

FULTON COUNTY
AREA PLAN COMMISSION
FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
MONDAY, SEPTEMBER 25, 2023
7:00 P.M.

CALL TO ORDER

AREA PLAN COMMISSION MINUTES FOR:
AUGUST 28, 2023

PUBLIC COMMENT
(Not to pertain to Agenda Items)

OLD BUSINESS

NEW BUSINESS:
Public Hearing for Zone Ordinance,
Subdivision Ordinance and Zone Map Amendments

PLAN DIRECTOR REPORT:

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

**FULTON COUNTY AREA PLAN COMMISSION
AUGUST 28, 2023**

**FULTON COUNTY
AREA PLAN COMMISSION
MEETNG**

MONDAY, AUGUST 28, 2023

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

CALL TO ORDER

**AREA PLAN COMMISSION MINUTES FOR:
July 24, 2023**

PUBLIC COMMENT (Not to pertain to Agenda Items)

OLD BUSINESS

NEW BUSINESS
Jon Hammel (#230532)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY AREA PLAN COMMISSION
AUGUST 28, 2023

The Fulton County Area Plan Commission met on Monday the 28th of August 2023, at 7:00 P.M. in the Commissioners/Council Room located within the Fulton County Office Building. Chairperson, Phil Miller called the meeting to order at 7:25 P.M. The following members were present: Seth White, Rick Ranstead, Crystal Weida, Duane Border, Debbie Barts and Phil Miller. Also, in attendance were: Plan Director, Heather Redinger, Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard

It is duly noted the following were absent: Ruth Gunter, Chayse Thompson, Gloria Carvey, Adam Strasser and Cathey Miller.

IN RE: MINUTES

July 24, 2023

Phil Miller asked for any additions, deletions or corrections to be made to the July 24, 2023 minutes. Rick Ranstead moved to approve the July 24, 2023 minutes as written. Crystal Weida seconded the motion. Motion carried as follows: Seth White, Rick Ranstead, Crystal Weida, Duane Border, Debbie Barts and Phil Miller being in favor and no one opposing.

IN RE: NEW BUSINESS

Jon Hammel (230532)

Jon Hammel is requesting a zone map amendment of property located at 4866 Old U.S. 31, Rochester IN, approximately 4 acres to be changed from Intensive Use (IU) to Agriculture (AG).

Phil Miller asked the petitioner if he had anything further to add.

Ian and Samantha Hammel were representatives for the petition and stated they would like to build their own home on the portion being rezoned.

Being no further questions at this time, Phil Miller entertained a motion to open the public hearing. Rick Ranstead moved to open the public hearing. Duane Border seconded the motion. Motion carried as follows: Seth White, Rick Ranstead, Crystal Weida, Duane Border, Debbie Barts and Phil Miller being in favor and no one opposing.

Phil Miller asked if anyone would like to speak in favor or oppose the petition.

Being no public comment, Phil Miller entertained a motion to close the public hearing. Debbie Barts moved to close the public hearing. Rick Ranstead seconded the motion. Motion carried as follows: Seth White, Rick Ranstead, Crystal Weida, Duane Border, Debbie Barts and Phil Miller being in favor and no one opposing.

Phil asked for any further Board comments. Being none, he entertained a motion. Duane Border moved to make a favorable recommendation to the Fulton County Commissioners regarding the proposed zone map amendment as stated above. Crystal Weida seconded the motion. Motion carried as follows: Seth White, Rick Ranstead, Crystal Weida, Duane Border, Debbie Barts and Phil Miller being in favor and no one opposing.

IN RE: PLAN DIRECTOR REPORT

Heather then spoke to the Board in regards to the EV charging stations. She stated she called Duke and REMC. Duane had some questions about the strain on the power grid. Duke did not return the call but Heather spoke with Andrew at REMC they stated currently there is no strain on the grid even with the fast

FULTON COUNTY AREA PLAN COMMISSION
AUGUST 28, 2023

charging. REMC stated what will cause a strain is the long-haul trucks. Right now, it is not an issue because the long-haul electric trucks are not as prevalent as personal cars. Heather stated the Board had spoke about permitting level 1 & 2 charging stations in all districts and requiring a special exception for level 3.

Duane asked what would the permitting and inspections be?

Heather stated she feels level 1 and 2 could be permitted in all districts and require an electric permit. Level 3 we talked about keeping it a special exception in commercial districts and not allowed in residential districts. The Board agreed to permit level 3 EV charging stations in the General Commercial District and Highway Commercial Districts and require a special exception in Historical Downtown, Downtown Commercial, Institutional Recreational and Industrial Park/Manufacturing.

Heather then spoke with the Board regarding the zone map amendment she proposed at Jason Hudkins, 416 E 9th St. Heather proposed the changed the area to Downtown Commercial. Jeff Zent was not interested in changing his zoning out of Industrial so Heather will do a zone map amendment for Jason Hudkins property only.

Phil asked for any additional public comments.

Greg Reber, 6067 N Lakeshore Dr. spoke to the board of concerns with building setbacks. The rear (lakeside) setback in the R3 district is 25'. Mr. Reber stated there is an empty lot north of him at 6059 N Lakeshore Dr. if they build 25' from the rear (lakeside) property line it would block his view to the north. He then stated most of the houses on that side are 40 – 50 feet off of the rear (lakeside) property line. Mr. Reber felt each property setbacks should be looked at on an individual bases. After much discussion the Board explained to Mr. Reber that it is not possible to look at every property on an individual bases but that the Board does try to make the ordinance fit the county as a whole.

IN RE: ADJOURNMENT

With no further business to come before the Board, Phil Miller entertained a motion to adjourn the August 28, 2023 meeting. Debbie Barts moved to adjourn the August 28, 2023 Fulton County Area Plan Commission Board at 8:06 P.M. Crystal Weida seconded the motion. Motion carried as follows: Seth White, Rick Ranstead, Crystal Weida, Duane Border, Debbie Barts and Phil Miller being in favor and no one opposing.

Kim Gard, Administrative Secretary

Fees		Proposed fee schedule	
EV Charging stations	Needs added to ordinance	<p>Added Level 1 & 2 as a permitted use in all districts.</p> <p>Level 3 a permitted use HC & GC and a special exception in all other districts.</p> <p>Also, added EV-01 with the types and requirements</p>	
HC	Mini -storage/warehouse and wholesale business permitted and SE	Both permitted uses, removed from SE	
IR	Landscaping not required	Added Airport exempt language	
Retention ponds must be maintained	Need requirement language added	Added requirement in all the landscaping codes.	
Additions and corrections needed as pointed out by K.K Gerhart Fritz		Corrections were made	
Solar requirements	Medium and Large Roof mount	Changed to only require a TRC for medium and large ground mounts.	
Article 5: 7.1	AS-01 A.. no accessory structure allowed with a primary structure..needs removed	Removed sentence, replaced with Accessory structures must relate to the primary structure and its uses.	
KW District	AS-05 fences do not require a permit, change to require a LIP	All fences require a location improvement permit and must sit 2' off property lines.	
Sub-division ord.. all new residential developments offer or are within walking distance of a park, recreation area or open space	Thoughts? This is from our Comprehensive Plan	All residential sub-divisions with four or more lots shall offer or be within a walking distance of 10 minutes or less of a park, recreation area or an open space	

Zone Map Amendments			
Liberty Baptist Church 2089 Liberty Road	From SR to IR	Map included	
Town of Fulton 7785 S SR 25 006-103004-00 7761 S SR 25	From SR to DC	Map included	
424 E 9 th Street 416, 418, 420 E 9 th Street Pt E Of Rr Lots 361 & 362 R & H. Lot 369 Less 40' S Side Lot 363 Less 40 Ft S Side R & H 40' S Side Lot 363 R & H 25' S Side Lot 364 R & H 401 E 8 th Street	Eastern portion from E 8 th Street to E 9 th Street from IN to GC	Map included	

Fulton County Area Plan Commission
Fee Schedule
Effective 01/01/2019

Copies

All Photocopies are \$0.10 per page (Co. Ordinance No. 031798)

Comprehensive Plan		\$4.80	\$6.80
Zone Ordinance	Additions/Changes in red	\$15.00	
Subdivision Ordinance		\$5.10	
Zone Map		\$0.10	

Permits

Location Improvement Permit <i>(unless otherwise specified)</i>	\$50.00	
* Portable structures under 120 sf do not require a permit		
* Kewanna Incorporated Limits	\$0.00	
* Fulton Incorporated Limits	\$0.00	
Temporary Use Permit <i>(unless otherwise specified)</i>	\$50.00	
* Kewanna Incorporated Limits	\$0.00	
* Fulton Incorporated Limits	\$0.00	
Signs	\$3/sf	
* Signs under 6 sf do not require a permit		
Telecommunications Tower	\$500.00	
* Additional Antenna Placement	\$50.00	
Solar Array		
* Micro under 120 Sf panel area	\$40.00	\$75.00 \$125.00 \$225.00 \$325.00 \$25.00 per acre
* Small 120sf -1750sf panel area	\$80.00	
* Medium 1751 sf - 43,560 sf panel area	\$150.00	
* Large 43,561sf -435,600 sf panel area	\$250.00	
* Farm 435,601 or more		
Wind Generating Tower (WECS)		
* Noncommercial Tower	\$175.00	

APC & BZA Application Fees

Site Plan Review - Commercial, Industrial, & Institutional/Recreational Districts	\$175.00
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Zone Map Amendment	\$500.00	
APC Subdivision Applications <i>(unless otherwise specified)</i>		
* Residential Primary Plat: One & Two lot subdivisions allowed by ordinance	\$50.00	
* Residential Primary Plat	\$500.00	plus \$50/lot
* Residential Primary Plat - Rochester Incorporated Limits	\$250.00	plus \$25/lot
* Residential Secondary Plat	\$100.00	
* Commercial Primary Plat	\$1,500.00	
* Commercial Primary Plat - Rochester Incorporated Limits	\$1,000.00	
* Commercial Secondary Plat	\$250.00	

Mobile Home Park \$2,000.00 plus \$50/lot

BZA Applications		
* Development Standard Variance	\$175.00	\$250.00
* Special Exception *Except Solar Farms	\$175.00	\$250.00
* Administrative Appeal	\$175.00	\$250.00

*Solar Farm Application	\$2500.00	plus \$1 per panel acre
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Early Bird Fee 3 times the normal permit/application fee plus \$20/foot in height of the structure

AG District

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

District Intent

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.

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.

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.

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.

Permitted Uses

- Residential
 - dwelling, single family
 - dwelling, two-family
 - residential facility for developmentally disabled (small)*
 - residential facility for mentally ill*
 - child care home (owner occupied home)
 - bed and breakfast facility
 - detached additional living space
 - mobile home
- Agricultural Uses
 - agricultural crop production
 - agricultural seed sales
 - 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)
 - commercial raising of farm and non-farm animals (subject to maximum animal unit limits)
 - firearm internet sales/gunsmithing (no retail showroom or firearm inventory)

- grazing and pasture land
- greenhouse
- orchards
- plant nursery, with retail
- processing agriculture crop products produced on site.
- storage of farm vehicles, equipment, and materials (used in the farming operation - not for sale)
- tree farms, with retail
- storage of agricultural products
- **Business: Food Sales/Service**
- brewery/pub house
- farmer's market
- incubator kitchen
- cider mill
- winery
- **Business: General Business**
- country club or golf course
- golf driving range
- **Miscellaneous**
- home occupation #1
- home occupation #2
- Noncommercial wind generating and related apparatus and structures under 200 feet in height
- micro/small solar energy system
- Level 1 & 2 EV charging stations

Special Exception

- **Residential**
- residential facility for developmentally disabled (large)
- seasonal cabin
- seasonal farm worker housing
- **Agricultural Uses**
- farm equipment sales/service
- processing of agricultural products not produced on site
- storage of agricultural products not produced on site
- sales barn for livestock sale
- semi-trailer(s) to be utilized as animal housing
- **Business: General Business**
- kennel
- airport/private landing field
- veterinary hospital/boarding
- landscape business
- **Business: Recreation**
- commercial riding stables **Business: Auto Sales/Services**
- automobile body shop (enclosed)
- automobile repair/major
- automobile repair/minor
- **Business: Retail**
- antique shop
- bait and tackle shop
- electrical supply shop
- fabric shop
- firework sales
- flower shop
- furniture store
- gift shop
- hardware store
- heating/cooling/sales service
- jewelry store
- lumber yard
- outdoor commercial recreational enterprise
- plumbing supply store
- variety store
- **Industrial Uses**
- gravel/sand/mining**
- liquid fertilizer and distribution
- machine shop
- mini-storage facility
- topsoil removal and storage areas
- **Institutional/Public Facilities**
- church
- cemetery
- corporate retreat center
- recycling center
- recycling collection point (no outdoor storage)
- public park/ball fields
- fairgrounds
- lodge/private club
- private camp/campground
- school, public or private
- sculpture park, for public use
- **Communication/Utility**
- cellular/communication/radio/television tower
- pipeline pumping station
- utility substation
- public well
- telephone exchange
- **Governmental Use**
- fire/police station/correctional institution
- municipal/state maintenance facility
- **Miscellaneous**
- home occupation #3
- private recreational development
- Noncommercial wind generating and related apparatus and structures over 200 feet in height
- medium/large solar energy system
- Level 3 EV charging station

* 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.

