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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)

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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.

LS-03: General Standards for Landscaping:

- 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.

LS-04: Single Family Standards for Landscaping:

- A. A minimum of one tree, one-and-a-half (1.5) inch caliper or greater or a minimum of eight (8) feet tall, shall be planted in the front yard of each single family residential structure.
- B. The front yard tree shall be installed prior to the final inspection on the residential structure.

7.8 Buffer Yard Standards (BY)

BY-01: A. The general purpose of a buffer yard is to soften the potential conflicts between potential uses in one zoning district from the potential uses in another adjacent district by using plantings, fences, and mounds. The potential degree (or intensity) of conflict (or potential conflict) between two Zoning Districts will determine the extent of Buffer Yard required.

B. The following matrix determines the type of Buffer Yard which shall be installed by the subject development. First find the Zoning District of the Subject Property (across the top). Second, find the Zoning District of the Adjacent property (in the left column). Where the two intersect on the matrix will be a letter (A, B, or C) or a blank space. When there is a blank space no Buffer Yard is necessary. If an "A", "B", or "C" is indicated in the matrix, a Buffer Yard is mandatory.

Adjacent District	Zoning District of the Subject Property															
	R1*	R2*	R3*	R4*	R5*	RC1	RC2	MP	NC	OC	DC	C1	C2	C3	C4	AG
R1	B	B	B	B	B	B	B	C	B	B	B	C	C	C	C	B
R2	B	B	B	B	B	B	B	C	B	B	B	C	C	C	C	B
R3	B	B	B	B	B	B	B	C	B	B	B	C	C	C	C	B
R4	B	B	B	B	B	B	B	C	B	B	B	C	C	C	C	B
R5	A	B	B	B	A	B	B	C	B	A	A	B	C	C	C	B
RC1						A	A	A	A			A	A	C		A
RC2						A	A	A	A			A	A	C	C	A
MP						B	B	B	B	A	A	B	B	C	C	A
NC						A	A	A	A			A	A	C	C	A
OC								A				A	A	B	C	
DC	A	A	A	A				B					A	B	C	
C1								A						A	C	
C2								A					A		B	
C3													A			
C4																
AG																

A = "A" Buffer Yard B = "B" Buffer Yard C = "C" Buffer Yard

*Non single family residential use

C. General Buffer Yard Standards

The following Buffer Yard Standards will apply to all bufferyards.

- a. The Buffer Yard Standards only apply along the property lines where the two conflicting Zoning Districts meet.
- b. The developer or owner of the subject property is responsible for installing the Buffer Yard.
- c. The adjacent property owner shall not have to participate in installing the Buffer Yard.
- d. An irregular row and spacing of trees is preferred. However, no two (2) trees shall be placed within twenty (20) feet from one another.
- e. All deciduous trees must have at least a two inch (2") caliper and all needled evergreen must be six feet (6') in height when planted.
- f. All trees must be properly maintained, and be replaced if the tree dies, is diseased, or is damaged from natural causes.

D. Buffer Yard "A"

- a. An additional five (5) feet of setback shall be required in addition to the normal setback.
- b. One (1) deciduous canopy tree and one (1) needled evergreen tree must be planted for every sixty (60) feet of contiguous boundary with conflicting district.
- c. All trees must be planted within five (5) to fifteen (15) feet from the property line which is contiguous to the conflicting property.

E. Buffer Yard "B"

- a. An additional eight (8) feet of setback shall be required in addition to the normal setback.
- b. One (1) deciduous canopy tree and two (2) needled evergreen trees must be planted for every fifty (50) feet of contiguous boundary with conflicting district.
- c. All trees must be planted within five (5) feet from the property line.

F. Buffer Yard "C"

- a. An additional thirty-five (35) feet of setback shall be required in addition to the normal setback.
- b. A row of deciduous canopy trees must be planted forty (40) feet apart from one another.
- c. Additionally, a five (5) foot tall fence, or five (5) foot tall undulating berm, or a row of needled evergreen trees thirty (30) feet apart will also need to be placed parallel to the property line and at least five (5) feet from the deciduous canopy trees.
- d. All trees must be planted within ten (10) to thirty (30) feet from the property line and within the subject property.

7.9 Performance Standards (PS)

PS-01: All uses established or placed into operation after the effective date of this Ordinance shall comply with the following performance standards in the interests of protecting public health, safety, and general welfare and lessening damage to property. No use on a property shall exhibit obnoxious characteristics to the extent that it constitutes a public nuisance or interferes with reasonable enjoyment of neighboring properties. No use in existence on the effective date of this Ordinance shall be altered or modified to conflict with these standards:

- A. Air Pollution: No use on a property shall release fly ash, dust, smoke, vapors, noxious, toxic or corrosive matter or other air pollutants in such concentration as to be detrimental to health, animals, vegetation or property, or conflict with public air quality standards.
- B. Electrical Disturbance: No use on a property shall cause electrical disturbance adversely affecting radio, television or other equipment in the vicinity.
- C. Fire Protection: Fire fighting equipment and prevention measures acceptable to the local Fire Departments shall be readily available and apparent when any activity involving the handling and storage of flammable or explosive materials is conducted.