

7.5 Accessory Structure Standards (AS)

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

Accessory Structures are not permitted on a lot prior to any Primary Structure being constructed except where the accessory structure is being used for personal storage or agricultural purposes. Accessory Structures also must relate to the Primary Structure and its uses.

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

- Antennas or satellite dishes,
- Bath houses or saunas,
- Decks,
- Detached garages,
- Gazebos,
- Greenhouses (personal),
- Hot tubs,
- Mini barns,
- Storage building,
- Pole barn,
- Agricultural buildings,
- Sheds,
- Sport courts,
- Swimming pools (swimming pools must abide by 675 IAC 20),
- fences, and
- walls.

AS-02: All permissible Accessory Structures shall abide by the following standards:

- A. Size of Accessory Structures
  - a. RR-may not exceed one-hundred percent (100%) of the Finished Floor Area of the Primary Structure.
  - b. R1-may not exceed sixty-five percent (65%) of the Finished Floor Area of the Primary Structure.
  - c. R2- may not exceed sixty-five percent (65%) of the Finished Floor Area of the Primary Structure.
  - d. R3- may not exceed sixty percent (60%) of the Finished Floor Area of the Primary Structure.
  - e. R4- may not exceed sixty percent (60%) of the Finished Floor Area of the Primary Structure.
  - f. R5- may not exceed fifty percent (50%) of the Finished Floor Area of the Primary Structure.
  - g. R6- may not exceed fifty percent (50%) of the Finished Floor Area of the Primary Structure.
  - h. MP-may not exceed fifty percent (50%) of the Finished Floor Area of the Primary Structure.
  - i. AG-no size restriction.
- B. No more than two (2) enclosed accessory structures are permitted on a Lot, unless the property is in the AG, Agriculture District and is used as a working farm; in that instance, there is no limit to the number of accessory structures.
- C. An accessory structure shall only be located to the rear or side of the primary structure.
- D. Swimming pools, hot tubs, mini barns, campers, bath houses or sauna shall only be located to the rear of the primary structure except in the case of corner or through lots; in that instance, the structures may be placed on the side of the primary structure.
- E. No mobile home or manufactured home may be used as an accessory structure in any district.

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AS-03: Accessory Structures shall comply with all Development Standards for the subject Zoning District. Also, no Accessory Structures shall encroach on any platted easement unless written consent of the agency the easement belongs to or is managed by.

Accessory Structures must relate to the Primary Structure and its uses.

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

- Antennas or satellite dishes,
- Decks,
- Gazebos,
- Storage buildings,
- Sheds, and
- Dumpsters.

AS-04: All permitted Accessory Structures shall abide by the following standards:

- A. No more than two (2) Accessory Structures are permitted on a lot.
- B. An accessory structure shall only be located to the rear or side of the primary structure.
- C. Antennas or Satellite Dishes shall only be permitted to the rear of the primary structure.
- D. Dumpsters shall be enclosed and screened on all four sides.

AS-05: Manufactured Home Park Accessory Structures standards are as follows:

A. Management offices, sales offices, storage, mini-warehouses, laundry, dry cleaning facilities, and other structures customarily incidental to manufactured home parks shall be permitted, provided that the following criteria are met:

- a. They are subordinate to the residential component of the park and add aesthetic value to the park.
- b. They are located, designed and intended to serve only the needs of the park.
- c. The establishments shall present no visible evidence of their business nature to areas outside the park.

B. Each manufactured home is entitled to one (1) accessory structure in addition to a carport or garage. Attached or detached garages, and carports are to be counted toward the total accessory building area. The total area of all accessory structures shall not exceed twenty percent (20%) of the dwelling site. Permitted accessory structures are as follows:

- Decks,
- Attached/detached garages,
- Gazebos,
- Greenhouses,
- Hot tubs,
- Mini barns,
- Patios,
- Sheds,
- Sport courts, and
- Boat houses.

C. Model manufactured homes as sales units provided the number of model homes is limited to five percent (5%) of the authorized number of dwelling sites in the park. Model homes must comply with all standards set forth in the MP District. One (1) unit may be used as a sales office.

AS-06: Condominium Accessory Structures standards are as follows:

A. Accessory Structures shall comply with all Development Standards for the subject Zoning District. Also, no Accessory Structure shall encroach on any recorded easement unless consent of the agency the easement belongs to or is managed by.

Accessory Structures must relate to the Primary Structure and its uses.

