

**FULTON COUNTY  
AREA PLAN COMMISSION**  
FULTON COUNTY OFFICE BUILDING  
COMMISSIONERS/COUNCIL ROOM  
JUNE 28, 2021  
7:00 P.M.

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**CALL TO ORDER**

**PLAN COMMISSION MINUTES FOR:  
MAY 24, 2021**

**PUBLIC COMMENTS**  
(Comments Not To Pertain To Agenda Items)

**OLD BUSINESS:**

**NEW BUSINESS:**

Public hearing for Proposed Amendments of:  
Zoning ordinance  
Zone map  
Sub-division ordinance

**PLAN DIRECTOR REPORT:**

**PUBLIC COMMENTS:**

**BOARD COMMENTS**

**ADJOURNMENT**

**FULTON COUNTY AREA PLAN COMMISSION**  
May 24, 2021

**FULTON COUNTY  
AREA PLAN COMMISSION  
MEETING**

**WEDNESDAY, MAY 24, 2021**

**7:00 P.M.  
COMMISSIONERS/COUNCIL ROOM  
VIRTUAL**

**CALL TO ORDER**

**AREA PLAN COMMISSION MINUTES FOR:**  
April 26, 2021

**PUBLIC COMMENT (Not to pertain to Agenda Items)**

**OLD BUSINESS**

**NEW BUSINESS:**  
North Lake Center Replat

**PLAN DIRECTOR REPORT:**  
Proposed Amendments

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

FULTON COUNTY AREA PLAN COMMISSION

May 24, 2021

The Fulton County Area Plan Commission met on Wednesday the 24<sup>th</sup> of May 2021, at 7:00 P.M. in the Commissioners/Council Room located within the Fulton County Office Building and virtually. Duane Border called the meeting to order at 7:00 P.M. The following members were present: David Roe, Seth White, Rick Ranstead, Crystal Weida, Mark Kepler, Randy Sutton, Ruth Gunter, Phil Miller, Cathy Miller and Duane Border. Also in attendance were: Plan Director, Casi Cowles; Board Attorney, Andy Perkins and Administrative Secretary, Heather Redinger

In attendance virtually was the following: Racheal Moore.

It is duly noted Kathy Hobbs and Debbie Barts were absent.

IN RE: MINUTES

May 24, 2021

Duane Border asked for any additions, deletions or corrections to be made to the May 24, 2021 minutes. Duane stated the date of the minutes on the agenda needed changed from January 22, 2021 to April 26, 2021. Rick Ranstead moved to approve the April 26, 2021 minutes as written. Seth White seconded the motion. Motion carried as follows: Cathy Miller, David Roe, Seth White, Phil Miller, Ruth Gunter, Rick Ranstead, Crystal Weida, Mark Kepler, Rachael Moore and Randy Sutton being in favor and no one opposing.

IN RE: NEW BUSINESS

North Lake Center is located on 2310 E SR 14

They would like to replat into 2 lots, so the storage buildings will be sitting on their own lot.

Duane asked for any board comments or questions. Being none he then entertained a motion. David Roe moved to approve the North Center replat. Randy Sutton seconded motion. Motion carried as follows: Cathy Miller, David Roe, Seth White, Phil Miller, Ruth Gunter, Rick Ranstead, Crystal Weida, Mark Kepler, Rachael Moore and Randy Sutton being in favor and no one opposing.

IN RE: PLAN DIRECTOR REPORT

PROPOSED AMENDMENTS

Casi told the Board they received a list of proposed amendments to be discussed.

The following proposed amendments were discussed.

Article 4: Accessory Structure Standards - Channel Lots, Accessory Structures, & Campsites

-Define Boat House-

The Board Asked Casi to find a definition and remove from permitted uses on lakeside lots

-Define Channel Lots as 'Lakeside Lots' or 'Roadside Lots'-

The Board stated they are defined as lakeside lots

## FULTON COUNTY AREA PLAN COMMISSION

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-Put clear direction that the buildings listed are the only buildings allowed unless granted a DSV by the BZA.

-Allow pole barns/storage structures without a primary structure adjacent. Maybe put a maximum square footage on them to allow some, but not others- Duane Border asked for a height definition, not to exceed height of house, to the highest point of the roof, not ornate extras.

-Instruct that tents may only be used for recreational purposes on residential lots [except RR] if a primary structure is located on the lot or directly adjacent lot

-In the RR, tents may only be used for 30 days out of the year for recreational purposes.

### Article 5: Permanent Sign Standards - Commercial districts

-Put HD in its own section and give a 40 sf Maximum instead of using the 1:1 ratio on building width, whichever is more.

-DC/VC Change to allow freestanding with height restriction.

-GC Change 1:1 to just have a maximum sign allowance for all signs instead of separating a max for freestanding and a max for other signs? Two current maximums added together would be 350 sf

-Add ground/monument sign as allowed in other districts

-State lighted signs are allowed in districts where it is not listed, add dimmed after a certain time

-Change SR and/or RI size requirements for commercial (churches etc.) Right now allows 24 sf max - have had

### Ground/Monument Sign Article 5

Height max in 51-01 = 9'. Height max in definition = 6' - suggest to change definition to 9'

The Board agreed with the sign amendments.

### Article 4: All Districts allowing single family housing

Detached Additional Living Spaces a Permitted Use with Health Department approval on sewage and different/no living space square footage requirement- Man Cave in Barn - apartment in loft area of garage - apartment in back of barn. Currently a special exception

### RR/R3 Rear setback on Roadside Lots - Article 4

Add a 10' rear setback for roadside lots in RR & R3 District - currently 25' off the lakeside/river/rear for all lots in the RR & R3

DC District- Minimum Lot Depth; Remove or change to Maximum

The Board agreed to remove.

### HD District Article 4

Add apartments as a permitted use - only lists single family dwelling on upper floors; most of the buildings in the downtowns have apartments on the upper floors or had them at one time.

HC District - Add Permitted & Special Exception Uses

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Add "Light Manufacturing" to permitted uses in the Highway Commercial District and apartment complexes (define unit #'s maybe) and Heavy Manufacturing (special Exception with strict guidelines - no odor, no outdoor storage, etc).

The Board agreed with the Article 4 amendments.

### Article 5: Cargo Containers

Change language to add "shipping/cargo container" to the list: *Existing language- No vehicle or tractor, semitrailer, hauling trailer, or railroad boxcar of any type may be used for the purpose of storage.*

Up for Discussion: Allow cargo containers in IN/IU - but require to be set behind building, not in front - existing language only allows for 6 months. Allowing (1) cargo container in the AG district- behind house, maintained the same color as the home - kept in good repair; no rust, holes, or worn paint, etc.

The Board agreed one cargo container would be allowed in the Ag district, as long as it is painted and maintained. All others would need to be removed or covered with a roof and walls.

### Article 5: RV Codes

Allow the usage of an RV for temporary housing if permit is pulled to build a home/add-on to a home - whether for disaster repair or voluntary construction; otherwise the 30 days out of the year remains in effect.

The Board agreed.

### Article 3

Change the number of hard copies required with App submittal - I would prefer an electronic copy and 2 hard copies for signature.

### Article 4-2

-Delete Sidewalk construction standards - the incorporated areas that have/require sidewalk construction have their own construction codes within their building codes or follow ADA requirements.

-Allow construction of sidewalks at time of road installation by developer or within the covenant-installation by owner as the homes are built

### Zone Map amendments:

1535 E 9<sup>th</sup> Street- Change from MP to R3 to match surrounding residential area - development planned for single & two family homes

2006 Sweetgum- Change from HC to IR -County Commissioner own; New Sheriff's Office and Detention Center

97 N Clayton- Change from IN to R1 - Residential Home

179 Monticello Road- Change from IN to R1 - Residential Home

2132 Boulevard- Change from GC to R3 - Residential Home

After Discussion of the proposed amendments, Casi stated they would advertise for a public hearing for the June meeting of the proposed amendments.

## FULTON COUNTY AREA PLAN COMMISSION

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IN RE:

PLAN DIRECTOR REPORT

Casi told the Board Gale Beller, the part-time secretary was retiring. She had asked for the position to be full-time for the new hire. The Council approved a full-time position.

Casi then told the board she had an announcement to make. She was offered a job and I accepted it and she gave her resignation letter to the Board. She stated she would be working from home with raises and bonuses based on merit for more money than I have now. It's taken me 21 years to get to my current salary. They are starting me with more. It is very project oriented so I'm able to take a project I have a timeline they hand me 4 or 5 I finish them and hand them off and they hand me a new project

Rick Ranstead asked if she had a replacement.

Casi stated as part of the packet, I would like to recommend that Heather Redinger take my place.

Seth White stated that's what I was hoping you'd say.

Casi stated she did provide a recommendation letter for Heather. She then stated, for those of you who don't know, Heather started working in 2007 for me. She started as our clerical and she moved her way right up the ladder, became the office administrator. She was the office administrator way before the job title ever changed it just took me awhile to get it changed and to get the pay rate there. There isn't anyone that knows our office better than her. There isn't anyone that knows the different boards, how everything flows because it is kind of an orchestration when you're dealing with every community every legislative body. In the county you have the commissioners, the legislative and the counsel which is fiscal but city you have a council that is both Legislative and fiscal but a board of works that deals with all the utilities and to get anyone in here who would be able to learn all of that as well as Heather. It would take them a good 2 or 3 years if not 5. We make it look easy because we've been doing it. It would be very difficult for somebody to walk in and not have flow charts all over the place. My recommendation would be that Heather takes my place. One thing I would ask you is to seriously consider not reducing my salary. The reason why is I have done a little research on the back of the recommendation letter you'll see the surrounding county's salaries. There's only one of these that's an area and that's Kosciuszko County they do not have Warsaw. They have the small towns Kosciuszko County. Warsaw has their own plan commission. The county Plan Director is making \$79000+ the Warsaw city is \$73000 they are very commercial they also have a staff of 10 or 12 and an engineer but Wabash county is small, it an advisory plan commission they have no other area. That means it just unincorporated they have no other incorporated towns and their salary is \$44000. My salary right now is \$52700.

Rick Ranstead stated I don't know why we would because your job description is going to be her job description that all goes in the Matrix so Heather should transfer right over to her on the matrix scale so it ought to be the same salary. Am I right on that Randy?

Randy stated that's my thought, absolutely.

Rick Ranstead stated I know you have to go by the matrix scale but I don't know why it'd be any different. If she's got to do your job she's going to follow your job description so that's how they base your salaries.

Casi- I know a lot of the times there's discussion about if there's a new person coming in not getting as much. It doesn't offend me at all quit honestly it should be higher. I just wanted to make sure everybody understood that because I've been here so long does not mean my salary is off the charts and that this is not something someone coming in new should get.

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Duane Border stated I think we are fortunate to have somebody in Heathers position that the transition will be smooth and her knowledge in the office is something that a new hire like you say would be green like you say.

Casi stated I have included my job description in here I don't know how many of you have seen it. I also put in here an appropriation request which I will have to bring to the counsel. I already knew I would need an appropriation for the part time because we are going from part time to full time. That line item was scheduled for part time so I knew I would need that and I gave the council the numbers on that. If it's voted on tonight, no pressure, if the board votes on Heather becoming, moving in the executive director's position than what I would have to do is – I have 140 hrs of vacation so we would need to add in a \$4000 request for that because we are going to have overlap.

Rick Ranstead stated I think it policy and it in our personal policy to advertise the job for 7 days.

Casi stated she asked Christina before and she said as long as you move internal you don't have to advertise at all.

Rick Ranstead stated so as long as it's internal you don't have to advertise at all.

Casi stated that's what she was told. We can post it internally you'd just take it down 2 days later because you know if you got the person then you got the person.

Rick Ranstead I know if you go outside you have to advertise for 7 days whether you got somebody in mind or not.

Casi –stated we did that for the part time position. I had it up here for a week and then I advertised outside and we did interviews because everything was external. This would be the appropriation and you know we have the part time clerical which or Heathers position would also have a little bit of overlap so this would just cover the budget for the end of the year.

Randy Sutton asked Casi when her last day was.

Casi stated if Heather is approved, it will be the 18<sup>th</sup> so I can take a weeks' vacation. If you wanted to interview and wanted to look for someone else then I would stay till the 28<sup>th</sup> because unless surrounding counties came in and said I'll do it than I don't think you'll find anybody.

Mark Kepler stated Casi has been the plan director since we started almost 20 years now.

Casi stated it'll be 21 years December 18<sup>th</sup>.

Mark Kepler stated 21 years and what we have is because of what she has done through the years an outstanding wonderful job in putting this whole thing together. As we talk about the future don't forget the past. We appreciate everything she's done for us.

Duane Border stated he agreed with Mark 100% when you stand up here and start talking it goes....Dumb it down for us Casi.

Casi stated she thinks it's always great to have something looked at from someone else's perspective and someone else's eyes. Heather and I have worked together that doesn't always mean we agree it's kind of a nice marriage. The great thing about Heather is that she knows she doesn't have to fill my shoes. It's her

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shoes she'll be wearing so you'll have that great perspective from a new set of eyeballs and do things in her way. I think she'll do a great job.

Rick Ranstead asked if Heather wanted the position.

Heather stated she does, she also stated there will be some struggles, as I'll be learning, as well as, training two new people that have no idea what's going on in the office.

Casi stated she has a much shorter learning curve than I did like Mark said. I walked in and didn't even have an office. I was in the court house and then we came here and didn't have furniture. I think she'll do really well. The board will have to be patient with her it going to take her awhile to train.

Rick Ranstead stated especially with all the business you have now.

Casi stated in April the office took in almost \$10000.

Duane Border stated you've never really came to us and complained to us about your salary and I appreciate that. I can't believe it's been 20 years because I remember when we started this. I don't think for some of the board members appreciate what it took to go to all the legislative bodies in our county and get them all to agree to have the area plan. There was a lot of leg work a lot of town hall meetings with all the different towns in the county. There was a lot of work. I remember sitting in on some of those. It's quite an accomplishment to get everybody in the county to agree to make this move. The county its self didn't have zoning per say back then. The city had their own. To get everybody to agree that we needed to do better for the county that was quite an accomplishment. Good for you. Thank you

Casi stated you're absolute right it's not about money. I would have come to you 15 years ago and said I'm done unless you pull me back up. Part of it is my family. My son 10 probably 3 days a week he asks what time is your meeting tonight. It gets harder the older they get. I'm looking forward to the new challenge. Something different.

Duane Border stated first thing we need to do is decide if we want to accept this resignation or not.

David Roe moved to accept Casi Cowles letter of resignation. Rick Ranstead seconded the motion. Motion carried as follows: Motion carried as follows: Cathy Miller, David Roe, Seth White, Phil Miller, Ruth Gunter, Rick Ranstead, Crystal Weida, Mark Kepler, Rachael Moore and Randy Sutton being in favor and no one opposing.

Casi thanked the Board.

Duane Border stated the next thing now is the recommendation on Heather. I talked to another board member who is not here tonight, Debbie Barts. She talked to me about Heather and she felt very strongly that Heather should be the next director

Rick Ranstead moves to accept Heather as the new director. Seth White seconded the motion. Motion carried as follows: Cathy Miller, David Roe, Seth White, Phil Miller, Ruth Gunter, Rick Ranstead, Crystal Weida, Mark Kepler, Rachael Moore and Randy Sutton being in favor and no one opposing.

Duane Border stated as far as the pay goes I think it just stays what it is as far as I'm concerned does everybody agree with me?

The Board agreed, as long as it the same job description.

Cathy Miller asked the new hire is being considered for Heather's position.



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Casi stated if she wants it. We have not asked her yet. She may very well say no I'm not comfortable with that. Then we would have to post it and advertise it. They are two very different positions.

The Board thanked Casi for her years of service.

IN RE: BOARD COMMENTS

IN RE: ADJOURNMENT

With no further business to come before the Board, Duane Border entertained a motion to adjourn the May 24, 2021 meeting. David Roe moved to adjourn the May 24, 2021 Fulton County Area Plan Commission Board at 9:25 P.M. Seth White seconded the motion. Motion carried as follows: Motion carried as follows: Motion carried as follows: Cathy Miller, David Roe, Seth White, Phil Miller, Ruth Gunter, Rick Ranstead, Crystal Weida, Mark Kepler, Rachael Moore and Randy Sutton being in favor and no one opposing.

