

Part 7 - Other Topics

Updated: 7.28.2026

Purpose: To address other needed zoning ordinance revisions and clarifications, unrelated to housing, that have been identified by the Planning Department staff or required by Indiana law.

Most Notable Revisions:

- Airport structures are exempt from the maximum height standards otherwise applicable in the P (Public / Semi-Public) zoning district.
- Athletic facility fencing is made exempt from the otherwise applicable fence standards.
- Homes located on corner lots are allowed a fence up to 8 feet in height in the front yard where the home does not face. The current 42-inch maximum continues to apply to the other front yard, where the home does face.
- Rural properties without a home are allowed an up to 2,000 sq. ft. building for recreation, storage of maintenance equipment, etc.
- Tobacco shops are added as a separate commercial use and permitted only in the CC (Commercial: Community) and CR (Commercial: Regional) zoning districts.

New Text: Red Underline

Deletions: ~~Strikethrough~~

Landscape Stone

Section 8.1(D) – Planting & Design Requirements

- D. **Planting & Design Requirements:** ~~The following requirements shall apply to all required landscaping areas~~ Landscape planting and design shall be as follows:
1. Landscape Design: Plantings may be clustered or staggered for variety and a natural appearance, or may be spaced in equal increments for a more formal appearance.
 2. Ground Cover Required: ~~Landscaped areas shall have appropriate ground cover which stabilizes soil, reduces solar heat gain, and permits infiltration. All areas not landscaped with hedges or trees shall be provided with grass or other vegetative ground cover.~~
 - a. ~~Stone Prohibited:~~ Gravel, limestone, river rock or similar stone materials may not be used for ground cover, but may only be used for mulching around plants ~~or for landscaping accents.~~
 - b. ~~Erosion Control:~~ When or where necessary to meet for erosion control requirements, materials other than living ground cover may be used.

Airport Structure Height

Section 9.1(B) – Height Exceptions

- B. **Exceptions:** No structure may be erected or changed so as to make its height greater than specified in the applicable zoning district, except as noted below. For the purposes of this section, the height of church steeples, chimneys, and other structures which are attached or otherwise a part of another structure shall be measured from grade level.
1. General Exceptions: The following structures may exceed the permitted height regulations by twofold (x2):
 - a. Church steeples;

- b. Bell towers;
 - c. Spires, belfries, and cupolas; and
 - d. Industrial related storage tanks, mechanical equipment, and smokestacks.
2. Necessary Appurtenances: The following structural elements may exceed the permitted height requirements for the applicable structure type (primary, accessory, etc.) for the zoning district in which they are located by up to 10 feet:
- a. Necessary mechanical appurtenances;
 - b. Utility substations and related essential facilities;
 - c. Water tanks;
 - d. Chimneys;
 - e. Fire towers;
 - f. Stair towers;
 - g. Stage bulkheads; and
 - h. Elevator bulkheads.
3. Specialized Structures: The following specialized structures may exceed the permitted height requirements for the district in which they are located and be erected to any height that is necessary for their operation.
- a. Agricultural Structures: All structures in a zoning district where agriculture is permitted that are used in agricultural products storage and/or processing, ~~may exceed the permitted height requirements for the district in which they are located and be erected to any height that is necessary for their operation. This exemption shall not be interpreted as applying to commercial agricultural structures, such as commercial grain terminals and similar uses.~~
 - b. Watertowers: Watertowers utilized by a public utility. ~~may exceed the permitted height requirements for the zoning district in which they are located and be erected to a maximum height of 200 feet.~~
 - c. Airport Structures: The control tower, terminal, aircraft hangers, and other similar structures located at and functioning as a component of a public airport.
4. Telecommunications Towers and Antenna: The height of telecommunication towers and antenna shall meet the requirements of Chapter 6.8, Telecommunications Facility Standards.
5. Amateur Radio Towers: Amateur radio towers shall meet the requirements of Section 6.1(F)(3).

Fences

Chapter 9.3 Fence & Wall Standards

- A. **Exemptions:** Fences used in the following circumstances shall be exempt from the requirements of this Chapter:
- 1. Correctional Facilities: Fences and other barriers used at correctional facilities.
 - 2. Swimming Pools: Swimming pool fencing shall conform to the regulations of the State of Indiana and the City of Columbus Municipal Code or the Bartholomew County Code of Ordinances, as applicable.
 - 3. Retaining Walls: Retaining walls shall conform to the regulations of the City of Columbus Municipal Code or the Bartholomew County Code of Ordinances, as applicable.
 - 4. Telecommunications Facility Sites: Fencing for telecommunications facility sites shall comply with the requirements of Section 6.8(G) of this Ordinance.
 - 5. Highway Barrier Walls: Highway barrier walls erected and/or approved by the Indiana Department of Transportation shall comply with any applicable INDOT specifications.
 - 6. Outdoor Storage, Display and/or Sales Areas: Fences required for the screening of areas of outdoor storage, display, and/or sales shall comply with the provisions of Section 6.1(C)(3) of this Ordinance.
 - 7. Fences Setback from Property Lines: Fences that are setback from property lines, provided that such fences comply with all regulations established by this Ordinance for accessory structures in the applicable zoning district.
 - 8. Athletic Facilities: Fences and other barriers used as a component of an athletic facility, such as a baseball or softball field backstop or driving range catch fence or net.

