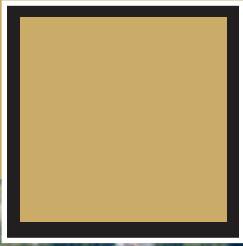




Argos, Indiana
Zoning Ordinance



Argos Plan Commission
201 West Walnut Street
Argos, IN 46501
574-892-5717



Argos Indiana Zoning Ordinance

Effective, August 1, 2021
Amended June 4, 2024

Argos Town Council

Erica Partin, President
Edward Barcus, Vice-President
Shawn Harley, Member
Charles R. Snead, Member
Robert D. Byers, Member

Argos Plan Commission

Ray Trump, President
Valerie Harley, Vice President
Adam Brinkhoff, Member
Gary Schue, Member
Melanie Dean, Member
George Null, Member
Lisa Mullaney, Secretary

Argos Board of Zoning Appeals

Rob Hurford, President
Ray Trump, Vice President
Ronda Rice, Secretary
George Null, Member
Joseph Ruffing, Member

Plan Advisor / BZA Advisor

Chuck DeWitt



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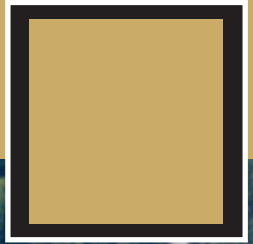
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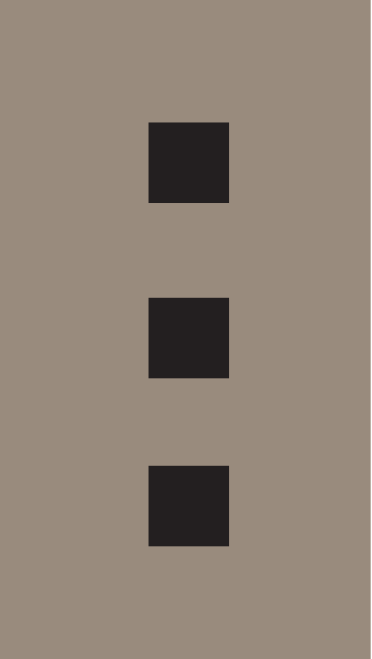


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Preamble

010 Title

This Ordinance shall be formally known as the “Argos Zoning Ordinance,” and it may be cited and referred to as the “Zoning Ordinance” or “Ordinance”.

020 Defined Words & Rules of Construction

A. Defined Words

Words used in a special sense in this Ordinance are defined in the Definitions section of the Argos, Indiana Zoning Ordinance. The general meaning of all terms not specifically defined by this Ordinance shall be consistent with the definitions provided by Glossary of Zoning, Development, and Planning Terms published by the American Planning Association as PAS Report #491/492 and any subsequent amendments. All other words, terms, and/or phrases not specifically defined by this Ordinance and not generally defined by the glossary noted above shall have the meaning inferred from their context in this Ordinance or their ordinarily accepted definitions.

B. The following rules of construction shall apply to the text of the Ordinance:

1. The particular will control the general.
2. The words “shall” and “will” are always mandatory and not discretionary. The word “may” is permissive.
3. Words used in the present tense include the future; and words used in the singular number include the plural; and the plural includes the singular; words of the masculine gender will include the feminine and the neuter gender will refer to any gender as required, unless the context plainly indicates the contrary.
4. A building or structure includes any part thereof.
5. The phrase “used for” includes “arranged for, designed for, intended for, maintained for, or occupied for.”
6. The word person includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity.
7. Unless it is plainly evident from the context that a different meaning is intended, a regulation which involves two (2) or more items, conditions, provisions, or events connected by the conjunction “and, or,” or “either . . . or,” the use of the conjunction is defined as follows:
 - a. “And” means that all the connected items, conditions, provisions, and events apply together and not separately.
 - b. “Or” means that the connected items, conditions, provisions, or events apply separately or in any combination.
 - c. “Either . . . or” means that the connected items, conditions, provisions, or events shall apply separately but not in combination.

- 8. The word “includes” does not limit a term to the specified examples, but is intended to extend the term’s meaning to all other instances or circumstances of like kind or character.
- 9. The word “Town” means Argos, Indiana. The word “state” means the State of Indiana.

030

Document Format

The structure of the text of this Ordinance is as follows: Article (indicated by 1, 2, etc.), Chapter (indicated by 010, 020, etc.), Section (indicated by A, B, etc.), and subsequent Subsections (indicated by 1, a, i, etc.)