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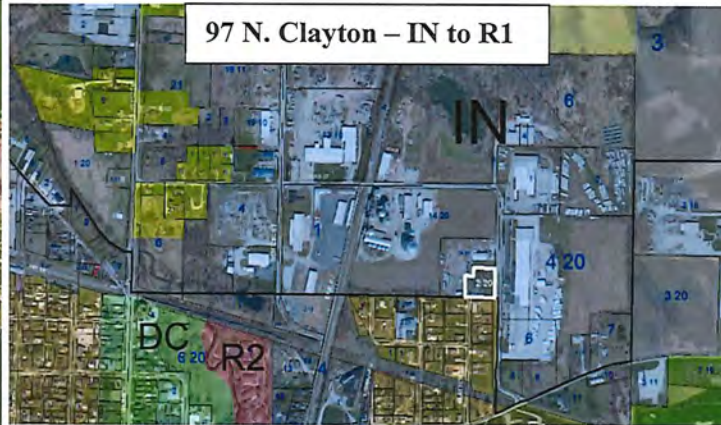
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Kim Gard, Administrative Secretary

Zoning Code	Suggested Amendment
Accessory Structure Standards – Article 4 - Channel Lots, Accessory Structures, & Campsites	<ul style="list-style-type: none"> <li>-Delete Accessory Uses on Lake Side</li> <li>-Define 'Roadside Lots'</li> <li>-Instruct that tents may only be used for recreational purposes on residential lots (except in the RR District) if a primary structure is located on the lot or directly adjacent lot</li> <li>-In the RR, tents may only be used for 30 days out of the year for recreational purposes (?)</li> </ul>
Permanent Sign Standards – Commercial districts Article 5	<ul style="list-style-type: none"> <li>-Put HD in its own section and give a 40 sf Maximum instead of using the 1:1 ratio on building width</li> <li>- DC/VC Change to allow freestanding with height restriction</li> <li>- GC Change 1:1 to just have a maximum sign allowance for all signs instead of separating a max for freestanding and a max for other signs? Two current maximums added together would be 350 sf</li> <li>-Add ground/monument sign as allowed in other districts</li> <li>-State lighted signs are allowed in districts where it is not listed</li> <li>-Change SR and/or R1 size requirements for commercial (churches etc.) Right now allows 24 sf max – have had</li> </ul>
Ground/Monument Sign Article 5	Height max in SI-01 = 9'. Height max in definition = 6' – suggest to change definition to 9'
All Districts allowing single family housing Article 4	Detached Additional Living Spaces a Permitted Use with Health Department approval on sewage and different/no living space square footage requirement – Man Cave in Barn – apartment in loft area of garage - apartment in back ½ of barn. Currently a special exception
RR/R3 Rear setback on Roadside Lots - Article 4	Add a 10' rear setback for roadside lots in RR & R3 District - currently 25' off the lakeside/river/rear for all lots in the RR & R3
DC District – Minimum Lot Depth	Remove or change to Maximum
HD District Article 4	Add apartments as a permitted use – only lists single family dwelling on upper floors; most of the buildings in the downtowns have apartments on the upper floors or had them at one time.
HC District - Add Permitted & Special Exception Uses	Add light manufacturing, child care center, fitness center gym, health spa, and apartment complexes/ <b>condominiums</b> to permitted uses in the Highway Commercial District and add Heavy Manufacturing as a Special Exception
Cargo Containers Article 5	Change language to add "shipping/cargo container" to the list: <i>Existing language- No vehicle or tractor, semitrailer, hauling trailer, or railroad boxcar of any type may be used for the purpose of storage.</i> Up for Discussion: Allow cargo containers in IN/IU – but require to be set behind building, not in front. Allowing (1) cargo container in the AG district located in the side or rear yard – kept in good repair; no rust, holes, or worn paint, etc.
RV Codes Article 5	Allow the usage of an RV for temporary housing if permit is pulled to build a home/add-on to a home – whether for disaster repair or voluntary construction; Otherwise the 30 days out of the year remains in effect.

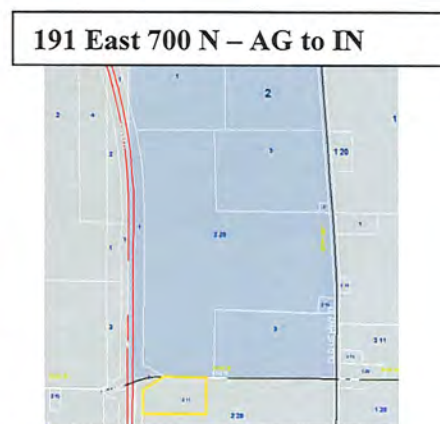
	Remove the requirement that an RV must be parked outside the setbacks and only in the side and rear yards. [Ex: 5-4.11(C)]
<b>Subdivision Code</b>	<b>Suggested Amendment</b>
Article 3	Change the number of hard copies required with App submittal – I would prefer an electronic copy and 2 hard copies for signature.
Article 4-2	-Delete Sidewalk construction standards – the incorporated areas that have/require sidewalk construction have their own construction codes within their building codes or follow ADA requirements. -Allow construction of sidewalks at time of road installation by developer or within the covenant-installation by owner as the homes are built
<b>Zone Map</b>	<b>Suggested Amendment</b>
1535 E 9th St	Change from MP to R3 to match surrounding residential area – developmt planned for single & two family homes
2006 Sweetgum Rd	Change from HC to IR –County Commissioner own; New Sheriff’s Office and Detention Center
97 N Clayton Ave	Change from IN to R1 – Residential Home
179 Monticello Rd	Change from IN to R1 – Residential Home(s)
2132 Boulevard St	Change from GC to R3 – Residential Home
191 East 700 N	Change from AG to IN – Permitted Concrete/Masonry Recycling Facility adjacent to the Countyline Landfill

Zone Map Amendment Discussions



Area Zone Map  
Feature Name:

AG
DC
GC
HC
IN
IR
MP
R1
R2
SR



# AG District

## 4-1.1 "AG" District Intent, Permitted Uses, and Special Exception Uses

<p align="center"><b>District Intent</b></p> <p>The "AG" (Agriculture) District is intended to provide a land use category for agricultural activities. The provisions that regulate this land use district should protect, promote and maintain areas in Fulton County for farming operations.</p> <p>Non-agriculture uses that are located within this zoning district may not object to any permitted agriculture use, whether such uses currently exist, are enlarged, or change in the future to another agricultural use.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to protect this district from conflicting land uses, non-agriculture oriented businesses, and any use that may inflict significant environmental impacts or be injurious to neighbors.</p> <p>The Plan Commission and Boards of Zoning Appeals should also strive to promote less than 1 dwelling unit per 10 acres community-wide in the "AG" district.</p>	<ul style="list-style-type: none"> <li>• grazing and pasture land</li> <li>• greenhouse</li> <li>• orchards</li> <li>• plant nursery, with retail</li> <li>• processing agriculture crop products produced on site</li> <li>• storage of farm vehicles, equipment, and materials (used in the farming operation - not for sale)</li> <li>• tree farms, with retail</li> <li>• storage of agricultural products</li> <li><b>Business: Food Sales/Service</b></li> <li>• brewery/pub house</li> <li>• farmer's market</li> <li>• incubator kitchen</li> <li>• cider mill</li> <li>• winery</li> <li><b>Business: General Business</b></li> <li>• country club or golf course</li> <li>• golf driving range</li> <li><b>Miscellaneous</b></li> <li>• home occupation #1</li> <li>• home occupation #2</li> <li>• Noncommercial wind generating and related apparatus and structures under 200 feet in height</li> <li>• micro/small solar energy system</li> </ul>	<ul style="list-style-type: none"> <li>• antique shop</li> <li>• bait/tackle shop</li> <li>• electrical supply shop</li> <li>• fabric shop</li> <li>• firework sales</li> <li>• flower shop</li> <li>• furniture store</li> <li>• gift shop</li> <li>• hardware store</li> <li>• heating/cooling/sales service</li> <li>• jewelry store</li> <li>• lumber yard</li> <li>• outdoor commercial recreational enterprise</li> <li>• plumbing supply store</li> <li>• variety store</li> <li><b>Industrial Uses</b></li> <li>• gravel/sand/mining**</li> <li>• liquid fertilizer and distribution</li> <li>• machine shop</li> <li>• mini-storage facility</li> <li>• topsoil removal and storage areas</li> <li><b>Institutional/Public Facilities</b></li> <li>• church</li> <li>• cemetery</li> <li>• corporate retreat center</li> <li>• recycling center</li> <li>• recycling collection point (no outdoor storage)</li> <li>• public park/ball fields</li> <li>• fairgrounds</li> <li>• lodge/private club</li> <li>• private camp/campground</li> <li>• school, public or private</li> <li>• sculpture park, for public use</li> <li><b>Communication/Utility</b></li> <li>• cellular/communication/radio/television tower</li> <li>• pipeline pumping station</li> <li>• utility substation</li> <li>• public well</li> <li>• telephone exchange</li> <li><b>Governmental Use</b></li> <li>• fire/police station/correctional institution</li> <li>• municipal/state maintenance facility</li> <li><b>Miscellaneous</b></li> <li>• home occupation #3</li> <li>• private recreational development</li> <li>• Noncommercial wind generating and related apparatus and structures over 200 feet in height</li> <li>• medium/large solar energy system</li> </ul>
<p align="center"><b>Permitted Uses</b></p> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• dwelling, single family</li> <li>• dwelling, two-family</li> <li>• residential facility for developmentally disabled (small)*</li> <li>• residential facility for mentally ill*</li> <li>• child care home (owner occupied home)</li> <li>• bed and breakfast facility</li> <li>• <del>manufactured home</del></li> <li>• mobile home</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>• agricultural crop production</li> <li>• agricultural seed sales</li> <li>• confined feeding operation permitted by IDEM (1200 animal units or less on any one parcel and/or multiple parcels adjoining or contiguously operating or owned parcels and not within one (1) mile of any incorporated limits)</li> <li>• commercial raising of farm and non-farm animals (subject to maximum animal unit limits)</li> <li>• firearm internet sales/gunsmithing (no retail showroom or firearm inventory)</li> </ul>	<p align="center"><b>Special Exception Uses</b></p> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• detached additional living space</li> <li>• residential facility for developmentally disabled (large)</li> <li>• seasonal cabin</li> <li>• seasonal farm worker housing</li> <li>• hardship and/or temporary second dwelling unit</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>• farm equipment sales/service</li> <li>• processing of agricultural products not produced on site</li> <li>• storage of agricultural products not produced on site</li> <li>• sales barn for livestock sale</li> <li>• semi-trailer(s) to be utilized as animal housing</li> </ul> <p><b>Business: General Business</b></p> <ul style="list-style-type: none"> <li>• kennel</li> <li>• airport/private landing field</li> <li>• veterinary hospital/boarding</li> <li>• landscape business</li> </ul> <p><b>Business: Recreation</b></p> <ul style="list-style-type: none"> <li>• commercial riding stables</li> </ul> <p><b>Business: Auto Sales/Services</b></p> <ul style="list-style-type: none"> <li>• automobile body shop (enclosed)</li> <li>• automobile repair/major</li> <li>• automobile repair/minor</li> </ul> <p><b>Business: Retail</b></p>	<ul style="list-style-type: none"> <li>• public park/ball fields</li> <li>• fairgrounds</li> <li>• lodge/private club</li> <li>• private camp/campground</li> <li>• school, public or private</li> <li>• sculpture park, for public use</li> <li><b>Communication/Utility</b></li> <li>• cellular/communication/radio/television tower</li> <li>• pipeline pumping station</li> <li>• utility substation</li> <li>• public well</li> <li>• telephone exchange</li> <li><b>Governmental Use</b></li> <li>• fire/police station/correctional institution</li> <li>• municipal/state maintenance facility</li> <li><b>Miscellaneous</b></li> <li>• home occupation #3</li> <li>• private recreational development</li> <li>• Noncommercial wind generating and related apparatus and structures over 200 feet in height</li> <li>• medium/large solar energy system</li> </ul>

\* These uses are permitted by Indiana Code (IC 12-28-4-8 and IC 12-28-4-7).

\*\*State law permits mining in rural areas (areas with 7 or less homes within a square mile) regardless of local decision making. In these cases, a Public Hearing is primarily to discuss and mitigate traffic impacts, noise, etc.

# RR District

## 4-1.5 "RR" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The "RR" (River) District is intended to provide a land use category for housing located adjacent to the Tippecanoe River. The provision that regulate this land use district are intended to protect, promote, and maintain the future and existing housing growth, as well as, the environment adjacent to the Tippecanoe River. Property within this district will commonly be required to obtain Certified Sea-Level Elevation Surveys to identify the proximity of the 100-year Flood Elevation in relation to the property.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to protect this district from conflicting land uses, and non-family oriented businesses.</p> <p>The Plan Commission and Boards of Zoning Appeals should also strive to promote an average net density of 1 to 2 dwelling units per acre community-wide in the "RR" district.</p>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• dwelling, single family</li> <li>• <del>manufactured home</del></li> <li>• child care home (owner occupied home)</li> <li>• group home (small)</li> <li>• residential facility for developmentally disabled (small)</li> <li>• residential facility for mentally ill</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>• agricultural crop production</li> <li>• forestry</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• firearm internet sales/gunsmithing (no retail showroom or firearm inventory)</li> <li>• home occupation #1</li> <li>• micro/small solar energy system</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• bed and breakfast facility</li> <li>• detached additional living space</li> <li>• dwelling, two-family</li> <li>• group home (large)</li> <li>• residential facility for developmentally disabled (large)</li> </ul> <p><b>Business: Recreation</b></p> <ul style="list-style-type: none"> <li>• canoe rental</li> <li>• camping</li> </ul> <p><b>Institutional/Public Facilities</b></p> <ul style="list-style-type: none"> <li>• community center</li> <li>• church/temple/mosque</li> <li>• public park</li> <li>• library</li> </ul> <p><b>Communication/Utility</b></p> <ul style="list-style-type: none"> <li>• public well</li> <li>• public utility substation</li> <li>• sewage or water treatment plant</li> <li>• telephone exchange</li> </ul> <p><b>Educational Use</b></p> <ul style="list-style-type: none"> <li>• child care center</li> <li>• school (public or private)</li> </ul> <p><b>Governmental Use</b></p> <ul style="list-style-type: none"> <li>• fire or police station</li> <li>• municipal/state maintenance facility</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• home occupation #2</li> <li>• mini-mart/general store</li> <li>• medium/large solar energy system</li> </ul>

\*These uses are permitted by Indiana Code (IC 12-28-4-3 and IC 12-28-4-7).



# RR District

## 4-1.6 "RR" District Standards

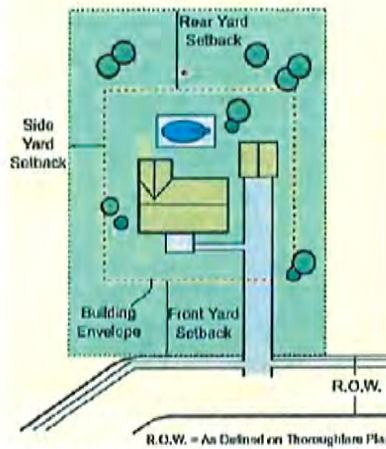


**Minimum Lot Area:**  
• 25,000 square feet

**Minimum Lot Width:**  
• 150 feet

**Minimum Lot Frontage:**  
• 100 feet

**Sewer and Water:**  
• Does not require municipal water or sewer hookup.

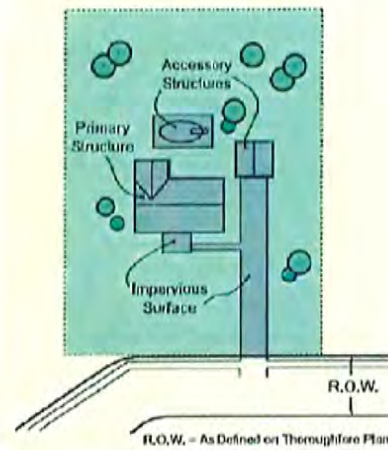


**Minimum Front Yard Setback:**  
• 10 feet

**Minimum Side Yard Setback:**  
• 10 feet for Primary Structure  
• 5 feet for Accessory Structures

**Minimum Rear (River) Yard Setback:**  
• 25 feet for the Primary Structure  
• 10' feet for Accessory Structures located on lots *not adjacent* to the river  
• 25' feet for Accessory Structures located on lots *adjacent* to the river

*\*Add  
10' Rear for  
primary non  
adjacent*

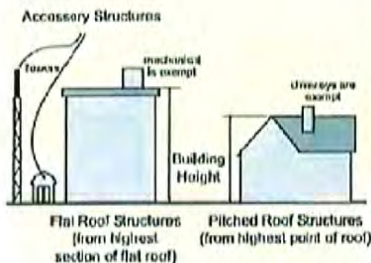


**Maximum Lot Coverage:**  
• square feet of all primary and accessory structures, and impervious surfaces cannot exceed 30% of the Lot Area

**Minimum Main Floor Area:**  
• 980 square feet for one story Primary Structures; or  
• 850 square feet for multiple story Primary Structures, provided that the total Finished Floor Area is 1,200 square feet or more.

**Minimum Floor Area Per Unit:**  
• 720 square feet *average* per dwelling unit in a multiple-unit Primary Structure.  
• 500 square feet minimum per dwelling unit in a multiple-unit Primary Structure.

**Site Plan Requirements**  
• The Fulton County Technical Review Committee shall review the site plan for all newly created commercial projects, or expansion projects, within the River Residential District prior to the commencement of any site development/construction. This is requirement does not apply to production agricultural operations or residential additions/expansions.