- B. **General Restrictions:** The following general restrictions apply to all fences and walls as specified below:
1. Rights of Way: No fence or wall shall be constructed in or allowed to encroach upon any public right-of-way.
 2. Easements: No fence or wall shall ~~shall~~ should cross or be located in a public or private easement without the permission of the easement holder.
 3. Required Buffer Yards: Fences or walls shall not be located in any required buffer yard, unless specifically required or permitted in Chapter 8.2 of this Ordinance.
 4. Intersection Visibility: No fence or wall shall be erected or maintained within the intersection visibility triangle as required by Section 7.3 (Part 1)(D)(5) of this Ordinance.
 5. Prohibited Elements: Chicken wire, concertina wire, or razor wire, razored edges, broken glass, affixed spikes, projecting nails or other pointed instruments of any kind are prohibited unless expressly permitted by this Chapter. Decorative spikes that are a part of an ornamental fence shall be permitted.
 6. Structural Orientation: Fences shall be erected with the structural side, including all structural members, braces, bolts, etc., facing the interior of the property that the fence encloses.
- C. **Residential Use Restrictions:** The following restrictions shall apply to all residential uses:
1. Prohibited Fence Types: Chain link and similar woven metal fences shall not be permitted in the front yard of any residential use. All electrified and barbed wire fences are prohibited on all residential properties, except those located in an Agricultural zoning district.
 2. Height Limits: No fence or wall shall exceed a height of 8 feet in any side or rear yard or 42 inches in any front yard. ~~When applying this subsection to through lots (which technically have 2 front yards), the front yard on to which the primary structure faces shall be considered the front yard, and the other front yard shall be considered a rear yard. Corner lots shall be considered as having 2 front yards, consistent with the other provisions of this ordinance.~~ In the case of properties with multiple front yards, the 42-inch maximum height shall apply only to the front yard on to which the primary structure faces and fences in other front yards may be up to 8 feet in height.
- D. **Non-residential / Non-agricultural Use Restrictions:** The following restrictions shall apply to all non-residential / non-agricultural uses:
1. Prohibited Fence Types: All electrified and stockade fences are prohibited. Barbed wire fences are permitted for the purposes of security.
 2. Height and Location Limits: No fence or wall shall exceed a height of 8 feet in any ~~side or rear yard or 42 inches in any front yard.~~ In the case of properties with multiple front yards, this restriction shall apply only to the front yard providing the primary access to the property.
- E. **Height Measurement:** Fences and walls shall be measured from the surrounding grade, including the base of any berms, to the top of the fence. A fence post may extend 6 inches beyond the top of the fence.

Definitions

Chapter 14.2 Definitions

Agricultural Products Processing: The processing or treatment of agricultural products as a raw resource for refinement as food ~~ingredients or other and non-edible products.~~ An example would include the production of flour from wheat. See also Food and Beverage Production

Agri-industry Facility: A facility where agricultural products serve as the primary inputs for the production of bio-fuels and other commodities. An agri-industry facility shall be clearly related to on-site farming operations and shall primarily involve the processing of agricultural products and by-products that result from on-site farming operations. ~~Further, the agri-industry shall clearly contribute at least one by-product to on-site agricultural production.~~ In no instance shall an agri-industry facility be interpreted as including any other facilities that make commercial use of rural property that is unrelated to the on-site agricultural production.

Contractor's Office / Workshop: A location at which a construction contractor, tree service, landscape contractor, septic service, or other similar business maintains an office, a workshop, and/or a facility for the storage of construction equipment and or other materials customarily used in the their trade carried on by the contractor.

Convenience Store: A small retail establishment that offers for sale a limited line of groceries, convenience goods, tobacco products, periodicals, and other household products. A convenience store may be associated with a gas station but is a separate use and does not include, by itself, the sale of also sell gasoline. See also Gas Station

Financial Institution: Any establishment wherein the primary use is concerned with such federal or state-regulated business as banking, savings and loans, and/or loan companies, ~~and investment companies.~~
See also Investment Firm

Food and Beverage Production: The large-scale processing of ~~raw ingredients and materials~~ to create finished or unfinished food and or beverages. An example would include the production of bread from flour. While raw agricultural products may be included in this production as ingredients, they are not being processed or converted to another form or product on-site prior to use. In no instance shall this term be interpreting as including a Brewpub or Microbrewery / Artisan Distillery. See also Agricultural Products Processing, Brewpub, and Microbrewery / Artisan Distillery.