AP District

4-1.3 "AP" District Intent, Permitted Uses, and Special Exception Uses

District Intent

The "AP" (Agriculture Protection) District is intended to provide a land use category exclusively for agricultural activities. The provisions that regulate this land use district should protect, promote and maintain areas in Fulton County exclusively for farming operations.

The AP District is intended to provide a mechanism for Fulton County landowners to set aside farm ground to ensure the land is protected from development and is maintained as an agricultural use only.

Due to the fact this district is completely voluntary by the land owner, the Plan Commission and Boards of Zoning Appeals should strive to maintain the owner's wish for the land to be protected from future generational zone map amendments. Any zone map amendment requested which would take land out of this district, will need to meet the strict criteria set forth within the Fulton County Comprehensive Plan.

Permitted Uses

Agricultural Uses

- agricultural crop production
- agricultural seed sales
- brewery/pub house
- 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 incorpo-rated limits)
- commercial raising of farm and non-farm animals (subject to maximum animal unit limits)
- firearm internet sales/gunsmithing (no retail showroom or firearm inventory)
- grazing and pasture land
- orchards
- plant nursery, with retail
- processing agriculture crop products (produced on-site and off-site)
- storage of farm vehicles, equipment, and materials (used in the farming operation - not for sale)
- tree farms, with retail
- greenhouse
- winery
- cider mill

Business: Food Sales/Service

- farm market

Miscellaneous

- Noncommercial wind generating and related apparatus and structures under 200 feet in height
- micro/small solar energy system
- level 1 & 2 EV charging station

Special Exception

Agricultural Uses

- processing of agricultural products not produced on site

Business: General Business

- private landing field

Industrial Uses

- gravel/sand/mining**

Communication/Utility

- pipeline pumping station
- utility substation

- telephone exchange

Miscellaneous

- Noncommercial wind generating and related apparatus and structures over 200 feet in height
- medium/large solar energy system
- level 3 EV charging station

* 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>Residential</p> <ul style="list-style-type: none"> • dwelling, single family • detached additional living space • child care home (owner occupied home) • group home (small) • residential facility for developmentally disabled (small) • residential facility for mentally ill <p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • forestry <p>Miscellaneous</p> <ul style="list-style-type: none"> • firearm internet sales/gunsmithing (no retail showroom or firearm inventory) • home occupation #1 • micro/small solar energy system • level 1 & 2 EV charging station 	<p>Residential</p> <ul style="list-style-type: none"> • bed and breakfast facility • dwelling, two-family • group home (large) • residential facility for developmentally disabled (large) <p>Business: Recreation</p> <ul style="list-style-type: none"> • canoe rental • camping <p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> • community center • church/temple/mosque • public park • library <p>Communication/Utility</p> <ul style="list-style-type: none"> • public well • public utility substation • sewage or water treatment plant • telephone exchange <p>Educational Use</p> <ul style="list-style-type: none"> • child care center • school (public or private) <p>Governmental Use</p> <ul style="list-style-type: none"> • fire or police station • municipal/state maintenance facility <p>Miscellaneous</p> <ul style="list-style-type: none"> • home occupation #2 • mini-mart/general store • medium/large solar energy system • Level 3 EV charging station

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

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>Residential</p> <ul style="list-style-type: none"> • dwelling, single family • child care home (owner occupied home) • group home (small) • detached additional living space • residential facility for developmentally disabled (small)* • residential facility for mentally ill* <p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • roadside market <p>Miscellaneous</p> <ul style="list-style-type: none"> • home occupation #1 • kennel, private • micro/small solar energy system • firearm internet sales/gunsmith (no retail showroom it firearm inventory) • level 1 & 2 EV charging station 	<p>Residential</p> <ul style="list-style-type: none"> • bed and breakfast facility • dwelling, two-family • group home (large) • residential facility for developmentally disabled (large) <p>Agriculture Uses/Service</p> <ul style="list-style-type: none"> • greenhouse facilities • tree farms <p>Business: Auto Sales/Services</p> <ul style="list-style-type: none"> • automobile body shop (enclosed) • automobile repair/major • automobile repair/minor <p>Business: General</p> <ul style="list-style-type: none"> • store front <p>Business: Recreation</p> <ul style="list-style-type: none"> • golf course • country club or golf course • public swimming pool <p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> • community center • church/temple/mosque • cemetery • public park • library <p>Communication/Utility</p> <ul style="list-style-type: none"> • public well • public utility substation • sewage or water treatment plant • telephone exchange • wind generator <p>Educational Use</p> <ul style="list-style-type: none"> • child care center • school -public or private <p>Governmental Use</p> <ul style="list-style-type: none"> • fire or police station • municipal/state maintenance facility <p>Miscellaneous</p> <ul style="list-style-type: none"> • home occupation #2 • medium/large solar energy system • level 3 EV charging station

*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 Exceptions	
<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>Residential Uses</p> <ul style="list-style-type: none"> • accessory apartment • dwelling, multi-family • bed and breakfast facility • convalescent or nursing home • child care center • residential facility for developmentally disabled (large) <p>Business: Recreation</p> <ul style="list-style-type: none"> • ball fields • dance/aerobics/gymnastics studio • country club or golf course • public swimming pool <p>Business: Retail</p> <ul style="list-style-type: none"> • antique shop • apparel shop • book store • camera store • card shop • computer store • fabric shop • flower shop • framing shop • furniture store • garden shop • gift shop • hobby, toy, or game shop • jewelry store • millinery/art gallery • music store • news dealer • pet shop • stationery • video store <p>Business: Food Sales/Service</p> <ul style="list-style-type: none"> • bakery • convenience store (without gas pumps) • dairy/delicatessen • grocery/supermarket • meat market <p>Business: Personal Service</p> <ul style="list-style-type: none"> • barber/beauty shop • coin laundry • daycare facility • dress making • dry-cleaning service • fingernail salon • fitness center/gym • health spa • shoe repair • tailor/pressing shop • tanning salon <p>Business: General Business</p> <ul style="list-style-type: none"> • clinic medical/dental 	<ul style="list-style-type: none"> • funeral home or mortuary • enclosed mini-storage facility • photographic studio • printshop/copycenter • recycling collection point (no outdoor storage) <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • photographic studio • professional office (any) • travel agency <p>Business: Recreation</p> <ul style="list-style-type: none"> • lodge or private club <p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> • cemetery • columbarium • library • community center • public park/recreation center • church/temple/mosque <p>Miscellaneous</p> <ul style="list-style-type: none"> • home occupation #2 • level 3 EV charging station
<p style="text-align: center;">Permitted Uses</p> <p>Residential</p> <ul style="list-style-type: none"> • dwelling, single family • dwelling, single family (upper floors) • dwelling, two-family • child care home (owner occupied home) • detached additional living space • residential facility for developmentally disabled (small)* • residential facility for mentally ill* <p>Miscellaneous</p> <ul style="list-style-type: none"> • firearm internet sales/gunsmithing (no retail showroom or firearm inventory) • home occupation #1 • micro/small solar energy system • level 1 & 2 EV charging station * 		

*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***
<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>Residential</p> <ul style="list-style-type: none"> • child care home (owner occupied home) • dwelling, multifamily • dwelling, two-family • nursing home • retirement community <p>residential facility for developmentally disabled (large)</p> <ul style="list-style-type: none"> • residential facility for developmentally disabled (small)* • residential facility for mentally ill* <p>Miscellaneous</p> <ul style="list-style-type: none"> • firearm internet sales/gunsmithing (no retail showroom or firearm inventory) • home occupation #1 • micro/small solar energy system • level 1 & 2 EV charging station 	<p>Residential</p> <ul style="list-style-type: none"> • dwelling, single-family • bed and breakfast facility • boarding or lodging house • detached additional living space <p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> • church, temple or mosque • community center • government building • library • police/fire station • post office • public park/recreation center • child care institution • municipal/state maintenance facility • school - public or private kindergarten <p>Business: Recreation</p> <ul style="list-style-type: none"> • country club or golf course • lodge or private club • public swimming pool • public utility substation • sewage treatment plants • telephone exchange <p>Communication/Utilities</p> <ul style="list-style-type: none"> • public wells <p>Miscellaneous</p> <ul style="list-style-type: none"> • home occupation #2 • level 1 & 2 EV charging station

R3 District

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

District Intent

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.

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.

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.

Permitted Uses

Residential

- bed and breakfast facility
 - boarding or lodging house (owner-occupied)
 - child care home, owner occupied home
 - dwelling, single family
 - dwelling, two-family
 - detached additional living space
 - residential facility for developmentally disabled, small *
 - residential facility for mentally ill *
- #### Miscellaneous
- detached garage
 - firearm internet sales/gunsmithing (no retail showroom or firearm inventory)
 - home occupation #1
 - micro/small solar energy system
 - level 1 & 2 EV charging station

Special Exception Uses

Residential

- dwelling, multifamily, apartment
- residential facility for developmentally disabled (large)

Business: Food Sales/Service

- restaurant

Business: Retail

- antique shop
- apparel shop
- art gallery
- flower shop
- garden shop
- gift shop
- music store

- news dealer/bookstore

- sporting goods/bait store

Business: Personal Service

- day spa

Business: Recreation

- banquet hall
- bar/night club
- billiard/arcade room
- camping
- country club
- golf course
- lodge or private club
- miniature golf
- public docks

Business: General Business

- boat sales/service
- marina
- multi-bay garage (used commercially)

Institutional/Public Facilities

- public park/recreation center
- child care center

Communication/Utility

- public well
- sewage treatment plants
- telephone exchange
- utility substation

Miscellaneous

- home occupation #2
- level 3 EV charging station

KW District

4-1.15 "KW" District Intent, Permitted Uses, and Special Exception Uses

District Intent

The "KW" (Kewanna Town) District is intended to provide a land use category for the integration of normal commercial uses and standard residential uses in the Town of Kewanna. The provisions that regulate this land use district should make the district compatible with the adjoining commercial, industrial, and residential districts located outside the corporate boundaries of the Town of Kewanna.

The Fulton County Area Plan Commission and The Kewanna/Fulton Board of Zoning Appeals should strive to use this district to stimulate and enhance the Town of Kewanna, as well as, its immediate surroundings.

