of new residential neighborhoods on select properties in otherwise rural and/or agricultural areas of the jurisdiction of Bartholomew County and (2) to provide an option for the regulation of lake communities and other existing rural developments in both Bartholomew County and Columbus jurisdictions. In the case of new development in Bartholomew County this zoning district is intended to be applied to properties upon the request of the property owner or developer in anticipation of a future subdivision. The RR district should only be applied in instances where it can be demonstrated that (1) the property is not prime agricultural ground and/or not suited to agricultural uses, (2) the property is adequately served by public streets or roads, and (3) the property is either provided with public sewer and water utility service or can adequately accommodate well and septic systems.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- dwelling, single-family

Park Uses
- nature preserve / conservation area
- park / playground

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- bed and breakfast facility
- shared housing facility

Public / Semi-Public Uses
- community garden

Communications / Utilities Uses*
- neighborhood scale solar energy system
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Park Uses
- amphitheater / outdoor venue
- athletic complex

C. Lot Standards

Minimum Lot Area
- Septic System: 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater. However, subdivision parent tract remainders over 5 acres shall not be required to demonstrate septic system suitability.
- Sewer Service: 20,000 sq. ft.

Minimum Lot Width
- 75 feet

Minimum Lot Frontage
- 35 feet

Maximum Lot Coverage
- 30%

Minimum Front Setback
- Arterial Street or Road: 50 feet
- Collector Road: 30 feet
- Collector Street: 25 feet
- Local Road: 25 feet
- Local Street: 10 feet (25 feet for any garage with a vehicle entrance facing the Street)

Minimum Side & Rear Setback
- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling
- 1,000 square feet (see also Section 6.7(A)(2)(a) for Manufactured Homes)

Minimum Ground Floor Living Area
- 40%

Maximum Primary Structures per Lot
- 1

Maximum Height
- Primary Structure: 40 feet
- Accessory Structure: 35 feet (or the height of the primary structure on the property, whichever is less)

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Both public water and sewer systems and well and septic systems shall be permitted.
2. Subdivision Limitations: In **Bartholomew County's** jurisdiction all legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

   In the **City of Columbus** jurisdiction, no more than 2 lots shall be subdivided from any parent tract present on September 7, 1999 over any period of time. The remaining tract shall contain at least 10 acres for each lot subdivided.

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3.8 Residential: **Single-Family 1 (RS1)**

Intent:

The "RS1", Residential, Single-Family zoning district is intended to provide areas for low density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- dwelling, single-family

Park Uses
- nature preserve / conservation area
- park / playground

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- bed and breakfast facility
- shared housing facility

Communications / Utilities Uses*
- neighborhood scale solar energy system
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- community center
- community garden
- day-care center (adult or child)
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses
- amphitheater / outdoor venue
- athletic complex
- golf course

C. Lot Standards

Minimum Lot Area
- 12,000 sq. ft.

Minimum Lot Width
- 75 feet

Minimum Lot Frontage
- 35 feet

Maximum Lot Coverage
- 30%

Minimum Front Setback
- Arterial Street or Road: 50 feet
- Collector Road: 30 feet
- Collector Street: 15 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any garage with a vehicle entrance facing the Street

Minimum Side Setback
- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Rear Setback
- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling
- 1,000 square feet (see also Section 6.7(A)(2)(a) for Manufactured Homes)

Minimum Ground Floor Living Area
- 40%

Maximum Primary Structures per Lot
- 1

Maximum Height
- Primary Structure: 40 feet
- Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.9 Residential: **Single-Family 2 (RS2)**

Intent:

The "RS2", Residential, Single-Family zoning district is intended to provide areas for moderate density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- dwelling, single-family

Park Uses
- nature preserve / conservation area
- park / playground

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- bed and breakfast facility
- shared housing facility

Communications / Utilities Uses*
- neighborhood scale solar energy system
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- community center
- community garden
- day-care center (adult or child)
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses
- amphitheater / outdoor venue
- athletic complex
- golf course

C. Lot Standards

Minimum Lot Area
- 10,000 sq. ft.

Minimum Lot Width
- 65 feet

Minimum Lot Frontage
- 35 feet

Maximum Lot Coverage
- 35%

Minimum Front Setback
- Arterial Street or Road: 50 feet
- Collector Road: 30 feet
- Collector Street: 15 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any garage with a vehicle entrance facing the Street

Minimum Side Setback
- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Rear Setback
- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling
- 1,000 square feet (see also Section 6.7(A)(2)(a) for Manufactured Homes)

Minimum Ground Floor Living Area
- 40%

Maximum Primary Structures per Lot
- 1

Maximum Height
- Primary Structure: 40 feet
- Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.10 Residential: **Single-Family 3 (RS3)**

Intent:

The "RS3", Residential, Single-Family zoning district is intended to provide areas for moderate to high density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- dwelling, single-family

Park Uses
- nature preserve / conservation area
- park / playground

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- bed and breakfast facility
- shared housing facility

Communications / Utilities Uses*
- neighborhood scale solar energy system
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- community center
- community garden
- day-care center (adult or child)
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses
- amphitheater / outdoor venue
- athletic complex
- golf course

C. Lot Standards

Minimum Lot Area
- 7,200 sq. ft.

Minimum Lot Width
- 60 feet

Minimum Lot Frontage
- 35 feet

Maximum Lot Coverage
- 40%

Minimum Front Setback
- Arterial Street or Road: 50 feet
- Collector Road: 30 feet
- Collector Street: 15 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any garage with a vehicle entrance facing the Street

Minimum Side Setback
- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Rear Setback
- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling
- 1,000 square feet (see also Section 6.7(A)(2)(a) for Manufactured Homes)

Minimum Ground Floor Living Area
- 40%

Maximum Primary Structures per Lot
- 1

Maximum Height
- Primary Structure: 40 feet
- Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.11 Residential: **Single-Family 4 (RS4)**

Intent:

The "RS4", Residential, Single-Family zoning district is intended to provide areas for high density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial roads, parks and open space, employment, and convenience goods.

This district is intended for use only in the City limits of the City of Columbus in order to ensure that new development is provide with services appropriate for the density that will result. This district is not intended for use in either the jurisdiction of Bartholomew County or the Edinburgh / Bartholomew / Columbus Joint District Plan Commission.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- dwelling, single-family

Park Uses
- nature preserve / conservation area
- park / playground

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- bed and breakfast facility
- shared housing facility

Communications / Utilities Uses*
- neighborhood scale solar energy system
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- community center
- community garden
- day-care center (adult or child)
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses
- amphitheater / outdoor venue
- athletic complex
- golf course

C. Lot Standards

Minimum Lot Area
- 5,500 sq. ft.

Minimum Lot Width
- 50 feet

Minimum Lot Frontage
- 35 feet

Maximum Lot Coverage
- 45%

Minimum Front Setback
- Arterial Street or Road: 50 feet
- Collector Road: 30 feet
- Collector Street: 15 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any garage with a vehicle entrance facing the Street

Minimum Side Setback
- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Rear Setback
- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling
- 1,000 square feet (see also Section 6.7(A)(2)(a) for Manufactured Homes)

Minimum Ground Floor Living Area
- 40%

Maximum Primary Structures per Lot
- 1

Maximum Height
- Primary Structure: 40 feet
- Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.12 Residential: **Established (RE)**

Intent:

The "RE", Residential, Established zoning district is intended to ensure the continued viability of neighborhoods and developments in existence on the effective date of this Ordinance.