Gas Station: Any building, structure, or area of land used for the retail sale of automobile fuels, oils, and accessories, without any repair service. See also Convenience Store

Library: ~~A public facility primarily for the use of literary, musical, artistic, or reference materials.~~ A facility housing books, periodicals, and other material for reading, viewing, listening, study, play and/or reference at which those materials may be accessed and/or borrowed. A library may also more broadly serve as a location for learning and community engagement offering access to a variety of in-person and online resources; educational workshops, courses, and events; hobby and skill development; artistic performances; and lectures, as well as general use meeting and presentation spaces.

Lot: A contiguous area of land separated from other areas of land by a subdivision plat or metes and bounds description for the purpose of sale, lease, transfer of ownership, or separate use. See also Lot of Record and Lot of Record, Legal

Lot, Legal: ~~A lot that has been subdivided or otherwise established in a manner that meets all requirements of the Subdivision Control Ordinance of jurisdiction in effect at the time the lot was established.~~ See Lot of Record and Lot of Record, Legal

Street: A public thoroughfare located within the City of Columbus, any platted subdivision, or other similar urban or suburban area, including, but not limited to, those named as a street, drive, lane, avenue, place, or boulevard, ~~and any other thoroughfare~~ that affords vehicular access directly to abutting property and/or to alleys, which then provide vehicular access to properties. ~~The term street includes those thoroughfares located within subdivisions located in rural areas.~~

Truck Sales and Service: Any establishment that ~~sales~~ sells and services semi-tractor trailers, grain trucks, and other vehicles similar in size. Inoperable trucks may be stored on a temporary basis, and only if they are to be serviced.

Worship Facility: ~~The use of a building and/or property by a non-profit group for the purpose of~~ A location for religious worship together with all incidental common accessory uses, such as housing for worship leaders, classrooms for religious education, and an assembly hall for social and educational gatherings, as well as those additional accessory uses undertaken for a religious purpose that are commonly associated with such a facility, such as potentially including but not limited to a faith-based day-care center, or school, counseling service, meal service, shelter, permanent supportive housing facility, or recreation center. The term worship facility includes a synagogue, temple, mosque, church, or any other facility used primarily for worship and religious activities.

Platted Lots & Setbacks

Section 3.3(B) General Lot Standards

- B. **General Lot Standards:** All lots shall comply with the following shall apply to all lots standards consistent with the applicable lot standards. The following shall apply to all lots:
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.
 - a. *Previously Platted Setbacks:* The lot standards provided by this Ordinance shall supersede any and all setbacks shown on subdivision plats, and those platted setbacks shall not apply, unless the platted setback is determined to have been required by the Subdivision Control Ordinance or Plan Commission at the time of that subdivision's approval. If a so-required setback is present, that which provides the greater setback – the platted, required setback or setback specified by this Ordinance – shall control. Platted setbacks that were not required by the Subdivision Control Ordinance or Plan Commission shall be considered as either a private covenant or an indication of a past zoning ordinance standard that has since been replaced by the provisions of this Ordinance.
 - b. *Previously Platted Lots within Deeded Lots:* Where a current, deeded lot includes multiple, previously platted lots of record or portions of platted lots of record and that deeded lot was created, developed, and used as a single parcel for uses other agriculture prior to the effective date of this Ordinance, that deeded lot shall be recognized as the lot to which the provisions of this Ordinance apply, superseding the platted lots of record. However, if that deeded lot is subsequently redeveloped consistent with the provisions of Section 11.4(B)(2) of this Ordinance, these previously platted lot lines shall be recognized and applicable and must be vacated consistent with the provisions of the Subdivision Control Ordinance for the deeded lot to continue to be recognized.
 - c. *Lots Bisected by a Street or Road:* Where a lot is bisected by a public street or road right-of-way, each portion of that lot on either side of that street or road shall be considered a separate lot, to which the provisions of this Ordinance shall apply.
 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, fence or other structure 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 also have legal 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.

Chapter 11.2 Nonconforming Lots of Record

- A. **Nonconforming Lots of Record:** All lots lawfully established and recorded with the Bartholomew County Recorder prior to the effective date of this Ordinance, or its subsequent amendments, that no longer meet any applicable provision of this Ordinance (such as minimum area, width, or depth) shall be deemed Legal Nonconforming Lots of Record, subject to the exceptions indicated by Sections 3.3(B)(b) and (c) of this Ordinance.
1. Conformance Required: Legal Nonconforming Lots of Record may be built upon only if the proposed use is permitted and all other development requirements of the applicable zoning district of this Ordinance are met.
 2. Utilities Exemption: Any lot created prior to September 7, 1999 is exempt from any water and/or sewer utility service requirements for the zoning district in which it is located if it is capable of containing a water supply and sewerage disposal system acceptable to the Bartholomew County Health Department.
- B. **Re-plats and Lot Alterations:** The re-platting of all lots shall comply with the following requirements:
1. Nonconforming Lot Features: Legal nonconforming lots of record may be re-platted and otherwise altered, however any nonconforming features of that lot may only be unaffected or lessened. In no instance shall any nonconforming lot features be increased.
 2. Creation of Nonconformities: No lot shall be re-platted or altered in any way that results in the creation of a nonconforming lot, use, structure, sign, or site feature.