040

Authority

This Zoning Ordinance is adopted by the Town of Argos pursuant to its authority under the laws of the State of Indiana, 36-7-4 et seq. Whenever codes cited in this Ordinance refer to Indiana Code which has been amended or superseded, this Ordinance shall be deemed amended in reference to the new or revised Indiana Code.

050

Jurisdiction

This Ordinance shall apply to all of the corporate limits of the Town of Argos and its extra-territorial jurisdiction consistent with the provisions of IC 36-7-4-205.

A. Federal and State Property

This Ordinance shall not apply to any property owned by the government of the State of Indiana or the United States of America.

B. Heritage Markers

In no instance shall this Ordinance be interpreted as prohibiting sites, memorials, edifices, and/or monuments in commemoration of persons or objects of historical or architectural interest

060

Purpose

This Ordinance is intended to guide the growth and development of the Town of Argos in accordance with the Town of Argos Comprehensive Plan and for the following purposes:

- A. To secure adequate light, air, and convenience of access; and safety from fire, flood, and other dangers.
- B. To promote the public health, safety, comfort, convenience, morals and general welfare.
- C. To plan for the future development of the Town to the end:

(cont.)



1-Preamble

Preamble

060 Purpose (cont.)

1. that the community grows only with adequate public ways, utilities, health, education, and recreation facilities;
2. that the needs of agriculture, housing, industry, and business be recognized in future growth;
3. that residential areas provide healthful surroundings for family life;
4. that the growth of the community is commensurate with and promotes the efficient and economical use of public funds; and
5. that the community strives for high aesthetic value and quality planning and design.

070 Conflicting Requirements

The provisions of this Ordinance shall be held to be the minimum requirements for the protection of the health, safety, convenience, and general welfare of the people at large, and are designed 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.

080 Overlapping Regulations

When this Ordinance along with private covenants, private contracts, commitments, permits, agreements, state laws, federal laws or other regulations regulates a structure or parcel of land, the greater restriction shall control. In no instance shall this Ordinance be interpreted as altering or negating any other applicable regulations.

090 Compliance

No structure shall be located, erected, constructed, reconstructed, moved, altered, converted, or enlarged; nor shall any structure or land be used or existing use be expanded, except in full compliance with all provisions of this Ordinance and after the lawful issuance of all permits and certificates required by this Ordinance.

100 Transition Rules

A. Prior Improvement Location Permit Filing

Any application for an Improvement Location Permit that has been filed with the Plan Commission or its designees and is full and complete, three (3) years or less prior to the effective date of this Ordinance, shall be regulated by the terms and conditions of the Zoning Ordinance that was in place at the time of filing.

B. Prior Zoning Map Amendment Filing

Any application for a Zoning Map Amendment that was filed with the Plan Commission or its designees, and is full and complete prior to the effective date of this Ordinance, shall continue through the process to completion pursuant to the terms and conditions of the Zoning Ordinance that was in place at the time of filing. However, if the proposed use would no longer be permitted in the proposed zoning district or the proposed zoning district no longer exists in this Ordinance, the Plan Commission shall amend the application such that the request for rezoning would accomplish the same end goal for the applicant.

C. Prior BZA Petition Filing

Any application before the Board of Zoning Appeals (i.e. special use, use variance, development standards variance) that has been filed with the Board of Zoning Appeals or its designees and is full and complete, three (3) years or less prior to the effective date of this Ordinance, shall continue the process pursuant to the terms and conditions of the Zoning Ordinance that was in place at the time of filing, provided that:

1. If such application is no longer required by the terms of this Ordinance, the application will be dismissed; or
2. If the proposed use or development requires additional approvals from the Board of Zoning Appeals pursuant to the terms of this Ordinance that were not required under the previous Ordinance, the application will be amended to include only those additional approvals that are now required and within the jurisdiction of the Board of Zoning Appeals.

D. Expiration of Previous Approvals

All variances, special uses (special exception), rezonings, and other petitions regulated by this Ordinance which were approved three (3) years or less prior to the effective date of this Ordinance and not executed through the proper receipt of an Improvement Location Permit shall expire and become void seven (7) years after the effective date of this Ordinance.

1. All Improvement Location Permits issued three (3) years or less prior to the effective date of this Ordinance shall be void two (2) years after their date of issue if construction has not begun.
2. Improvement Location Permits issued three (3) years prior to the effective date of this Ordinance for which construction has begun shall become void if construction is abandoned for a period of six (6) consecutive months or if, in the opinion of the Zoning Administrator, construction has otherwise ceased.
3. All approvals which expire and/or become void shall comply with all applicable provisions of this ordinance if re-issued.