This district should be used to maintain traditional, contextually appropriate setbacks, uses, and other standards in a manner consistent with the Comprehensive Plan.

This district should not be applied to any new development.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- dwelling, single-family

Park Uses
- nature preserve / conservation area
- park / playground

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- bed and breakfast facility
- dwellings, multi-family
- dwellings, secondary (on upper floors of other use)
- dwelling, two-family
- shared housing facility

Communications / Utilities Uses*
- neighborhood scale solar energy system
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- cemetery
- community center
- community garden
- day-care center (adult or child)
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses
- amphitheater / outdoor venue
- athletic complex
- golf course

Commercial Uses*
- personal service uses
- retail uses (small scale)
- retail uses (medium scale)

* commercial uses are a conditional use provided that they are located in an existing structure designed and constructed for that type of use

C. Lot Standards

Where any standard below is calculated base don context, that calculation shall (1) include only those properties in the RE zoning district and (2) exclude any lot, structure, setback, or other applicable feature that resulted from a development standards variance.

Minimum Lot Area
- equal to the smallest area of any legal lot of record within 300 feet of the subject property, or (where sewer service is not available) as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater.

Minimum Lot Width
- equal to the smallest width of any legal lot of record within 300 feet of the subject property.

Minimum Lot Frontage
- equal to the smallest frontage of any legal lot of record within 300 feet of the subject property.

Maximum Lot Coverage
- equal to the highest percent coverage of any legal lot of record within 300 feet of the subject property or 75%, whichever is greater.

Minimum Front Setback
- equal to the smallest setback provided by all other primary structures on the same side of the street on legal lots of record within 300 feet of the subject property, however all garage vehicle entrances facing and obtaining access from a public street shall have a minimum front setback of 25 feet on that street.

Minimum Side Setback
- Primary Structure: 5 feet
- Accessory Structure: 3 feet

Minimum Rear Setback
- Primary Structure: 5 feet
- Accessory Structure: 3 feet

Minimum Living Area per Dwelling
- Single-Family or Two-Family Structure: Either (1) 1,000 square feet, (2) equal to the smallest single-family structure living area within 300 feet of the subject property, or (3) equal to the living area of the structure most recently, legally present on the property which has been demolished or otherwise removed, whichever is less (see also Section 11.3(B)(7). Where structure originally constructed for single-family use to be use din this calculation have been converted to multiple dwelling units, the total living area of the entire structure shall be used. See also Section 6.7(A)(2)(a) for Manufactured Homes.
- Multi-Family Structure: 500 square feet

Minimum Ground Floor Living Area
- 40%

Maximum Primary Structures per Lot
- 1

Maximum Height
- Primary Structure: 45 feet
- Accessory Structure: 35 feet (or the height of the primary structure on the property, whichever is less)

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Both public water and sewer systems and well and septic systems shall be permitted. However, public water and sewer systems shall be required for all lots created after the effective date of this Ordinance. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.13 Residential: **Two-Family (RT)**

Intent:

The "RT", Residential, Two-Family zoning district is intended to provide areas for moderate density single, two, and multi-family residences in areas with compatible infrastructure and services. These residences are most likely arranged as multiple attached units on a single lot or multiple attached units separated by lot lines at a common wall. Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial roads, parks and open space, employment, and convenience goods.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- dwelling, single-family
- dwelling, two-family

Park Uses
- nature preserve / conservation area
- park / playground

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- dwelling, multi-family
- shared housing facility

Communications / Utilities Uses*
- neighborhood scale solar energy system
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- community center
- community garden
- day-care center (adult or child)
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses
- amphitheater / outdoor venue
- athletic complex
- golf course

C. Lot Standards

Minimum Lot Area
- Non-residential Use: 5,000 sq. ft.
- Residential Use: 3,000 sq. ft. per dwelling unit

Minimum Lot Width
- Single-Family Structure: 25 feet
- Two-Family Structure: 40 feet
- Multi-Family Structure: 50 feet
- Non-residential Structure: 50 feet

Minimum Lot Frontage
- Single-Family Structure: 25 feet
- Two-Family Structure: 40 feet
- Multi-Family Structure: 50 feet

Maximum Lot Coverage
- 55%

Minimum Front Setback
- Arterial Street or Road: 50 feet
- Collector Road: 30 feet
- Collector Street: 15 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any garage with a vehicle entrance facing the Street

Minimum Side Setback
- Single-Family Structure: 0 feet minimum per side, 10 feet aggregate*
- Two-Family Structure: 5 feet
- Multi-Family Structure: 10 feet
- Non-residential Structure: 10 feet
- Accessory Structure: 5 feet

*the aggregate side setback for single-family may be reduced to 0 feet for the center units in multiple attached unit designs.

Minimum Rear Setback
- Residential Structure: 5 feet
- Non-residential Structure: 10 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling
- Single-family Structure: 1,000 sq. ft.*
- Two-family Structure: 1,000 sq. ft.*
- Multi-family Structure: 500 sq. ft.

*see also Section 6.7(A)(2)(a) for Manufactured Homes

Minimum Ground Floor Living Area
- 40%

Maximum Primary Structures per Lot
- 1*

*multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height
- Primary Structure: 50 feet
- Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.14 Residential: **Multi-Family (RM)**

Intent:

The "RM", Residential, Multi-Family zoning district is intended to provide areas for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. This district should be used in limited locations with highly developed infrastructure, immediate access to Arterial or Collector roads, and direct connections to public open space and convenience goods. This district may be used to provide a transition from regional commercial areas to moderate density single-family residences. In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- dwellings, multi-family
- dwelling, two-family
- nursing home / assisted living facility
- retirement facility

Park Uses
- nature preserve / conservation area
- park / playground

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- shared housing facility

Communications / Utilities Uses*
- neighborhood scale solar energy system
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- community center
- community garden
- day-care center (adult or child)
- institutional facility for the developmentally disabled / mentally ill
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses
- amphitheater / outdoor venue
- athletic complex
- golf course

C. Lot Standards

Maximum Gross Density
- 25 Dwelling Units per Acre

Minimum Lot Area
- Non-residential Use: 5,000 sq. ft.
- Residential Use: 1,500 sq. ft. per dwelling unit (with a minimum of 6,000 square feet if fewer than 4 units)

Minimum Lot Width
- 50 feet

Minimum Lot Frontage
- 50 feet

Maximum Lot Coverage
- 65%

Minimum Front Setback
- Arterial Road: 50 feet
- Arterial Street: 10 feet*
- Collector Road: 35 feet
- Collector Street: 10 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures

Minimum Side Setback
- Two-Family Structure: 5 feet
- Multi-Family Structure: 10 feet
- Non-residential Structure: 10 feet
- Accessory Structure: 5 feet