Structures on Undeveloped Rural Properties

Section 6.1 – Accessory Use / Structure Standards

- A. **Order of Establishment:** No accessory use or structure shall be permitted to be located, placed, or established on any lot prior to the establishment of a primary use or structure. All accessory uses and structures shall be permitted only in association with, and on the same lot as, the primary use or structure.
- B. ~~Farm Exemption~~ **Exceptions:** The provisions of Section 6.1(A) above are subject to the following exceptions:
1. Agricultural Structures: Properties on which a farm is the primary use shall be considered as having “agricultural” structures in addition to or instead of “primary” and/or “accessory” structures. Agricultural structures shall be exempt from the requirements of this Ordinance for accessory structures.
 2. Undeveloped Rural Properties: Properties that exceed 5 acres in size, are located in an agricultural zoning district, and do not meet the definition of a farm (as they may be wooded or contain a lake, for example) shall be permitted, prior to or without a dwelling on that property, a structure not to exceed 2,000 square feet in floor area, which shall be considered a primary structure, in support of the maintenance or personal enjoyment of the property.

Expiration of Variances and Conditional Uses

Section 2.4(D) – Expiration of Approvals

- D. **Expiration of Approvals:** A conditional use or variance ceases to be authorized and is expired consistent with the provisions of IC 36-7-4-1109 if the execution of the approval has not been completed a required improvement location permit for the construction or use associated with that conditional use or variance has not been obtained within 3 years.

Section 12.4(H) – Conditional Use Limitations

- H. **Limitations:** Conditional use approvals shall be invalid if (1) ~~the property conforms with the Ordinance as written~~ use is replaced with a permitted use, or (2) the conditional use approval expires (consistent with Section 2.4(D)), or (3) the conditional use approval is terminated (consistent with Section 2.4(E)).

Lot Standards Measurement

Section 3.3(C) – Lot Standards Measurement

- 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 ½ or greater and all percentages of 0.5% or greater shall be rounded up to the next highest whole number.~~

Incidental Uses & Structures

Section 6.1(C) – Incidental Uses & Structures

- C. **Incidental Uses & Structures:** The following shall be considered incidental, and therefore not primary or accessory, and shall meet the standards specified below.
1. Satellite Dish: All satellite dish located in a single-family residential zoning district that exceed 1 meter (approximately 3.3 feet) in diameter and those located in all other zoning districts that exceed 2 meters (approximately 6.6 feet) in diameter shall comply with the following requirements. All smaller satellite dish shall be exempt from the requirements of this Ordinance.
 - a. *Location:* All satellite dish shall meet the location requirements specified for accessory structures by Section 6.1(E).
 - b. *Height:* No satellite dish shall exceed 10 feet in height from ground level (if mounted on the ground) or 5 feet in height above the highest point of the roof of the primary structure (if mounted on the roof). Satellite dish shall be permitted to exceed these height requirements if a determination is made by the Board of Zoning Appeals, through the development standards variance process, that the increased height is technically necessary to successfully receive satellite signals.
 2. Trash & Recycling Containers: All dumpsters and other similar trash containers with a capacity of 2 cubic yards or greater shall be screened from view of all public streets and roads and all adjacent properties. At a minimum, where dumpsters are not otherwise screened by structures or other obstructions, the screening shall consist of a 6 foot tall, 100% opaque fence of wood, stone, masonry, architectural metal, or other similar construction providing the required opacity. Where necessary to meet the screening requirement access gates shall also be provided and shall be 100% opaque. In no instance shall chain link fence interwoven with plastic strips or other similar fencing be considered as 100% opaque for the purposes of the fencing and/or gates required by this section. Further, no such dumpster or other similar container shall be located in any front yard, with the exception, in the case of a through lot, of the front yard opposite the front orientation of the primary structure. The following exemptions from these requirements shall apply:
 - a. Agricultural uses shall be exempt from the requirements of this section in their entirety.
 - b. Dumpsters and other similar trash containers that are located along and accessed for emptying by an alley shall not be required to be screened from view of non-residential uses on adjacent lots, including those on the opposite side of the alley.
 - c. All recycling containers for exclusive use of the public shall be exempt from these requirements as long as the recycling container(s) located on any single property do not exceed a total capacity of 40 cubic yards. However, a site plan and improvement location permit will continue to be required.
 3. Non-residential Outdoor Storage, Display, and/or Sales: Is deleted as Section 6.1(C)(3) and reorganized and revised as Section 6.1(D).