Permitted Uses

Residential

- dwelling, single-family
- dwelling, two-family
- detached additional living space

Agricultural Uses/Services

- agricultural seed sales
- brewery/pub house
- plant nursery
- cider mills
- farm equipment sales/service
- roadside produce sales
- storage of agricultural products
- greenhouse facilities
- sales of farm materials
- wineries
- farm markets

Business: Auto Sales/Services

- automobile body shop, enclosed
- automobile wash, automatic and self
- automobile part sales, new
- automobile repair
- filling/gas station
- motor home sales
- automobile sales area
- oil change service
- automobile service station

Business: Retail

- antique shop
- apparel shop
- art gallery
- department store
- drug store
- electrical supplies
- fabric shop
- floor coverings
- flower shop
- furniture shop
- garden shop
- home electronics/appliance store
- jewelry store
- liquor store
- lumber yard
- music store

- newsdealer/bookstore
- officesupplies
- paint store
- plumbing supplies
- satellite dish sales/service
- shoe sales
- sporting goods
- variety store
- gift shop
- hardware store

Business: Food Sales/Service

- bakery retail
- convenience store
- delicatessen
- drive-in restaurant
- drive-through restaurant
- grocery store/supermarket
- meat market
- open, unenclosed business
- restaurant
- roadside food sales stand

Business: Personal Service

- barber/beauty shop
- coin laundry
- day care facility
- dry-cleaning service
- fingernail salon
- fitness center/gym
- health spa
- shoe repair
- tailor/pressing shop
- tanning salon

Business: Office/Professional

- accounting office
- architecture office
- bank/credit union
- drive-through bank/credit union
- bank machine/ ATM
- drive-through bank machine/ ATM
- contractor office
- design services
- insurance office
- investment firm
- landscape business
- law office
- planning offices
- professional offices
- reading clinics
- real estate office
- secretarial service
- service organization offices
- temporary service agency
- title company
- travel agency

Business: General Business

- boat sales/service
- clinic medical/dental
- firearm internet sales/gunsmithing (no retail showroom or firearm inventory)
- funeral home/mortuary
- hospital
- hotel/motel
- motor-bus station
- photographic studio
- print/copy center
- recycling collection point (indoor)
- sign painting/fabrication

- welding
 - wholesale business
- #### **Business: Recreation**
- banquet hall
 - bar/night club
 - billiard/arcade room
 - bowling alley
 - dance/aerobics/gymnastics studio
 - lodge or private club
 - miniature golf
 - theater, indoor
 - video store

Institutional/Public Facilities

- church
 - community center
 - government office
 - library
 - museum
 - police/fire station
 - post office
 - public park/recreation center
 - public/private parking area
 - recycling collection point (no outdoor storage)
 - school
 - trade or business school
- #### **Communication/Utilities**
- public wells
 - radio/tv station
 - telephone exchange
- #### **Miscellaneous**
- micro/small solar energy systems
 - level 1 & 2 EV charging stations

Special Exceptions

Residential

- bed and breakfast facility
- dwelling, multi-family
- residential facility for mentally ill or developmentally disabled (small)

Agricultural Uses/Services

- farm animals on less than 3/4 acre
- processing agriculture products
- commercial processing agriculture products
- Kennel

Business: General Business

- adult entertainment business
- firearm sales/gunsmithing - retail show- room & firearm inventory
- marina
- mini-warehouse
- mini-storage facility
- warehouse

Industrial Uses

- light manufacturing (new)
- #### **Institutional/Public Facilities**

- mobile classroom
- #### **Communication/Utilities**

- storage tanks non-hazardous

Miscellaneous

- medium/large solar energy system
- level 3 EV charging station

MP District

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

District Intent

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. 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. 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.

Permitted Uses

- Residential
 - manufactured home park
 - dwelling, mobile home
 - dwelling, manufactured
 - dwelling, single-family
 - residential facility for developmentally disabled (small)*
 - residential facility for mentally ill*
- #### Institutional/Public Facilities
- church
 - community center
 - public park/recreation center
- #### Miscellaneous
- firearm internet sales/gunsmithing (no retail showroom or firearm inventory)
 - home occupation #1
 - micro/small solar energy system
 - level 1 & 2 EV charging stations

Special Exceptions

- Residential
- child care facility
- level 1 & 2 EV charging stations

IR District

4-1.19 "IR" District Intent, Permitted Uses, and Special Exception Uses

District Intent

The "IR" (Institutional/Recreational) District is intended to provide a land use category for social service oriented uses; and similar non-profit quasi-public institutions where the use is for public purpose and is anticipated to remain permanent.

This land use category is intended for institutionally owned lands, including state, county, and city facilities including, but not limited to, government buildings, schools, parks, open space, playgrounds, and recreational areas.

This zoning district may also serve as a buffer between commercial or industrial uses and adjacent residential districts.

Permitted Uses

- Residential
- Institutional/Public Facilities
- public park/nature center
- caretaker dwelling
- church, temple or mosque
- community center
- government office
- library
- museum
- nature center
- nature preserve
- police/fire station
- post office
- public/private parking area
- public park/recreation center
- school, public/private
- small park/playground
- trade or business school
- **Business: General Business**
- hospital
- **Business: Recreation**
- fairgrounds
- **Miscellaneous**
- micro/small solar energy system
- level 1 & 2 EV charging stations

Special Exceptions

- **Residential**
- single-wide mobile home, utilized seasonally (12' x 60' minimum size)
- children's home
- nursing home
- residential facility for the developmentally disabled (large)
- residential facility for the mentally ill
- **Business: General Business**
- airport (private/public)
- marina
- **Business: Recreation**
- amphitheater
- amusement parks
- arcades
- ATV Park
- ball fields
- banquet hall
- batting cages
- camping
- country club
- driving range
- fitness center
- go-carts
- golf course
- miniature golf
- movie theater, drive-in
- paintball field
- public docks
- race track
- recreational vehicle park
- seasonal cabin
- skating rink
- tennis courts
- theater, indoor/outdoor
- zoo
- **Communication/Utilities**
- public wells
- sewage treatment plants
- telephone exchange
- utility substation
- **Institutional/Public Facilities**
- cemetery or crematory
- humane shelter
- public swimming pool
- recycling collection point
- **Miscellaneous**
- medium/large solar energy system
- level 3 EV charging stations

HD District

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

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.

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.

The Plan Commission and Boards of Zoning Appeals should strive to minimize parking lots between buildings, rather, encouraging parking behind buildings.

Permitted uses

- **Residential**
- dwelling, single-family (upper floors)
- dwelling, two-family (upper floors)
- dwelling, multi-family (upper floors)
- apartments (upper floors)
- **Agricultural Uses/Services**
- agricultural seed sales
- plant nursery
- greenhouse facilities
- sales of farm materials
- wineries
- **Business: Auto Sales/Services**
- filling/gas station
- automobile sales area
- **Business: Retail**
- antique shop
- apparel shop
- art gallery
- department store
- drug store
- electrical supplies
- fabric shop
- firearms sales/gunsmithing
- floor coverings
- flower shop
- furniture shop
- garden shop
- gift shop
- hardware store
- home electronics/appliance store
- jewelry store

- paint store
- liquor sales
- music store
- news dealer/bookstore/office supplies
- bar/night club
- billiard/arcade room
- bowling alley
- dance/aerobics/gymnastics studio
- lodge or private club
- theater, indoor
- plumbing supplies
- satellite dish sales/service (no outside storage/display without special exception)
- shoe sales
- sporting goods
- variety store

Business: Food Sales/Service

- bakery retail
- convenience store
- delicatessen
- farmers market
- grocery store
- meat market
- restaurant

Business: Personal Service

- barber/beauty shop
- coin laundry
- day care facility
- dry-cleaning service
- fingernail salon
- fitness center/gym
- health spa
- shoe repair
- tailor/pressing shop
- tanning salon

Business: Office/Professional

- accounting office
- architecture office
- bank/credit union
- bank machine/ ATM
- contractor office
- design services
- insurance office
- investment firm
- landscape business
- law office
- planning offices
- professional offices
- reading clinics
- real estate office
- secretarial service
- service organization offices
- temporary service agency
- title company
- travel agency

Business: General Business

- boat sales/service
- clinic medical/dental
- funeral home/mortuary
- photographic studio

- print/copy center
- recycling collection point (indoor)
- sign painting/fabrication
- wholesale business
- **Business: Recreation**
- banquet hall
- video store
- **Institutional/Public Facilities**
- community center
- government office
- library
- museum
- police/fire station
- post office
- public park/recreation center
- public/private parking area
- recycling collection point (no outdoor storage)
- school
- trade or business school

Communication/Utilities

- public wells
- radio/tv station
- telephone exchange
- **Miscellaneous**
- home occupation #1
- home occupation #2
- micro/small solar energy system
- level 1 & 2 EV charging stations

Special Exception Uses

- **Residential**
- bed and breakfast facility
- **Agricultural Uses/Services**
- processing agriculture products
- commercial processing agriculture products
- roadside produce sales
- farm markets
- **Business: General Business**
- marina
- warehouse
- **Communication/Utilities**
- storage tanks non-hazardous
- **Miscellaneous**
- level 3 EV charging stations

DC District

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

District Intent

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.

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.

The Plan Commission and Boards of Zoning Appeals should strive to minimize parking lots between buildings, rather, encouraging parking behind buildings.

Permitted Uses

- **Residential**
- dwelling, single-family (upper floors)
- dwelling, two-family (upper floors)
- dwelling, multifamily, (upper floors)
- **Business: Auto Sales/Services**
- automobile part sales (new)
- automobile sales service center vehicle testing/demonstration track
- filling/gas station - no repair or installation service
- **Retail Business:**
- antique shop
- apparel shop
- appliance shop
- art gallery
- camera/photographic supply shop
- card shop
- department store
- drug store
- electrical supplies
- firearms sales/gunsmithing
- floor coverings (including carpet, tile, linoleum)
- framing shop
- millinery/fabric shop
- flower shop
- furniture store
- gift shop
- hardware store
- heating and cooling sales/service
- jewelry store
- music store
- liquor store sales

- news dealer/bookstore
- office supplies
- paint store
- pawn shop
- pet shop
- plumbing supplies
- radio, TV, music service & sales
- retail showroom
- shoe sales
- sporting goods
- stationery /office supply store
- toy, hobby or game store
- variety store
- satellite dish sales & service (no outdoor storage/display without special exception)
- **Business: Food Sales/Service**
- bakery retail
- convenience store
- grocer/delicatessen
- meat market
- restaurant
- **Business: Office/Professional**
- accounting office
- architecture
- bank/credit union
- bank machine/ATM
- clinic medical/dental/optometrists
- design services
- hospital sanitarium/rehabilitation center
- insurance office
- investment firms
- law office
- professional offices
- reading clinics
- real estate office
- secretarial service
- service organization offices
- title company
- temporary services agency
- travel agency
- electrical or plumbing contractors
- **Business: General**
- print shop/copy center
- photographic studio
- publishing company Business:
- **Personal Service**
- barber/beauty shop
- coin laundry
- day care facility
- dress making
- dry-cleaning service
- health spa
- fingernail salon
- tailor/pressing shop
- shoe repair
- tanning salon
- **Business: Recreation**
- bait sales
- bowling alley
- private or public swimming pool

- video store
- dance/aerobics/gymnastics studio
- karate studio
- theater, indoor
- **Communication/Utilities**
- telephone exchange
- radio/TV station
- **Institutional/Public Facilities**
- school - educational use (any)
- **Miscellaneous**
- home occupation #1
- micro/small solar energy system
- level 1 & 2 EV charging

Special Exception

- **Residential**
- bed and breakfast facility
- boarding or lodging house
- single family housing
- multi-family housing
- **Business: Automobile Service**
- automobile repair, minor
- gasoline service station
- **Business: Food Sales/Service**
- drive-in/ drive-thru restaurant
- farm market
- roadside food sales stand
- wholesale produce terminal
- **Business: General**
- hotel/motel
- funeral home/mortuary
- motor bus station
- veterinary hospital, including boarding
- **Business: Recreation**
- banquet hall
- bar/night club
- billiard/arcade room
- lodge or private club
- **Business: Office/Professional**
- drive-thru bank/credit union/ATM
- **Communication/Utilities**
- public utility substation **Institutional/ Public Facilities**
- child caring institution
- church, temple or mosque
- community center
- government center
- museum
- neighborhood recycling collection point
- parking garage
- police/fire station
- post office
- public park/recreation center
- public/private parking area
- **Miscellaneous**
- Level 3 EV charging