Minimum Rear Setback
- Primary Structure: 10 feet
- Non-residential Structure: 10 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling
- Two-Family: 1,000 square feet
- Multi-family: 500 square feet

Minimum Ground Floor Living Area
- not applicable

Maximum Primary Structures per Lot
- 1*

*multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height
- Primary Structure: 50 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.15 Residential: **Manuf. Home (RMH)**

Intent:

The "RMH", Residential, Manufactured Home Park zoning district is intended to provide areas for leased-lot developments of manufactured and mobile homes. Development in this zoning district should be served by sewer and water utilities. The "RMH" district should be used in limited locations with highly developed infrastructure, immediate access to Arterial or Collector roads, and direct connections to public open space and convenience goods.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- mobile / manufactured home community

Park Uses
- nature preserve / conservation area
- park / playground

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- shared housing facility

Communications/Utilities Uses*
- neighborhood scale solar energy system
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- community center
- community garden
- day-care center (adult or child)
- police, fire, or rescue station
- school (grades pre-school through 12)
- worship facility

Park Uses
- amphitheater / outdoor venue
- athletic complex

3.15 Residential: **Manuf. Home (RMH)**

C. Lot Standards

Minimum Lot Area
- Community: 5 acres
- Home Site: 4,000 square feet

Minimum Lot Width
- Community: not applicable
- Home Site: 30 feet

Minimum Lot Frontage
- Community: 50 feet
- Home Site: not applicable

Minimum Front Setback
- Arterial Street or Road: 50 feet
- Collector Street or Road: 35 feet*
- Local Street or Road: 25 feet*

*a 25 foot minimum setback shall be maintained from all internal manufactured home community streets (measured from the edge of pavement)

Minimum Side Setback
- 50 feet from all community perimeter property lines*

*a 5 foot minimum setback shall be maintained from each home site boundary and from any common area boundary where such boundaries are interior to the community

Minimum Rear Setback
- 50 feet from all community perimeter property lines*

*a 5 foot minimum setback shall be maintained from each home site boundary and from any common area boundary where such boundaries are interior to the community

Minimum Living Area per Dwelling
- None (per IC 36-7-2-12)

Minimum Ground Floor Living Area
- 100%

Maximum Primary Structures per Lot
- 1*

* leased lot developments which are not platted and make use of coordinated street and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height
- Primary Structure: 30 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.16 Commercial: **Downtown (CD)**

Intent:

The "CD", Commercial, Downtown zoning district is established as a Site Development Plan district consistent with the IC 36-7-4-1400 series and Chapter 12.8 of this Ordinance.

The "CD", Commercial, Downtown zoning district is intended to serve as the primary commercial and activity center, where a complete range of goods, services, and entertainment is located. This district is intended to serve as a focal point, and to be the most intensely developed area in the community. This district is further intended to support the continued use of historic structures, to ensure a pedestrian-focused character, and to enable continued investment.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- bed and breakfast facility
- dwellings, secondary (on upper floors of other use)

Public / Semi-Public Uses
- clinic
- day-care center (adult or child)
- funeral home
- government office
- library
- museum
- parking lot / garage (as a primary use)
- police, fire, or rescue station
- post office
- trade or business school

Park Uses
- nature preserve / conservation area
- park / playground

Commercial Uses
- conference center
- data processing / call center
- farmer's market
- health spa
- hotel / motel
- instructional center
- liquor store
- office uses
- personal service uses
- recreation uses (small scale)
- recreation uses (medium scale)
- restaurant
- retail uses (small scale)
- retail uses (medium scale)

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- dwellings, multi-family
- dwelling, single-family
- dwelling, two-family
- retirement facility
- shared housing facility

Communications/Utilities Uses*
- neighborhood scale solar energy system
- sewage treatment plant
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- community center
- correctional facility
- hospital
- private club
- school (grades pre-school through 12)
- transportation terminal
- university or college
- worship facility

Park Uses
- amphitheater / outdoor venue
- athletic complex

Commercial Uses
- agricultural supply facility
- auto-oriented uses (small scale)
- auto rental (includes truck, RV, etc.)
- microbrewery / artisan distillery
- retreat center

Industrial Uses
- agricultural products terminal
- light industrial assembly & distribution
- research & development facility
- wholesale facility

C. Lot Standards

Minimum Lot Area
- 3,000 sq. ft.

Minimum Lot Width
- 20 feet

Minimum Lot Frontage
- 20 feet

Maximum Lot Coverage
- 100%

Front Setback / Build-to Line
- Arterial Road: 0 foot setback
- Arterial Street: 0 foot build-to*
- Collector Road: 0 foot setback
- Collector Street: 0 foot build-to*
- Local Road: 0 foot setback
- Local Street: 0 foot build-to*

* the build-to line shall not apply to primary structures on properties which include outdoor dining, assembly, or similar space which conforms to a 0 foot build-to line

Minimum Side Setback
- Primary Structure: 0 feet
- Accessory Structure: 0 feet

Minimum Rear Setback
- Primary Structure: 0 feet
- Accessory Structure: 0 feet

Minimum Living Area per Dwelling
- Single-Family: 1,000 square feet
- Two-Family: 1,000 square feet
- Secondary: 500 square feet
- Multi-family: 500 square feet

Minimum Ground Floor Living Area
- not applicable

Maximum Primary Structures per Lot
- 1

Maximum Height
- Primary Structure: 125 feet, except for the following - (1) Washington Street Frontage: 60 feet, for the one-half block on each side of Washington Street between 2nd and 8th Streets and (2) Residential Context: 50 feet, within one-half block of any single-family residential zoning district
- Accessory Structure: 35 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.17 Commercial: **Downtown Support (CDS)**

Intent:

The "CDS", Commercial, Downtown Support zoning district is intended to serve as a transitional area between the urban downtown and the suburban commercial areas at the edges of downtown. This district provides that transition by allowing uses that would be appropriate in either setting and the flexibility for new development to be either suburban or urban in character; with the intent being a market-driven conversion of the district to a pedestrian-oriented urban setting that facilitates the gradual expansion of the downtown area.

This district is primarily intended to be applied on a case-by-case basis to near-downtown properties previously zoned CC, Community Commercial in instances where flexibility to create development with urban characterisitcs is deemed appropriate.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- bed and breakfast facility
- dwellings, multi-family
- dwellings, secondary (on upper floors of other use)

Public / Semi-Public Uses
- clinic
- day-care center (adult or child)
- funeral home
- government office
- library
- museum
- parking lot / garage (as a primary use)
- police, fire, or rescue station
- post office
- trade or business school

Park Uses
- nature preserve / conservation area
- park / playground

Commercial Uses
- auto-oriented uses (small scale)
- conference center
- data processing / call center
- farmer's market
- health spa
- hotel / motel
- instructional center
- liquor store
- microbrewery / artisan distillery
- office uses
- personal service uses
- recreation uses (small scale)
- recreation uses (medium scale)
- restaurant
- retail uses (small scale)
- retail uses (medium scale)
- retreat center

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- dwelling, single-family
- dwelling, two-family
- retirement facility
- shared housing facility

Communications/Utilities Uses*
- neighborhood scale solar energy system
- sewage treatment plant
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- community center
- correctional facility
- hospital
- private club
- school (grades pre-school through 12)
- transportation terminal
- university or college
- worship facility

Park Uses
- amphitheater / outdoor venue
- athletic complex

Commercial Uses
- agricultural supply facility
- auto rental (includes truck, RV, etc.)