4. ~~Child Day-Care Homes Standards:~~ Child day-care homes shall meet the definition established by this Zoning Ordinance and shall be consistent with all applicable regulations of the State of Indiana.
5. Other Incidental Structures: Other incidental structures shall include and be subject to the requirements of this Ordinance as follows:
 - a. Bird baths and houses, mailboxes, lamp posts, doghouses, yard ornaments, free library/pantry boxes, and other similar items shall be exempt from regulation by this Ordinance.
 - b. Patios, pool decks, walks, athletic courts, and other similar items installed at finished grade on a property shall be exempt from regulation by this Ordinance. However, any fences associated with these items shall be subject to Chapter 9.3.
 - c. Gazebos, arbors, play equipment, sheds, mechanical equipment including ground-mounted solar panels, and other similar items, if less than 120 square feet in area and not on a permanent foundation, shall be exempt from regulation by this Ordinance. Those that exceed 120 square feet individually or are on a permanent foundation shall be subject to the accessory structure provisions of this Ordinance, specifically including the location provisions of Section 6.1(E). Further, any single type of these incidentals (sheds, for example), where 2 or more are present, that total more than 120 square feet on a property shall also be subject to the accessory structure provisions of this Ordinance.

D. Non-residential Outdoor Storage, Display and/or Sales: ~~The following requirements apply to all Non-residential outdoor storage, display and/or sales~~ is also considered incidental and shall meet the following requirements:

1. Basic Requirements: These basic requirements shall apply to all non-residential outdoor storage, display, and/or sales.
 - a. *Business Relationship:* Merchandise stored, sold and/or displayed shall be ~~accessory~~ incidental to the business conducted within the primary structure on the property and shall be owned, leased or operated by the same individual(s) or business(es) occupying the primary structure.
 - b. *Prohibited Locations:* Outdoor storage, display and/ or sales shall not be located in any required parking space or circulation area driveway, ~~loading area, accessway,~~ required front setback, required accessory structure side or rear yard setback, or applicable sight visibility triangle, ~~nor block vehicular or pedestrian accessibility or circulation through the site.~~ Outdoor storage, display and/or sales shall not be permitted within any area required to be landscaped, or in any buffer area, in accordance with Article 8, Landscaping Standards.
 - c. ~~Loading Areas: Any outdoor staging area intended for the temporary loading and/or unloading of materials shall be clearly marked as such. These areas may not be used for outdoor storage, display and/or sales unless they meet the requirements for such uses provided by this Chapter.~~
 - d. ~~Sidewalk Use: Outdoor storage, display and/or sales shall be prohibited on City-owned, County-owned or State-owned sidewalks, public land or public right-of-way unless approved by the Board of Public Works and Safety, Board of County Commissioners, or Indiana Department of Transportation, as applicable.~~
2. Further Requirements for Specific Outdoor Storage, Display, and/or Sales: The types of outdoor storage, display, and/or sales listed below shall meet the specific further requirements for each in addition to the basic requirements provided by Section 6.1(D)(1). They shall not be subject to the requirements of Sections 6.1(D)(3).
 - a. ~~Exemptions~~ Vending Machines: The following exemptions shall apply:
 - i. Vending machines shall be limited to properties with a non-residential primary use and ~~exempt from these outdoor storage, display and/or sales standards provided they are~~ accessory to a use other than single or two-family residential, that the items for sale are shall be completely enclosed in the vending device, and that they are not located in any required accessory structure setback area or buffer yard.
 - ii. ~~Lots on which plant and tree nurseries are the primary use shall be exempt from these requirements, provided that any stockpiling or storage of loose materials shall be contained within bins or similar structures to prevent spillage and blowing of materials. The sale of plant materials at general retailers and other similar locations shall not be exempt from the requirements of this Section.~~
 - b. Trees at Tree Nurseries: Where trees are stored, displayed, and/or sold outdoors at a tree nursery, only the basic requirements of Section 6.1(D)(1) shall apply. However, trees that are

stored, displayed, and/or sold outdoors at general retailers or otherwise where the primary use of the property is not a tree nursery shall comply with the requirements of Section 6.1(D)(3) below.

- c. Vehicles (including Construction and Farming Equipment): Vehicle display lots shall be considered to be parking lots for the purposes of this Ordinance. However, vehicle display lots shall be exempt from the parking lot public street/road frontage landscaping required by Section 8.1(C)(1) and lots displaying farm implements, recreational vehicles, construction equipment and similar heavy vehicles may have a gravel surface without marked spaces for those vehicles.

3. Further Requirements for all Other Outdoor Storage, Display, and/or Sales: Any outdoor storage, display, and/or sales not addressed by Section 6.1(D)(2) shall meet the basic requirements provided by Section 6.1(D)(1) as well as the following:

- a. Temporary Outdoor Sales and/or Display: Temporary outdoor sales and/or display includes any merchandise taken inside or otherwise removed at the close of each business day; and/or any outdoor sales and/or display that is left outdoors for a period of no more than 60 days in any 1 calendar year. Where temporary outdoor sales and/or display occurs, the following requirements shall apply:
 - i. ~~Sales and/or display areas shall maintain adequate clear area for safe pedestrian circulation along any required pedestrian route. The clear area shall be no less than 5 feet wide and shall meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements. The size and width of clear areas and pedestrian circulation areas located upon public sidewalks shall be at the discretion of the Board of Public Works or the Board of County Commissioners, as applicable.~~
 - ii. No sales and/or display items shall be stacked above a height of 6 feet. Individual merchandise items that exceed 6 feet in height, such as heavy machinery or landscaping plants, are exempt from this requirement, provided that they do not exceed the height of the primary structure.
 - iii. Any temporary sales and/or display left outside beyond typical daytime business hours (6:00 a.m. to 10:00 p.m.) shall require an Improvement Location Permit. The application for the permit shall state how the above requirements shall be met, and shall include a site plan, drawn to scale, that illustrates the location of the temporary sales and/or display area. All structures associated with the temporary outdoor sales and/or display shall be removed once activities have ceased. The outdoor sales and/or display area must be restored to its permanent condition within the time frame of the permit.
- b. Permanent Outdoor Sales and/or Display: Permanent outdoor sales and/or display includes any that is left outdoors for more than 60 days in any 1 calendar year. Within the City of Columbus jurisdiction, permanent outdoor sales and/or display ~~that is utilized for more than 60 days in any 1 calendar year shall be considered permanent and shall be subject to the following additional requirements listed below.~~ Permanent outdoor sales and/or display within Within the Bartholomew County jurisdiction, permanent outdoor sales and/or display shall be exempt from the below requirements, but shall comply with the requirements basic requirements of Section 6.1(D)(1).
 - i. The area dedicated to outdoor sales and/or display shall not exceed 10% of the allowed lot coverage for properties within the zoning district in which the use is located.
 - ii. ~~All~~ The outdoor sales and/or display areas shall be paved with asphalt or concrete, unless the items for sale or on display are play equipment, mini-barns or other similar structures, in which case a stone surface may be used. ~~with (except for certain vehicle display lots as described in Section 6.1(C)(3)(h)(iii) below) and shall be graded and drained to dispose of all surface water.~~
 - iii. The outdoor sales and/or display area must be enclosed on a minimum of 3 sides by a 100% opaque fence or wall of a height equal to the items displayed, up to a maximum of 8 feet and made of wood, brick or masonry. If any side of the outdoor sales and/or display area is adjacent to a Type "A" Buffer Yard utilizing a fence (see Chapter 8.2) on the same lot, the fence required for the buffer shall suffice for the sales and/or display area fence requirement. However, the sales or display of play equipment, mini-barns or other similar structures, shall be exempt from the enclosure requirement.
 - iv. ~~The outdoor sales and/or display area enclosure shall be designed and constructed of materials that are consistent with the character of the primary structure on the lot.~~

- iv. The sales and/or display areas for pallets, soil, stone, sand, mulch, and similar stockpiled or loose materials shall be contained within bins or similar structures that prevent spillage and blowing of materials.
- h. ~~Outdoor Sales and/or Display of Vehicles and Farm Implements:~~
 - i. ~~Not more than 1 vehicle display pad shall be permitted for each 100 feet of lot frontage on a public street or road. A vehicle display pad may not exceed 6 feet in height. A vehicle display pad may not be located within a required setback.~~
 - ii. ~~Vehicle display lots shall be considered the same as parking lots for meeting the landscaping standards of Article 8, except that a vehicle display lot is not required to provide perimeter parking lot landscaping as required by Section 8.1(C)(1).~~
 - iii. ~~Vehicle display lots that display passenger automobiles and trucks shall be paved. Lots displaying farm implements, recreational vehicles, construction equipment and similar vehicles may have a gravel surface.~~
- c. **Outdoor Storage:** Storage of items that are not intended for display and/or sale shall be subject to the following:
 - i. In Commercial zoning districts, outdoor storage areas shall be screened by a 100% opaque fence that is 6 **to 8** feet in height. The use of metal fences with slats/ inserts is not permitted. Any portion of an outdoor storage area fence that is adjacent to or visible from a public street or road shall include landscaping consistent with a Buffer Yard Type B as specified by Section 8.2(D) on the exterior of the fence, unless a Buffer Yard Type A is required by Chapter 8.2.
 - ii. In Industrial zoning districts, outdoor storage areas that are adjacent to or visible from a Collector or Arterial street or road shall be screened by a 100% opaque fence that is a minimum of 6 feet in height and may extend to a maximum height of 8 feet. Landscaping, consistent with a Buffer Yard Type B as specified by Section 8.2(D) shall be provided on the exterior of any required fence, unless a Buffer Yard Type A is required by Chapter 8.2.