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- B. Each dwelling unit within the complex shall have allocated no less than one covered (1) carport or garage space. The total area of all accessory structures shall not exceed thirty percent (30%) of the site. The following Accessory Structures are permitted, but must abide by all applicable Standards:
- Decks,
  - Gazebos,
  - Dumpsters (enclosed),
  - Detached garages or carports,
  - Hot tubs,
  - Sport courts,
  - Bath houses or saunas,
  - Swimming pools (swimming pools must abide by 675 IAC 20)

**7.6 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 improvement location permit and will be subject to fees as adopted, unless otherwise noted in this article.
- 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-02: Temporary uses permitted include:

- A. Garage sales (no permit necessary),
- a. Garage sales are permitted a maximum of three (3) times per year, per property.
  - b. Maximum duration (time limit) for a sale shall be two (2) days.
- B. Children's roadside stand (no permit necessary), and
- C. Tents for a private party/event (no permit necessary).

TU-03: Temporary Structures/Uses permitted include:

- A. Construction trailers (permit may be renewed one time by the Zoning Administrator with reason,
- B. Roadside sales vehicles or structures,
- C. Tents for sales and business events. Maximum duration (time limit) is fifteen (15) days with permit.

**7.7 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 buildup, may reduce energy costs in structures and will improve the aesthetics of the community.

A detailed landscape plan including size, type, and location of plant materials shall be submitted for review and approval to the plan commission or its designees for all multifamily, commercial, indus-

trial, or institutional new construction projects, additions, or conversion from residential to commercial. For the purposes of this section, Institutional is included but is not limited to governmental institutions, schools, churches, and hospitals. The minimum requirements are as follows:

- A. All deciduous trees planted shall be at least one and one-half inch (1 1/2") caliper trees. All evergreen trees planted shall be a minimum of five feet (5') in height.
- B. Any trees planted to meet the landscaping standards must be replanted with a tree of like species if the tree dies or becomes diseased at any time regardless of property ownership.
- C. A minimum of sixty-five percent (65%) of all plantings, including foundation plantings, shall be located in the front yard(s).

LS-02 Minimum Plantings Required by Use:

USE	TYPE	NUM.	PER	SIZE
Single Family	Deciduous	1	1 dwelling unit	1 1/2" caliper
	Needled Evergreen	1	1 dwelling unit	5 feet tall
	Foundation Plantings	1	20' of perimeter	12" tall
Multiple Family	Deciduous	1	2 dwelling units	1 1/2" caliper
	Needled Evergreen	1	2 dwelling units	5 feet tall
	Ornamental	1	4 dwelling units	6 feet tall
	Foundation Plantings	1	10' of perimeter	12" tall
Residential Condominium	Deciduous	1	2 dwelling units	1 1/2" caliper
	Needled Evergreen	1	2 dwelling units	5 feet tall
	Ornamental	1	4 dwelling units	6 feet tall
Retail Commercial (Not DC district)	Deciduous	1	1000 sq. ft. floor area	1 1/2" caliper
	Needled Evergreen	1	1000 sq. ft. floor area	5 feet tall
	Ornamental	1	1000 sq. ft. floor area	6 feet tall
	Foundation Plantings	1	20' of perimeter	18" tall
Office Commercial (Not DC district)	Deciduous	1	1000 sq. ft. floor area	1 1/2" caliper
	Needled Evergreen	1	1000 sq. ft. floor area	5 feet tall
	Ornamental	1	1000 sq. ft. floor area	6 feet tall
	Foundation Plantings	1	10' of perimeter	18" tall
Institutional (Not DC district)	Deciduous	1	1000 sq. ft. floor area	1 1/2" caliper
	Needled Evergreen	1	1000 sq. ft. floor area	5 feet tall
	Ornamental	1	1000 sq. ft. floor area	6 feet tall
	Foundation Plantings	1	10' of perimeter	18" tall
Industrial (Not DC district)	Deciduous	1	3000 sq. ft. floor area	1 1/2" caliper
	Needled Evergreen	1	3000 sq. ft. floor area	5 feet tall
	Ornamental	1	3000 sq. ft. floor area	6 feet tall
	Foundation Plantings	1	30' of perimeter	24" tall

- A. The plantings required to meet Buffer Yard or Parking Lot standards shall not be counted toward this minimum landscaping requirement.
- B. Existing vegetation on site can be counted toward the minimum landscaping requirements.
- C. All foundation plantings must be within ten feet of the structures' foundation and should be scrubs, ornamental bushes, ornamental plants, or flowering plants.