Industrial Uses
- agricultural products terminal
- light industrial assembly & distribution
- research & development facility
- wholesale facility

C. Lot Standards

Minimum Lot Area
- 3,000 sq. ft.

Minimum Lot Width
- 20 feet

Minimum Lot Frontage
- 20 feet

Maximum Lot Coverage
- 100%

Minimum Front Setback
- Arterial Street or Road: 0 feet*
- Collector Street or Road: 0 feet*
- Local Street or Road: 0 feet*

* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures

Minimum Side Setback
- Primary Structure: 0 feet
- Accessory Structure: 0 feet

Minimum Rear Setback
- Primary Structure: 0 feet
- Accessory Structure: 0 feet

Minimum Living Area per Dwelling
- Single-Family: 1,000 square feet
- Two-Family: 1,000 square feet
- Secondary: 500 square feet
- Multi-family: 500 square feet

Minimum Ground Floor Living Area
- not applicable

Maximum Primary Structures per Lot
- 1*

*shopping centers, office complexes and multi-family residential development with coordinated parking areas and pedestrian systems have unlimited primary structures on any one lot

Maximum Height
- Primary Structure: 125 feet, except when within one-half block of any single-family residential zoning district, in which case the maximum height is 50 feet.
- Accessory Structure: 35 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.18 Commercial: **Neighborhood (CN)**

Intent:

In the jurisdiction of the City of Columbus the "CN", Commercial, Neighborhood zoning district is a Site Development Plan district consistent with the IC 36-7-4-1400 series and Chapter 12.8 of this Ordinance.

The "CN", Commercial, Neighborhood zoning district is intended to provide convenience goods, services, and amenities within close proximity to residential areas. This district is also intended to enable the development of small-scale, mixed-use neighborhood centers. The commercial centers are generally to be located at major intersections, should be pedestrian oriented in the City of Columbus jurisdiction, and should provide ample buffering from adjacent residential uses. Further, this district should be protected from non-neighborhood serving land uses and businesses.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- dwellings, secondary (on upper floors of other uses)

Park Uses
- nature preserve / conservation area

Commercial Uses
- personal service uses
- restaurant
- retail uses (small scale)

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications/Utilities Uses
- neighborhood scale solar energy system

Public / Semi-Public Uses
- clinic
- community center
- community garden
- daycare center (adult or child)
- library
- school (grades pre-school through 12)
- worship facility

Park Uses
- park / playground

Commercial Uses
- farmer's market
- instructional center
- office uses
- recreation use (small scale)
- retail uses (medium scale)

C. Lot Standards

Minimum Lot Area
- 5,000 sq. ft.

Maximum Lot Area
- 5 acres (217,800 sq. ft.)

Minimum Lot Width
- 50 feet

Minimum Lot Frontage
- 50 feet

Maximum Lot Coverage
- 75%

Maximum Front Setback
Applies to Columbus Jurisdiction
- Arterial Street or Road: 10 feet*
- Collector Street or Road: 10 feet*
- Local Street or Road: 10 feet*

* the maximum front setback shall not apply to primary structures on properties which include outdoor dining, assembly, or similar space which conforms to the maximum 10 foot setback when that outdoor space is immediately adjacent to the primary structure

Minimum Front Setback
Applies to Bartholomew County & Joint District Jurisdictions
- Arterial Road: 50 feet
- Arterial Street: 10 feet*
- Collector Road: 35 feet
- Collector Street: 10 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

*25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures

Minimum Side Setback
- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Rear Setback
- Primary Structure: 5 feet
- Accessory Structure: 5 feet

Minimum Living Area per Dwelling
- 500 square feet

Minimum Ground Floor Living Area
- not applicable

Maximum Primary Structures per Lot
- 1*

*shopping centers, office complexes and multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height
- Primary Structure: 35 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.18 Commercial: **Neighborhood (CN)** (cont.)

E. Design Guidelines:

The following design guidelines shall apply to all property in the CN zoning district in the jurisdiction of the City of Columbus. They shall be interpreted and applied as describing the conditions necessary for a site development plan to comply with the criteria provided by Section 12.8(E)(2)(c, d, and e) of this Ordinance.

1. Building Facade Materials: Building facades, including the front, side, and rear facades, should be composed of a mix of high-quality building materials, such as brick, stone, and glass, and should incorporate variety in texture and color. *This guideline is intended to encourage high-quality investment in neighborhood commercial areas that will add long-term value to the neighborhood and maintain and/or improve the visual appeal of the area.*





2. Building Facade Features: Building facades should have horizontal and vertical variations, such as bays, recesses, banding, and similar features. *This guideline is intended to promote visual interest in neighborhood commercial buildings and to enhance the pedestrian environment in the neighborhood.*





Interpretation Note: *The images included in this Section 3.18(E) are intended to portray examples of a building or other feature that is consistent with the design guideline with which they are associated in the text. They are not intended to represent the only options for complying with that guideline. Further, the applicability of each image is limited to the subject matter of the design guideline with which each is associated; other development features shown in the image shall not be deemed to be representative of these guidelines. For example, an image associated with a building materials design guideline, that also happens to secondarily portray landscaping, shall only be considered as guidance for building materials.*

The provisions of this Section 3.18(E) are based on the recommendations of the City of Columbus Neighborhood Commercial Access & Design Study, completed by the City of Columbus - Bartholomew County Planning Department in 2017.

3. Building Facade Composition: Buildings should avoid long, homogenous or bare facades. *This guideline is intended to result in buildings that respond to a pedestrian scale and have a mass consistent with a neighborhood location. Large, monolithic building facades do not contribute to the pedestrain-friendly environment desired in a primarily residential setting.*



4. Windows: A minimum of 40% of building front walls should be dedicated to transparent windows. *This guideline is intended to enhance the pedestrian environment by revealing activity inside the building and creating a welcoming, pedestrian-friendly neighborhood atmosphere.*





5. Rooftop Mechanical Equipment: Rooftop mechanical equipment should be fully screened from view of adjacent streets and properties. The screening should be part of the building composition and fully integrated architecturally. *This guideline is intended to minimize or eliminate views of rooftop mechanical equipment, which, if visible, could detract from the residential character of the surrounding neighborhood.*

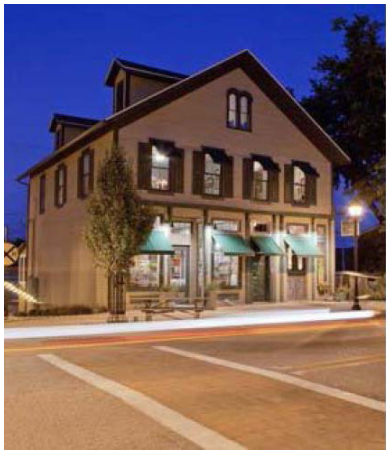
3.18 Commercial: **Neighborhood (CN)** (cont.)