110

Computation of Time

Unless otherwise specifically provided, the time within which an act is to be done shall be computed by excluding the first and including the last day of the specified period of time. If the last day is a Saturday, Sunday, or legal holiday, that day shall be excluded. When the period of time is less than seven (7) days, intermediate Saturdays, Sundays, and legal holidays shall be excluded.



1 - Preamble

120

Conditions

The attachment of reasonable conditions to the use and development of land within the Town Jurisdictional Area as part of the approval of rezoning petitions, Special Exceptions, conditional uses, home occupations, temporary uses, variances, outline plans, development plans, plat vacations, and amendments, or as otherwise authorized, is an exercise of valid police power delegated to the Town by the State. The applicant has the duty of compliance with reasonable conditions laid down by the Commission for design, dedication, improvement, and restrictive use of the land in order to conform to the physical and economical development of the Town and to the safety and general welfare of present and future land owners and residents of the Town. The failure to comply with any such conditions may be cause for denial of the permits and approvals prescribed by these regulations and shall constitute a violation of the Zoning Ordinance.

130

Repealer

The Argos, Indiana Zoning Ordinance dated July 20, 2015, and its associated Zoning Map and any amendments and/or revisions are hereby repealed. This Marshall County, Indiana Zoning Ordinance and the referenced and updated Official Zoning Map replace the repealed ordinance.

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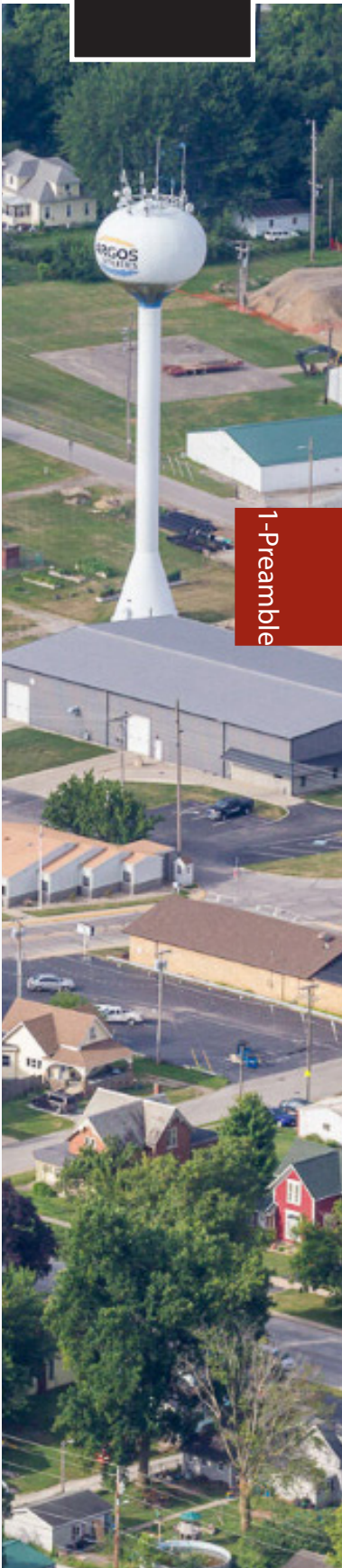
Severability

If any provision of this Ordinance or the application of any provision to particular circumstances is held unconstitutional or invalid by the courts, the remainder of the Ordinance or the application of such provision to other circumstances shall not be affected.

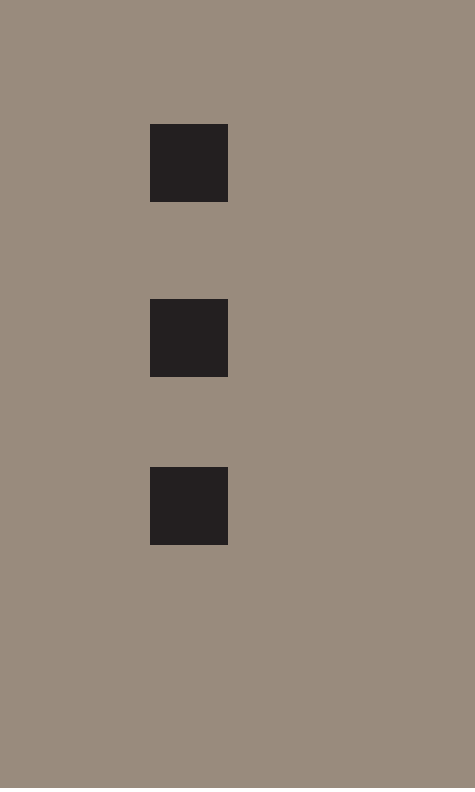
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Saving Provision

This Ordinance shall not be construed as eliminating or reducing any action now pending under, or by virtue of, an existing law or previous zoning ordinance. Also, this Ordinance shall not be construed as discontinuing, reducing, modifying, or altering any penalty accruing or about to accrue.