**Maximum Structure Height:**  
• 35 feet for Primary Structures  
• 20 feet for Accessory Structures (height of Accessory Structures may not exceed the Primary Structure)

\* A survey with the seal of a licensed surveyor/engineer/architect shall be provided with the creation of any new legal descriptions.  
\*\* Drainage Plans will be required with all new structures. Any drainage plan not showing water retention within lot lines must have the approval of the Fulton County Surveyor  
\*\*\* A survey with the seal of a licensed surveyor/engineer/architect may be required to resolve any question of setback compliance.  
\*\*\*\* A Certified Sea-Level Elevation Survey may be required for any structure that may sit in a FEMA Zone A.



# SR District

## 4-1.7 "SR" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The "SR" (Suburban Residential) District is intended to provide a residential land use category for suburban areas including single family detached homes in and around the city, town, and village centers, as well as, rural housing developments. The provisions that regulate this land use district are intended to protect, promote, and maintain the future and existing rural housing growth, as well as, the suburban growth in and around the city, towns and village centers.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to protect this district from conflicting land uses, and non-family oriented businesses.</p> <p>The Plan Commission and Board of Zoning Appeals should also strive to promote an average net density of 1.5 to 3 dwelling units per acre community-wide in the "SR" district.</p>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• dwelling, single family</li> <li>• child care home (owner occupied home)</li> <li>• group home (small)</li> <li>• <del>manufactured home</del></li> <li>• residential facility for developmentally disabled (small)*</li> <li>• residential facility for mentally ill*</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>• agricultural crop production</li> <li>• roadside market</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• firearm internet sales/gunsmithing (no retail showroom or firearm inventory)</li> <li>• home occupation #1</li> <li>• kennel, private</li> <li>• micro/small solar energy system</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• bed and breakfast facility</li> <li>• detached additional living space</li> <li>• dwelling, two-family</li> <li>• group home (large)</li> <li>• residential facility for developmentally disabled (large)</li> </ul> <p><b>Agriculture Uses/Service</b></p> <ul style="list-style-type: none"> <li>• greenhouse facilities</li> <li>• tree farms</li> </ul> <p><b>Business: Auto Sales/Services</b></p> <ul style="list-style-type: none"> <li>• automobile body shop (enclosed)</li> <li>• automobile repair/major</li> <li>• automobile repair/minor</li> </ul> <p><b>Business: General</b></p> <ul style="list-style-type: none"> <li>• store front</li> </ul> <p><b>Business: Recreation</b></p> <ul style="list-style-type: none"> <li>• golf course</li> <li>• country club or golf course</li> <li>• public swimming pool</li> </ul> <p><b>Institutional/Public Facilities</b></p> <ul style="list-style-type: none"> <li>• community center</li> <li>• church/temple/mosque</li> <li>• cemetery</li> <li>• public park</li> <li>• library</li> </ul> <p><b>Communication/Utility</b></p> <ul style="list-style-type: none"> <li>• public well</li> <li>• public utility substation</li> <li>• sewage or water treatment plant</li> <li>• telephone exchange</li> <li>• wind generator</li> </ul> <p><b>Educational Use</b></p> <ul style="list-style-type: none"> <li>• child care center</li> <li>• school - public or private</li> </ul> <p><b>Governmental Use</b></p> <ul style="list-style-type: none"> <li>• fire or police station</li> <li>• municipal/state maintenance facility</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• home occupation #2</li> <li>• medium/large solar energy system</li> </ul>

\*These uses are permitted by Indiana Code (IC 12-28-4-8 and IC 12-28-4-7).





# R1 District

## 4-1.9 "R1" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Special Exception Uses	Special Exception Uses Continued
<p>The "R1" (Residential Cluster/Medium Density) District is intended to provide a land use category for single family detached homes that have historically resided in clustered areas. The provisions that regulate this land use district should protect, maintain and promote the future and existing clusters of homes in and around the city, towns and village centers.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to protect this district from conflicting land uses, and non-family oriented businesses. The R1 District is established to promote development of areas for convenience uses which tend to meet the daily needs of the residents of the immediate residential districts. Uses within the R1 District are regulated in character to assure harmonious development with the residential districts served and are limited in size and scale to promote pedestrian access.</p> <p>The Plan Commission and Boards of Zoning Appeals should encourage use of sewer systems when available or feasible.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to promote an average net density of 3 to 5 dwelling units per acre community-wide in the "R1" district.</p>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• <del>accessory apartment</del></li> <li>• <u>detached additional living space</u></li> <li>• dwelling, multi-family</li> <li>• bed and breakfast facility</li> <li>• convalescent or nursing home</li> <li>• child care center</li> <li>• residential facility for developmentally disabled (large)</li> </ul> <p><b>Business: Recreation</b></p> <ul style="list-style-type: none"> <li>• ball fields</li> <li>• dance/aerobics/gymnastics studio</li> <li>• country club or golf course</li> <li>• public swimming pool</li> </ul> <p><b>Business: Retail</b></p> <ul style="list-style-type: none"> <li>• antique shop</li> <li>• apparel shop</li> <li>• book store</li> <li>• camera store</li> <li>• card shop</li> <li>• computer store</li> <li>• fabric shop</li> <li>• flower shop</li> <li>• framing shop</li> <li>• furniture store</li> <li>• garden shop</li> <li>• gift shop</li> <li>• hobby, toy, or game shop</li> <li>• jewelry store</li> <li>• millinery/art gallery</li> <li>• music store</li> <li>• news dealer</li> <li>• pet shop</li> <li>• stationery</li> <li>• video store</li> </ul> <p><b>Business: Food Sales/Service</b></p> <ul style="list-style-type: none"> <li>• bakery</li> <li>• convenience store (without gas pumps)</li> <li>• dairy/delicatessen</li> <li>• grocery/supermarket</li> <li>• meat market</li> </ul> <p><b>Business: Personal Service</b></p> <ul style="list-style-type: none"> <li>• barber/beauty shop</li> <li>• coin laundry</li> <li>• daycare facility</li> <li>• dress making</li> <li>• dry-cleaning service</li> <li>• fingernail salon</li> <li>• fitness center/gym</li> <li>• health spa</li> <li>• shoe repair</li> <li>• tailor/pressing shop</li> <li>• tanning salon</li> </ul> <p><b>Business: General Business</b></p> <ul style="list-style-type: none"> <li>• clinic medical/dental</li> </ul>	<ul style="list-style-type: none"> <li>• funeral home or mortuary</li> <li>• enclosed mini-storage facility</li> <li>• photographic studio</li> <li>• printshop/copycenter</li> <li>• recycling collection point (no outdoor storage)</li> </ul> <p><b>Business: Office/Professional</b></p> <ul style="list-style-type: none"> <li>• photographic studio</li> <li>• professional office (any)</li> <li>• travel agency</li> </ul> <p><b>Business: Recreation</b></p> <ul style="list-style-type: none"> <li>• lodge or private club</li> </ul> <p><b>Institutional/Public Facilities</b></p> <ul style="list-style-type: none"> <li>• cemetery</li> <li>• columbarium</li> <li>• library</li> <li>• community center</li> <li>• public park/recreation center</li> <li>• church/temple/mcsque</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• home occupation #2</li> </ul>
<p><b>Permitted Uses</b></p> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• dwelling, single family</li> <li>• dwelling, single family (upper floors)</li> <li>• dwelling, two-family</li> <li>• child care home (owner occupied home)</li> <li>• <del>manufactured home</del></li> <li>• residential facility for developmentally disabled (small)*</li> <li>• residential facility for mentally ill*</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• firearm internet sales/gunsmithing (no retail showroom or firearm inventory)</li> <li>• home occupation #1</li> <li>• micro/small solar energy system</li> </ul>		

\*These uses are permitted by Indiana Code (IC 12-28-4-8 and IC 12-28-4-7).



# R2 District

## 4-1.11 "R2" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses <sup>***</sup>
<p>The "R2" (Multifamily Residential) District is intended to provide a land use category for small to medium scale multifamily developments. The provisions that regulate this land use district should protect, promote and maintain areas in Fulton County for existing and future multifamily housing growth.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to sensitively integrate this district into other Residential Districts and Commercial Districts. This district should be within close proximity to parks, open space, services and retail if possible. Avoid locating near conflicting land uses and non-family oriented businesses.</p> <p>The Plan Commission and Board of Zoning Appeals should strive to promote an average net density of 40 dwelling units per acre community-wide in the "R2" district.</p>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• child care home (owner occupied home)</li> <li>• dwelling, multifamily</li> <li>• dwelling, two-family</li> <li>• nursing home</li> <li>• retirement community</li> <li>• residential facility for developmentally disabled (large)</li> <li>• residential facility for developmentally disabled (small)*</li> <li>• residential facility for mentally ill*</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• firearm internet sales/gunsmithing (no retail showroom or firearm inventory)</li> <li>• home occupation #1</li> <li>• micro/small solar energy system</li> </ul> <p><i>detached add. living space</i></p>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family</li> <li>• bed and breakfast facility</li> <li>• boarding or lodging house</li> </ul> <p><b>Institutional/Public Facilities</b></p> <ul style="list-style-type: none"> <li>• church, temple or mosque</li> <li>• community center</li> <li>• government building</li> <li>• library</li> <li>• police/fire station</li> <li>• post office</li> <li>• public park/recreation center</li> <li>• child care institution</li> <li>• municipal/state maintenance facility</li> <li>• school - public or private kindergarten</li> </ul> <p><b>Business: Recreation</b></p> <ul style="list-style-type: none"> <li>• country club or golf course</li> <li>• lodge or private club</li> <li>• public swimming pool</li> <li>• public utility substation</li> <li>• sewage treatment plants</li> <li>• telephone exchange</li> </ul> <p><b>Communication/Utilities</b></p> <ul style="list-style-type: none"> <li>• public wells</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• home occupation #2</li> </ul>



# R3 District

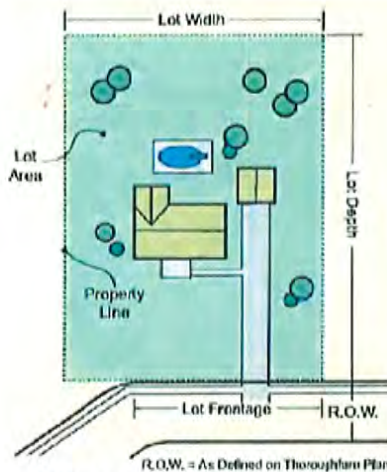
## 4-1.13 "R3" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The "R3" (Lake Residential) District is intended to provide a land use category for lots adjacent to lakes. The provisions that regulate this land use district should protect, maintain and promote where possible the "lake character" around the lakes in Fulton County.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to protect this district from business encroachment, conflicting land uses, and non-family oriented businesses.</p> <p>The Plan Commission and Board of Zoning Appeals should strive to promote an average net density of 5 to 6 dwelling units per acre community-wide in the "R3" district.</p>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• bed and breakfast facility</li> <li>• boarding or lodging house (owner-occupied)</li> <li>• child care home, owner occupied home</li> <li>• dwelling, single family</li> <li>• dwelling, two-family</li> <li>• <del>manufactured home</del></li> <li>• residential facility for developmentally disabled, small *</li> <li>• residential facility for mentally ill *</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• detached garage</li> <li>• firearm internet sales/gunsmithing (no retail showroom or firearm inventory)</li> <li>• home occupation #1</li> <li>• micro/small solar energy system</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• dwelling, multifamily, apartment</li> <li>• detached additional living space</li> <li>• residential facility for developmentally disabled (large)</li> </ul> <p><b>Business: Food Sales/Service</b></p> <ul style="list-style-type: none"> <li>• restaurant</li> </ul> <p><b>Business: Retail</b></p> <ul style="list-style-type: none"> <li>• antique shop</li> <li>• apparel shop</li> <li>• art gallery</li> <li>• flower shop</li> <li>• garden shop</li> <li>• gift shop</li> <li>• music store</li> <li>• news dealer/bookstore</li> <li>• sporting goods/bait store</li> </ul> <p><b>Business: Personal Service</b></p> <ul style="list-style-type: none"> <li>• day spa</li> </ul> <p><b>Business: Recreation</b></p> <ul style="list-style-type: none"> <li>• banquet hall</li> <li>• bar/night club</li> <li>• billiard/arcade room</li> <li>• camping</li> <li>• country club</li> <li>• golf course</li> <li>• lodge or private club</li> <li>• miniature golf</li> <li>• public docks</li> </ul> <p><b>Business: General Business</b></p> <ul style="list-style-type: none"> <li>• boat sales/service</li> <li>• marina</li> <li>• multi-bay garage (used commercially)</li> </ul> <p><b>Institutional/Public Facilities</b></p> <ul style="list-style-type: none"> <li>• public park/recreation center</li> <li>• child care center</li> </ul> <p><b>Communication/Utility</b></p> <ul style="list-style-type: none"> <li>• public well</li> <li>• sewage treatment plants</li> <li>• telephone exchange</li> <li>• utility substation</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• home occupation #2</li> </ul>



# R3 District

## 4-1.14 "R3" District Standards



### Minimum Lot Area Per Dwelling Unit

- 6,000 square feet (with sewer hookup)
- 20,000 square feet (with septic system)

### Minimum Lot Width:

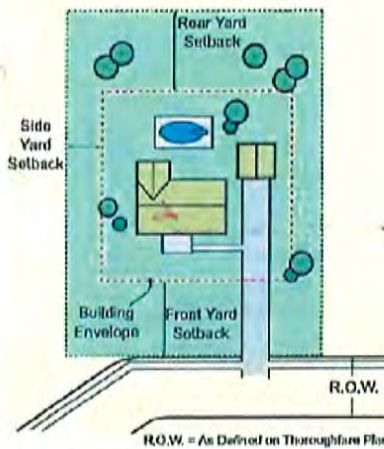
- 60 feet (with sewer hookup)
- 80 feet (with a septic system)

### Maximum Lot Depth:

- 3.5 times the Lot Width

### Minimum Lot Frontage:

- 40 feet on a Public Street with access from said Public Street



### Minimum Front Yard Setback:

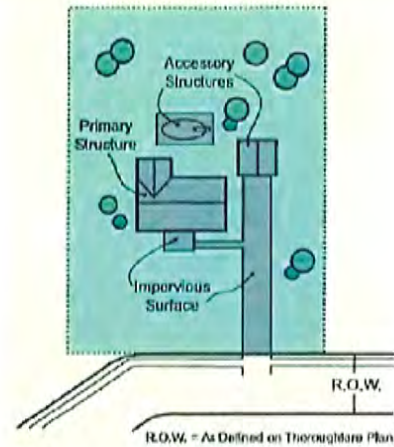
- 10 feet

### Minimum Side Yard Setback:

- 8 feet for the Primary Structure
- 5 feet for the Accessory Structures

### Minimum Lake Yard and Rear Yard Setback:

- 25 feet for the Primary Structure
- 10 feet for Accessory Structures



### Maximum Lot Coverage:

- square feet of all primary and accessory structures, and impervious surface cannot exceed 60% of the Lot Area.

### Minimum Main Floor Area:

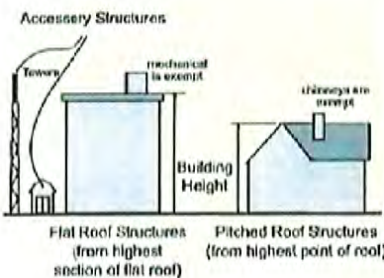
- 900 square feet for one story Primary Structures; or
- 800 square feet for the first floor of the Primary Structure, provided that the total Finished Floor Area is 1,000 square feet or more.

### Minimum Floor Area Per Unit:

- 720 square feet *average* per dwelling unit in a multiple-unit Primary Structure.
- 500 square feet minimum per dwelling unit in a multiple-unit Primary Structure.

### Site Plan Requirements

- The Fulton County Technical Review Committee shall review the site plan for all newly created commercial projects, or expansion projects, within the Lake Residential District prior to the commencement of any site development/construction. This requirement does not apply to production agricultural operations or residential additions/expansions.



### Maximum Structure Height:

- 35 feet for the Primary Structure
- 20 feet for Accessory Structures (height of Accessory Structures may not exceed the Primary Structure)

\* A survey with the seal of a licensed surveyor/engineer/architect shall be provided with the creation of any new legal descriptions.

\*\* Drainage Plans and an Impervious Surface schematic showing the total Lot Coverage will be required with all new structures. Any drainage plan not showing water retention within lot lines must have the approval of the Fulton County Surveyor

\*\*\* A survey with the seal of a licensed surveyor/engineer/architect may be required to resolve any question of setback compliance.