6. Building Entrance: Each business should orient at least one customer entrance toward a public street. *This guideline is intended to promote a pedestrian-friendly and inviting environment along the streets and sidewalks in the larger neighborhood.*





7. Building Lighting: Accent lighting for significant architectural features and building entrances is encouraged. *Lighting of an entire building or a significant portion of the building is discouraged. This guideline is intended to encourage illumination that is complementary of residential areas while promoting comfortable and safe pedestrian activity at night.*





8. Number of Parking Spaces: The number of on-site parking spaces provided above the minimum required by Article 7 of this Ordinance should be limited. *This guideline is intended to prevent excessive parking lot pavement that could detract from the character of the surrounding neighborhood.*

9. Parking Lot Location: Off-street parking lots should be located to the side or rear of buildings, with buildings placed along the street. *This guideline is intended to reduce the visibility of parking lots in a neighborhood setting, to separate parking areas from pedestrian circulation along public streets, and to promote walkable, pedestrian-friendly neighborhood-serving developments.*



10. Streetscape: Streetscape improvements, such as sidewalk repair/upgrade, street tree plantings, and on-street parking, should be supported when such improvements are needed to improve neighborhood pedestrian connections and character. *This guideline is intended to improve pedestrian safety and enhance the pedestrian experience of neighborhood residents.*





Interpretation Note: *The guideline provided by Section 3.18(E)(10) is primarily intended to inform City of Columbus policy regarding the development and character of public infrastructure in neighborhood commercial settings. It is not intended to compel a developer or adjacent property owner to make improvements in adjacent public right-of-way. Columbus Board of Public Works & Safety approval is required for any construction or other change in a public right-of-way.*

3.19 Commercial: **Professional Office (CO)**

Intent:

The "CO", Commercial, Professional Office zoning district is intended to establish appropriate locations for professional office centers. Such centers may include both professional offices and complimentary retail uses and support facilities. This district may be used to transition from residential to other, more intense, business or industrial zoning districts.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications / Utilities Uses*
- communications service exchange

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- clinic
- day care center (adult or child)
- parking lot / garage (as a primary use)
- police, fire, or rescue station

Park Uses
- nature preserve / conservation area
- park / playground

Commercial Uses
- data processing / call center
- office uses

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications / Utilities Uses*
- neighborhood scale solar energy system
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- community center
- government office
- school (grades pre-school through 12)
- trade or business school
- worship facility

Park Uses
- amphitheater / outdoor venue

Commercial Uses
- conference center
- personal service uses
- restaurant
- retail uses (small scale)
- retreat center

Industrial Uses
- research & development facility

C. Lot Standards

Minimum Lot Area
- 10,000 square feet

Minimum Lot Width
- 50 feet

Minimum Lot Frontage
- 50 feet

Maximum Lot Coverage
- 65%

Minimum Front Setback
- Arterial Road: 50 feet
- Arterial Street: 10 feet*
- Collector Road: 35 feet
- Collector Street: 10 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures

Minimum Side Setback
- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Rear Setback
- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Living Area per Dwelling
- not applicable

Minimum Ground Floor Living Area
- not applicable

Maximum Primary Structures per Lot
- 1*

*office complexes with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height
- Primary Structure: 40 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.20 Commercial: **Community (CC)**

Intent:

The "CC", Commercial, Community zoning district is intended to establish appropriate locations for a variety of businesses providing a variety of goods and services to (1) community-wide consumers and (2) those who travel through or visit the area. This zoning district is not intended for use along traffic corridors, but should instead be applied at significant intersections along major transportation routes. This zoning district should be applied only to areas with adequate infrastructure and road access to accommodate moderately high traffic volumes.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications / Utilities Uses*
- communication service exchange
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- clinic
- community center
- day-care center (adult or child)
- funeral home
- government office
- police, fire, or rescue station
- post office
- trade or business school
- worship facility

Park Uses
- nature preserve / conservation area
- park / playground

Commercial Uses
- auto-oriented uses (small scale)
- auto-oriented uses (medium scale)
- auto-oriented uses (large scale)
- auto rental (includes truck, RV, etc.)
- builder's supply store
- equipment rental
- health spa
- hotel / motel
- instructional center
- liquor store
- microbrewery / artisan distillery
- office uses
- personal service uses
- recreation uses (small scale)
- recreation uses (medium scale)
- restaurant
- retail uses (small scale)
- retail uses (medium scale)
- retail uses (large scale)

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- dwellings, multi-family
- dwellings, secondary (on upper floors of other use)
- nursing home / assisted living facility
- retirement facility

Communications / Utilities Uses
- neighborhood scale solar energy system

Public / Semi-Public Uses
- animal shelter
- government facility (non-office)
- hospital
- institution for the developmentally disabled / mentally ill
- library
- private club
- parking lot / garage (as a primary use)
- school (grades pre-school through 12)
- transportation terminal

Park Uses
- amphitheater / outdoor venue
- athletic complex
- campground / RV park
- driving range (as a primary use)

Commercial Uses
- agricultural supply facility
- greenhouse / plant nursery
- theater (outdoor)

Industrial Uses
- agricultural products terminal
- boat/RV storage facility (outdoor)
- contractor's office / workshop
- mini-warehouse self-storage facility
- wholesale facility

C. Lot Standards

Minimum Lot Area
- 10,000 sq. ft.

Maximum Lot Area
- 10 acres (435,600 sq. ft.)

Minimum Lot Width
- 50 feet

Minimum Lot Frontage
- 50 feet

Maximum Lot Coverage
- 65%

Minimum Front Setback
- Arterial Road: 50 feet
- Arterial Street: 10 feet*
- Collector Road: 35 feet
- Collector Street: 10 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures

Minimum Side Setback
- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Rear Setback
- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Living Area per Dwelling
- Secondary: 500 square feet
- Multi-family: 500 square feet

Minimum Ground Floor Living Area
- not applicable

Maximum Primary Structures per Lot
- 1*

*shopping centers, office complexes and multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height
- Primary Structure: 40 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.21 Commercial: **Regional (CR)**

Intent:

The "CR", Commercial, Regional zoning district is intended to establish appropriate locations for a variety of businesses that either (1) serve a regional market or (2) require convenient access to high-volume transportation routes. This district should be limited to locations with access and infrastructure which is compatible with the needs of regional-serving businesses and facilities. This district should be focused at key intersections, rather than extended along corridors.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications / Utilities Uses*
- communication service exchange
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- clinic
- community center
- day-care center (adult or child)
- government office
- hospital
- museum
- parking lot / garage (as a primary use)
- police, fire, or rescue station
- post office
- trade or business school
- worship facility

Park Uses
- nature preserve / conservation area
- park / playground

Commercial Uses
- auto-oriented uses (small scale)
- auto-oriented uses (medium scale)
- auto-oriented uses (large scale)
- auto rental (includes truck, RV, etc)
- builder's supply store
- data processing / call center
- equipment rental
- farm equipment sales & service
- health spa
- hotel / motel
- instructional center
- liquor store
- microbrewery / artisan distillery
- office uses
- personal service uses
- recreation uses (small scale)
- recreation uses (medium scale)
- restaurant
- retail uses (small scale)
- retail uses (medium scale)
- retail uses (large scale)