Property Illumination

Section 9.4(E) – Property Illumination

- E. **Property Illumination:** The exterior illumination of all properties shall be designed and installed so as to prevent glare from affecting adjacent streets and excessive light trespass from affecting adjacent properties. All properties shall also comply with the following requirements:
1. **Adjacent Residential Zoning Districts:** No exterior illumination originating from a non-residential zoning district at the property line of any property included in a ~~single-family, two-family or multi-family~~ residential zoning district **shall** exceed 0.1 foot-candles. The light levels within 10 feet horizontally from any driveway or other vehicle access point shall be exempt from the 0.1 foot-candle requirement.
 2. **Building Facade Illumination:** Building facades may be illuminated using either uplighting or downlighting, or a combination of both. All lighting fixtures shall be located, aimed, and shielded so that light is directed only onto the building facade. Light fixtures shall be designed to wash the facade of the building with light, rather than providing a spotlight or floodlight affect. Lighting shall not be directed toward adjacent streets, roads, or adjoining properties.
 3. **Free-Standing Light Fixtures & General Parking Area / Yard Lighting:** The provisions of this Section shall apply to all free-standing light fixtures, such as parking lot lighting, and all free-standing, building-mounted, and other fixtures intended to illuminate parking areas, yards, and other outdoor spaces.
 - a. **Mounting Height:** All such fixtures shall be limited to a maximum total height of 30 feet for industrial uses and 25 feet for all other uses. Each free-standing light fixture **support pole** may be provided with a base of up to 36 inches in height, which will not be included in the total height measurement.
 - b. **Fixture Types:** All free-standing and general parking area/yard lighting shall make use of 90 degree cut-off fixtures with fully recessed lens covers.
 - c. **Exemptions:** Consistent with the provisions of Chapter 11.4, Nonconforming Site Features, the removal and replacement of legal non-conforming light fixtures and/or supporting poles shall be exempt from these requirements, provided that the resulting pole height, number of non-conforming fixtures, and other aspects of the legal nonconformity are not increased.

4. Canopy Lighting: Lighting under canopies used for gas stations, drive-up banking, and similar purposes shall make use of either (a) fully recessed fixtures with lens covers flush with the bottom surface (ceiling) of the canopy or (b) indirect lighting through which light is beamed upward and then reflected down from the underside of the canopy.

Biosolids Storage Facilities (for the Columbus jurisdiction to match 2024 County amendments)

Sections 3.5(B) and 3.6(B): AP and AG Zoning District Conditional Primary Uses

Are revised to include Biosolids Storage Facility under “Agricultural Uses”.

Table 3.1: Zoning District Use Matrix

Biosolids Storage Facility is added to the use list under “Agricultural Uses” and indicated as conditional in the AP and AG zoning districts.

Chapter 14.2: Definitions

Biosolids Storage Facility: An area of land or structure(s) used for the storage of biosolids (the organic materials resulting from the treatment of human sewage at a sewage treatment plant) until those biosolids may be delivered to and land-applied at locations off-site from the storage facility. The term excludes the on-site staging and/or stockpiling of biosolids for application on the property on which the staging or stockpiling occurs. It also excludes any biosolids storage at a sewage treatment plant or sanitary landfill. In addition to storage, activities at a biosolids storage facility may include mixing, stabilizing, adding amendments, or other preparation of the biosolids materials for future land application.

Tobacco Shops

Sections 3.20(B) and 3.21(B): CC and CR Zoning District Permitted Primary Uses

Are revised to include Tobacco Shop under “Commercial Uses”.

Table 3.1: Zoning District Use Matrix

Tobacco Shop is added to the use list under “Commercial Uses” and indicated as permitted in the CC and CR zoning districts.

Chapter 14.2: Definitions

Bar: ~~A facility or area~~ An establishment used primarily for the serving and on-site consumption of alcoholic beverages, and in which the serving of food is only incidental to the consumption of alcohol. The term includes cigar bars where patrons may also purchase and smoke cigars.

Liquor Store: A retail store that primarily offers prepackaged alcoholic beverages retail and/or wholesale liquor, including liquor, wine, and beer that is intended to be consumed elsewhere. Liquor stores may also sell complimentary items, such as alcoholic drink mixes, bar accessories, and snack foods.

Tobacco Shop: A retail store that offers primarily tobacco products, including cigarettes, e-cigarettes, e-liquids, and cigars. Tobacco shops may also sell complimentary items, such as lighters and other smoking and/or vaping related products and accessories. The term includes those retailers offering tobacco alternative products including those derived from hemp and/or cannabis.

Retail Uses, Large Scale: Retail uses that tend to serve a regional area and include establishments such as supermarkets, shopping malls, and department stores. The term excludes any retail use listed separately as a primary use by the Zoning Districts Use Matrix (Table 3.1) of this ordinance, such as a liquor store and tobacco shop.

Retail Uses, Medium Scale: Retail uses that tend to serve a community-wide area and include establishments such as craft stores, sporting goods stores, pharmacies, antique shops, meat markets, and repair services. The term excludes any retail use listed separately as a primary use by the Zoning Districts Use Matrix (Table 3.1) of this ordinance, such as a liquor store and tobacco shop.

Retail Uses, Small Scale: Retail uses that tend to serve a local area and include establishments such as video stores, delicatessens, bakeries, gift shops, and ice cream shops. The term excludes any retail use listed separately as a primary use by the Zoning Districts Use Matrix (Table 3.1) of this ordinance, such as a liquor store and tobacco shop.