*10' Primary on non adjacent lot*

# MP District

## 4-1.17 "MP" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The "MP" (Manufactured Home Park) District is intended to provide a land use district for manufactured homes parks in the community as attractive and decent affordable housing . Manufactured Home Parks shall be in accordance with IC 16-11-27-1 et. seq., Rule 410 IAC 6-6 and their subsequent amendments, the State Board of Health Requirements, and the requirements of this Ordinance.</p> <p>This district should be within close proximity to parks, open space, services and retail if possible. Avoid locating near conflicting land uses and non-family oriented businesses.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to promote an average net density of 7 to 8 dwelling units per acre community-wide in the "MP" district.</p>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• manufactured home park</li> <li>• dwelling, mobile home</li> <li>• dwelling, manufactured</li> <li>• dwelling, single-family</li> <li>• residential facility for developmentally disabled (small)*</li> <li>• residential facility for mentally ill*</li> </ul> <p><b>Institutional/Public Facilities</b></p> <ul style="list-style-type: none"> <li>• church</li> <li>• community center</li> <li>• public park/recreation center</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• firearm internet sales/gunsmithing (no retail showroom or firearm inventory)</li> <li>• home occupation #1</li> <li>• micro/small solar energy system</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• child care facility</li> </ul>



# MP District

## 4-1.17 "MP" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The "MP" (Manufactured Home Park) District is intended to provide a land use district for manufactured homes parks in the community as attractive and decent affordable housing . Manufactured Home Parks shall be in accordance with IC 16-11-27-1 et. seq., Rule 410 IAC 6-6 and their subsequent amendments, the State Board of Health Requirements, and the requirements of this Ordinance.</p> <p>This district should be within close proximity to parks, open space, services and retail if possible. Avoid locating near conflicting land uses and non-family oriented businesses.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to promote an average net density of 7 to 8 dwelling units per acre community-wide in the "MP" district.</p>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• manufactured home park</li> <li>• dwelling, mobile home</li> <li>• dwelling, manufactured</li> <li>• dwelling, single-family</li> <li>• residential facility for developmentally disabled (small)*</li> <li>• residential facility for mentally ill*</li> </ul> <p><b>Institutional/Public Facilities</b></p> <ul style="list-style-type: none"> <li>• church</li> <li>• community center</li> <li>• public park/recreation center</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• firearm internet sales/gunsmithing (no retail showroom or firearm inventory)</li> <li>• home occupation #1</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• child care facility</li> </ul>



# HD District

## 4-1.21 "HD" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses (cont.)	Permitted Uses (cont.)
<p>The "HD" (Historical Downtown Commercial) District is intended to provide a district where historical buildings and storefronts within the city of Rochester and each of the towns located within the County can thrive and be maintained without undo hardship. This District shall encourage the maintenance of historical buildings that aids in the proliferation of historical atmosphere within our city and town centers.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to use this district within the city and town centers in order to create a special mixed-use area of small-scale pedestrian oriented commercial, retail, and office uses within the cities and towns located in Fulton County.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to minimize parking lots between buildings, rather, encouraging parking behind buildings.</p>	<ul style="list-style-type: none"> <li>• paint store</li> <li>• bar/night club</li> <li>• billiard/arcade room</li> <li>• bowling alley</li> <li>• dance/aerobics/gymnastics studio</li> <li>• lodge or private club</li> <li>• theater, indoor</li> <li>• plumbing supplies</li> <li>• satellite dish sales/service (no outside storage/display without special exception)</li> <li>• shoe sales</li> <li>• sporting goods</li> <li>• variety store</li> </ul> <p><b>Business: Food Sales/Service</b></p> <ul style="list-style-type: none"> <li>• bakery retail</li> <li>• convenience store</li> <li>• delicatessen</li> <li>• farmers market</li> <li>• grocery store</li> <li>• meat market</li> <li>• restaurant</li> </ul> <p><b>Business: Personal Service</b></p> <ul style="list-style-type: none"> <li>• barber/beauty shop</li> <li>• coin laundry</li> <li>• day care facility</li> <li>• dry-cleaning service</li> <li>• fingernail salon</li> <li>• fitness center/gym</li> <li>• health spa</li> <li>• shoe repair</li> <li>• tailor/pressing shop</li> <li>• tanning salon</li> </ul> <p><b>Business: Office/Professional</b></p> <ul style="list-style-type: none"> <li>• accounting office</li> <li>• architecture office</li> <li>• bank/credit union</li> <li>• bank machine/ATM</li> <li>• contractor office</li> <li>• design services</li> <li>• insurance office</li> <li>• investment firm</li> <li>• landscape business</li> <li>• law office</li> <li>• planning offices</li> <li>• professional offices</li> <li>• reading clinics</li> <li>• real estate office</li> <li>• secretarial service</li> <li>• service organization offices</li> <li>• temporary service agency</li> <li>• title company</li> <li>• travel agency</li> </ul> <p><b>Business: General Business</b></p> <ul style="list-style-type: none"> <li>• boat sales/service</li> <li>• clinic medical/dental</li> <li>• funeral home/mortuary</li> <li>• photographic studio</li> <li>• print/copy center</li> <li>• recycling collection point (indoor)</li> <li>• sign painting/fabrication</li> <li>• wholesale business</li> </ul> <p><b>Business: Recreation</b></p> <ul style="list-style-type: none"> <li>• banquet hall</li> </ul>	<ul style="list-style-type: none"> <li>• video store</li> </ul> <p><b>Institutional/Public Facilities</b></p> <ul style="list-style-type: none"> <li>• community center</li> <li>• government office</li> <li>• library</li> <li>• museum</li> <li>• police/fire station</li> <li>• post office</li> <li>• public park/recreation center</li> <li>• public/private parking area</li> <li>• recycling collection point (no outdoor storage)</li> <li>• school</li> <li>• trade or business school</li> </ul> <p><b>Communication/Utilities</b></p> <ul style="list-style-type: none"> <li>• public wells</li> <li>• radio/tv station</li> <li>• telephone exchange</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• home occupation #1</li> <li>• home occupation #2</li> <li>• micro/small solar energy system</li> </ul>
<p><b>Permitted Uses</b></p>		<p><b>Special Exception Uses</b></p>
<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family (upper floors)</li> </ul> <p><b>Agricultural Uses/Services</b></p> <ul style="list-style-type: none"> <li>• agricultural seed sales</li> <li>• plant nursery</li> <li>• greenhouse facilities</li> <li>• sales of farm materials</li> <li>• wineries</li> </ul> <p><b>Business: Auto Sales/Services</b></p> <ul style="list-style-type: none"> <li>• filling/gas station</li> <li>• automobile sales area</li> </ul> <p><b>Business: Retail</b></p> <ul style="list-style-type: none"> <li>• antique shop</li> <li>• apparel shop</li> <li>• art gallery</li> <li>• department store</li> <li>• drug store</li> <li>• electrical supplies</li> <li>• fabric shop</li> <li>• firearms sales/gunsmithing</li> <li>• floor coverings</li> <li>• flower shop</li> <li>• furniture shop</li> <li>• garden shop</li> <li>• gift shop</li> <li>• hardware store</li> <li>• home electronics/appliance store</li> <li>• jewelry store</li> <li>• liquor sales</li> <li>• music store</li> <li>• news dealer/bookstore</li> <li>• office supplies</li> </ul>		<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• dwelling, two-family (upper floors)</li> <li>• dwelling, multi-family (upper floors)</li> <li>• bed and breakfast facility</li> </ul> <p><b>Agricultural Uses/Services</b></p> <ul style="list-style-type: none"> <li>• processing agriculture products</li> <li>• commercial processing agriculture products</li> <li>• roadside produce sales</li> <li>• farm markets</li> </ul> <p><b>Business: General Business</b></p> <ul style="list-style-type: none"> <li>• marina</li> <li>• warehouse</li> </ul> <p><b>Communication/Utilities</b></p> <ul style="list-style-type: none"> <li>• storage tanks non-hazardous</li> </ul>



# DC District

## 4-1.23 "DC" District Intent, Permitted Uses, and Special Exception Uses

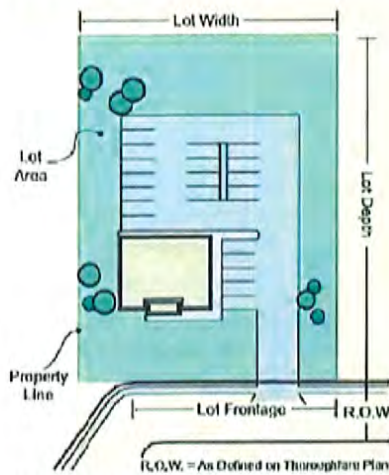
District Intent		Permitted Uses Continued
<p>The "DC" (Downtown Commercial) District is intended to provide a land use category for normal commercial uses in downtown areas. The provisions that regulate this land use district should make the district compatible with residential districts, as well as, inner city/town commercial districts.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to use this district within incorporated limits in order to create a special mixed-use area of small-scale pedestrian oriented commercial, retail, and office uses within the cities and towns located in Fulton County.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to minimize parking lots between buildings, rather, encouraging parking behind buildings.</p>	<ul style="list-style-type: none"> <li>• liquor sales</li> <li>• music store</li> <li>• news dealer/bookstore</li> <li>• office supplies/ paint store</li> <li>• pawn shop</li> <li>• pet shop</li> <li>• plumbing supplies</li> <li>• radio, TV, music service &amp; sales</li> <li>• retail showroom</li> <li>• shoe sales</li> <li>• sporting goods</li> <li>• stationery /office supply store</li> <li>• toy, hobby or game store</li> <li>• variety store</li> <li>• satellite dish sales &amp; service (no outdoor storage/display without special exception)</li> </ul> <p><b>Business: Food Sales/Service</b></p> <ul style="list-style-type: none"> <li>• bakery retail</li> <li>• convenience store</li> <li>• grocer/delicatessen</li> <li>• meat market</li> <li>• restaurant</li> </ul> <p><b>Business: Office/Professional</b></p> <ul style="list-style-type: none"> <li>• accounting office</li> <li>• architecture</li> <li>• bank/credit union</li> <li>• bank machine/ATM</li> <li>• clinic medical/dental/optometrists</li> <li>• design services</li> <li>• hospital sanitarium/rehabilitation center</li> <li>• insurance office</li> <li>• investment firms</li> <li>• law office</li> <li>• professional offices</li> <li>• reading clinics</li> <li>• real estate office</li> <li>• secretarial service</li> <li>• service organization offices</li> <li>• title company</li> <li>• temporary services agency</li> <li>• travel agency</li> <li>• electrical or plumbing contractors</li> </ul> <p><b>Business: General</b></p> <ul style="list-style-type: none"> <li>• print shop/copy center</li> <li>• photographic studio</li> <li>• publishing company</li> </ul> <p><b>Business: Personal Service</b></p> <ul style="list-style-type: none"> <li>• barber/beauty shop</li> <li>• coin laundry</li> <li>• day care facility</li> <li>• dress making</li> <li>• dry-cleaning service</li> <li>• fingernail salon</li> <li>• health spa</li> <li>• shoe repair</li> <li>• tailor/pressing shop</li> <li>• tanning salon</li> </ul>	<p><b>Business: Recreation</b></p> <ul style="list-style-type: none"> <li>• bait sales</li> <li>• bowling alley</li> <li>• private or public swimming pool</li> <li>• video store</li> <li>• dance/aerobics/gymnastics studio</li> <li>• karate studio</li> <li>• theater, indoor</li> </ul> <p><b>Communication/Utilities</b></p> <ul style="list-style-type: none"> <li>• telephone exchange</li> <li>• radio/TV station</li> </ul> <p><b>Institutional/Public Facilities</b></p> <ul style="list-style-type: none"> <li>• school - educational use (any)</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• home occupation #1</li> <li>• micro/small solar energy system</li> </ul>
<b>Permitted Uses</b>		<b>Special Exception Uses</b>
<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family (upper floors)</li> <li>• dwelling, two-family (upper floors)</li> <li>• dwelling, multifamily, (upper floors)</li> </ul> <p><b>Business: Auto Sales/Services</b></p> <ul style="list-style-type: none"> <li>• automobile part sales (new)</li> <li>• automobile sales, service center, vehicle testing/demonstration track for purpose of vehicle sales.</li> <li>• filling/gas station - no repair or installation service</li> </ul> <p><b>Business: Retail</b></p> <ul style="list-style-type: none"> <li>• antique shop</li> <li>• apparel shop</li> <li>• appliance shop</li> <li>• art gallery</li> <li>• camera/photographic supply shop</li> <li>• card shop</li> <li>• department store</li> <li>• drug store</li> <li>• electrical supplies</li> <li>• firearms sales/gunsmithing</li> <li>• floor coverings (including carpet, tile, linoleum)</li> <li>• framing shop</li> <li>• millinery/fabric shop</li> <li>• flower shop</li> <li>• furniture store</li> <li>• gift shop</li> <li>• hardware store</li> <li>• heating and cooling sales/service</li> <li>• jewelry store</li> </ul>		<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• bed and breakfast facility</li> <li>• boarding or lodging house</li> <li>• single family housing</li> <li>• multi-family housing</li> </ul> <p><b>Business: Automobile Service</b></p> <ul style="list-style-type: none"> <li>• automobile repair, minor</li> <li>• gasoline service station</li> </ul> <p><b>Business: Food Sales/Service</b></p> <ul style="list-style-type: none"> <li>• drive-in/ drive-thru restaurant</li> <li>• farm market</li> <li>• roadside food sales stand</li> <li>• wholesale produce terminal</li> </ul> <p><b>Business: General</b></p> <ul style="list-style-type: none"> <li>• hotel/motel</li> <li>• funeral home/mortuary</li> <li>• motor bus station</li> <li>• veterinary hospital, including boarding</li> </ul> <p><b>Business: Recreation</b></p> <ul style="list-style-type: none"> <li>• banquet hall</li> <li>• bar/night club</li> <li>• billiard/arcade room</li> <li>• lodge or private club</li> </ul> <p><b>Business: Office/Professional</b></p> <ul style="list-style-type: none"> <li>• drive-thru bank/credit union</li> <li>• drive-thru bank machine/ATM</li> </ul> <p><b>Communication/Utilities</b></p> <ul style="list-style-type: none"> <li>• public utility substation</li> </ul> <p><b>Institutional/Public Facilities</b></p> <ul style="list-style-type: none"> <li>• child caring institution</li> <li>• church, temple or mosque</li> <li>• community center</li> <li>• government office</li> <li>• museum</li> <li>• neighborhood recycling collection point</li> <li>• parking garage</li> <li>• police/fire station</li> <li>• post office</li> <li>• public park/recreation center</li> <li>• public/private parking area</li> </ul>





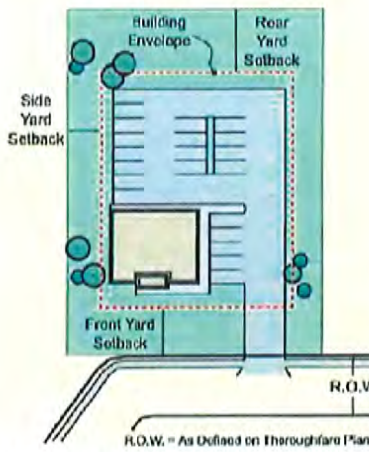
# DC District

## 4-1.24 "DC" District Standards

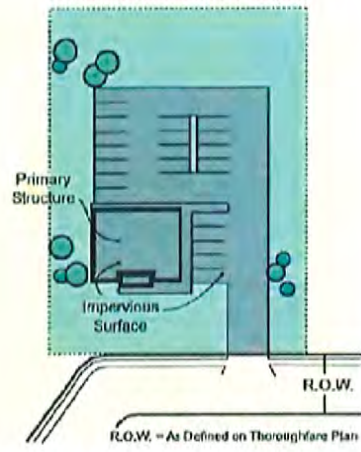


- Minimum Lot Area:**
  - 6,000 square feet
- Minimum Lot Width:**
  - 50 feet
- Minimum Lot Depth:**
  - 120 feet
- Minimum Lot Frontage:**
  - 50 feet on a Public Street with access from said Public Street

- Sewer and Water:**
  - Requires municipal water and sewer hookup.



- Minimum Front Yard Setback:**
  - 0 feet
- Minimum Side Yard Setback:**
  - 0 feet
- Minimum Rear Yard Setback:**
  - 0 feet

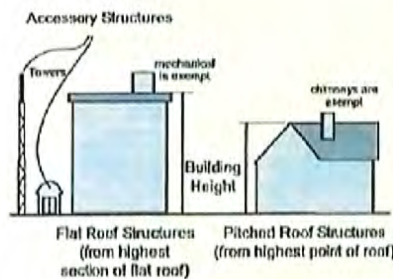


- Minimum Lot Coverage:**
  - square feet of all primary and accessory structures, may cover 95% of the Lot Area.

- Minimum Floor Area:**
  - 1,000 square feet for Primary Structures

- Minimum Main Floor Area for Dwellings/Living Space:**
  - 980 square feet for one story Primary Structures; or
  - 14' x 70' single wide mobile home; or
  - 850 square feet for multiple story Primary Structures, provided that the total Finished Floor Area is 1,200 square feet or more.

- Site Plan Requirements**
  - The Fulton County Technical Review Committee shall review the site plan all newly created projects, or expansion projects, within the Downtown Commercial District prior to the commencement of any site development/construction.



- Maximum Structure Height:**
  - 45 feet for the Primary Structure
  - 25 feet for Accessory Structures (height of Accessory Structures may not exceed the Primary Structure)

\* A survey with the seal of a licensed surveyor/engineer/architect shall be provided with the creation of any new legal descriptions.

\*\* Drainage Plans and an Impervious Surface schematic showing the total Lot Coverage will be required with all new structures. Any drainage plan not showing water retention within lot lines must have the approval of the Fulton County Surveyor

\*\*\* A survey with the seal of a licensed surveyor/engineer/architect may be required to resolve any question of setback compliance.