HC District

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

District Intent		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"> • delicatessen • drive-in restaurant • drive-thru restaurant • grocery/supermarket • meat market • restaurant • roadside food sales stand Business: Personal Service • barber/beauty shop • coin laundry • day care facility/ child care facility • dry-cleaning service • fingernail salon • fitness center/gym • health spa • shoe repair • tailor/pressing shop • tanning salon Business: Recreation • banquet hall • billiard/arcade room • bowling alley • commercial riding stables • dance/aerobics/gymnastics studio • lodge or private club • miniature golf • public docks • theater, indoor • video store Business: Retail, Under 20,000 sf • antique shop • apparel shop • art gallery • department store • drug store • electrical supplies • fabric shop • firearms sales/gunsmithing • floor coverings • flower shop • furniture store • garden shop • gift shop • hardware store • heating & cooling sales/service • home electronics/appliance store • jewelry store • liquor store/sales • lumberyard • music store • news dealer/bookstore • office supplies • paint store • plumbing supplies • satellite dish sales/service • shoe sales • sporting goods • variety store Business: Office/Professional • accounting office • architecture office 	<ul style="list-style-type: none"> • bank/credit union • drive-through bank/credit union • bank machine/ATM • drive-through bank machine/ATM • contractor/construction office • design services • home remodeling companies (including storage of materials & equipment with accessory offices but no retail commercial activities) • insurance office • investment firm • landscape business • law office • planning offices • professional offices • reading clinics • real estate office • secretarial service • service organization offices • temporary service agency • title company • trade offices • travel agency • veterinarian office/hospital Business: General Business • boat sales/service • clinic medical/dental • engineering or research laboratories • funeral home/mortuary • hospital • hotel/motel • kennel • marina • medical/dental clinic • mini-storage facility • motor bus station • photographic studio • print shop/copy center • sign painting/fabrication Institutional/Public Facilities • police/fire station • post office • public park/recreation center • school Miscellaneous • mail order distribution • welding • wholesale business • Noncommercial wind generating and related apparatus and structures under 200 feet in height • micro/small solar energy system • light manufacturing • level 1, 2 & 3 EV charging stations
<p style="text-align: center;">Permitted Uses</p>		
<p>Residential</p> <ul style="list-style-type: none"> • addition to existing dwelling • apartment complexes • condominiums <p>Agricultural Uses/Service</p> <ul style="list-style-type: none"> • commercial greenhouse • crop production/land or orchard • farm market • plant nursery <p>Business: Auto Sales/Services</p> <ul style="list-style-type: none"> • automobile body shop, enclosed • automobile repair/minor, enclosed • automobile repair/major, enclosed • automobile part sales, new • automobile sales, service center, vehicle testing/demonstration track for purpose of vehicle sales. • automobile service station • automobile wash, automatic and self • auto/truck storage (outdoor, not a junkyard) • filling/gas station • oil change service • motor home sales • painting and customizing • racing & testing <p>Business: Food Sales/Service</p> <ul style="list-style-type: none"> • bakery retail • convenience store 		

HC District

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

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

VC District

4-1.28 "VC" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses (cont.)	Permitted Uses (cont.)
<p>The "VC" (Village Commercial) District is intended to provide a land use category for normal commercial uses in rural small towns. The provisions that regulate this land use district should make the district compatible with the "SR", "R1", "R2" and "R3" residential districts.</p>	<ul style="list-style-type: none"> • gift shop • hardware store • home electronics/appliance store • jewelry store • liquor sales • lumber yard • music store • news dealer/bookstore • office supplies • paint store • plumbing supplies • satellite dish sales/service • shoe sales • sporting goods • variety store 	<ul style="list-style-type: none"> • hospital • hotel/motel • motor-bus station • photographic studio • print/copy center • recycling collection point (indoor) • sign painting/fabrication • welding • wholesale business
<p>The Plan Commission and Boards of Zoning Appeals should strive to use this district only in the downtown area and its immediate surroundings.</p>	<p>Business: Food Sales/Service</p> <ul style="list-style-type: none"> • bakery retail • convenience store • delicatessen • drive-in restaurant • drive-through restaurant • grocery store/supermarket • meat market • open, unenclosed business • restaurant • roadside food sales stand 	<p>Business: Recreation</p> <ul style="list-style-type: none"> • banquet hall • bar/night club • billiard/arcade room • bowling alley • dance/aerobics/gymnastics studio • lodge or private club • miniature golf • theater, indoor • video store
<p>The Plan Commission and Boards of Zoning Appeals should strive to minimize parking lots between buildings, rather, encouraging parking behind buildings and on the street.</p>	<p>Business: Personal Service</p> <ul style="list-style-type: none"> • barber/beauty shop • coin laundry • day care facility • dry-cleaning service • fingernail salon • fitness center/gym • health spa • shoe repair • tailor/pressing shop • tanning salon 	<p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> • church • community center • government office • library • museum • police/fire station • post office • public park/recreation center • public/private parking area • recycling collection point (no outdoor storage) • school • trade or business school
<p>Permitted Uses</p>	<p>Business: Office/Professional</p> <ul style="list-style-type: none"> • accounting office • architecture office • bank/credit union • drive-through bank/credit union • bank machine/ ATM • drive-through bank machine/ ATM • contractor office • design services • insurance office • investment firm • landscape business • law office • planning offices • professional offices • reading clinics • real estate office • secretarial service • service organization offices • temporary service agency • title company • travel agency 	<p>Communication/Utilities</p> <ul style="list-style-type: none"> • public wells • radio/tv station • telephone exchange
<p>Residential</p> <ul style="list-style-type: none"> • dwelling, single-family (upper floors) <p>Agricultural Uses/Services</p> <ul style="list-style-type: none"> • agricultural seed sales • plant nursery • storage of agricultural products • greenhouse facilities • cider mills • farm equipment sales/service • roadside produce sales • sales of farm materials • wineries • farm markets 	<p>Business: Auto Sales/Services</p> <ul style="list-style-type: none"> • automobile body shop, enclosed • automobile wash, automatic and self • automobile part sales, new • automobile repair • filling/gas station • motor home sales • automobile sales, service center, vehicle testing/demonstration track for purpose of vehicle sales. • oil change service • automobile service station 	<p>Miscellaneous</p> <ul style="list-style-type: none"> • home occupation #1 • home occupation #2 • Level 1 & 2 EV Charging Station • micro/small solar energy system
<p>Business: Retail</p> <ul style="list-style-type: none"> • antique shop • apparel shop • art gallery • department store • drug store • electrical supplies • fabric shop • firearms sales/gunsmithing • floor coverings • flower shop • furniture shop • garden shop 	<p>Business: General Business</p> <ul style="list-style-type: none"> • boat sales/service • clinic medical/dental • funeral home/mortuary 	<p>Residential Special Exceptions</p> <ul style="list-style-type: none"> • dwelling, two-family (upper floors) • dwelling, multi-family (upper floors) • bed and breakfast facility
<p>Business: General Business</p> <ul style="list-style-type: none"> • marina • mini-warehouse • mini-storage facility • warehouse 	<p>Business: General Business</p> <ul style="list-style-type: none"> • light manufacturing 	<p>Communication/Utilities</p> <ul style="list-style-type: none"> • storage tanks non-hazardous
<p>Business: General Business</p> <ul style="list-style-type: none"> • Level 3 EV Charging Station • medium/large solar energy system 	<p>Business: General Business</p> <ul style="list-style-type: none"> • Level 3 EV Charging Station • medium/large solar energy system 	<p>Miscellaneous</p> <ul style="list-style-type: none"> • Level 3 EV Charging Station • medium/large solar energy system

GC District

4-1.30 "GC" District Intent, Permitted Uses, and Special Exception Uses

<u>District Intent</u>	<u>Permitted Uses (Continued)</u>	<u>Permitted Uses (Continued)</u>
<p>The "GC" (General Commercial) District is intended to provide a land use category for most general business uses, including low impact office commercial uses. The provisions that regulate this land use district should not overly restrict normal business practices. This district can be used adjacent to all other commercial districts and residential districts.</p>	<ul style="list-style-type: none"> • automobile repair/major, enclosed • automobile repair/minor, enclosed • automobile part sales, new • automobile sales, service center, vehicle testing/demonstration track for purpose of vehicle sales. • automobile service station • automobile wash, automatic and self • auto/truck storage (outdoor, not a junkyard) • filling/gas station • oil change service • motor home sales • painting and customizing 	<ul style="list-style-type: none"> • lumberyard • music store • news dealer/bookstore • office supplies • paint store • plumbing supplies • satellite dish sales/service • shoe sales • sporting goods • variety store
<p>This District is also established to encourage development of warehouse and light manufacturing and processing facilities which may require limited amounts of Outdoor Storage. These activities typically require public or semi-public utilities, and excellent access to arterial streets. Permitted uses in this district may have outdoor storage/service areas and may generate substantial traffic patterns, but such operations shall be subject to specific development standards in order to minimize any impact on adjacent residential and/or commercial districts.</p>	<p>Business: Food Sales/Service</p> <ul style="list-style-type: none"> • bakery retail • convenience store • delicatessen • drive-in restaurant • drive-thru restaurant • grocery/supermarket • meat market • restaurant • roadside food sales stand 	<p>Business: Office/Professional</p> <ul style="list-style-type: none"> • accounting office • architecture office • bank/credit union • drive-through bank/credit union • bank machine/ ATM • drive-through bank machine/ ATM • contractor/construction office • design services • home remodeling companies (including storage of materials & equipment with accessory offices but no retail commercial activities) • insurance office • investment firm • landscape business • law office • planning offices • professional offices • reading clinics • real estate office • secretarial service • service organization offices • temporary service agency • title company • trade offices • travel agency
<p>The Plan Commission and Boards of Zoning Appeals should strive to use this district with the other commercial districts to encourage a strong and stable area for commerce.</p>	<p>Business: Personal Service</p> <ul style="list-style-type: none"> • barber/beauty shop • coin laundry • day care facility • dry-cleaning service • fingernail salon • firearms sales/gunsmithing • fitness center/gym • health spa • shoe repair • tailor/pressing shop • tanning salon 	<p>Business: Recreation</p> <ul style="list-style-type: none"> • banquet hall • billiard/arcade room • bowling alley • commercial riding stables • dance/aerobics/gymnastics studio • lodge or private club • miniature golf • public docks • theater, indoor • video store
<p>The Plan Commission and Board of Zoning Appeals should not encourage "strip development", rather development in clusters which share resources and minimize the cost of public utilities and services. The Plan Commission and Boards of Zoning Appeals should also strive to minimize lighting, un-landscaped large parking lots, parking lots fronting the major streets, and traffic conflicts in the "GC" District.</p>	<p>Business: Retail, Under 20,000 sf</p> <ul style="list-style-type: none"> • antique shop • apparel shop • art gallery • department store • drug store • electrical supplies • fabric shop • floor coverings • flower shop • furniture store • garden shop • gift shop • hardware store • heating & cooling sales/service • home electronics/appliance store • jewelry store • liquor store/sales 	<p>Business: Veterinarian office/hospital</p> <p>General Business</p> <ul style="list-style-type: none"> • boat sales/service • clinic medical/dental • engineering or research laboratories • funeral home/mortuary • hospital • hotel/motel • kennel • marina • medical/dental clinic • motor bus station • photographic studio • print shop/copy center • Institutional/Public Facilities. • police/fire station • post office • public park/recreation center <p>Miscellaneous</p> <ul style="list-style-type: none"> • mail order distribution • welding • wholesale business • Noncommercial wind generating and related apparatus and structures under 200 feet in height • micro/small solar energy system • Level 1, 2 & 3 EV Charging Station
<p>Permitted Uses</p>		
<p>Residential</p> <ul style="list-style-type: none"> • dwelling, single family • detached additional living space <p>Agricultural Uses/Service</p> <ul style="list-style-type: none"> • commercial greenhouse • dwelling, single family • crop production/land or orchard • farmers market • plant nursery <p>Business: Auto Sales/Services</p> <ul style="list-style-type: none"> • automobile body shop, enclosed 		

GC District

4-1.31 "GC" District Intent, Permitt

s (Continued)

Special Exception Uses	Special Exception Uses Continued	
<p>Residential</p> <ul style="list-style-type: none"> • dwelling, single-family (upper floors) • dwelling, two-family (upper floors) • dwelling, multifamily, (upper floors) • apartments <p>Agricultural Uses/Service</p> <ul style="list-style-type: none"> • storage of agricultural products • wholesale produce terminal <p>Business: Auto Sales/Service</p> <ul style="list-style-type: none"> • automobile auction • racing & testing <p>Business: General Business</p> <ul style="list-style-type: none"> • adult bookstore • adult entertainment business • boat sales/service • landscape business • sign painting/fabrication • mini-storage facility • mini-warehouse • warehouse and/or distribution center, wholesale business <p>Business: Retail, Over 20,000 sf</p> <ul style="list-style-type: none"> • department store • lumber yard <p>Business: Recreation</p> <ul style="list-style-type: none"> • amusement park • bar/night club • ball fields • race track (any type) • stadium/arena • theater, outdoor <p>Communication/Utility</p> <ul style="list-style-type: none"> • cellular/communication/radio/television tower • public wells • radio/TV station • sewage treatment plants • telephone exchange • utility substation <p>Industrial Uses:</p> <ul style="list-style-type: none"> • bottled gas storage/distribution • office complex • light manufacturing <p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> • church, temple or mosque • community center • government office • library • neighborhood recycling collection • parking garage • recycling facility 	<ul style="list-style-type: none"> • school, public/private • trade or business school <p>Miscellaneous</p> <ul style="list-style-type: none"> • artificial lake • home occupation #1 • nursing home • retirement community • truck terminal • Noncommercial wind generating and related apparatus and structures over 200 feet in height • medium/large solar energy system • 	