Industrial Uses
- wholesale facility

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- dwellings, multi-family
- dwellings, secondary (on upper floors of other use)

Communications / Utilities Uses
- neighborhood scale solar energy system

Public / Semi-Public Uses
- animal shelter
- fairgrounds
- government facility (non-office)
- library
- transportation terminal
- university or college

Park Uses
- amphitheater / outdoor venue
- athletic complex
- campground / RV park
- driving range (as a primary use)

Commercial Uses
- agricultural supply facility
- conference center
- greenhouse / plant nursery
- kennel
- mobile / manufactured home sales
- retreat center
- theater (outdoor)
- truck stop / travel center

Industrial Uses
- agricultural products terminal
- boat / RV storage facility (outdoor)
- contractor's office / workshop
- light industrial assembly & distribution
- mini-warehouse self-storage facility
- research & development facility

C. Lot Standards

Minimum Lot Area
- 15,000 sq. ft.

Minimum Lot Width
- 50 feet

Minimum Lot Frontage
- 50 feet

Maximum Lot Coverage
- 75%

Minimum Front Setback
- Arterial Road: 50 feet
- Arterial Street: 10 feet*
- Collector Road: 35 feet
- Collector Street: 10 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures

Minimum Side Setback
- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Rear Setback
- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Living Area per Dwelling
- Secondary: 500 square feet
- Multi-family: 500 square feet

Minimum Ground Floor Living Area
- not applicable

Maximum Primary Structures per Lot
- 1*

*shopping centers, office complexes and multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height
- Primary Structure: no maximum
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.22 Public / Semi-Public Facilities (P)

Intent:

The "P", Public / Semi-Public Facilities zoning district is a Site Development Plan district consistent with the IC 36-7-4-1400 series and Chapter 12.8 of this Ordinance.

The "P", Public / Semi-Public Facilities zoning district is intended to provide locations for large-scale public facilities, worship facilities, and concentrations of other public institutions. This district should be applied in those locations where a single facility or combination of facilities forms an institutional center. This district is further intended to provide a set of setbacks and other requirements that respond to the unique scale and other considerations common to these types of uses. This district should be applied to reduce land use conflicts and ensure that public and semi-public facilities are appropriately integrated into the community.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Residential Uses
- nursing home / assisted living facility
- retirement facility

Communications / Utilities Uses*
- communications service exchange

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- airport (public)
- cemetery
- clinic
- community center
- community garden
- day care center (adult or child)
- government office
- hospital
- institution for the developmentally disabled / mentally ill
- library
- private club
- museum
- parking lot / garage (as a primary use)
- police, fire, or rescue station
- post office
- school (grades pre-school through 12)
- trade or business school
- university or college
- worship facility

Park Uses
- golf course
- nature preserve / conservation area
- park / playground

Commercial Uses
- conference center
- health spa
- instructional center
- retreat center

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Communications / Utilities Uses*
- neighborhood scale solar energy system
- sewage treatment plant
- utility substation
- water tower
- wellfield / water treatment facility

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- animal shelter
- correctional facility
- fairgrounds
- government facility (non-office)

Park Uses
- amphitheater / outdoor venue
- athletic complex
- driving range (as a primary use)

C. Lot Standards

Minimum Lot Area
- 20,000 square feet

Minimum Lot Width
- 50 feet

Minimum Lot Frontage
- 50 feet

Maximum Lot Coverage
- 65%

Minimum Front Setback
- Arterial Road: 50 feet
- Arterial Street: 10 feet*
- Collector Road: 35 feet
- Collector Street: 10 feet*
- Local Road: 25 feet
- Local Street: 10 feet*

* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures

Minimum Side Setback
- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Rear Setback
- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Living Area per Dwelling
- not applicable

Minimum Ground Floor Living Area
- not applicable

Maximum Primary Structures per Lot
- 1*

*combined institutional facilities and campuses with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height
- Primary Structure: 45 feet
- Accessory Structure: 25 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.23 Industrial: **Light (I1)**

Intent:

The "I1", Industrial: Light zoning district is intended to provide locations for light production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate only industrial uses that are completely contained within structures and do not involve the outdoor storage of materials or the release of nuisance or polluting sounds, odors, or materials.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses
- farm

Communications / Utilities Uses*
- communication service exchange
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- parking lot / garage (as a primary use)
- police, fire, or rescue station

Park Uses
- nature preserve / conservation area

Commercial Uses
- conference center
- data processing / call center
- office uses

Industrial Uses
- light industrial assembly & distribution
- mini-warehouse self-storage facility
- research & development facility
- warehouse & distribution facility
- wholesale facility

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses
- animal boarding

Communications / Utilities Uses
- neighborhood scale solar energy system

Public / Semi-Public Uses
- clinic
- day-care center (adult or child)
- trade or business school

Commercial Uses
- agri-business facility
- agri-tourism facility
- microbrewery / artisan distillery
- personal service uses

C. Lot Standards

Minimum Lot Area
- 22,000 square feet

Minimum Lot Width
- 100 feet

Minimum Lot Frontage
- 50 feet

Maximum Lot Coverage
- 75%

Minimum Front Setback
- Arterial Street or Road: 50 feet
- Collector Street or Road: 35 feet
- Local Street or Road: 25 feet

Minimum Side Setback
- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Rear Setback
- Primary Structure: 10 feet
- Accessory Structure: 10 feet

Minimum Living Area per Dwelling
- not applicable

Minimum Ground Floor Living Area
- not applicable

Maximum Primary Structures per Lot
- 1*

*combined industrial operations with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height
- Primary Structure: 40 feet
- Accessory Structure: 40 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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3.24 Industrial: **General (I2)**

Intent:

The "I2", Industrial: General zoning district is intended to provide locations for general production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial developments and uses.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses
- farm

Communications / Utilities Uses*
- communication service exchange
- sewage treatment plant
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses
- government facility (non-office)
- parking lot / garage (as a primary use)
- police, fire, or rescue station

Park Uses
- nature preserve / conservation area

Commercial Uses
- auto-oriented uses (medium scale)
- builder's supply store
- conference center
- data processing / call center

Industrial Uses
- contractor's office / workshop
- dry cleaners (commercial)
- food & beverage production
- general industrial production
- light industrial assembly & distribution
- light industrial processing & distribution
- mini-warehouse self-storage facility
- research & development facility
- truck freight terminal
- warehouse & distribution facility

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses
- animal boarding

Communications / Utilities Uses
- neighborhood scale solar energy system

Public / Semi-Public Uses
- clinic
- day-care center (adult or child)
- trade or business school

Commercial Uses
- agricultural supply facility
- agri-business facility
- agri-tourism facility
- equipment rental
- farm equipment sales & service
- microbrewery / artisan distillery
- office uses
- personal service uses
- restaurant
- truck stop / travel center