# HC District

## 4-1.25 "HC" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses (Continued)	Permitted Uses (Continued)
<p>The "HC" (Highway Commercial) District is intended to provide a land use category for commercial uses that are appropriate for locations along highways. The provisions that regulate this land use district should make the district compatible with the agricultural and residential districts, as well as, environmentally sensitive areas. This district should be used along highways and at interchanges.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to provide for highway oriented business and services while minimizing light pollution, large parking lots along the major roadways, hazardous traffic patterns, traffic conflicts, and excessive use of signs in the "HC" district.</p> <p>The use of access roads/frontage roads should be required for all commercial uses in this district. Further, road cuts onto arterial or collector roads should be restricted.</p>	<ul style="list-style-type: none"> <li>• drive-thru restaurant</li> <li>• grocery/supermarket</li> <li>• meat market</li> <li>• restaurant</li> <li>• roadside food sales stand</li> <li><b>Business: Personal Service</b></li> <li>• barber/beauty shop</li> <li>• coin laundry</li> <li>• day care facility</li> <li>• dry-cleaning service</li> <li>• fingernail salon</li> <li>• fitness center/gym</li> <li>• health spa</li> <li>• shoe repair</li> <li>• tailor/pressing shop</li> <li>• tanning salon</li> <li><b>Business: Recreation</b></li> <li>• banquet hall</li> <li>• billiard/arcade room</li> <li>• bowling alley</li> <li>• commercial riding stables</li> <li>• dance/aerobics/gymnastics studio</li> <li>• lodge or private club</li> <li>• miniature golf</li> <li>• public docks</li> <li>• theater, indoor</li> <li>• video store</li> <li><b>Business: Retail, Under 20,000 sf</b></li> <li>• antique shop</li> <li>• apparel shop</li> <li>• art gallery</li> <li>• department store</li> <li>• drug store</li> <li>• electrical supplies</li> <li>• fabric shop</li> <li>• firearms sales/gunsmithing</li> <li>• floor coverings</li> <li>• flower shop</li> <li>• furniture store</li> <li>• garden shop</li> <li>• gift shop</li> <li>• hardware store</li> <li>• heating &amp; cooling sales/service</li> <li>• home electronics/appliance store</li> <li>• jewelry store</li> <li>• liquor store/sales</li> <li>• lumberyard</li> <li>• music store</li> <li>• news dealer/bookstore</li> <li>• office supplies</li> <li>• paint store</li> <li>• plumbing supplies</li> <li>• satellite dish sales/service</li> <li>• shoe sales</li> <li>• sporting goods</li> <li>• variety store</li> <li><b>Business: Office/Professional</b></li> <li>• accounting office</li> <li>• architecture office</li> <li>• bank/credit union</li> <li>• drive-through bank/credit union</li> <li>• bank machine/ ATM</li> <li>• drive-through bank machine/ ATM</li> </ul>	<ul style="list-style-type: none"> <li>• contractor/construction office</li> <li>• design services</li> <li>• home remodeling companies (including storage of materials &amp; equipment with accessory offices but no retail commercial activities)</li> <li>• insurance office</li> <li>• investment firm</li> <li>• landscape business</li> <li>• law office</li> <li>• planning offices</li> <li>• professional offices</li> <li>• reading clinics</li> <li>• real estate office</li> <li>• secretarial service</li> <li>• service organization offices</li> <li>• temporary service agency</li> <li>• title company</li> <li>• trade offices</li> <li>• travel agency</li> <li>• veterinarian office/hospital</li> <li><b>Business: General Business</b></li> <li>• boat sales/service</li> <li>• clinic medical/dental</li> <li>• engineering or research laboratories</li> <li>• funeral home/mortuary</li> <li>• hospital</li> <li>• hotel/motel</li> <li>• kennel</li> <li>• marina</li> <li>• medical/dental clinic</li> <li>• mini-storage facility</li> <li>• motor bus station</li> <li>• photographic studio</li> <li>• print shop/copy center</li> <li>• sign painting/fabrication</li> <li><b>Institutional/Public Facilities</b></li> <li>• police/fire station</li> <li>• post office</li> <li>• public park/recreation center</li> <li>• school</li> <li><b>Miscellaneous</b></li> <li>• mail order distribution</li> <li>• welding</li> <li>• wholesale business</li> <li>• Noncommercial wind generating and related apparatus and structures under 200 feet in height</li> <li>• micro/small solar energy system</li> </ul>
<b>Permitted Uses</b>		
<p><i>Appt. Complex</i></p> <ul style="list-style-type: none"> <li><b>Residential</b></li> <li>• addition to existing dwelling</li> <li><b>Agricultural Uses/Service</b></li> <li>• commercial greenhouse</li> <li>• crop production/land or orchard</li> <li>• farm market</li> <li>• plant nursery</li> <li><b>Business: Auto Sales/Services</b></li> <li>• automobile body shop, enclosed</li> <li>• automobile repair/minor, enclosed</li> <li>• automobile repair/major, enclosed</li> <li>• automobile part sales, new</li> <li>• automobile sales, service center, vehicle testing/demonstration track for purpose of vehicle sales.</li> <li>• automobile service station</li> <li>• automobile wash, automatic and self</li> <li>• auto/truck storage (outdoor, not a junkyard)</li> <li>• filling/gas station</li> <li>• oil change service</li> <li>• motor home sales</li> <li>• painting and customizing</li> <li>• racing &amp; testing</li> <li><b>Business: Food Sales/Service</b></li> <li>• bakery retail</li> <li>• convenience store</li> <li>• delicatessen</li> <li>• drive-in restaurant</li> </ul>		



# HC District

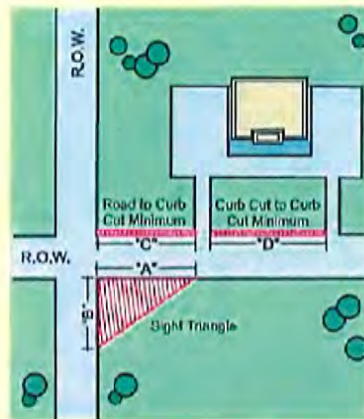
## 4-1.26 "HC" District Intent, Permitted Uses, and Special Exception Uses (Continued)

Special Exception Uses		
<p><b>Agricultural Uses/Service</b></p> <ul style="list-style-type: none"> <li>• storage of agricultural products</li> <li>• wholesale produce terminal</li> </ul> <p><b>Business: Auto Sales/Service</b></p> <ul style="list-style-type: none"> <li>• automobile auction</li> </ul> <p><b>Business: General Business</b></p> <ul style="list-style-type: none"> <li>• adult bookstore</li> <li>• adult entertainment business</li> <li>• boat sales/service</li> <li>• landscape business</li> <li>• sign painting/fabrication</li> <li>• mini-warehouse</li> <li>• warehouse and/or distribution center</li> <li>• wholesale business</li> </ul> <p><b>Business: Personal Service</b></p> <ul style="list-style-type: none"> <li>• child care center</li> <li>• fitness center/gym</li> <li>• health spa</li> </ul> <p><b>Business: Retail, Over 20,000 sf</b></p> <ul style="list-style-type: none"> <li>• department store</li> <li>• lumber yard</li> </ul> <p><b>Business: Recreation</b></p> <ul style="list-style-type: none"> <li>• amusement park</li> <li>• bar/night club</li> <li>• ball fields</li> <li>• race track (any type)</li> <li>• stadium/arena</li> <li>• theater, outdoor</li> </ul> <p><b>Communication/Utility</b></p> <ul style="list-style-type: none"> <li>• cellular/communication/radio/television tower</li> <li>• public wells</li> <li>• radio/TV station</li> <li>• sewage treatment plants</li> <li>• telephone exchange</li> <li>• utility substation</li> </ul> <p><b>Industrial Uses:</b></p> <ul style="list-style-type: none"> <li>• bottled gas storage/distribution</li> <li>• office complex</li> <li>• light manufacturing</li> </ul> <p><b>Institutional/Public Facilities</b></p> <ul style="list-style-type: none"> <li>• church, temple or mosque</li> <li>• community center</li> <li>• government office</li> <li>• library</li> <li>• neighborhood recycling collection point</li> <li>• parking garage</li> <li>• recycling facility</li> <li>• school, public/private</li> <li>• trade or business school</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• artificial lake</li> <li>• nursing home</li> <li>• truck terminal</li> <li>• Noncommercial wind generating and related apparatus and structures over 200 feet in height</li> <li>• medium/large solar energy system</li> </ul>	<p><i>-heavy manufacturing</i></p>	

*?*

*Permitted Use*





The following triangle segment lengths will apply to the determination of a clear sight triangle.

- |                            |         |
|----------------------------|---------|
| a. along Primary Arterials | 40 feet |
| b. along Major Collectors  | 40 feet |
| c. along Minor Collectors  | 20 feet |
| d. along Local Roads       | 20 feet |

VC-02: Any newly proposed entrance onto a Public Road must use the most recent edition of the American Association of State Highway and Transportation Officials' (ASHTO) Policy on Geometric Design of Highways and Streets as the baseline for any vision clearance measurement (site distance, stopping distance, etc.) from the newly proposed entrance onto a public thoroughfare. For the purposes of this section, a "newly proposed entrance onto a public thoroughfare" is specifically defining any new roads, which intersect an existing public thoroughfare (i.e. existing county, city, or town road, street, or alley), that are created by the standards set forth within the Fulton County Subdivision Ordinance.

- A. The developer must submit proof that the newly proposed entrance onto a public thoroughfare, complies with the above stated ASHTO standards. Proof of compliance must clearly cross-reference the ASHTO policy with a topographical survey of the proposed entrance onto a County Road, state the ASHTO policy, as well as, cite the chapter, page number, and edition.

### 5-2.9 Miscellaneous Standards (MS)

MS-01: All mobile homes must be tied down and have perimeter skirting. In addition they must be placed at a minimum, on a concrete pad, pillars, runners, or ribbons with appropriate footer approved by the Fulton County Building Inspector in applicable jurisdictions.

MS-02: Storage or parking of recreational vehicles is subject to the following conditions:

- A. At no time shall a parked or stored recreational vehicle be occupied or used for living, sleeping or housekeeping purposes, except as outlined below.
- B. a camper/recreational vehicle may be permitted to be parked for visitation for thirty days in any one calendar year, except when being used as a temporary home/shelter during a construction project on the primary structure (voluntary construction, disaster repair, etc). Once the final inspection/Certificate of Occupancy is issued for the completed construction project on the primary structure, the recreational vehicle must defer to only be parked for visitation for thirty days in any one calendar year.
- C. A recreational vehicle shall not be parked on a parcel without a primary structure.
- D. A recreational vehicle shall not be used solely for the purpose of personal storage.

MS-03: The following information applies to the lots one and one-half (1.5) acres and more. The mini-



- c. along Minor Collectors 20 feet
- d. along Local Roads 20 feet

VC-02: Any newly proposed entrance onto a Public Road must use the most recent edition of the American Association of State Highway and Transportation Officials' (ASHTO) Policy on Geometric Design of Highways and Streets as the baseline for any vision clearance measurement (site distance, stopping distance, etc.) from the newly proposed entrance onto a public thoroughfare. For the purposes of this section, a "newly proposed entrance onto a public thoroughfare" is specifically defining any new roads, which intersect an existing public thoroughfare (i.e. existing county, city, or town road, street, or alley), that are created by the standards set forth within the Fulton County Subdivision Ordinance.

- A. The developer must submit proof that the newly proposed entrance onto a public thoroughfare, complies with the above stated ASHTO standards. Proof of compliance must clearly cross-reference the ASHTO policy with a topographical survey of the proposed entrance onto a County Road, state the ASHTO policy, as well as, cite the chapter, page number, and edition.

**5-3.8 Miscellaneous Standards (MS)**

MS-01: Storage or parking of recreational vehicles is subject to the following conditions:

- A. At no time shall a parked or stored recreational vehicle be occupied or used for living, sleeping or housekeeping purposes, except as outlined below.
- B. a camper/recreational vehicle may be permitted to be parked for visitation for thirty days in any one calendar year, except when being used as a temporary home/shelter during a construction project on the primary structure (voluntary construction, disaster repair, etc). Once the final inspection/Certificate of Occupancy is issued for the completed construction project on the primary structure, the recreational vehicle must defer to only be parked for visitation for thirty days in any one calendar year.
- C. A recreational vehicle shall not be parked on a parcel without a primary structure.
- D. A recreational vehicle shall not be used solely for the purpose of personal storage.

MS-02: The following information applies to the lots one and one-half (1.5) acres and more. The minimum lot size to be able to have any farm animal on any lot, or combination of lots, is one and one-half (1.5) acres. There will be two (2) animal units permitted per acre as determined from the following chart. Lots measuring over ten (10) acres in size are exempt from the requirement of two (2) animal units per acre. The plan administrator shall have discretion to determine the minimum acreage for farm animals not listed.

Animal Type	Units
Calves (150-750 lbs.).....	.7
Feeder cattle (750-1,200 lbs.).....	1.5
Cows.....	3.0
Nursery pigs (15 to 50 lbs.).....	.08
Grower/feeder pigs (50-280 lbs.).....	.4
Sow and litter.....	.5
Boars.....	.5
Sheep and Goats.....	.4
Turkeys and Geese.....	.02
Chickens.....	.01
Ducks.....	.015
Horses.....	1.7



Article Five

**Section Four - Residential Districts (RR, SR, R1, R2, & R3)**

**5-4.0 Interpretation**

The following development standards listed within Section Four are applicable within the Residential (RR, SR, R1, R2, & R3) Zone Districts listed within the Fulton County Zoning Ordinance (except as may otherwise be provided within this ordinance).

**5-4.1 Accessory Structure Standards (AS)**

AS-01: Accessory Structures shall comply with all Development Standards for the subject Zoning District. Also, no Accessory Structures shall encroach on any platted easement unless written consent is given by the agency the easement belongs to or is managed by.

In all Districts except the RR and R3, accessory Structures are not permitted on any non adjacent lot prior to any Primary Structure being constructed; except with the intent to build and complete a primary structure within 24 months. Accessory Structures also must relate to the Primary Structure and its uses.

The following Accessory Structures are permitted, but must abide by all applicable Standards:

- antennas or satellite dishes less than thirty-six (36) inches
- bath houses or saunas
- decks
- garages
- gazebos
- greenhouses, private
- hot tubs
- mini barns
- storage building
- pole barn
- agricultural buildings
- sheds
- boat docks
- sport courts
- carports
- swimming pools (swimming pools must abide by 675 IAC 20)

Accessory Buildings are not deemed to include swingsets, doghouses, treehouses, and other such incidentals except as otherwise stated in this Ordinance.

AS-02: R3 District Only - Accessory Structures shall comply with all Development Standards for the subject Zoning District. Also, no Accessory Structures shall encroach on any platted easement unless written consent is given by the agency the easement belongs to or is managed by.

Accessory Structures are only permitted on a roadside lot prior to any Primary Structure being constructed.

*Remove* → *lateside accessory structures*  
Roadside Lots (Lots not located on a Lake or Channel): *← Add.*

- decks
- garages
- gazebos
- greenhouses, private
- hot tubs
- mini barns



dential district:

- A. The tower shall be setback from any property line a distance equal to at least one hundred percent (100%) the height of the tower.
- B. Maximum height: tower 125 feet - accessory structure 15 feet
- C. Minimum number of antenna sites for a 125 feet tower is 3; if tower is less than 125 feet refer to TF-01K.
- D. The tower shall be a monopole design.

**5-4.11 Miscellaneous Standards (MS)**

MS-01: Storage or parking of recreational vehicles is subject to the following conditions:

- A. At no time shall a parked or stored recreational vehicle be occupied or used for living, sleeping or housekeeping purposes, except as outlined below.
- B. No more than one (1) camper/recreational vehicle may be stored or parked outdoors on a residential parcel at any one time.
- C. A camper/recreational vehicles may be stored or parked by the owner thereof behind or alongside the primary building in such a manner that no part of the vehicle shall project beyond the front of the primary structure, side yard setback, or rear yard setback.
- D. A camper/recreational vehicle shall not block a sidewalk, street, or alley.
- E. A camper/recreational vehicle shall not be parked on a parcel without a primary structure, except in the RR and R3 Districts. However, all lakeside lots within the R3 District must have a primary structure located on, or adjoining, the lot the recreational vehicle is parked upon.
- F. A tent may not be pitched on any lot without a primary structure located on, or adjoining, the lot the tent is located. Said parcel where tent is located must be owned by the same person who owns the primary structure.
- G. A recreational vehicle shall not be used solely for the purpose of personal storage.
- H. In the RR District, a camper/recreational vehicle may be permitted to be parked for visitation for thirty days in any one calendar year.
- I. Recreational vehicles must be properly plated and in road worthy condition.

Additions

MS-02: All roof mounted heating, air conditioning, ventilation, or other mechanical equipment shall be screened with materials that are complementary and aesthetically appealing to the structure on which they are affixed. From any location within four hundred (400) feet of the structure, the screening must hide or disguise the above listed equipment.