IN District

4-1.33 "IN" District Intent, Permitted Uses, and Special Exception Uses

<u>District Intent</u>	<u>Permitted Uses Continued</u>	<u>Special Exception Uses</u>
<p>The "IN" (Industrial Park/ Manufacturing) District is intended to provide a land use category for most moderate to high impact industrial park and heavy industrial facilities. This district can be used adjacent to the agricultural and commercial districts, where there are not negative effects on the environment.</p> <p>Environmental, public safety, public welfare, and protection from all forms of pollution should be the highest priority. The Plan Commission and Boards of Zoning Appeals should also strive to minimize lighting, parking lots fronting the major streets, excessive use of signs, and traffic conflicts in the "IN" District.</p> <p>Buffer yards are mandatory and although the development of heavy manufacturing and processing facilities may require substantial amounts of outdoor storage, all outdoor storage shall be enclosed, unless specific development standards are applicable to ensure the necessary protection of the adjacent zone districts.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to use the "IN" district to develop a contiguous area, or cluster, for commerce and job creation and should not encourage "spot zoning" with this district.</p>	<p>Permitted Uses Continued</p> <ul style="list-style-type: none"> • automobile sales, service center, vehicle testing/demonstration track for purpose of vehicle sales. • automobile service station • automobile wash, automatic & self • motor home sales <p>Business: General Business</p> <ul style="list-style-type: none"> • contractor/contractor's yard • construction company • engineering or research laboratories • home remodeling companies (including storage of materials & equipment with accessory offices but no retail commercial activities) • firearms sales/gunsmithing • mini-warehouse • enclosed mini-storage facility • publishing company, with printing press • recycling collection point (indoor) • trade shops • warehouse • welding • wholesale business <p>Business: Office Professional</p> <ul style="list-style-type: none"> • bank machine/ATM • drive-thru bank machine/ATM • drive-thru bank/credit union • building contractor • electrical contractor • landscape contractor • landscape business • plumbing contractor <p>Business: Retail</p> <ul style="list-style-type: none"> • lumberyard <p>Communication/Utility</p> <ul style="list-style-type: none"> • communication relay tower • public utility substation • public wells • storage tanks -non hazardous • radio/tv station <p>Industrial Uses</p> <ul style="list-style-type: none"> • flex-space • light manufacturing • office complex • research center <p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> • police/fire station • post office • public park/recreation center • recycling facility • school -commercial, trade or business <p>Miscellaneous</p> <ul style="list-style-type: none"> • Noncommercial wind generating and related apparatus and structures under 200 feet in height • micro/small solar energy system • Level 1 & 2 EV Charging Station 	<p>Special Exception Uses</p> <p>Residential</p> <ul style="list-style-type: none"> • single-family housing <p>Agricultural Uses/Service</p> <ul style="list-style-type: none"> • commercial processing of agricultural products • processing of agricultural products <p>Business: Auto Sales/Service</p> <ul style="list-style-type: none"> • automobile body shop, enclosed • painting and customizing • racing & testing <p>Business: General Business</p> <ul style="list-style-type: none"> • airport • kennel • mail order distribution • outside storage facility (shall be enclosed with privacy fence) • recycling collection point (outdoor storage) • scrap/salvage operation • sign painting/fabrication • transfer station • truck stop • truck terminal • trucking company <p>Communication/Utility</p> <ul style="list-style-type: none"> • cellular/communication/radio/television tower • electrical generator • pipeline pumping station • sewage or water treatment plants • utility substation <p>Industrial Uses:</p> <ul style="list-style-type: none"> • biodiesel facility • bottled gas storage/distribution • distribution center • gravel/sand/mining* • heavy manufacturing • iron and steel production • liquid fertilizer storage/distribution • millwork, planing mill, & saw mill <p>Commercial Use</p> <ul style="list-style-type: none"> • adult entertainment business <p>Industrial Uses:</p> <ul style="list-style-type: none"> • blast furnace or open hearth • coke ovens • coatings manufacture excluding tar products • concrete mixing • foundries • liquid fertilizer storage & distribution (commercial) • lumber mill •
<p>Permitted Uses</p> <p>Agricultural Uses/Service</p> <ul style="list-style-type: none"> • agricultural crop production • agricultural seed sales • commercial outdoor storage of farm materials • farm equipment sales/service • farmers market • greenhouse facilities, wholesale only • livestock sales • orchards • plant nursery • storage of agricultural products • storage of farm materials • tree farms <p>Business: Auto Sales/Service</p> <ul style="list-style-type: none"> • auto/truck storage (outdoor, not a junkyard) • automobile repair, major • automobile repair, minor 		

* 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.

IN District

4-1.34 "IN" District Intent, Permitted Uses, and Special Exception Uses

<p>Special Exception Uses Continued</p> <ul style="list-style-type: none">• manufacturing, including:<ul style="list-style-type: none">-asphalt production-asphaltic paving materials preparation-batch plant (asphalt or concrete production)-biological-coating, tar products-gases and chemicals-glue-paper-railroad equipment (including repair and service)-rubber products-tar, tar paper, tar products processing-tire and inner tubes• meat and meat products: packing & processing• mineral extraction, borrow pit, topsoil removal & storage areas• petroleum tank farm (commercial) <p>Institutional/Public Facilities</p> <ul style="list-style-type: none">• resource recovery facility <p>Miscellaneous</p> <ul style="list-style-type: none">• artificial lake• manufactured housing used as office space• Noncommercial wind generating and related apparatus and structures over 200 feet in height• medium/large solar energy system• Level 3 Charging Station•		
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IU District

4-1.36 "IU" District Intent, Permitted Uses, and Special Exception Uses

District Intent

The "IU" (Intensive Use) District is intended to provide a land use category for intensive uses that may be considered noxious under certain circumstances. This district can be used adjacent to the "IN" industrial district, and agriculture districts where there are not negative effects on the environment. This district should be used sparingly and only when absolutely necessary.

Environmental, public safety, public welfare, and protection from all forms of pollution should be the highest priority. The Plan Commission and Board of Zoning Appeals should also strive to minimize lighting, parking lots fronting the major streets, excessive use of signs, and traffic conflicts in the "IU" District.

Buffer yards are mandatory and all outdoor storage shall be screened.

Written commitments will likely be asked of by the appropriate legislative body, the Plan Commission, or the appropriate Board of Zoning Appeals to assure that the proposed land use will be the only use of the subject property over time.

Permitted Uses

- Noncommercial wind generating and related apparatus and structures under 200 feet in height
- micro/small solar energy system
- Level 1 & 2 EV Charging Station

Special Exception Uses

Agricultural Uses/Service

- processing of agriculture products
- confined feeding operation permitted by IDEM, (over 1200 animal units, but less than 3,600 animal units, on any one parcel and/or multiple parcels adjoining or contiguously operating or owned parcels)

Business: General

- foundries
- iron and steel production
- liquid fertilizer storage & distribution (commercial)
- junkyard
- mineral extraction, borrow pit, topsoil removal & storage areas
- oil processing, refining & manufacture
- penal or correctional facility
- petroleum tank farm (commercial)
- power plant: thermal electric (utilizing refuse-derived fuels)
- power plant: steam (utilizing refuse-derived fuels)
- scrap metal yard
- recycling collection point (outdoor storage)
- recycling facility
- resource recovery facility

Business: Recreation

- race track

Communication/Utility

- cellular/communication/radio/television tower
- electrical generator
- pipeline pumping station
- sewage treatment plants
- storage tanks nonhazardous
- utility substation

Industrial Uses:

- heavy manufacturing
- incinerator
- flammable/hazardous chemical storage (above ground)
- liquid fertilizer storage/distribution
- rendering plant
- sanitary landfill/refuse dump

Institutional/Public Facilities

- police/fire station

Miscellaneous

- Noncommercial wind generating and related apparatus and structures over 200 feet in height
- Level 3 EV Charging Station
- medium/large solar energy system

AO District

4-1.38 "AO" District Intent, Permitted Uses, and Special Exception Uses

District Intent

The "AO" (Airport Overlay) District is intended to be used to protect the Fulton County Airport and any airport to which overlay protection is applied in the future.

Permitted Uses

Fulton County, Indiana Zoning Ordinance

4-1.17	"MP" District Intent, Permitted Uses, and Special Exception Uses	
4-1.18	"MP" District Standards	
4-1.19	"IR" District Intent, Permitted Uses, and Special Exception Uses	
4-1.20	"IR" District Standards	
4-1.21	"HD" District Intent, Permitted Uses, and Special Exception Uses	
4-1.22	"HD" District Standards	
4-1.23	"DC" District Intent, Permitted Uses, and Special Exception Uses	
4-1.24	"DC" District Standards	
4-1.25	"HC" District Intent, Permitted Uses, and Special Exception Uses	
4-1.27	"HC" District Standards	
4-1.28	"VC" District Intent, Permitted Uses, and Special Exception Uses	
4-1.29	"VC" District Standards	
4-1.30	"GC" District Intent, Permitted Uses, and Special Exception Uses	
4-1.32	"GC" District Standards	
4-1.33	"IN" District Intent, Permitted Uses, and Special Exception Uses	
4-1.35	"IN" District Standards	
4-1.36	"IU" District Intent, Permitted Uses, and Special Exception Uses	
4-1.37	"IU" District Standards	
4-1.38	"AO" District Intent, Permitted Uses, and Special Exception Uses	
Article Five:	Development Standards	
	<i>Section One- General Development Standards</i>	
5-1.0	Interpretation	
5-1.1	Introduction	
5-1.2	Development Standards that apply	
5-1.3	Lot/Yard Standards (LY)	
5-1.4	Wind Energy Conversion (WEC) System Standards (WE)	
5-1.5	Solar Energy Systems (SES) (CSES) Standards (SE)	
5-1.6	Height Standards (HT)	
5-1.7	Performance Standards (PS)	
5-1.8	Environmental Standards (EN)	
5-1.9	Floodplain Standards (FP)	
5-1.10	Home Occupation Standards (HO)	
5-1.11	Telecommunications Facilities Standards (TF)	
5-1.12	General Signs Standards (GS)	
5-1.13	Electric Vehicle Charging Stations (EV)	
	<i>Section Two- Agricultural District (AG)</i>	
5-2.0	Interpretation	
5-2.1	Accessory Structure Standards (AS)	
5-2.2	Privacy Fence/ Privacy Wall (FN)	
5-2.3	Temporary Use/ Structure Standards (TU)	
5-2.4	Lighting Standards (LT)	
5-2.5	Parking Standards (PK)	
5-2.6	Loading Standards (LD)	
5-2.7	Entrance/Drive Standards (ED)	
5-2.8	Vision Clearance Standards (VC)	
5-2.9	Miscellaneous Standards (MS)	
5-2.10	Temporary Sign Standards (TS)	
5-2.11	Permanent Sign Standards (SI)	

5-1.13 Electric Vehicle Charging Station (EV)

EV-01: Types of EV Charging Stations

A. Level 1 – Level 1 uses a common 120-volt household outlet. It is the slowest way to charge and adds between 3 and 5 miles of range per hour of charging. These are typically located in private homes where vehicle use is for shorter travel distances and charge times can be longer. Permitted in all districts

B. Level 2 – Level 2 charging is the most widely used level for daily EV charging. EV chargers can be installed at home, workplace, as well as public locations like shopping malls. Level 2 charging can replenish between 12 and 80 miles per hour of charging, depending on the power output of the Level 2 charger. Permitted in all Districts

C. Level 3 – Level 3 is sometimes referred to as DC Fast Charging (DCFC) and is currently the fastest type of charging. These chargers can recharge an EV at a rate of 3 to 20 miles per minute of charging. These units use direct current (DC) versus the alternating current (AC) used by the Level 1 and 2 chargers. The voltage of the DCFC charger is much higher than is available in most residences. Permitted only in General Commercial (GC) and Highway Commercial (HC) districts. All other districts require a special exception approval

EV-02: Location of EV Charging Stations:

EV charging stations can generally be located anywhere on the site that standard parking spaces may be located, pursuant to zoning regulations. The following additional conditions shall also be applicable:

A. When installing EV stations landscaping requirements shall comply, as defined within the ordinance.

B. All EV charging stations and associated equipment should be installed a minimum of 10 feet from all existing or planned storm sewers, sanitary sewers and leads, water mains, fire suppression and domestic water service lines.