1-Preamble



Zoning Districts

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010 Establishment of Zoning Districts

A AG, Agriculture District

The Agriculture District designation denotes land that is meant to remain largely rural, with uses focusing on low-density residential development mixed with farming operations. The designation exists largely in the outlying area of the jurisdiction that remain primarily agricultural in nature with scattered rural home sites. The Suburban category is intended to help preserve the rural nature of the land while allowing limited residential growth.

B R1, Single Family Residential District

The Single Family Residential District refers to medium density residential development surrounding the core neighborhoods around Argos's downtown. This includes older neighborhoods directly adjacent to the downtown as well as other areas that have developed in a similar fashion. Use within the Single Family District will be primarily single-family residential in nature. Other uses in this category include schools, parks, and small-scale churches or institutional facilities.

C R2, R3, Two Family & Group Home District

The Two Family & Group Home District designation provides the opportunity for medium and high density residential housing. This encompasses area with the highest residential densities in Argos. This includes land already developed as apartment complexes, and condominiums. Uses include single-family dwellings, two-family dwelling, group houses, garden apartments, and apartments.

D MH, Manufactured Home Park

This district is established to provide for the development of lease-lot residential parks which provide dwelling sites for mobile and type III manufactured homes.

E B1, Local Business District

The Local Business category is intended to provide for local business uses to serve the surrounding residential communities. It would also allow for single family dwellings, two-family dwellings, group houses, garden apartments, and apartments.

F B2, General Business District

The General Business category represents the central business district of Argos. It includes a mix of retail, office, institutional and other uses. It also allows some industrial uses plus single-family dwellings, two-family dwellings, group houses, garden apartments, and apartments.

G LI, Light industrial District

The Industrial category is intended to provide areas for industrial activity, contracting, warehousing, and wholesaling that are low in impact because they are operated entirely indoors and have little or no negative effects, such as noise, dust, or vibration, on surrounding properties. The following policies should guide future land use in Industrial areas:

010 Establishment of Zoning Districts (cont.)

- 1. Industrial uses will require a complete range of infrastructure in order to remain viable. Convenient access to quality transportation facilities is also important.
- 2. Industrial uses should be heavily buffered from adjacent uses, and in general should be separated substantially from residential uses.

H HI, Heavy Industrial

The Heavy Industrial category is intended to provide areas for industrial activity, contracting, warehousing, and wholesaling that are heavy in impact because they are operated outdoors and/or have moderate or heavy negative effects, such as noise, dust, or vibration, on surrounding properties. The following policies should guide future land use in Industrial areas:

- 1. Heavy Industrial uses will require a complete range of infrastructure in order to remain viable. Convenient access to quality transportation facilities is also important.
- 2. Heavy Industrial uses should be heavily buffered from adjacent uses, and in general should be separated substantially from residential uses.

I PUD, Planned Unit Development

The Planned Unit Development district provides areas for creative and innovative design and development that might not be able to occur in one given district. This would include the mixing of land uses as well as innovative design in one land use. This should not be viewed as a way to circumvent existing districts but to provide for truly unique areas in the community.

020 Unlisted or Questionable Uses

Any use not listed as a permitted use or a special exception is considered not permitted unless the Planning Advisor makes a determination otherwise. The Planning Advisor may determine into which category any questionable use be placed if it is not specifically listed but similar to another use that is a permitted use or special exception. This determination may be appealed to the Board of Zoning Appeals.

030 Official Zoning Map

The zoning map for Argos officially labeled “Town of Argos Zoning Map”, is hereby included as part of this Ordinance. The map may also be known as and referred to as the “Official Zoning Map.”

A. Official Zoning Map Copies

Copies of the Official Zoning Map may be made and distributed to interested persons. The Official Zoning Map copies shall be labeled as copies and have the date which they were last modified printed on them.

B. Location of the Official Zoning Map

- 1. The location and boundaries of the zoning districts are hereby established on a map entitled “Official Zoning Map,” as it may be amended from time to time, which accompanies and is hereby incorporated in and made a part of this Zoning Ordinance. The Official Zoning Map is a geographic coverage layer entitled “Zoning” that is maintained as part of the County’s geographic information

(cont.)



030 Official Zoning Map (cont.)

system (GIS) under the direction of the Planning Director.