MS-03 RR and SR District Only - The following information applies to lots one and one-half (1.5) acres and more. The minimum lot size to be able to have any farm animal on any lot, or combination of lots, is one and one-half (1.5) acres. There will be two (2) animal units permitted per acre as determined from the following chart. Lots measuring over ten (10) acres in size are exempt from the requirement of two (2) animal units per acre in the AG District. The plan administrator shall have discretion to determine the minimum acreage for farm animals not listed.

<u>Animal Type</u>	<u>Units</u>
Calves (150-750 lbs.).....	.7
Feeder cattle (750-1,200 lbs.).....	1.5
Cows.....	3.0
Nursery pigs (15 to 50 lbs.).....	.08
Grower/feeder pigs (50-280 lbs.).....	.4
Sow and litter .....	.5
Boars.....	.5
Sheep and Goats .....	.4
Turkeys and Geese.....	.02
Chickens .....	.01



dential district:

- A. The tower shall be setback from any property line a distance equal to at least one hundred percent (100%) the height of the tower.
- B. Maximum height: tower 125 feet - accessory structure 15 feet
- C. Minimum number of antenna sites for a 125 foot tower is 3; if tower is less than 125 feet refer to TF-01K.
- D. The tower shall be a monopole design.

**5-4.11 Miscellaneous Standards (MS)**

MS-01: Storage or parking of recreational vehicles is subject to the following conditions:

- A. At no time shall a parked or stored recreational vehicle be occupied or used for living, sleeping or housekeeping purposes, except as outlined below.
- B. No more than one (1) camper/recreational vehicle may be stored or parked outdoors on a residential parcel at any one time.
- C. A camper/recreational vehicles may be stored or parked by the owner thereof behind or alongside the primary building in such a manner that no part of the vehicle shall project beyond the front of the primary structure, side yard setback, or rear yard setback.
- D. A camper/recreational vehicle shall not block a sidewalk, street, or alley.
- E. A camper/recreational vehicle shall not be parked on a parcel without a primary structure, except in the RR and R3 Districts. However, all lakeside lots within the R3 District must have a primary structure located on, or adjoining, the lot the recreational vehicle is parked upon.
- F. A tent may not be pitched on any lot without a primary structure located on, or adjoining, the lot the tent is located. Said parcel where tent is located must be owned by the same person who owns the primary structure.
- G. A recreational vehicle shall not be used solely for the purpose of personal storage.
- H. In the RR District, a camper/recreational vehicle may be permitted to be parked for visitation for thirty days in any one calendar year, except when being used as a temporary home/shelter during a construction project on the primary structure (voluntary construction, disaster repair, etc). Once the final inspection/Certificate of Occupancy is issued for the completed construction project on the primary structure, the recreational vehicle must defer to only be parked for visitation for thirty days in any one calendar year.
- I. Recreational vehicles must be properly plated and in road worthy condition.

MS-02: All roof mounted heating, air conditioning, ventilation, or other mechanical equipment shall be screened with materials that are complementary and aesthetically appealing to the structure on which they are affixed. From any location within four hundred (400) feet of the structure, the screening must hide or disguise the above listed equipment.

MS-03 RR and SR District Only - The following information applies to lots one and one-half (1.5) acres and more. The minimum lot size to be able to have any farm animal on any lot, or combination of lots, is one and one-half (1.5) acres. There will be two (2) animal units permitted per acre as determined from the following chart. Lots measuring over ten (10) acres in size are exempt from the requirement of two (2) animal units per acre in the AG District. The plan administrator shall have discretion to determine the minimum acreage for farm animals not listed.

<u>Animal Type</u>	<u>Units</u>
Calves (150-750 lbs.).....	.7
Feeder cattle (750-1,200 lbs.).....	1.5
Cows.....	3.0
Nursery pigs (15 to 50 lbs.).....	.08
Grower/feeder pigs (50-280 lbs.).....	.4
Sow and litter.....	.5





Ducks .....	.015
Horses .....	1.7

MS-04: All side property lines must be within ten (10) degrees of perpendicular to the street center line or radial on curve.

MS-05: R2 District Only - All outdoor storage of materials, products for sale, construction materials, trash containers, etc. shall be fenced with a six (6) foot privacy fence on all sides.

MS-06: Street addresses must be posted on all primary structures and be visible from primary roadway and/or be posted on mailbox or other suitable structures visible from primary roadway.

**5-4.12 Temporary Sign Standards (TS)**

TS-01: The following signs shall be permitted. No sign shall be located within the vision clearance area. Signs may not be located on the right-of-way.

- A. One (1) temporary sign is permitted for a total of two (2) months per year. No illumination is permitted.
- B. Any sign that is thirty-two (32) square feet or less does not require a permit. Any sign that is greater than thirty-two (32) square feet requires a permit.
- C. A sign advertising a legally permitted event shall be removed within ten (10) days after the event has transpired.
- D. Freestanding Signs are prohibited.

**5-4.13 Permanent Sign Standards (SI)**

SI-01: The following signs shall be permitted— except when in a federally funded state highway right-of-way or when the sign is intended to be viewed from any federally funded state highway within Fulton County, unless specifically permitted by INDOT. No sign shall be located within the vision clearance area.

- A. One (1) nameplate sign not exceeding a combined area of one (1) square foot in area is permitted on the primary structure. No permit is required. No illumination is permitted.
- B. One sign in conjunction with a legally permitted home occupation is permitted. Said sign must not exceed four (4) square feet and shall not be illuminated. No permit is required.
- C. Gateway signs for subdivisions. Two (2) signs are permitted per entrance. Said signs shall not exceed four (4) feet in height. Maximum size shall be fifty (50) square feet in area.
- D. Identity signs for multifamily projects. Two (2) signs are permitted per entrance. Said signs shall not exceed six (6) feet in height. Maximum size shall be twenty-four (24) square feet in area.
- E. Commercial Use: Any one sign shall not exceed four (4) feet in height and/or fifty-five (55) square feet in area. *change*
  - a. Two (2) signs are permitted per entrance.
  - b. Only static lighting (ic. no movement) is allowed.
  - c. Freestanding Signs are prohibited.

*4'-6' height req.  
24-55 sq. ft sizes*



Horses .....	1.7
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MS-07: A confined feeding operation must maintain fewer than 1,200 animal units on any parcel adjoining or contiguously operating or owned parcels as determined from the following chart.

<u>Animal Type</u>	<u>Units</u>
Calves (150-750 lbs.).....	.7
Feeder cattle (750-1,200 lbs.).....	1.5
Cows.....	3.0
Nursery pigs (15 to 50 lbs.).....	.08
Grower/feeder pigs (50-280 lbs.).....	.4
Sow and litter .....	.5
Boars.....	.5
Sheep and Goats .....	.4
Turkeys and Geese.....	.02
Chickens .....	.01
Ducks.....	.015
Horses.....	1.7

**5-7.14 Temporary Sign Standards (TS)**

TS-01: The following temporary signs shall be permitted. No freestanding sign shall be located within the vision clearance area. Free standing signs shall be a minimum of ten (10) feet from right-of-way. A temporary Sign permit is required unless otherwise specified.

- A. One noncommercial freestanding sign no larger than thirty-two (32) square feet. Signs for an event of public interest (e.g. county fair or church event) are considered noncommercial for the purpose of this article in addition to all other noncommercial signs. No permit is required.
- B. Pennants, Banners or similar devices are permitted for grand openings or special promotions.
- C. Portable signs are permitted for grand openings or special promotions under the following conditions.
  - a. Such sign shall not be used for a time to exceed three (3) months in a twelve (12) month period.
  - b. Such sign shall not exceed thirty-two (32) square feet
  - c. One portable sign is permitted per street frontage.
- D. Construction signs are permitted only during under the following conditions.
  - a. Such sign shall not exceed thirty-two (32) square feet in area.
  - b. Such sign shall be permitted for the duration of the construction period only.

**5-7.15 Permanent Sign Standards (SI)**

SI-01: HD, DC, and VC Districts only. All signs require a permit unless otherwise specified. The following signs shall be permitted- except when in a federally funded state highway right-of-way or when the sign is intended to be viewed from any federally funded state highway within Fulton County, unless specifically permitted by INDOT. **Illuminated Signs are allowed, but must be autoprogrammed to dim at dusk if a visual impairment/nuisance to surrounding structures/vehicles.**

*Adair's*

- A. **Total sign area allowed per lot -**
  - a. HD District: Maximum signage allowed per lot is equal to 40 square feet total. Any combination of signs permitted under this section may be used as long as they do not exceed the total area allowed per lot.
  - b. DC & VC Districts: The length of building that faces the road = the amount of signage allowed per lot. For example: If a building is 100 feet wide than 100 square feet of signage would be allowed for the lot. Any combination of signs permitted under this section may



be used as long as they do not exceed the total area allowed per lot. In addition, the following maximums apply.

- a. Under no circumstance may a ground sign exceed eighty (80) square feet
- b. Under no circumstance shall the total square footage of all other signs exceed one-hundred (100) square feet.

B. Wall sign - Wall signs shall be flushed to the building.

C. Awning sign

D. Marquee sign

E. Projecting sign

F. Freestanding/Ground sign - One freestanding/ground sign per lot not to exceed 9 feet in height. Sign area must be within the total sign area allotted per lot. No portion of the sign shall encroach on the public right-of-way or create a vision clearance issue for surrounding drives or street/alley intersections.

G. Directional Signs - Directional signs no more than three (3) feet in height and no more than six (6) square feet. No permit is required and they shall not be counted toward the total area allowed per lot.

SI-02: HC and GC District only. All signs require a permit unless otherwise specified. The following signs shall be permitted— except when in a federally funded state highway right-of-way or when the sign is intended to be viewed from any federally funded state highway within Fulton County, unless specifically permitted by INDOT. Illuminated Signs are allowed, but must be autoprogrammed to dim at dusk if a visual impairment/nuisance to surrounding structures/vehicles.

A. Total sign area allowed per lot -  $1.5 \times$  the length of building that faces the road = the amount of signage permitted per lot. For example: If a building is 100 feet wide, then 150 square feet of signage would be permitted per lot. Any combination of signs permitted under this section may be used as long as they do not exceed the total area allowed per lot. In addition, the following maximums apply.

- a. Under no circumstance may the combination of all signs total exceed three-hundred and fifty (350) square feet

B. Wall signs - Wall signs shall be flushed to the building.

C. Awning sign

D. Ground/Freestanding signs - One ground/freestanding sign per lot. Sign area must be within the total sign area allowed per lot. Sign height shall be permitted according to the following chart.

Maximum Height	Distance from right of way
10 feet	5 feet
20 feet	10 feet
25 feet	15 feet
30 feet	20 feet
35 feet	25 feet

E. Directional Signs - Directional signs no more than three (3) feet in height and no more than six (6) square feet. No permit is required and they shall not be counted toward the total area allowed per lot.

F. Billboards - A commercial billboard, permanently affixed in the ground (not attached or constructed to a motor vehicle or trailer) that is greater than one hundred (100) square feet, but not exceeding three-hundred and thirty (330) square feet, is permitted in the Commercial Districts. No commercial billboard shall be permitted unless it is consistent with the following:

- a. The sign shall be set back a minimum of thirty (30) feet from the road right-of-way and a minimum of 20 feet off of any side and/or rear property lines.



- b. The sign shall be set back a minimum of five hundred (500') feet from other billboards on the same side of the highway measured between two points at the edge of pavement, found by lines drawn from the nearest edge of each sign perpendicular to the edge of pavement..
- c. The sign must be located more than five-hundred (500) feet from the intersection of any two public rights-of-way measured at which point the pavement widens and the direction of measurement shall be along the edge of pavement away from the intersection.
- d. The sign shall consist only of a single structure, having either one advertising face, or two back-to-back advertising faces. There shall be no double-decked (stacked) or side-by-side commercial billboards.
- e. Back-to-back billboards are permitted provided that such signs are completely back-to-back or at an offset no greater than an angle of forty-five (45) degrees.
- f. The maximum height of the sign face shall not exceed thirteen (13) feet and the maximum length of the sign face shall not exceed twenty-five (25) feet exclusive of structural members or supports.

SI-03: IN and IU Districts only. The following signs shall be permitted. All signs require a permit unless otherwise specified. **Illuminated Signs are allowed, but must be autoprogrammed to dim at dusk if a visual impairment/nuisance to surrounding structures/vehicles.**

*additional*

A. **Total sign area allowed per lot** - 2 x the length of building that faces the road = the amount of signage permitted per lot. For example: If a building is 100 feet wide, then 200 square feet of signage would be permitted per lot. Any combination of signs permitted under this section may be used as long as they do not exceed the total area allowed per lot. In addition, the following maximums apply.

a. **Under no circumstance may the total signage exceed four-hundred (450) square feet.**

B. **Wall signs** - Wall signs shall be flushed to the building.

C. **Awning sign**

D. **Freestanding signs** - One freestanding sign per lot. Sign area must be within the total sign area allowed per lot. Sign height shall be permitted according to the following chart.

Maximum Height	Distance from right of way
10 feet	5 feet
20 feet	10 feet
25 feet	15 feet
30 feet	20 feet
35 feet	25 feet

E. **Directional Signs** - Directional signs no more than three (3) feet in height and no more than six (6) square feet. No permit is required and they shall not be counted toward the total area allowed per lot.

F. **Billboards** - A commercial billboard, permanently affixed in the ground (not attached or constructed to a motor vehicle or trailer) that is greater than one hundred (100) square feet, but not exceeding three-hundred and thirty (330) square feet, is permitted as a permitted use in the Commercial Districts. No commercial billboard shall be permitted unless it is consistent with the following:

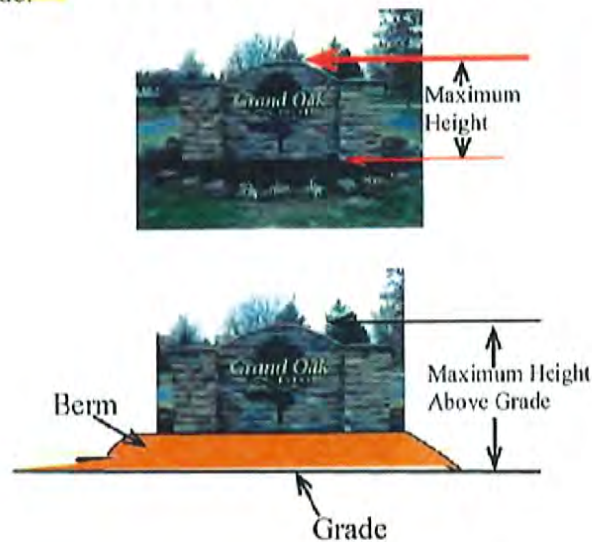
- a. The sign shall be set back a minimum of thirty (30) feet from the road right-of-way and a minimum of 20 feet off of any side and/or rear property lines.
- b. The sign shall be set back a minimum of five hundred (500') feet from other billboards on the same side of the highway measured between two points at the edge of pavement, found by lines drawn from the nearest edge of each sign perpendicular to the edge of pavement..
- c. The sign must be located more than five-hundred (500) feet from the intersection of any



**Sign, Freestanding:** A Sign that is attached to, erected on or supported by some Structure (such as a pole, mast or frame) that is not itself an integral part of or attached to a Building or Structure whose principal function is something other than the support of a Sign.



**Sign, Ground:** Any Freestanding Sign constructed in or on the ground surface with a maximum height not exceeding nine (9) feet above Grade.



**Sign, Identification:** Any Sign which is limited to the name, address and number of a Building, institution or person and to the activity carried on in the Building or institution, or the occupancy of the person.

**Sign, Incidental:** A Sign relating to the Lot or use thereof and designated Accessory Uses, direction, identification, information, construction, or real estate for sale, lease, or rent.

**Sign, Marquee:** Any Building Identification Sign painted, mounted, constructed or attached in any manner on a marquee.

**Sign, Noncommercial Opinion:** A Sign which does not advertise products, goods, businesses, or services and which expresses an opinion or point of view.

**Sign, Nonconforming:** A Sign which qualifies as a Legally Established Nonconforming Structure.

**Sign, Off-Premise:** See Sign, Advertising.

**Sign, On-Premise:** A Sign which directs attention to a Building, business, product, activity, or service offered on the property on which the Sign is located.

**Sign, Outdoor Advertising:** An outdoor sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered. Could also be called a billboard.



**Street, Primary Arterial:** A street with access control, restricted parking, and that collects and distributes traffic to and from Collector Streets, as depicted by the Transportation/Thoroughfare Plan element within the Comprehensive Plan.

**Street, Private:** Vehicular streets and driveways, paved or unpaved, which are wholly within private property except where they intersect with other streets within public rights-of-way and maintained by the owner(s).

**Street, Private:** A privately-held Right-of-Way, with the exception of Alleys, essentially open to the sky and open to the general public for the purposes of vehicular and pedestrian travel affording Access to abutting property, whether referred to as a Street, easement, road, expressway, arterial, thoroughfare, highway, or any other term commonly applied to a right-of-way for said purposes. A Private Street may be comprised of pavement, shoulders, curbs, sidewalks, Parking Space, and similar features.

**Street, Public:** All property dedicated or intended for public highway, freeway, or roadway purpose or subject to public easements therefore.