Schools as Permitted Uses

Article 3 – Zoning Districts and Table 3.1

In all zoning districts, a “school (grades preschool through 12)” shall be listed as a Permitted Use “Consistent with IC 36-7-4-2.4; however, all P (Public / Semi-Public) zoning district standards shall apply.”

Shooting Ranges (as required by Indiana Code Sections 14-22-31.5-8 and 36-7-4.2 / SEA176-2026)

Section 11.5(C) – Nonconforming Use Exemptions

- C. **Exemptions:** The following legal nonconforming uses shall be exempt from the provisions of this Chapter and may be restored or expanded under the terms and conditions specified for each below.
1. **Involuntarily Discontinued Uses:** Uses that are required to be discontinued due to government action that impedes access to the premises or damage from fire, flood, other natural disaster, or criminal act may be restored. In no instance shall acts of arson by the property owner, government enforcement of unsafe building codes, or other similar circumstances be considered as qualification for this exemption. If replaced by a different use, the previous nonconforming use may not be resumed. These uses, if restored, shall be either identical or of reduced nonconformity in scale, volume, lot coverage, and all other aspects to that which was discontinued.
 2. **Residential Uses:** Residential uses that are legal nonconforming due to their presence in any industrial or commercial zoning district shall be permitted to expand on the property and through the modification, addition, or expansion of structures provided any change complies with the development standards (building setbacks, etc.) applicable in that zoning district, or any necessary variances are obtained. Further, the residential legal non-conforming use of a property shall not be affected by the destruction, removal, or other alteration of a mobile home, manufactured home, or industrialized residential structure on that property consistent with Section 11.3(B)(6) of this Ordinance and Indiana Code Section 36-7-4-1019.
 3. **Farm Uses:** As specified by Indiana Code Section 36-7-4-616, farm uses that are legal nonconforming shall be permitted to expand on the property and through the modification, addition, or expansion of structures provided any change complies with the development standards (building setbacks, etc.) applicable in that zoning district, or any necessary variances are obtained. In no instance shall any land previously used as a farm and later set aside or withheld from production for conservation or other purposes be considered abandoned or otherwise denied legal nonconforming status. Further, in no instance shall a legal nonconforming farm be denied changes to its operation or type of production so long as the result continues to meet the definition of a farm provided by this Ordinance.
 4. **Shooting Ranges:** As specified by Indiana Code Section 14-22-31.5-8, shooting ranges that are legal nonconforming shall be permitted to expand on the property and through the modification, addition, or

expansion of structures provided any change complies with the development standards (building setbacks, etc.) applicable in that zoning district, or any necessary variances are obtained.

Article 3 – Zoning Districts and Table 3.1

“Shooting / Archery Range (Indoor)” shall be listed as a primary use, rather than included with Recreation Uses (medium scale). A Shooting / Archery Range (Indoor) per IC 36-7-4.2 is a Permitted Primary use in the AP (Agriculture: Preferred), AG (Agriculture: General), CC (Commercial: Community), CR (Commercial: Regional), I1 (Industrial: Light), I2 (Industrial: General), and I3 (Industrial: Heavy) zoning districts.

Chapter 14.2: Definitions

Shooting Range: Any An establishment at which firearms are discharged for the purpose of recreation and entertainment.

Shooting Range (Indoor): A shooting range at which all shooting areas and targets are located within a completely enclosed in a structure that is specifically designed and operated for the discharge of firearms, equipped with a bullet resistant backstop, ventilation system, and sound attenuation measures to prevent the escape of projectiles, excessive noise, or airborne contaminants. See also Indiana Code Section 36-7-4.2-3 and 10.

Shooting Range (Outdoor): A shooting range at which any portion of the shooting areas or targets are located outside of a completely enclosed structure.

Sporting Goods Shop: An establishment that primarily sells sporting equipment, sporting apparel, and related items, including items such as bicycles and bicycle parts; camping equipment; exercise and fitness equipment; athletic uniforms; specialty sports footwear; firearms; and other sporting goods, equipment, and accessories. See also Indiana Code Section 36-7-4.2-6.

Downtown / CD Zoning District Uses

Section 3.16(A) and (B): CD (Commercial: Downtown) Zoning District Permitted Primary and Conditional Uses

Are revised to include “Community Center”, “Private Club”, and “Microbrewery / Artisan Distillery” as permitted uses, rather than conditional uses.

Table 3.1: Zoning District Use Matrix

A “Community Center”, “Private Club”, and “Microbrewery / Artisan Distillery” are indicated as permitted, rather than conditional, in the CD zoning district.

Storage Defined

The term “Mini-Warehouse Self-Storage Facility” is replaced throughout the zoning ordinance with the term “Storage Facility”.

Chapter 14.2: Definitions

Mini-Warehouse Self-Storage Facility: A location for the keeping of personal or business supplies, equipment, materials, records, furnishings, collectables, and other similar items. The term includes those used by a single person or business as well as those ~~A storage structure containing separate storage spaces of varying sizes, each for individual purchase or rental for the storage of goods.~~