C. The charging station and any ancillary equipment shall not interfere with existing site accessibility including sidewalks, pathways, and crosswalks. Further, appropriate parking space dimensions shall be maintained if such equipment is located within an existing parking area. A

D. All newly created parking areas, shall comply with the parking standards, as defined within the ordinance.

Approvals:

To assure that the installation of EV charging stations meets both City and County Building Code a building and electrical permit will be required.

Prior to permit(s) begin issued the following documentation must be provided:

- A site plan, drawn to scale, showing location of parking spaces, all electrical equipment, conduit runs, and bollards.

- Manufacturer's data sheets with information on the type of charges, level 1, 2 or 3, installation methods, location and type of emergency shut off.

For building and electrical permits, provide the following:

- All documents required for site plan approval

- For interior installations, provide a floor plan showing location of EV chargers

- Manufactures installation instructions including electrical requirements

- Electrical riser diagram, load calculations, and panel schedule that have been prepared, sealed, and signed by a licensed electrical engineer.

following general standards apply.

- A. No landscaping materials, vegetation, plants, shrubs, trees, retaining walls, bedding, lighting, or mounds may extend into any existing or proposed right-of-way or easement without the written permission from the agency that established the right-of-way or easement.
- B. No trees may be planted within three (3) feet of sidewalks, streets, curbs, gutters, or other infrastructure, unless approved otherwise by the planning commission. Any planting near a drainage tile must be at an approved distance designated by the Fulton County Drainage Board.
- C. The species of trees and plants for proposed landscape plan may be subject to approval of plan commission or its designees.
- D. **Retention and detention ponds must be properly maintained**

LS-02: Minimum Plantings Required by Use:

USE	NUM.	TYPE	PER	SIZE
Multiple Family	3	Trees	2 dwelling units	1" caliper if deciduous 3 feet tall if evergreen
	1	Ornamental	4 dwelling units	6 feet tall
	1	Foundation Plantings	10' of perimeter	18" tall
Retail Comm. (Not HD or DC district)	3	Trees	1000 sq. ft. floor area	1" caliper if deciduous 3 feet tall if evergreen
	1	Foundation Plantings	20' of perimeter	18" tall
Office Comm. (Not HD or DC district)	3	Trees	1000 sq. ft. floor area	1" caliper if deciduous 3 feet tall if evergreen
	1	Foundation Plantings	10' of perimeter	18" tall
Institutional (Not HD or DC district)	3	Trees	1000 sq. of ground ft. floor area	1" caliper if deciduous 3 feet tall if evergreen
	1	Foundation Plantings	10' of perimeter	18" tall
Industrial (Not HD or DC district)	3	Trees	3000 sq. ft. floor area	1" caliper if deciduous 3 feet tall if evergreen
	1	Foundation Plantings	30' of perimeter	18" tall

- A. The plantings required to meet Buffer Yard standards shall not be counted toward this minimum landscaping requirement.
- B. Existing trees on site can be counted toward the minimum landscaping requirements. The floor area from all existing buildings must be calculated and accounted for when determining if the existing trees on site will accommodate the minimum requirements listed above.
- C. All foundation plantings must be within ten (10) feet of the structures' foundation and should be shrubs, ornamental bushes, ornamental plants, or flowering plants. The following is required for all single family developments.
- D. Any landscaping plan deviating from the requirements above may be submitted for approval to the Plan Commission as an alternate landscaping plan.

- D. Cessation of Use: All temporary uses/structures must, upon cessation, remove all structures, elements, and debris; and revert all alterations to the original site to its original state. All removal and alterations must take place within the permitted duration.
- E. A petitioner shall be limited to a total of one (1) temporary uses/structures per year.

TU-03: Temporary Structures/Uses permitted include:

- A. Construction trailers (permit may be renewed one time by the Plan Administrator with reason. The construction trailer shall be situated at the construction site and occupied by only persons directly engaged in the supervision of the construction of the structure or development.
- B. Roadside sales vehicles or structures,
- C. Tents for sales and business events. Maximum duration (time limit) is fifteen (15) days with permit.

5-6.4 Landscaping Standards (LS)

LS-01: Landscaping is an essential part in the design and development of a site. Such plantings are a benefit to the environment, public health, safety, comfort, convenience and general welfare of the community. These standards will result in the reduction of storm water runoff, glare, heat build-up, may reduce energy costs in structures and will improve the aesthetics of the community. The following general standards apply, **with the exception to the airport property, they must follow the rules and landscaping regulations of the FAA.**

- A. No landscaping materials, vegetation, plants, shrubs, trees, retaining walls, bedding, lighting, or mounds may extend into any existing or proposed right-of-way or easement without the written permission from the agency that established the right-of-way or easement.
- B. No trees may be planted within three (3) feet of sidewalks, streets, curbs, gutters, drainage tile, or other infrastructure, unless approved otherwise by the planning commission or an independent municipal code.
- C. The species of trees and plants for proposed landscape plan may be subject to approval of plan commission or its designees.
- D. **Retention and detention ponds must be properly maintained**

adjacent to one another. The need for Buffer Yard Standards stems from the periodic occurrence of two (2) adjacent zoning districts conflicting or have the potential of conflicting. If a property in a VC district is adjacent to any other district other than the VC District, an additional ten (10) feet of setback shall be required in addition to the normal setback on the yard(s) abutting the other zoning district.

BY-03: A general purpose of zoning is to protect conflicting Zoning Districts from being adjacent to one another. The need for Buffer Yard Standards stems from the periodic occurrence of two adjacent Zoning Districts conflicting or have the potential of conflicting. The following Buffer Yard Standards only apply along the property lines where two conflicting Zoning Districts meet.

If a GC or HC District is adjacent to SR, RR, R1, R2, R3, or MP. A buffer shall be installed on the property located in the GC or HC district. The following buffer standards shall apply:

- A. The developer or owner of the subject property is responsible for installing the Buffer Yard.
- B. The adjacent property owner shall not have to participate in installing the Buffer Yard.
- C. An additional twenty (20) feet of setback shall be required in addition to the normal setback.
- D. One (1) deciduous canopy tree and two (2) needled evergreen trees must be planted for every twenty (20) feet of contiguous boundary with conflicting district.
- E. All trees must be planted within five (5) to fifteen (15) feet from the property line.
- F. An irregular line or row of trees is preferred.
- G. All trees must have at least a one (1") to two inch (2") caliper, be properly maintained, and be replaced if the tree dies, is diseased, or is damaged.

5-7.5 Landscaping Standards (LS)

LS-01: Landscaping is an essential part in the design and development of a site. Such plantings are a benefit to the environment, public health, safety, comfort, convenience and general welfare of the community. These standards will result in the reduction of storm water runoff, glare, heat build-up, following general standards apply.

- A. No landscaping materials, vegetation, plants, shrubs, trees, retaining walls, bedding, lighting, or mounds may extend into any existing or proposed right-of-way or easement without the written permission from the agency that established the right-of-way or easement.
- B. No trees may be planted within five (5') feet of sidewalks, streets, curbs, gutters, drainage tile, or other infrastructure, unless approved otherwise by the planning commission.
- C. The species of trees and plants for proposed landscape plan may be subject to approval of plan commission or its designees.
- D. All landscaping must be properly maintained (i.e. pruning, replacing plants and/or trees that have died, is diseased or damaged, etc.)
- E. Retention and detention ponds must be properly maintained

5-8.3 Landscaping (LN)

- LN-01: Whenever landscaping is required by the Development Standards of any zoning District, the minimum size of all required landscape plant materials at the time of planting shall be as follows:
- A. Deciduous Shade Tree: two and one-half (2 1/2) inch caliper at six (6) inches above the ground
 - B. Ornamental Shade Tree: one and one-half (1 1/2) inch caliper at six (6) inches above the ground
 - C. Evergreen Tree: five (5) feet in height
 - D. Shrubbery or Hedge: twenty-four (24) inches in height
 - E. **Retention and detention ponds must be properly maintained**
- LN-02: The provision of landscaping in Minimum Yards and Bufferyards as provided for in this Ordinance shall be modified in any situation in which existing trees and vegetation are preserved. A credit for the planting of trees required by this Ordinance shall be awarded at a rate of one-half (1/2) inch for each one (1) inch of aggregate tree caliper preserved. A credit for the preservation of undergrowth and shrubs shall be awarded on a one to one (1:1) basis for the lineal feet of screening provided by the existing undergrowth and shrubs.
- LN-03: The Plan Commission, upon request by the applicant, shall have the authority to modify the landscape requirements of this Ordinance and approve an alternative landscape plan so long as the alternative landscape plan is appropriate to the site and its surroundings and is consistent with the intent and purpose of this Ordinance. An alternative landscape plan may, by way of example, include: mounds; berm; low-level fence or wall; screening devices; preservation of existing vegetation or natural features; or, a clustering of required plant materials.
- LN-04: Such alternative landscape plan shall be filed by the applicant in the form of a Special Request before the Plan Commission. The Special Request shall be considered by the Plan Commission at the next regularly scheduled meeting of the Plan Commission. If approved by the Plan Commission, the alternate landscape plan shall be stamped approved by the Plan Commission and become a part of the requirements for an Location Improvement Permit.
- LN-05: The following standards apply to all uses within the R2 District, except mobile dwelling parks.
- A. All minimum Perimeter Yards shall be landscaped with grass or other suitable ground cover materials, shall remain free from Structures except where expressly permitted below:
 - a. Minimum Front Perimeter Yards - may include Driveways and shall be landscaped with one (1) deciduous shade tree, ornamental tree, or evergreen tree planted for every forty (40) feet of Frontage along all required Front Yards. Such trees shall be reasonably spaced within and along the required Front Yard.
 - b. Minimum Side and Rear Perimeter Yards - may include Interior Access Driveways connecting adjoining Lots and shall be landscaped with one (1) deciduous shade tree, ornamental tree or evergreen tree planted for every thirty (30) feet of linear distance along all required side and rear Perimeter Yards. Such trees shall be reasonably spaced within and along all required side and rear Perimeter Yards.
 - c. If ten (10) or more Parking Spaces are located in a Hard-surfaced Area located between the Minimum Front Perimeter Yard or Minimum Side or Rear Perimeter Yard and a Building, shrubbery or hedges shall be planted along the edge of such Hard-surfaced Area at the maximum spacing of four (4) feet on center.
 - d. Minimum Interior Yards: In projects containing two (2) or more Buildings, Interior Yards of not less than 15' shall be provided. Interior Yards shall be measured perpendicular to the Building or Structure at all points.
 - e. Use of Interior Yards. Required Interior Yards may be used for open space, landscaping and sidewalks, open balconies, uncovered Porches and Patios.
- LN-06: The following regulations apply to uses within the DC District:
- A. Except where interrupted by a Driveway, all minimum Yards shall be free from Buildings or Structures, landscaped with grass or other suitable ground cover materials and shall