Industrial Uses
- agricultural products terminal
- agri-industrial facility
- boat / RV storage facility (outdoor)
- truck sales & service center

C. Lot Standards

Minimum Lot Area
- 1 acre (43,560 square feet)

Minimum Lot Width
- 100 feet

Minimum Lot Frontage
- 50 feet

Maximum Lot Coverage
- 75%

Minimum Front Setback
- Arterial Street or Road: 50 feet
- Collector Street or Road: 35 feet
- Local Street or Road: 25 feet

Minimum Side Setback
- Primary Structure: 20 feet
- Accessory Structure: 20 feet

Minimum Rear Setback
- Primary Structure: 20 feet
- Accessory Structure: 20 feet

Minimum Living Area per Dwelling
- not applicable

Minimum Ground Floor Living Area
- not applicable

Maximum Primary Structures per Lot
- 1*

*combined industrial operations with co-ordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height
- Primary Structure: 50 feet
- Accessory Structure: 40 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

Cross-References

Title	Art./Page #
Overlay Districts	**Art. 4**
Use Standards	**Art. 6**
6.1 Acc. Use & Struct.	6-2
6.2 Temp. Use & Struct	6-12
6.4 Industrial	6-19
6.8 Telecomm. Facility	6-29
6.9 Mineral Extraction	6-35
6.10 Solar Energy System	
Part 1	*6-40*
Parking & Cir. Req.	**Art. 7**
7.1 General	
Part 1	*7-2*
Part 2	*7-10*
7.2 Design	
Part 1	*7-14*
Part 4	*7-17*
7.3 Circulation	
Part 1	*7-22*
Part 2	*7-29*
Landscaping Req.	**Art. 8**
8.1 Landscaping	8-2
8.2 Buffering	8-9
General Dev. Req.	**Art. 9**
9.1 Height.	9-2
9.2 Environmental	9-4
9.3 Fence & Wall	9-7
9.4 Exterior Lighting	9-9
Sign Standards..	**Art. 10**

3.25 Industrial: **Heavy (I3)**

Intent:

The "I3", Industrial: Heavy zoning district is intended to provide locations for industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provide the necessary supporting infrastructure.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

A. Permitted Primary Uses: P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses
- farm

Communications / Utilities Uses
- communication service exchange
- sewage treatment plant
- utility substation
- water tower

Public / Semi-Public Uses
- parking lot / garage (as a primary use)
- police, fire, or rescue station

Park Uses
- nature preserve / conservation area

Commercial Uses
- conference center

Industrial Uses
- agricultural products processing
- agri-industrial facility
- concrete / asphalt production facility
- contractor's office / workshop
- dry cleaners (commercial)
- food & beverage production
- general industrial production
- light industrial assembly & distribution
- light industrial processing & distribution
- research & development facility
- truck freight terminal
- warehouse & distribution facility

B. Conditional Primary Uses: C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses
- animal boarding

Communications / Utilities Uses
- neighborhood scale solar energy system

Public / Semi-Public Uses
- clinic
- day-care center (adult or child)
- trade or business school

Commercial Uses
- agricultural supply facility
- truck stop / travel center

Industrial Uses
- agricultural products terminal
- hazardous materials production
- power generation facility
- truck sales & service center
- waste disposal facility

3.25 Industrial: **Heavy (I3)**

C. Lot Standards

Minimum Lot Area
- 1 acre (43,560 square feet)

Minimum Lot Width
- 100 feet

Minimum Lot Frontage
- 50 feet

Maximum Lot Coverage
- 75%

Minimum Front Setback
- Arterial Street or Road: 50 feet
- Collector Street or Road: 35 feet
- Local Street or Road: 25 feet

Minimum Side Setback
- Primary Structure: 20 feet
- Accessory Structure: 20 feet

Minimum Rear Setback
- Primary Structure: 20 feet
- Accessory Structure: 20 feet

Minimum Living Area per Dwelling
- not applicable

Minimum Ground Floor Living Area
- not applicable

Maximum Primary Structures per Lot
- 1*

*combined industrial operations with co-ordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot

Maximum Height
- Primary Structure: 60 feet
- Accessory Structure: 40 feet

D. Utility Requirements & Subdivision Limitations:

1. Utility Requirements: Public water and sewer systems shall be required. In addition, the water system shall provide adequate fire fighting capacity, based on the standards of the Fire Department of jurisdiction.
2. Subdivision Limitations: All legally established lots present on the effective date of this Ordinance shall be considered parent tracts, from which any type of subdivision permitted by the Subdivision Control Ordinance may be created. There shall be no limit on the number of new lots to be created, other than the lot standards listed above and other applicable regulations.

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Part 2	*7-10*
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Part 1	*7-14*
Part 4	*7-17*
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9.2 Environmental	9-4
9.3 Fence & Wall	9-7
9.4 Exterior Lighting	9-9
Sign Standards.	**Art. 10**

Zoning Districts Use Matrix (Table 3.1) (page 1 of 3)

Agricultural Uses

Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																				
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CDS	CN	CO	CC	CR	P	I1	I2	I3
animal boarding	C	C	C																	C	C	C
biosolids storage facility	C(B)	C(B)	C(B)																			
confined feeding operation (CFO)	C	C	C																			
farm	P	P	P																	P	P	P

C(B) - A Conditional Use in the Bartholomew County jurisdiction.

Residential Uses

Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																					
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CDS	CN	CO	CC	CR	P	I1	I2	I3
bed and breakfast facility	C	C	C	C	C	C	C	C	C				P	P								
dwellings, multi-family									C	C	P		C	P			C	C				
dwellings, secondary (on upper floors of other use)									C				P	P	P		C	C				
dwelling, single-family	P	P	P	P	P	P	P	P	P	P			C	C								
dwelling, two-family									C	P	P		C	C								
mobile / manufactured home community												P										
nursing home / assisted living facility											P						C		P			
retirement facility											P		C	C			C		P			
shared housing facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C								

Public / Semi-Public Uses

Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																					
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CDS	CN	CO	CC	CR	P	I1	I2	I3
airport (public)																			P			
airstrip (private)	C	C	C																			
animal shelter		C	C														C	C	C			
cemetery		C	C						C										P			
clinic													P	P	C	P	P	P	P	C	C	C
community center					C	C	C	C	C	C	C	C	C	C	C	C	P	P	P			
community garden				C	C	C	C	C	C	C	C	C			C				P			
correctional facility													C	C					C			
day-care center (adult or child)					C	C	C	C	C	C	C	C	P	P	C	P	P	P	P	C	C	C
fairgrounds		C	C															C	C			
funeral home													P	P			P					
government facility (non-office)																	C	C	C		P	
government office													P	P		C	P	P	P			
hospital													C	C			C	P	P			
institution for developmentally disabled / mentally ill											C						C		P			
library													P	P	C		C	C	P			
private club		C	C										C	C			C		P			
museum													P	P				P	P			
parking lot / garage (as a primary use)													P	P		P	C	P	P	P	P	P
police, fire, or rescue station		C	C		C	C	C	C	C	C	C	C	P	P		P	P	P	P	P	P	P
post office													P	P			P	P	P			
school (grades pre-school through 12)		C	C		C	C	C	C	C	C	C	C	C	C	C	C	C		P			
trade or business school													P	P		C	P	P	P	C	C	C
transportation terminal													C	C			C	C				
university or college													C	C				C	P			
worship facility		C	C		C	C	C	C	C	C	C	C	C	C	C	C	P	P	P			