2. The Planning Advisor may authorize printed copies of the Official Zoning Map to be produced, and shall maintain digital or printed copies of superseded versions of the Official Zoning Map for historical reference.
3. Two (2) copies of the Official Zoning Map shall be on file and available for public inspection in the Planning Department.

C. Zoning District Boundaries

The Zoning District boundaries shall be shown on the Official Zoning Map. The abbreviations for the zoning districts appearing in this Ordinance shall be used to identify the zoning districts on the Official Zoning Map.

D. Regular Revisions

The Official Zoning Map should be formally revised annually, or as the Plan Commission determines necessary. During interim periods of time, hand drawn lines and text on the Official Zoning Map will be appropriate to note zoning changes. Copies may be made after the amendments are noted, and each copy shall be noted as an update with the “date last changed” noted on the map. Other revisions may be made to correct drafting or other errors or omissions in the prior map, but shall not have the effect of amending the Official Zoning Map except as adopted by the Argos Town Council.

E. Damaged, Destroyed, or Lost Official Zoning Map

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the County Commissioners may, by resolution, adopt a new Official Zoning Map which shall, to the extent possible, duplicate the accuracy of the damaged, destroyed or lost map.

F. Official Zoning Map Standards

District boundaries on the Official Zoning Map shall be interpreted as follows:

1. District boundaries shown within the lines of roads, easements, and transportation rights-of-way shall be deemed to follow the center lines.
2. District boundaries indicated as following section or fractional sectional lines, platted lot lines, or city or town corporation lines shall be construed as following such lines.
3. District boundaries indicated as parallel to or extensions of the above listed features shall be construed as so.
4. District boundaries indicated as approximately following the center line of streams, rivers, or other bodies of water shall be construed to follow such center lines.
5. Where a district boundary line divides a lot at the time such line is adopted, the district in which the majority of the area of the property is included shall apply to the entire property. In cases where a property is divided equally between

two or more zoning districts, the most restrictive district shall apply to the entire property. The Planning Advisor shall determine the applicable zoning for properties divided into several zoning districts consistent with this section.

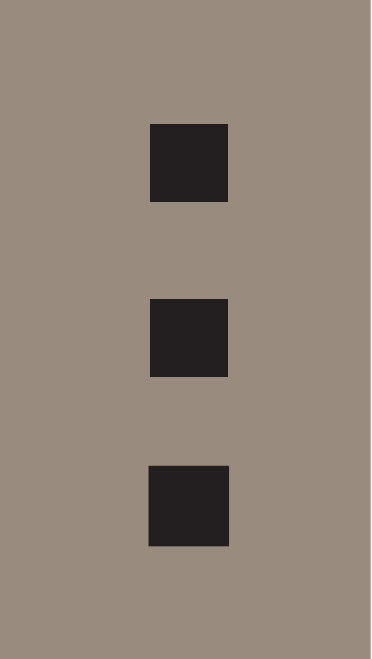
6. If the Planning Advisor cannot definitely determine the location of a district boundary by such center lines, by scale or dimensions stated on the Official Zoning Map, or by the fact that it does not clearly coincide with a property line, immediate action on any application shall be tabled and the Plan Commission shall interpret the location of the district boundary with reference to the scale of the Official Zoning Map and the purposes set forth in all relevant provisions of this Ordinance.
7. Any ruling of the Planning Advisor pertaining to the district boundaries may be appealed to the Board of Zoning Appeals.

G. Effect of Vacation on Zoning

Whenever any street, alley, public way, railroad right-of-way, waterway, or other similar area is vacated by proper authority, the zoning districts adjoining each side of vacated areas shall be extended automatically to the center of the vacated area. All areas included in the vacation shall then be subject to all appropriate regulations of the extended zoning districts. In the event of a partial vacation, the adjoining zoning district, or zoning district nearest the portion vacated, shall be extended automatically to include all of the vacated area. The resolution of any disputes as to the exact zoning district boundaries shall be determined by the Planning Director. Appeals of the Planning Advisor's determination may be brought before the Board of Zoning Appeals.

(cont.)





Standard Zoning District Intent, Uses, & Standards

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3

Standard Zoning District Intent, Uses, & Standards

AG - Agriculture District

This district intends to provide land for farm and agricultural uses. Single-family residence will also be permitted in AG district, providing the lot is at least five (5) acres in size.

Development Standards

Minimum Lot Area:

- No Public water/sewer
- 1.5 acres
- Public water/Sewer
- 1.5 acres

Minimum Lot Width:

- No public water/Sewer
- Public water/sewer
- 50 feet
- (consistent with the requirements of the Sub-division Control Ordinance)
- 50% of the lot width
- (consistent with the requirements of the Subdivision Control Ordinance).