**Street, Secondary Arterial:** A street that collects and distributes traffic to and from collector and primary arterial streets, as depicted by the Transportation Plan within the Comprehensive Plan.

**Structure:** Anything constructed or erected which requires location on the ground or attachment to something having a location on the ground, including but not limited to buildings, sheds, detached garages, mobile homes, manufactured homes, above-ground storage tanks, free-standing signs and other similar items.

**Structural Alterations:** Any change in the supporting members of a building or structure such as bearing walls, partitions, columns, beams or girders, or any substantial change in the footprint or increasing size of living space.

**Structure Height:** The vertical distance measured from the lot ground level (grade) to the highest point of the roof gable. The gable being the section of wall located at the end of a pitched roof, between the edges of intersecting pitches. It is usually triangular and extends from the eaves to the ridge. No decorative element situated on a roof may be used for the purpose of determining the height of a structure.



**Subdivider:** The owner, developer, or Authorized Agent of the owner or developer of real estate, who is responsible for all designs, reservations and Improvements related to the petition for Primary or Secondary Plat approval or the development of a Subdivision.

**Subdivision:** The division of a parent tract or other piece of land into at least two (2) smaller lots or the combination of two or more smaller lots into one lot so that, either now or in the future, the subdivider can do any of the following with one or more of the subdivided lots:

- A. Transfer ownership.



sketch of the entire holding, including the proposed subdivision area, showing an indication of the probable future street and drainage systems, for the remaining portion of the tract.

- D. In addition to the primary plat a vicinity key map must be submitted with the following.
  - a. Location of the proposed subdivision within the planning jurisdiction.
  - b. Boundary lines and acreage of adjacent tracts, including the names and addresses of the property owners.
  - c. All public thoroughfares/rights-of-way adjacent to the site.
  - d. Depiction of how streets and alleys in the proposed subdivision may connect with existing and proposed streets in the contiguous subdivisions or undeveloped property to produce the most advantageous development of the entire neighborhood.
  - e. Existing zoning of the tract and all contiguous tracts surrounding the proposed subdivision.
  - f. All section and municipal corporate boundaries lying within or contiguous to the tract.
- E. Names and addresses of property owners of all properties defined as interested parties.

### **3-1.5 Drainage Review**

- A. Upon receiving notice of a primary plat application, the Planning Director shall consult with the county surveyor of the project.
- B. The surveyor shall peruse the drainage sector of said project and should any problems be found; The surveyor shall then contact the Planning Director and petitioner of said project about these problems. This shall allow proper time for any adjustments to made to the drainage plan.
- C. Upon the surveyor's approval of the drainage plan the petitioner shall provide copies of the approved plan to the surveyor for review by the Fulton County Drainage Board. The surveyor will schedule the plans for review on the next available regularly scheduled meeting.
- D. The plans shall then be presented to the Fulton County Drainage Board for approval.
- E. After review of said drainage plan by the Fulton County Surveyor and the Fulton County Drainage Board, the plat can be presented to the Fulton County Plan Commission.

### **3-1.6 Department Head Approval**

Prior to public hearing the proposed plat shall be reviewed by all relevant department heads which includes but is not limited to: Fire Departments, County Highway Superintendent, 911 Coordinator and School Transportation Director (as applicable).

### **3-1.7 Public Hearing**

- A. Upon receipt of the final applications and all applicable attachments, the Planning Director shall set a date for public hearing before the Plan Commission. Said information must be submitted at least thirty (30) days prior to the next regularly scheduled meeting of the Plan Commission.
- B. The petitioner shall prepare a Notice of Public Hearing to the Rochester Sentinel which shall run one (1) time only. The legal notice shall appear in the newspaper at least ten (10) days prior to the date of the public hearing, and the cost of the notice shall be borne by the petitioner. A proof of publication shall be retained by the Planning Director.
- C. A Notice of Public Hearing shall be sent by the petitioner at the petitioner's expense.
  - a. The Notice of Public Hearing shall be sent to all properties adjacent to the subject site boundaries as defined by the relevant Board of jurisdiction. This excludes roads, rivers, etc. (i.e. includes properties across the street or on the other side of a river).
  - b. Names and addresses of these property owners shall be submitted at the time of filing for a subdi-



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## Article Three

### Subdivision Plats

#### 3-1.0 Interpretation

The following regulations listed within Article Three are applicable throughout all of Fulton County (except as may otherwise be provided within this ordinance).

#### 3-1.1 Application Process for Subdivision

The following steps are a brief overview of the Subdivision process. The details of the complete Subdivision process are outlined throughout this Article and Ordinance.

- A. The petitioner may consult informally with the Plan Commission at a pre-application conference for advice and assistance before filing the application for a subdivision. At this meeting, the petitioner should submit a conceptual layout of the plat for review as described in Section 3-1.3 of this Ordinance. (note: This is not required.)
- B. The petitioner shall submit a copy of the primary plat application and all applicable attachments to the Planning Director to officially begin the application process. All applicable fees must be paid at this time as well.
- C. The petitioner shall correspond with all applicable regulatory agencies for all other permits necessary.
- D. The Plan Director shall refer the petitioner to the Fulton County Surveyor for drainage review.
- E. Upon drainage review/recommendation, the petitioner shall submit the signed Drain Plan to the Plan Commission Office prior to the public hearing. The petitioner is also responsible for notices to adjacent property owners as stated in Section 3-1.6 of this Ordinance.
- F. Prior to public hearing the proposed plat shall be reviewed by all relevant department heads.
- G. The petitioner or representative shall attend the Plan Commission public hearing for approval of the primary plat.
- H. If conditions were attached to the primary plat approval, the petitioner must meet all conditions (if any) prior to secondary (final) plat application and approval.
- I. Sureties are executed, if applicable and the secondary plat approval is completed by the Plan Commission at a regularly scheduled meeting.
- J. The secondary (final) plat is recorded by the petitioner in the office of the Fulton County Recorder.

#### 3-1.2 Application Requirements for a Plat

- A. No application shall be processed until the application is filled out correctly and all applicable attachments are presented to the Planning Director. No application shall be accepted until all applicable fees have been paid for the application.
- B. *Primary Plat.* The petitioner shall submit the following copies of the application and all applicable attachments as required. Fees are outlined in Article Two of this Ordinance.
  - a. A copy to the Fulton County Surveyor for initial drainage review.
  - b. Digital and hard copies to the Fulton County Surveyor for review by the Fulton County Drainage Board.
  - c. The final applications and all applicable attachments must be submitted to the Zoning Administrator at least thirty (30) days prior to the next regularly scheduled meeting of the Plan Commission.





- d. Proof of drainage approval by the Fulton County Drainage Board must be submitted to the Plan Commission prior to the scheduled public hearing date.
- C. In accordance with I.C. 36-7-4-703, the Planning Director shall announce the date of a hearing before the Plan Commission within thirty (30) days after receipt of a final application.
- D. *Secondary (Final) Plat.* The final applications and all applicable attachments submitted at least fifteen (15) days prior to the next regularly scheduled meeting of the Plan Commission.

### 3-1.3 Pre-application Conference

- A. Any petitioner may submit a sketch plan to the Plan Commission for an informal conference to discuss the existing conditions of the site and the proposed development thereof.
- B. No later than thirty (30) days after the Plan Commission has received the sketch plan and other data, it shall return a copy of the sketch plan to the subdivider with recommendations as to the design and planning of the subdivision.

### 3-1.4 Primary Plat Data

- A. The plat shall be prepared and certified by a land surveyor registered by the State of Indiana.
- B. The plat shall be drawn at a scale of fifty (50) feet to one (1) inch, except that when the drawing at that scale exceeds one sheet. In this case, the proposed primary plat may be drawn at a scale of one hundred (100) feet to one (1) inch. The sheet shall be twenty-four by thirty-six (24 x 36) inches.
- C. The primary plat shall include the following:
  - a. Description:
    - 1. Proposed name and legal description of the subdivision.
    - 2. Name, address and telephone number of the petitioner.
    - 3. Name, address and telephone number of land surveyor.
    - 4. Legend and notes, including a graphic scale, north point, and date.
    - 5. Review/Approval checklist for Fire Departments, County Highway Superintendent, 911 Coordinator, School Transportation Director (as applicable).
    - 6. Plan Commission certificate for primary approval (area for signatures).
  - b. Existing conditions:
    - 1. Boundary line of proposed subdivision indicated by a solid heavy line.
    - 2. Location, width and names of all existing or prior platted streets or other public ways; railroad and utility rights-of-way, and parks and other public open spaces.
    - 3. In case of a replat, all descriptive lines of the original plat being vacated shall be shown by dotted lines in their proper position in relation to the new arrangement of the plat, the new plat being clearly shown in solid lines.
    - 4. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preservable trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the subdivision.
    - 5. Location, width and purpose of existing easements
    - 6. Location and pipe size of sanitary sewers, storm sewers, water mains and natural gas mains. Invert elevations, direction and flow shall be noted for sanitary sewers and storm sewers. If water mains, sanitary sewers or storm sewers are not located on or adjacent to the tract the direction, distance to and size shall be shown.
    - 7. Subsurface conditions on the tract, location and results of tests made to ascertain subsurface soil, rock and ground water conditions, depth to ground water (unless test pits are dry to a depth of seven feet).



sketch of the entire holding, including the proposed subdivision area, showing an indication of the probable future street and drainage systems, for the remaining portion of the tract.

- D. In addition to the primary plat a vicinity key map must be submitted with the following.
  - a. Location of the proposed subdivision within the planning jurisdiction.
  - b. Boundary lines and acreage of adjacent tracts, including the names and addresses of the property owners.
  - c. All public thoroughfares/rights-of-way adjacent to the site.
  - d. Depiction of how streets and alleys in the proposed subdivision may connect with existing and proposed streets in the contiguous subdivisions or undeveloped property to produce the most advantageous development of the entire neighborhood.
  - e. Existing zoning of the tract and all contiguous tracts surrounding the proposed subdivision.
  - f. All section and municipal corporate boundaries lying within or contiguous to the tract.
- E. Names and addresses of property owners of all properties defined as interested parties.

### **3-1.5 Drainage Review**

- A. Upon receiving notice of a primary plat application, the Planning Director shall consult with the county surveyor of the project.
- B. The surveyor shall peruse the drainage sector of said project and should any problems be found; The surveyor shall then contact the Planning Director and petitioner of said project about these problems. This shall allow proper time for any adjustments to made to the drainage plan.
- C. Upon the surveyor's approval of the drainage plan the petitioner shall provide copies of the approved plan to the surveyor for review by the Fulton County Drainage Board. The surveyor will schedule the plans for review on the next available regularly scheduled meeting.
- D. The plans shall then be presented to the Fulton County Drainage Board for approval.
- E. After review of said drainage plan by the Fulton County Surveyor and the Fulton County Drainage Board, the plat can be presented to the Fulton County Plan Commission.

### **3-1.6 Department Head Approval**

Prior to public hearing the proposed plat shall be reviewed by all relevant department heads which includes but is not limited to: Fire Departments, County Highway Superintendent, 911 Coordinator and School Transportation Director (as applicable).

### **3-1.7 Public Hearing**

- A. Upon receipt of the final applications and all applicable attachments, the Planning Director shall set a date for public hearing before the Plan Commission. Said information must be submitted at least thirty (30) days prior to the next regularly scheduled meeting of the Plan Commission.
- B. The petitioner shall prepare a Notice of Public Hearing to the Rochester Sentinel which shall run one (1) time only. The legal notice shall appear in the newspaper at least ten (10) days prior to the date of the public hearing, and the cost of the notice shall be borne by the petitioner. A proof of publication shall be retained by the Planning Director.
- C. A Notice of Public Hearing shall be sent by the petitioner at the petitioner's expense.
  - a. The Notice of Public Hearing shall be sent to all properties adjacent to the subject site boundaries as defined by the relevant Board of jurisdiction. This excludes roads, rivers, etc. (i.e. includes properties across the street or on the other side of a river).
  - b. Names and addresses of these property owners shall be submitted at the time of filing for a subdi-



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## Sidewalk Standards

### 4-2.11 Sidewalk Standards

- A. Sidewalks are required to be compliant with the City of Rochester's Sidewalk Municipal Code.
- B. Sidewalk construction may be completed at the same time as the subdivision's infrastructure by the developer, or as a condition of the subdivision covenant for each individual owner at the time of construction on each individual lot.



- 90 degree angle space - 24' wide parking aisle
- 60 degree angle space - 18' wide parking aisle
- 45 degree angle space - 14' wide parking aisle

G. All components of a parking lot must be ADA compliant.

H. A group of adjacent properties may provide a joint parking area if the number of spaces required for all properties are adequate, and at least eighty percent (80%) of the total spaces required for each use. A permanent documentation of the agreement must be recorded with both properties. A permanent written agreement signed by all property owners involved which shall include but is not limited to the following items: maintenance, snow removal, ownership, and liability. The agreement shall be reviewed/approved by the Plan Administrator and/or Plan Commission Attorney. The agreement shall be recorded in the office of the Fulton County Recorder. A copy of which shall be kept in the office of the Fulton County Plan Commission. The Plan Administrator shall approve aggregate parking lots such as mentioned above.

PK-02: To reduce traffic congestion and hazards along roadways, off-street parking shall be required for business and industrial uses. The minimum number of parking spaces shall be determined by adding up the spaces required for each applicable statement below:

- A. One and eight tenths (1.8) parking spaces per employee (rounded up to the nearest whole number) for the largest working shift. For example if there are two (2) shifts, first shift with five (5) employees and the second with seven (7) employees; Thirteen (13) parking spaces would be required to accommodate the employees on the largest shift.
- B. One parking space for every four (4) chairs/seats in a restaurants, food services, movie theatre, auditorium, or church.
- C. One parking space per 500 square feet of Gross Floor Area in all hardware stores, home improvement stores, furniture stores and community centers.
- D. One parking space per every 300 square feet of Gross Floor Area in all convenience stores, gasoline stations, grocery stores, banks, medical clinics and department stores.
- E. One (1) parking space per every one (1) sleeping unit in a hotel, motel, boarding/lodging house or bed and breakfast.
- F. Additional parking spaces may be required by the Fulton County Plan Commission.

PK-03: If more than two (2) vehicles without a current year license plate or in inoperable condition are stored on a property the following conditions apply.

- A. They must be parked:
- a. in completely enclosed buildings, or
  - b. a minimum of two-hundred (200) feet from the front property line, a minimum of fifty (50) feet from the side property line, or in the rear yard, as well as,
  - c. a minimum of two-hundred (200) feet from a lake or river.
- B. They must be screened from view. Screening includes fencing, landscaping, or placement so that it may not be seen from the road. Tarping is not allowed for compliance.

PK-04: No vehicle or tractor, cargo container/pod, semitrailer, hauling trailer, or railroad boxcar of any type may be located on any parcel or lot, except for the allowances below:

- A. One (1) cargo container/pod may be situated on a parcel, or contiguously owned parcels, with a primary structure. Said container must comply with all required setbacks, be situated within the side yard or rear yard, and maintained in good condition.

## 5-2.6 Loading Standards (LD)

LD-01: There shall be provided off-street loading berths not less than the minimum requirements specified in this section in connection with any building or structure which is to be erected or substantially altered, and which requires the receipt or distribution of materials or merchandise by trucks



or Plan Commission Attorney. The agreement shall be recorded in the office of the Fulton County Recorder. A copy of which shall be kept in the office of the Plan Commission. The Plan Administrator shall approve aggregate parking lots such as mentioned above.

PK-02: To reduce traffic congestion and hazards along roadways, off-street parking shall be required for business and industrial uses. The minimum number of parking spaces shall be determined by adding up the spaces required for each applicable statement below:

- A. One and eight tenths (1.8) parking spaces per employee (rounded up to the nearest whole number) for the largest working shift. For example if there are two (2) shifts, first shift with five (5) employees and the second with seven (7) employees; Thirteen (13) parking places would be required to accommodate the employees on the largest shift.
- B. One parking space for every four (4) chairs/seats in a restaurants, food services, movie theatre, auditorium, or church.
- C. One parking space per 500 square feet of Gross Floor Area in all hardware stores, home improvement stores, furniture stores and community centers.
- D. One parking space per every 300 square feet of Gross Floor Area in all convenience stores, gasoline stations, grocery stores, banks, medical clinics and department stores.
- E. One (1) parking space per every one (1) sleeping unit in a hotel, motel, boarding/lodging house or bed and breakfast.
- F. Additional parking spaces may be required by the Planning Commission.

PK-03: If more than two (2) vehicles without a current year license plate or in inoperable condition are stored on a property the following conditions apply.

- A. They must be parked:
  - a. in completely enclosed buildings, or
  - b. a minimum of two-hundred (200) feet from the front property line, a minimum of fifty (50) feet from the side property line, or in the rear yard, as well as,
  - c. a minimum of two-hundred (200) feet from a lake or river.
- B. They must be screened from view. Screening includes fencing, landscaping, or placement so that it may not be seen from the road. Tarping is not allowed for compliance.