3. Modifications or termination of commitments involving permitted uses may be allowed only through the same procedure as the initial rezoning.
 4. The written commitments shall be recorded in accordance with the I.C. 36-7-4-615. Recorded commitments are binding on the owner of the parcel, a subsequent owner of a parcel, and any person who acquires an interest in the parcel. An ordinance amending the zoning map, which includes written commitments, shall not be effective until the commitments are recorded. After the ordinance is adopted and the commitments are recorded, the zoning map shall be amended to indicate the new district designation with the letter "C" appended to indicate that commitments accompany the district designation. The commitments must be recorded within 90 days after the legislative body adopts the amendment, unless the Plan Commission grants an extension. In the event the commitments are not recorded within the specified time, the ordinance shall not take effect and shall be considered null and void.
 5. A zoning compliance certificate shall not be issued for any property subject to written commitments unless the use and/or development on the property complies with the recorded written commitments.
 6. Any violations associated with written commitments are subject to the standards of Article 7, Enforcement and Penalties, within the Fulton County Zoning Ordinance.
- c. If the petition has not been tabled, it will then be forwarded to the legislative bodies for review. The legislative bodies will then review the application, required supportive material and Plan Commission recommendation. The legislative bodies may approve the recommendation as given by the Plan Commission, approve with additional/revised commitments, deny, table, or render no decision on the petition. *(I.C. 36-7-4-606)*
1. The petitioner may be required to bear a certain percentage of the financial responsibility, as set by the legislative bodies, for the cost of any materials to upgrade infrastructure associated with a proposed operation.
- d. Upon reviewing a zoning map amendment the following should be considered:
1. The ~~most recently adopted~~ Comprehensive Plan.
 2. Current conditions and character of structures and uses in each district.
 3. The most desirable use for which the land in each district is adapted.
 4. The conservation of property values throughout the jurisdiction.
 5. Responsible development and growth.
 6. ~~The public health, safety and welfare.~~
- F. Administrative Appeal: The following procedure applies to Administrative Appeals.
- a. Submit a written statement specifying the grounds for the appeal and any applicable supporting material within thirty (30) days of the decision alleged to be in error.
 - b. The administrative official or body from which the appeal is taken, shall transmit to the Board all documents, plans and papers constituting the record of action.
 - c. Administrative appeals require public notice in the newspaper per I.C. 5-3-1-2 and 5-3-1-4.
 - d. At their next regularly scheduled public meeting, the BZA shall then review:
 1. The written statement and supportive material by the petitioner,
 2. The record of action supplied by the administrative official or body from which the appeal is taken.
 3. Testimony of the petitioner, and
 4. Testimony of the administrative official or body from the which appeal is taken.
 5. Testimony by members of the public.
- G. Sign Permit Review for Permanent Signs: The following procedure applies to Permanent Sign Permit Review.
- a. Application: Application for a permit shall be filed with the Plan Commission office and shall be

to encourage the establishment and maintenance of reasonable community standards for the physical environment. If two or more provisions within this ordinance are in conflict or are inconsistent with one another, then the provision which is most restrictive shall control.

1-1.8 Jurisdiction Area

This Ordinance shall apply to all land within Fulton County, Indiana.

1-1.9 Application

It is not intended by this Ordinance to interfere with, abrogate or amend any existing easements, covenants, or other agreements, between parties, nor is it intended by this Ordinance to repeal, abrogate, annul, or in any way interfere with any existing provisions of laws or ordinances or any rules, regulations, or permits previously adopted or issued pursuant to law relating to the use of building or premises.

Where this Ordinance imposes a greater restriction upon the use of buildings or premises than is imposed or required by such existing provisions of law or by such rules, regulations, agreements, covenants, or permits, the provisions of this Ordinance shall control; but where private covenants, permits, agreements, rules or regulations impose a greater restriction than is imposed by this Ordinance, the greater restriction shall control.

1-1.10 Repealer

The Fulton County and the City of Rochester, Indiana, do hereby repeal the Fulton County Advisory Comprehensive Plan, Fulton County Advisory Zoning and Subdivision Ordinances, the Fulton County Advisory Official Zone Map, the City of Rochester Comprehensive Plan, the City of Rochester Zoning and Subdivision Ordinances, and the City of Rochester Official Zone Map. The aforementioned Zoning Ordinance and the referenced Official Zoning Map shall replace the repealed ordinances as well as shall replace all of the sections and provisions of the repealed ordinances which appear and are incorporated in the Fulton County and City of Rochester Code of Ordinances of Fulton County and the City of Rochester, Indiana, as of the adoption and effective date.

1-1.11 Amendments

In accordance with I.C. 36-7-4-602, the legislative bodies within Fulton County may amend or partially repeal the text of this Ordinance or they may amend the zoning maps of this Ordinance as follows:

The legislative bodies within Fulton County or the Plan Commission may initiate a proposal to amend or partially repeal the text according to the procedure of I.C. 36-7-4-602(b) and I.C. 36-7-4-607 and according to the Commission Rules and Procedures.

The legislative bodies within Fulton County, the Plan Commission, or at least fifty percent (50%) of the affected property owners may initiate a petition to change the zoning maps according to the procedure of I.C. ~~36-7-4-602(c)~~ and I.C. 36-7-4-608 and according to the Commission rules.

In its review of the text and zone map amendments, the legislative bodies within Fulton County and the Plan Commission shall pay reasonable regard to:

- A. The ~~most recently adopted~~ Comprehensive Plan
- B. Current conditions and the character of structure and uses in each district.
- C. The most desirable use for which the land in each district is adapted.
- D. The conservation of property values throughout the jurisdiction; and
- E. Responsible development and growth.
- ~~F. The public health safety and welfare.~~

1-1.12 Effective Date

This Ordinance shall be in full force and in effect at 12:01 am, on January 1st, 2008. The effective date is based on the passage and notice of adoption as required by law. Certified by the Plan Commission of



2. A Technical Review Committee (TRC) site plan approval is required for Medium- and Large-scale **ground-mounted** solar energy systems prior to building permit approval.
 3. Micro and Small systems are permitted uses in all Zone Districts.
 4. Medium and Large systems are special exception uses in the AG, AP, RR, SR, KW, IR, HC, VC, GC, IN, and IU Districts.
- SE-08: A Technical Review is required for Medium- and Large-scale **ground-mounted** solar energy systems prior to building permit approval. Site Plan documents shall include:
1. Property lines and physical features, including roads, for the project site;
 2. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures;
 3. Blueprints or drawings of the solar energy system showing the proposed layout of the system, the distance between the proposed solar collector and all property lines, and the tallest finished height of the solar collector;
 4. Name, address, and contact information for proposed system installer;
 5. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any;
 6. Zoning district designation for the parcel(s) of land comprising the project site.
 7. Documentation that the owner has submitted notification to the utility company of the customer's intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.
- SE-09: Removal Requirements – Any small, medium- or large-scale ground-mounted solar energy system which has reached the end of its useful life or has been abandoned shall be removed [by the owner or operator]. The owner or operator shall physically remove the installation no more than one year after the date of discontinued operations. The owner or operator shall notify the Fulton County Plan Department by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:
- (a) Physical removal of all solar energy systems, structures, and equipment from the site.
 - (b) Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
 - (c) Stabilization or re-vegetation of the site as necessary to minimize erosion. The Fulton County Planning Office may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.
- SE-10: Abandonment – Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the small, medium- or large-scale ground-mounted solar energy system shall be considered abandoned when it fails to operate for more than one year without the written consent of the Fulton County Plan Department. If the owner or operator of the solar energy system fails to remove the installation in accordance with the requirements of this section within one year of abandonment or the proposed date of decommissioning, the County retains the right after the receipt of an appropriate court order, to enter and remove an abandoned, hazardous, or decommissioned small, medium, or large-scale ground-mounted solar energy system at the owner/operator's expense. As a condition of Site Plan approval, the applicant and landowner shall agree to allow entry to remove an abandoned or decommissioned installation

5-1.6 Height Standards (HT)

- HT-01: No structure may be erected or changed so as to make its height greater than specified in its applicable Zoning District, except as noted below. Exceptions to height standards include:
- A. These specified height exceptions may exceed the permitted height regulations by twofold (x2) or seventy-five (75) feet; whichever is less.
 - a. Church steeples,
 - b. Water Towers, and



Article Five

Section Seven- Commercial Districts (HD, DC, VC, HC, GC, IN, IU)

5-7.0 Interpretation

The following development standards listed within Section Seven are applicable within the Commercial (HD, DC, VC, HC, GC, IN, IU) Zone Districts listed within the Fulton County Zoning Ordinance (except as may otherwise be provided within this ordinance).

5-7.1 Accessory Structure Standards (AS)

AS-01: The following Accessory Structures/Buildings Standards apply to commercial uses/districts. Accessory Structures shall comply with all Development Standards for the Subject Zoning District.

- A. **Accessory structures must relate to primary structures and its uses.**
- B. The following Accessory Structures are permitted, but must abide by all applicable Standards:
 - Antennas or Satellite Dishes less than thirty-six (36) inches,
 - Decks,
 - Gazebos,
 - Storage buildings,
 - Sheds,
 - Dumpsters,
 - Manure storage structure (see definition for additional regulations), and
 - similar structures related to the primary use.
- C. No Accessory Structures/Buildings shall encroach on any platted easement unless written consent of the agency the easement belongs to or is managed by.
- D. All permissible Accessory Structures/Buildings shall abide by the following standards:
 - a. An accessory structure shall only be located to the rear or side of the primary structure.
 - b. Antennas or Satellite Dishes shall only be permitted to the rear of the primary structure.
 - c. Dumpsters shall be enclosed and screened on all four sides.
 - d. No mobile home or manufactured home may be used as an accessory structure in any district.

5-7.2 Fences and Walls (FN)

FN-01: All fences and walls shall:

- A. Present the non-structural face outward.
- B. Be permitted up to the property line.
- C. Not be greater than eight (8) feet in height in the side yard and rear yard or greater than four (4) feet in height in the front yard.
- D. Not be closer than two (2) feet to any public right-of-way.
- E. Not be placed within the clear vision triangle.

5-7.3 Temporary Use/Structure Standards (TU)

TU-01: Temporary Uses or Structures that abide by all applicable development standards for the subject zoning district are permitted. The following standards also pertain to temporary uses/structures.

- A. Transition to Permanent or Accessory Uses/Structures: Any temporary use or structure that is intended to transition into a permanent use/structure or accessory structure must meet all standards for a permanent use/structure or accessory structure. In the event the intent is not noted upon the application, the transition to a permanent use/structure or accessory structure will not be permitted for one (1) year from the application date.
- B. Duration: All temporary uses/structures shall be permitted for the period of up to six (6) months, unless otherwise noted in this Ordinance.
- C. Permit: All temporary uses/structures will be required to have a temporary Location Improve-



Article Five

Section Nine - Kewanna Development Standards

5-9.0 Interpretation

The following development standards listed within Section Nine are applicable within the Kewanna (KW) Zone District listed within the Fulton County Zoning Ordinance (except as may otherwise be provided within this ordinance).

5-9.1 Accessory Structures Standards (AS)

AS-01: Accessory Uses shall comply with all development standards of the applicable zoning District unless an exception is provided for specifically in this ordinance.

- A. Accessory Uses shall not encroach upon any platted easements unless specifically authorized by the terms of the easement or by written consent of the agency in whose favor the easement is granted.
- B. Underground facilities shall not be located in, or under, any required Front, Side or Rear Yard Setback.

AS-02: An accessory structure that is portable, as well as, 120 square feet or less, does not require a permit from the Area Plan Commission, but must conform to the setbacks within the Kewanna Town District.

AS-03: Accessory Building, or Structure: Defined as, a building or structure which:

- A. is subordinate to a principal building or structure in area, intent, and/or purpose;
- B. contributes to the comfort, convenience, or necessity of occupants of the principal building, structure, or principal use;
- C. does not alter or change the character of the premises;
- D. is located on the same zoning lot as the principal building, structure, or use;
- E. conforms to the setback and other requirements of this Ordinance unless otherwise provided for by this Ordinance.

AS-04: Accessory Uses: Drive Through and Canopied Facilities

- A. Drive through facilities (including drive-through banking) - shall be so designed that:
 - a. drive through lanes do not conflict with the safe and efficient flow of traffic into and out of required Parking Spaces or Loading Spaces;
 - b. drive through lanes have a "bail out" capability;
 - c. provide at least five (5) waiting spaces prior to the first ordering, pick-up or service facility; and,
 - d. provide at least one waiting space after the last pick-up or service facility.
- B. Gasoline dispensers and Canopies - shall not be located within any required Front, Side or Rear Yard Setback or Bufferyard and shall be provided with adequate on-site maneuverability so as to avoid any interference with through traffic on any public Right-of-Way.

AS-05: Privacy Fences

- A. Privacy fences shall setback a minimum of two (2) feet from any front, side, and/or rear yard property line ~~but do not~~ and require a Location Improvement Permit.