Minimum Front Yard Setback:

- Single Family - 50 feet
- Two Family, Group Houses & Garden Apartments - 50 feet

Minimum Rear Yard Setback:

- Single Family, Group Houses/ Garden Apartments - 20 feet
- Two Family - 20 feet

Minimum Side Yard Setback:

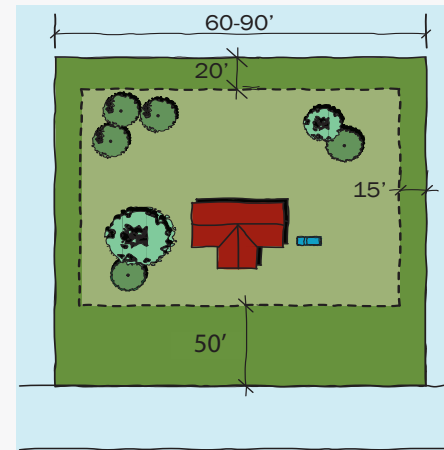
- 15 feet

Maximum Structure Height:

- 35 feet or 2 1/2 stories
- 25 feet - accessory structure

Maximum Lot Coverage:

-
- 50% maximum on all lots



Some of the Additional Development Standards that Apply

5-010 Planned Unit Development 56	6-080 Garage Sales/Yard Sales 88	9-060 Administrative Appeals . 174
6-010 Accessory Structures and Use Standards 72	6-130 Kennel Standards 96	11-060 Improvement Location Permit 213
6-030 Confined Livestock Feeding Standards 74	6-170 Open Space Standards . 107	11-070 Certificate of Occupancy . . . 216
6-040 Environmental Standards 77	6-200 Telecommunication Facility Standards 128	6-090 Home Occupation 89
6-060 Fences, Hedges, Walls . 86	6-210 Vehicle Sales From Residence 134	6-100 Home Based Business . . 90
	6-230 Wind Energy Conversion System Standards 136	6-110 Home Workshop 92
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	9-050 Special Uses 172	

Standard Zoning District Intent, Uses, & Standards

3

AG - Agriculture District

Permitted Uses

Residential Uses

- Single Family Residential
- Modular Home
- Manufactured Home - Double Wide
- Child Day Care Services (in home)
- Accessory Structure

Agricultural Uses

- Crop Production
- Farm Implement Sales and Service
- Forestry and Logging
- Horses and Other Equine Production
- Livestock Auction
- Livestock Composting (accessory use to livestock production)
- Livestock Distribution
- Livestock Incineration (accessory use to livestock production)
- Nursery and Green House
- Sawmill (Portable)

Public Administration

- Government Parks and Recreation

Services

- Church, Synagogue, or similar place of worship
- Nature Parks and Other Similar Institutions
- Religious Organizations

Transportation, Communications, Utilities

- Aircraft Landing Strip
- Meteorological Towers
- Micro Wind System
- On Premises Signs
- Rural Outdoor Sign

Special Uses

Residential Uses

- Two Family Residential
- Home based Business
- Home Occupation
- Home Workshop

Agricultural Uses

- Animal Production
- Animal Production (Limited)

Special Uses

- Livestock Incineration (Commercial)

Manufacturing

- Sawmill (Permanent)
- Warehouse for Vehicle Storage

Services

- Bed and Breakfast Inns
- Cemeteries and Crematories
- Child Day Care Services
- Commercial Amusement and Recreation (Outdoor)
- Drive-In Motion Picture Theaters
- Elementary and Secondary School
- Funeral Homes and Funeral Services
- Golf Courses and Country Club
- Home and Garden Equipment Repair and Maintenance
- Kennel
- Landscaping Services
- Libraries and Archives
- Museums
- Private Clubs and Organizations
- Racetracks
- Recreational and Vacation Camps (except Campgrounds)
- Recreational Goods Rental
- Reupholstery and Furniture Repair
- RV (Recreational Vehicle) Parks and Recreational Camps
- Shooting Ranges
- Solid Waste Landfill
- Spectator Sports
- Vocational Schools
- Welding Shop
- Zoos and Botanical Gardens