Zoning Districts Use Matrix (Table 3.1) (page 2 of 3)

Communications / Utility Uses (See also Section 1.2(B)(5) for Exemptions)

Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																					
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CDS	CN	CO	CC	CR	P	I1	I2	I3
communication service exchange																P(B) C(C)	P(B) C(C)	P(B) C(C)	P(B) C(C)	P(B) C(C)	P(B) C(C)	P(B) C(C)
neighborhood-scale solar energy system		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
sewage treatment plant	C	C	C										C	C					C		P	P
utility substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	P	P	C	P	P	P
water tower	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	P	P	C	P	P	P
wellfield / water treatment facility	C	C	C																C			

P(B) - A Permitted Use in the Bartholomew County and Joint District jurisdictions. C(C) - A Conditional Use in the Columbus jurisdiction.

Park Uses (Public or Private Facility)

Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																					
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CDS	CN	CO	CC	CR	P	I1	I2	I3
amphitheater / outdoor venue					C	C	C	C	C	C	C	C	C	C		C	C	C	C			
athletic complex			C		C	C	C	C	C	C	C	C	C	C			C	C	C			
campground / RV park		C	C														C	C				
driving range (as a primary use)																	C	C	C			
golf course		C	C	C	C	C	C	C	C	C	C	C							P			
nature preserve / conservation area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
park / playgrounds			C	C	C	C	C	C	C	C	C	C	P	P	C	P	P	P	P			

Commercial Uses

Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																					
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CDS	CN	CO	CC	CR	P	I1	I2	I3
agricultural supply facility fertilizer sales, distribution, & storage; farm co-op. facility	C	C	C										C	C			C	C			C	C
agri-business facility winery; cider mill; u-pick farm; textile sales; honey sales	C	C	C																	C	C	C
agri-tourism facility crop maze; farm tours; farm animal petting zoo	C	C	C																	C	C	C
auto-oriented uses (small scale) gas-station; car wash; drive-up bank machine; oil change shop; tire store													C	P			P	P				
auto-oriented uses (medium scale) auto repair and body shop																	P	P			P	
auto-oriented uses (large scale) automobile / motorcycle / recreational vehicle sales and service																	P	P				
auto rental (includes truck, RV, etc.)													C	C			P	P				
builder's supply store																	P	P			P	
conference center													P	P		C		C	P	P	P	P
data processing / call center													P	P		P		P		P	P	
equipment rental																	P	P			C	
farm equipment sales & service																		P			C	
farmer's market		C	C										P	P	C							
greenhouse / plant nursery		C	C														C	C				
health spa													P	P			P	P	P			
hotel / motel													P	P			P	P				
instructional center tutoring center; gymnastics center; dance or martial arts studio													P	P	C		P	P	P			
kennel		C	C															C				
liquor store													P	P			P	P				
livestock auction / sales facility		C	C																			
microbrewery / artisan distillery			C										C	P			P	P		C	C	
mobile / manufactured home sales																		C				
office uses administrative/professional office; financial institution; medical/dental office; radio/TV station; veterinary office/animal clinic (without outdoor kennels); print shop/copy center; business/financial services office; investment firm; employment service													P	P	C	P	P	P		P	C	
personal service uses barber/beauty shop; dry cleaners (retail); photographic studio; self-service laundry; shoe repair/tailor shop; tanning salon									C				P	P	P	C	P	P		C	C	
recreation uses (small scale) billiard room/arcade; night club/bar; brew-pub; fitness center													P	P	C		P	P				

Zoning Districts Use Matrix (Table 3.1) (page 3 of 3)

Commercial Uses (continued)

Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																					
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CDS	CN	CO	CC	CR	P	I1	I2	I3
recreation uses (medium scale) bowling alley; theater (indoor); banquet or assembly facility; mini-golf course; shooting/archery range (indoor); skating rink/swimming pool													P	P			P	P				
recreational uses (large scale) seasonal hunting or fishing facility; shooting range (outdoor); paintball facility; ATV / dirt bike course; archery range (outdoor)		C	C																			
restaurant													P	P	P	C	P	P		C	C	
retail uses (small scale) video/music store; art or photo gallery; bakery (retail); flower shop; gift shop; news dealer/bookstore; stationary shop; ice cream shop; convenience store (without gas station); jewelry store; antique shop; meat market; apparel/footwear store									C				P	P	P	C	P	P				
retail uses (medium scale) craft/fabric store; sporting goods shop; pharmacy; grocery store; garden shop; variety store; auto parts sales (without on-site repair); building finishes shop (paint, carpet, wallpaper, etc.); pet store; repair services (small appliances, jewelry, alterations, etc.); department store; hardware store; home electronics/appliance store; office supply store									C				P	P	C		P	P				
retail uses (large scale) auction facility (excluding livestock); supermarket; shopping mall; home improvement store																	P	P				
retreat center		C	C										C	P		C		C	P			
theater (outdoor)																	C	C				
truck stop / travel center																		C			C	C

Industrial Uses

Primary Land Use (P - Permitted Use) (C - Conditional Use)	Zoning District																					
	AV	AP	AG	RR	RS1	RS2	RS3	RS4	RE	RT	RM	RMH	CD	CDS	CN	CO	CC	CR	P	I1	I2	I3
agricultural products terminal		C											C	C			C	C			C	C
agricultural products processing animal products processing																						P
agri-industrial facility bio-fuel facility or similar uses	C	C																			C	P
boat/RV storage facility (outdoor)																	C	C			C	
commercial solar energy system (CSES)		C(B)	C(B)																			
commercial solar energy system (CSES) generation tie line		C(C)	C(C)																			
concrete/asphalt production facility																						P
contractor's office / workshop																	C	C			P	P
dry cleaners (commercial)																					P	P
food & beverage production																					P	P
general industrial production manufacturing facility; fabrication facility																					P	P
hazardous materials production bottle gas storage & distribution; explosive manufacturing and storage; petroleum and chemical processing and storage																						C
light industrial assembly & distribution packaging facility; assembly facility; printing/publishing facility													C	C				C		P	P	P
light industrial processing & distribution lumber yard; tool and die shop																					P	P
mini-warehouse self-storage facility																	C	C		P	P	
power generation facility		C																				C
research & development facility													C	C		C		C		P	P	P
truck freight terminal																					P	P
truck sales & service center																					C	C
warehouse & distribution facility																				P	P	P
wholesale facility													C	C			C	P		P		
waste disposal facility incinerator; junk/scrap metal yard; sanitary landfill; refuse dump / transfer station; auto impound lot; inoperable vehicle storage		C																				C

C(B) - A Conditional Use in the Bartholomew County and Joint District jurisdictions.

C(C) - A Conditional Use in the Columbus jurisdiction.