5-9.2 Adult Entertainment Business Standards (BY)

AU-01: In the development and adoption of this Article, it is recognized that there are some Adult Entertainment Business uses which due to their very nature have certain objectionable operational characteristics particularly when located in close proximity to residential neighborhoods, thereby having a deleterious impact upon property values and the quality of life in such surrounding areas. It has been acknowledged by communities across the nation that state and local governmental entities have a special concern in regulating the operation of such Adult Entertainment Businesses under their jurisdiction to ensure that these adverse effects will not contribute to the blighting or down grading of adjacent neighborhoods. The special regulations deemed necessary

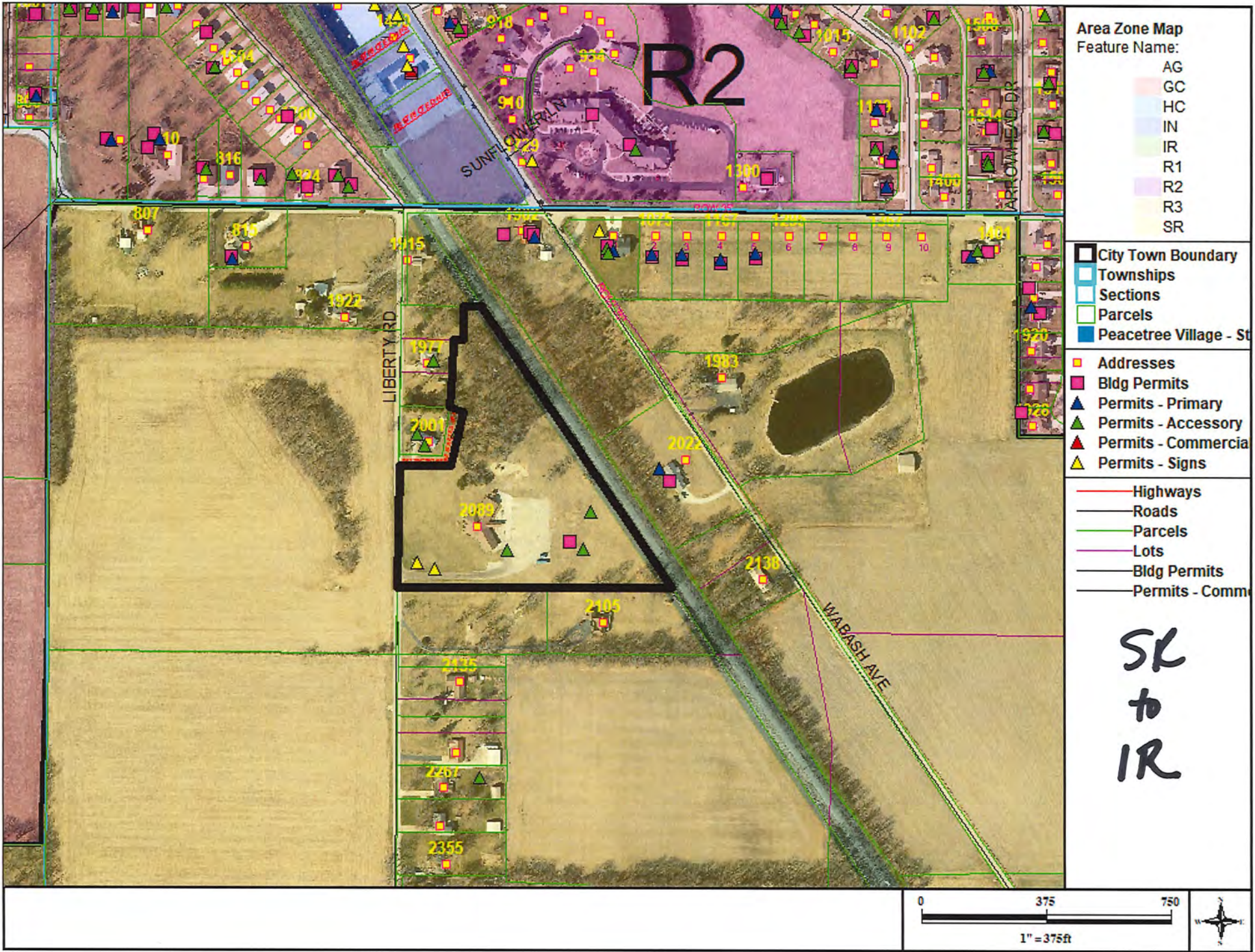


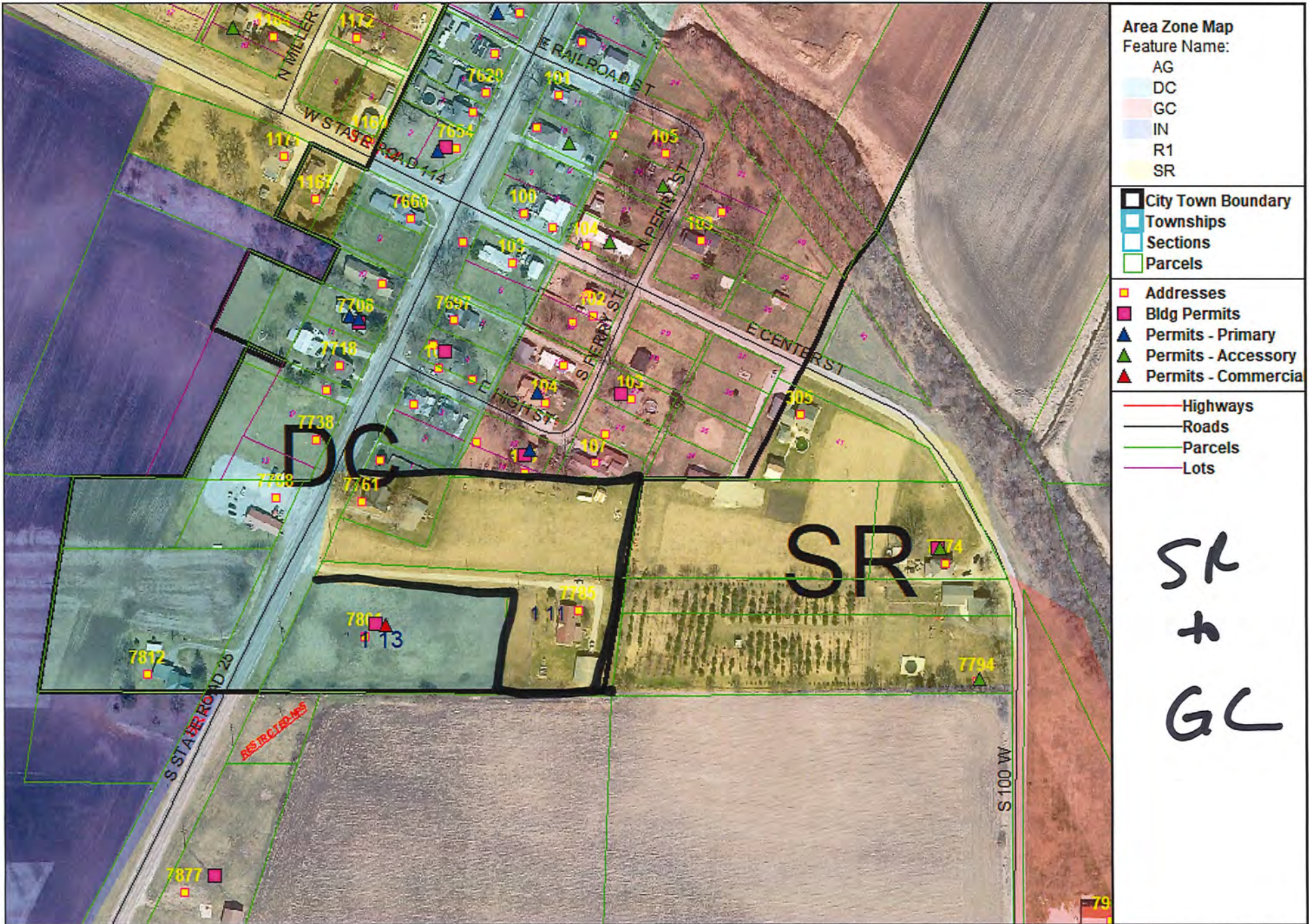
Public Sites and Open Space Standards

4-1.15 Public Sites and Open Space

- A. The subdivider may be required to plat a minimum of eight hundred and seventy five (875) square feet of open space for each dwelling unit to be constructed when the density of such development is one (1) dwelling unit per three fourths (3/4) acre or greater. A dwelling unit shall be defined as a single-family home, condominium, or apartment/rental unit.
- B. The subdivider shall reserve the open space acreage for public use. The land may be deeded by the subdivider to a duly organized homeowners association within the subdivision.
- C. Easements, crosswalks, and road frontage to provide public access to the open space shall be shown on the secondary plat.
- D. Existing natural features which add value to residential development and enhance the attractiveness of the community shall be preserved in the design of the subdivision and should be incorporated into dedicated open space.
- E. Easements, roadways, and rights-of-way cannot be considered open space.
- F. All open space shall be usable spaces for normal recreation. Narrow strips of land throughout a development and similar (marginal) areas shall not be considered open space.
- G. **All residential sub-divisions with four (4) or more lots, shall offer or be within a walking distance of 10 minutes or less, of a park, recreation area or an open space**
- H. Plan Commission may waive any or all public sites and open space standards when applicable.







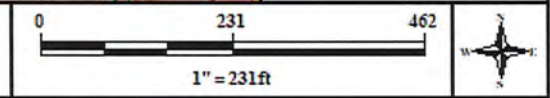
- Area Zone Map**
Feature Name:
- AG
 - DC
 - GC
 - IN
 - R1
 - SR

- City Town Boundary
- Townships
- Sections
- Parcels

- Addresses
- Bldg Permits
- Permits - Primary
- Permits - Accessory
- Permits - Commercial

- Highways
- Roads
- Parcels
- Lots

SR
 +
 GC





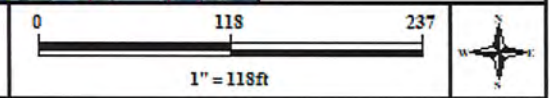
- Area Zone Map**
Feature Name:
- AG
 - DC
 - HC
 - IN
 - IR
 - R1

- City Town Boundary
- Townships
- Sections
- Parcels
- Peacetre Village - St

- Addresses
- Bldg Permits
- ▲ Permits - Primary
- ▲ Permits - Accessory
- ▲ Permits - Commercial
- ▲ Permits - Signs

- Highways
- Roads
- Parcels
- Lots
- Bldg Permits
- Permits - Access
- Permits - Comm

From
IN
to
GC





Fee Summary Paid Totals

08/01/2023 - 08/31/2023

Fee Name	Fee Description	Account Number	Total Amount	Total Fees
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Group: 1001.20301.000.0036

A. County, Akron, & Town of Fulton Residential - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$1,863.75	21
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$765.22	20
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$80.00	2
A-2. County, Akron, & Town of Fulton COMMERCIAL - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$920.00	5
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$580.00	5
			\$4,208.97	53

Group Total: 5

Group: 1001.20303.000.0036

ADMIN-Copies	enter number of copies	1001.20303.000.0036	\$0.20	1
BZA. Development Standard Variance		1001.20303.000.0036	\$875.00	5

BZA. Special Exception		1001.20303.000.0036	\$175.00	1
ZO. LIP		1001.20303.000.0036	\$1,450.00	29
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$301.08	3
ZO. Site Plan Review - TRC		1001.20303.000.0036	\$525.00	3
			\$3,326.28	42

Group Total: 6

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$209.50	7
B-1. City of Rochester Residential-Inspection Fee	Enter Number of Inspections	1001.20302.000.0036	\$535.50	7
B-2. CITY OF ROCHESTER ELECTRICAL PERMIT		1001.20302.000.0036	\$20.00	1
B-3. City of Rochester COMMERCIAL Permit Fee		1001.20302.000.0036	\$10.00	1
B-4. City of Rochester COMMERCIAL-Inspection Fee		1001.20302.000.0036	\$40.00	1
			\$815.00	17

Group Total: 5

			\$8,350.25	112
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Total Records: 16

Page: 1 of 1

9/6/2023