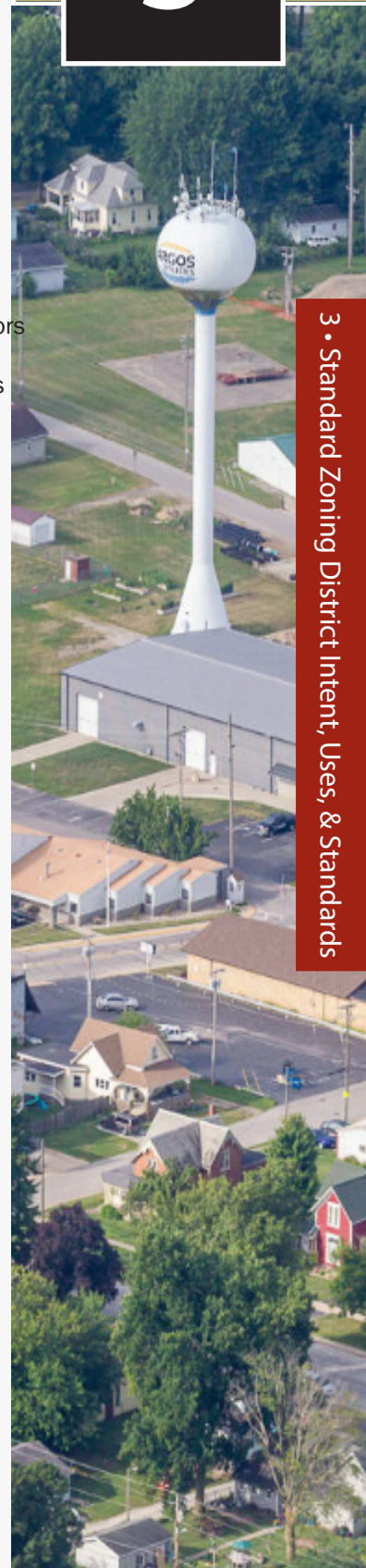
Transportation, Communications, Utilities

- Aircraft Landing Strip
- Billboards
- Bulk Storage of Petroleum Products
- Communication Towers
- Electric Power Generation, Transmission and Distribution
- Liquefied Petroleum Gas (Bottled Gas) Dealers

- Mining (except Oil and Gas)
- Radio and Television Broadcasting
- Small Wind System
- Solar System
- Wind Farm

Wholesale Trade

- Feed Mills and Grain Elevators
- Fertilizer Sales and Storage
- Materials Recovery Facilities



3 • Standard Zoning District Intent, Uses, & Standards

3

Standard Zoning District Intent, Uses, & Standards

R-1 Residential District

The Single Family Residential District refers to medium density residential development surrounding the core neighborhoods around Argos's downtown. This includes older neighborhoods directly adjacent to the downtown as well as other areas that have developed in a similar fashion. Use within the Single Family District will be primarily single-family residential in nature. Other uses in this category include schools, parks, and small-scale churches or institutional facilities.

Development Standards

Minimum Lot Area Per Residential Unit:

- Single-Family - 6000 sf
-

Minimum Lot Area:

- Single-Family - 6000 sf

Minimum Lot Width:

- 60' Feet

Maximum Lot Width to Depth Ratio:

- 1:3; 3 times the lot width

Minimum Single Family Residence Area:

- None

Minimum Lot Frontage:

- 50 Feet

Sewer and Water:

- Must use public sewer and water

Minimum Front Yard Setback:

- 25 feet

Minimum Rear Yard Setback:

- 15 feet

Minimum Side Yard Setback:

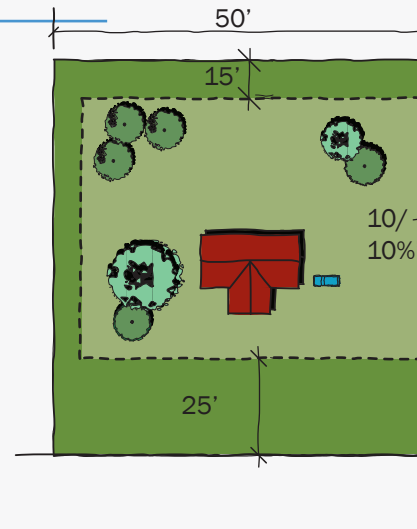
- 10 feet or 10% of lot width, whichever is less.
-

Maximum Structure Height:

- 35 feet
- 25 feet - accessory structure

Maximum Lot Coverage:

- 50% maximum on all lots



Some of the Additional Development Standards that Apply

5-010 Planned Unit Development 56	6-080 Garage Sales/Yard Sales 88	9-060 Administrative Appeals . 174
6-010 Accessory Structures and Use Standards 72	6-130 Kennel Standards 96	11-060 Improvement Location Permit 213
6-030 Confined Livestock Feeding Standards 74	6-170 Open Space Standards . 107	11-070 Certificate of Occupancy 216
6-040 Environmental Standards 77	6-200 Telecommunication Facility Standards 128	
6-060 Fences, Hedges, Walls . 86	6-210 Vehicle Sales From Residence 134	
	6-230 Wind Energy Conversion System Standards 136	
	9-040 Use Variances 171	
	9-050 Special Uses 172	