PK-04: No vehicle or tractor, cargo container/pod, semitrailer, hauling trailer, or railroad boxcar of any type may be located on any parcel or lot, except for the allowances below:

- A. One (1) cargo container/pod may be situated on a parcel, or contiguously owned parcels, with a primary structure. Said container must comply with all required setbacks, be situated within the side yard or rear yard, and maintained in good condition.

### 5-3.6 Loading Standards (LD)

LD-01: There shall be provided off-street loading berths not less than the minimum requirements specified in this section in connection with any building or structure which is to be erected or substantially altered, and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles.

- A. Location: All required off-street loading berths shall be located on the same lot as the use to be served, and no portion of the vehicle shall project into a street or alley. No permitted or required loading berth shall be located within twenty-five (25) feet of the nearest point of intersection of any two streets.
- B. Size: Off-street loading berths for over-the-road tractor-trailers shall be one hundred and twenty (120) feet including the apron. For local pick-up and delivery trucks, off-street loading berths shall be at least sixty (60) feet total including the apron.



garages. Further, any off-street parking space may not fully or partially be in a public right-of-way or utility easement. Each space must be at least nine (9) feet wide and eighteen (18) feet long.

PK-02 All parking lots for institutional uses, businesses, public and private employee parking, offices, organizations, and places of assembly within a Manufactured Park District shall comply with the parking requirements as set forth in the Institutional/Recreational (IR) District Development Standards. (Article 5, Section 6).

PK-03 Vehicles or trailers of any type without current license plates or in an inoperable condition shall be prohibited in residential zone districts other than in completely enclosed buildings, and shall not be parked or stored in any zone unless specifically authorized under the terms of this Ordinance.

No vehicle or tractor/trailer/semi trailer/railcar/cargo container of any type may be located on any parcel or lot.

PK-04 The parking of a commercial vehicle in residential zone districts shall be prohibited; except that one commercial vehicle of not more than three (3) tons capacity may be parked on any lot where there is a principal building as long as it is:

- A. Used by a resident of the premises, and
- B. Parked in an enclosed garage or accessory building, or is located in the rear yard at least ten (10) feet from the rear property line.

This regulation shall not be interpreted to prohibit commercial vehicles from temporary loading and unloading in a residential district.

#### 5-5.10 Entrance/Drive Standards (ED)

ED-01: The intent of Entrance and Drive Standards is to provide for a safe and efficient vehicular and pedestrian transportation system. The following standards apply to entrances and drives.

A. All classification of roads shall be based on the Transportation Plan as found and maintained in the Fulton County Comprehensive Plan.

B. No entrance or drive shall be permitted to begin within:

- a. 100 feet of any intersecting road if along a Primary Arterial unless otherwise authorized by INDOT (see "C" below in the illustration),
- b. 50 feet of any intersecting road if along a Secondary Arterial (see "C" below in the illustration),
- c. 50 feet of any intersecting road is along a Minor Collector (see "C" below in the illustration), and
- d. 25 feet of any intersecting road is along a Local Road (see "C" below in the illustration).

[The distances for the above standards shall be determined by measuring from ROW line to the curb or edge of pavement (whichever is less) of the entrance or drive.]



B. They must be screened from view. Screening includes fencing, landscaping, or placement so that it may not be seen from the road.

PK-04: No vehicle or tractor/trailer/semi trailer/railcar/cargo container of any type may be located on any parcel or lot.

**5-6.7 Loading Standards (LD)**

LD-01: There shall be provided off-street loading berths not less than the minimum requirements specified in this section in connection with any building or structure which is to be erected or substantially altered, and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles.

- A. Location: All required off-street loading berths shall be located on the same lot as the use to be served, and no portion of the vehicle shall project into a street right-of-way or alley easement. No permitted or required loading berth shall be located within twenty-five (25) feet of the nearest point of intersection of any two (2) streets, nor shall it be located in a front of the primary structure, or on the side of the primary structure adjoining a street.
- B. Size: Off-street loading berths for over-the-road tractor-trailers shall be at least fourteen (14) feet in width by at least sixty (60) feet in length with a sixty (60) foot maneuvering apron, and shall have a vertical clearance of at least fifteen (15) feet. For local pick-up and delivery trucks, off-street loading berths shall be at least twelve (12) feet in width by at least thirty (30) feet in length with a thirty (30) foot maneuvering apron, and shall have a vertical clearance of at least twelve (12) feet.
- C. Access: Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements. There shall be no maneuvering in the right-of-way.
- D. Surfacing: All open off-street loading berths shall be improved with a compacted base of asphalt, concrete or some comparable all-weather, dustless material.
- E. Space Allowed: Space allowed to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements of any off-street parking areas or portions thereof.
- F. Off-Street Loading Berth Requirements:

<u>Minimum Loading Berths Required</u>	<u>Gross Floor Area</u>
1	up to 40,000 sq. ft.
2	40,000 to 80,000 sq. ft.
3	80,000 to 120,000 sq. ft.
4	120,000 to 160,000 sq. ft.

One additional off-street loading space shall be required for each additional 80,000 sq. ft. after 320,000 sq. ft.

In situations where the structure clearly does not need and will not in the foreseeable future need loading docks, the plan commission may reduce the number required or eliminate the requirement.

**5-6.8 Entrance/Drive Standards (ED)**

ED-01: The intent of Entrance and Drive Standards is to provide for a safe and efficient vehicular and pedestrian transportation system. The following standards apply to entrances and drives.

- A. All classification of roads shall be based on the Transportation Plan as found and maintained in the Fulton County Comprehensive Plan.
- B. No entrance or drive shall be permitted to begin within:
  - a. 100 feet of any intersecting road if along a Primary Arterial unless otherwise authorized by INDOT (see "C" below in the illustration),



## COMMERCIAL DISTRICTS

- b. Parking areas must be constructed to allow proper drainage.
- c. Parking areas must be designed as to prevent vehicles from having to back into public streets.
- d. Parking lots shall have a minimum four (4) foot setback from the property.
- e. Parking spaces shall be a minimum of 9' x 18'.  
Parking aisle widths shall be as follows:
  - ninety (90) degree angle space - twenty-four (24) feet wide parking aisle
  - 60 degree angle space - 18' wide parking aisle
  - 45 degree angle space - 14' wide parking aisle

PK-04: No vehicle or tractor/trailer/semi trailer/railcar/cargo container of any type may be located on any parcel.

PK-05: If more than two (2) vehicles without a current year license plate or in inoperable condition are stored on a property the following conditions apply.

- A. They must be parked:
  - a. in completely enclosed buildings, or
  - b. a minimum of two-hundred (200) feet from the front property line, a minimum of fifty (50) feet from the side property line, or in the rear yard, as well as,
  - c. a minimum of two-hundred (200) feet from a lake or river.
- B. They must be screened from view. Screening includes fencing, landscaping, or placement so that it may not be seen from the road. Tarping is not allowed for compliance.

PK-06: IN and IU Districts only. Semi-trailers and/or cargo containers/pods may be used for the purpose of storage, but must be located in the side yard or rear yard and maintained in good condition.

### 5-7.8 Loading Standards (LD)

LD-01: There shall be provided off-street loading berths not less than the minimum requirements specified in this section in connection with any building or structure which is to be erected or substantially altered, and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles.

- A. Location: All required off-street loading berths shall be located on the same lot as the use to be served, and no portion of the vehicle shall project into a street right-of-way or alley easement. No permitted or required loading berth shall be located within twenty-five (25) feet of the nearest point of intersection of any two (2) streets, nor shall it be located in a front of the primary structure, or on the side of the primary structure adjoining a street.
- B. Size: Off-street loading berths for over-the-road tractor-trailers shall be at least fourteen (14) feet in width by at least sixty (60) feet in length with a sixty (60) foot maneuvering apron, and shall have a vertical clearance of at least fifteen (15) feet. For local pick-up and delivery trucks, off-street loading berths shall be at least twelve (12) feet in width by at least thirty (30) feet in length with a thirty (30) foot maneuvering apron, and shall have a vertical clearance of at least twelve (12) feet.
- C. Access: Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements. There shall be no maneuvering in the right-of-way.
- D. Surfacing: All open off-street loading berths shall be improved with a compacted base of asphalt, concrete or some comparable all-weather, dustless material.
- E. Space Allowed: Space allowed to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements of any off-street parking areas or portions thereof.





the Sign).

**5-9.3 Parking Standards (PK)**

PK-01: The following shall apply to the zone districts within the incorporated limits of the Town of Kewanna

- A. Off-street parking is not required.
- B. If the property owner chooses to have off-street parking the following will apply:
  - a. All ingress/egress into parking areas must be paved with asphalt, concrete or other durable material.
  - b. Parking areas must be constructed to allow proper drainage.
  - c. Parking areas must be designed as to prevent vehicles from having to back into public streets.
  - d. Parking lots shall have a minimum four (4) foot setback from the property lines.
  - e. Parking spaces shall be a minimum of 9' x 18'. Parking aisle widths shall be as follows:
    - ninety (90) degree angle space - twenty-four (24) feet wide parking aisle
    - 60 degree angle space - 18' wide parking aisle
    - 45 degree angle space - 14' wide parking aisle

PK-02: If any vehicle without a current year license plate or in inoperable condition is stored on a property in Kewanna Town District the following conditions apply.

- A. They must be parked:
  - a. in completely enclosed buildings, or
  - b. a minimum of two-hundred (200) feet from the front property line, a minimum of fifty (50) feet from the side property line, or in the rear yard.
- B. They must be screened from view. Screening includes fencing, landscaping, or placement so that it may not be seen from the road. Tarping is not allowed for compliance.

PK-03: No vehicle, tractor, semitrailer, railroad bulk storage container, cargo container, or similar type of trailer/storage container, of any type, may be located on any parcel or lot.

**5-9.4 Residential Facilities for the Mentally III (RF)**

RF-01: A Residential Facility for the Mentally III as defined in this Ordinance and by Indiana Code may not be located within three thousand (3,000) feet of another Residential Facility for the Mentally III, as measured between Lot Lines.

**5-9.5 Telecommunications Facilities - Wireless (TF)**

TF-01: Wireless Telecommunications Facilities, specifically towers over 130 feet in height, are not permitted within the corporate limits of the Town of Kewanna, due to aesthetic preservation.

**5-9.6 Temporary Uses, Structures and Buildings (TU)**

TU-01: A Temporary Use, Structure or Building which is in compliance with the provisions of this Section, shall be allowed in any District. A Temporary Use, Structure or Building which will be converted into a permanent Primary or Accessory Use after the cessation of the Temporary Use shall be required to obtain an Location Improvement Permit prior the establishment of the use or the construction of any Structure or Building. A Temporary Use, Structure or Building which will be removed from the site upon cessation of the Temporary Use shall be exempt from the requirements of this Ordinance to obtain an Location Improvement Permit.

- A. Permitted Temporary Uses, Structures and Buildings: By way of example only, permitted Temporary Uses, Structures and Buildings include: construction trailers, and sales offices.
- B. Duration: Except for mobile classrooms, a Temporary Use, Structure or Building shall be permitted for an initial period not to exceed one (1) year, which may be renewed for an additional one (1) year period by the Plan Commission upon showing of good cause.
- C. Compliance with Development Standards: Any Temporary Use, Structure or Building shall comply with all applicable Development Standards and Setback requirements in the Dis-



- A. Off-street parking is not required.
  - B. If the property owner chooses to have off-street parking the following will apply:
    - a. All ingress/egress into parking areas must be paved with asphalt, concrete or other durable material.
    - b. Parking areas must be constructed to allow proper drainage.
    - c. Parking areas must be designed as to prevent vehicles from having to back into public streets.
    - d. Parking lots shall have a minimum four (4) foot setback from the property lines.
    - e. Parking spaces shall be a minimum of 9' x 18'. Parking aisle widths shall be as follows:
      - ninety (90) degree angle space - twenty-four (24) feet wide parking aisle
      - 60 degree angle space - 18' wide parking aisle
      - 45 degree angle space - 14' wide parking aisle
- PK-02: If any vehicle without a current year license plate or in inoperable condition is stored on a property within the incorporated limits of the Town of Fulton the following conditions apply.
- A. They must be parked:
    - a. in completely enclosed buildings, or
    - b. a minimum of two-hundred (200) feet from the front property line, a minimum of fifty (50) feet from the side property line, or in the rear yard.
  - B. They must be screened from view. Screening includes fencing, landscaping, or placement so that it may not be seen from the road. Tarping is not allowed for compliance.
- PK-03: No vehicle, tractor, semitrailer, railroad bulk storage container, cargo container, or similar type of trailer/storage container, of any type, may be located on any parcel or lot.

**5-10.4 Residential Facilities for the Mentally Ill (RF)**

RF-01: A Residential Facility for the Mentally Ill as defined in this Ordinance and by Indiana Code may not be located within three thousand (3,000) feet of another Residential Facility for the Mentally Ill, as measured between Lot Lines.

**5-10.5 Telecommunications Facilities - Wireless (TF)**

TF-01: Wireless Telecommunications Facilities, specifically towers over 130 feet in height, are not permitted within the incorporated limits of the Town of Fulton, due to aesthetic preservation.

**5-10.6 Temporary Uses, Structures and Buildings (TU)**

TU-01: A Temporary Use, Structure or Building which is in compliance with the provisions of this Section, shall be allowed in any District. A Temporary Use, Structure or Building which will be converted into a permanent Primary or Accessory Use after the cessation of the Temporary Use shall be required to obtain an Improvement Location Permit prior the establishment of the use or the construction of any Structure or Building. A Temporary Use, Structure or Building which will be removed from the site upon cessation of the Temporary Use shall be exempt from the requirements of this Ordinance to obtain an Improvement Location Permit.

- A. Permitted Temporary Uses, Structures and Buildings: By way of example only, permitted Temporary Uses, Structures and Buildings include: construction trailers, and sales offices.
- B. Duration: Except for mobile classrooms, a Temporary Use, Structure or Building shall be permitted for an initial period not to exceed one (1) year, which may be renewed for an additional one (1) year period by the Plan Commission upon showing of good cause.
- C. Compliance with Development Standards: Any Temporary Use, Structure or Building shall comply with all applicable Development Standards and Setback requirements in the District in which the Temporary Use, Structure or Building is located.
- D. Cessation of Use: All Structures, Buildings or debris associated with the Temporary Use shall be removed from the site immediately upon completion or cessation of the Temporary Use.

TU-02: Mobile classrooms shall be permitted only as a Temporary Use in compliance with the following requirements:





## Fee Summary Paid Totals

05/01/2021 - 05/31/2021

Fee Name	Fee Description	Account Number	Total Amount	Total Fees
<b>Group: 1001.03201.000.0036</b>				
A. County, Akron, & Town of Fulton Residential - Inspection Fee	Enter Number of Inspections	1001.03201.000.0036	\$2,356.70	24
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.03201.000.0036	\$1,470.75	24
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.03201.000.0036	\$160.00	4
A-2. County, Akron, & Town of Fulton Commercial - Inspection Fee	Enter Number of Inspections	1001.03201.000.0036	\$80.00	2
A-2. County, Akron, & Town of Fulton Commercial - Permit Fee		1001.03201.000.0036	\$20.00	2
			<b>\$4,087.45</b>	<b>56</b>

**Group Total: 5**

**Group: 1001.03203.000.0036**

B. City of Rochester Residential Permit Fee		1001.03203.000.0036	\$1,108.38	19
B-1. City of Rochester	Enter Number of Inspections	1001.03203.000.0036	\$1,005.65	21

Residential- Inspection Fee				
B-2. CITY OF ROCHESTER ELECTRICAL PERMIT		1001.03203.000.0036	\$80.00	4
B-3. City of Rochester Commercial Permit Fee		1001.03203.000.0036	\$192.30	5
B-4. City of Rochester Commercial- Inspection Fee		1001.03203.000.0036	\$300.00	4
			\$2,686.33	53

**Group Total: 5****Group: 1001.07101.000.0036**

BZA. Development Standard Variance		1001.07101.000.0036	\$175.00	1
BZA. Special Exception		1001.07101.000.0036	\$175.00	1
ZO. LIP		1001.07101.000.0036	\$2,300.00	46
ZO. Signs	Enter Square Feet	1001.07101.000.0036	\$1,769.40	6
ZO. Site Plan Review - TRC		1001.07101.000.0036	\$175.00	1
ZO. Solar Array- Large		1001.07101.000.0036	\$250.00	1
			\$4,844.40	56

**Group Total: 6**

			\$11,618.18	165
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**Total Records: 16****6/17/2021****Page: 1 of 1**



### Fulton County Area Plan Commission

125 East 9th Street, Suite 012 - Rochester, IN 46975

Phone: (574) 223-7667 Fax: (574) 223-3652

www.co.fulton.in.us

## Entity Fee Repo

05/01/2021 - 05/31/2021

Fee Date	Account Number	Contractor Name	Fee Name	Paid By	Fee Amount	Payment Type	Payment Date	Receipt #
5/7/2021	1001.03203.000.0036	JN Electric	Electrical Registration Fee		10.00	Card	5/7/2021	76
5/17/2021	1001.03203.000.0036	Brandon Kamp	Electrical Registration Fee		10.00	Card	5/17/2021	77
					20.00			

Total Records: 2

6/17/2021

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