Standard Zoning District Intent, Uses, & Standards

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R-1 Residential District

Permitted Uses

Residential Uses

- Single Family Residential
- Modular Home
- Child Day Care Services (in home)
- Accessory Structure

Agricultural Uses

- Crop Production

Transportation, Communication, Utilities

- Micro Wind System

Special Uses

Residential Uses

- Assisted Living Facility
- Group Home
- Residential Intellectual Disability, Mental Health and Substance Abuse Facilities
- Home Based Business
- Home Occupation
- Home Workshop

Agricultural Uses

- Animal Production
- Animal Production (limited)
- Livestock Composting (accessory use to livestock production)

Public Administration

- Government Parks and Recreation

Services

- Bed and Breakfast Inns
- Child Day Care Services
- Churches
- Golf Courses and Country Clubs

Transportation, Communication, Utilities

- Solar System



3

Standard Zoning District Intent, Uses, & Standards

R-2 Residential District

The Two Family & Group Home District designation provides the opportunity for medium and high density residential housing. This encompasses area with the highest residential densities in Argos. This includes land already developed as apartment complexes, and condominiums. Uses include single-family dwellings, two-family dwelling, group houses, garden apartments, and apartments.

Development Standards

Minimum Lot Area Per Residential unit:

- Single Family - 6000 sf
- Two-Family - 7200 sf
- Group Houses and Garden Apartments - 3000 sf
- (upper floors only for list above)

Minimum Lot Area:

- Single Family - 6000 sf
- Two-Family - 7200 sf
- Group Houses and Garden Apartments - 3000 sf

Minimum Lot Width:

- 60 Feet

Maximum Lot Width to Depth Ratio:

- 1:3; 3 times the lot width

Minimum Single Family Residence Area:

- 6000 sf

Minimum Lot Frontage:

- 60 Feet

Sewer and Water:

- Must use public sewer and water

Minimum Front Yard Setback:

- Single Family - 25 feet
- Two-Family -25 feet

Minimum Rear Yard Setback:

- Single Family - 15 feet
- Two-Family - 15 feet

Minimum Side Yard Setback:

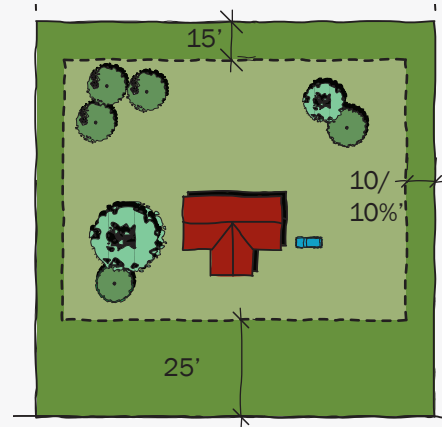
- Single Family - 10 feet or 10% of the lot width, whichever is less
- Two-Family - 10 feet or 10% of the lot width, whichever is less.

Maximum Structure Height:

- 35 Feet
- 25 Feet - Accessory Structure

Maximum Lot Coverage:

- 50% maximum on all lots



Some of the Additional Development Standards that Apply

5-010 Planned Unit Development 56	6-130 Kennel Standards 96	6-220 Vehicle Sales From Residence 134
6-010 Accessory Structures and Use Standards72	6-150 Manufactured Home Community, RV Park, and Campground Standards . . 97	6-230 Wind Energy Conversion System Standards 136
6-020 Bed and Breakfast Standards.....73	6-160 Manufactured Homes . . . 106	9-040 Use Variances 171
6-030 Confined Livestock Feeding Standards 74	6-170 Open Space Standards . . . 107	9-050 Special Uses 172
6-040 Environmental Standards . 77	6-210 Telecommunication Facility Standards 128	9-060 Administrative Appeals . 174
6-060 Fences, Hedges, Walls . . . 86		11-060 Improvement Location Permit 213
6-080 Garage Sales/Yard Sales . 88		11-070 Certificate of Occupancy . . . 216

Standard Zoning District Intent, Uses, & Standards

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R-2 Residential District

Permitted Uses

Residential Uses

- Single Family Residential
- Two-Family Residential
- Multi-Family Residential
- Modular Home
- Child Day Care Services (in home)
- Accessory Structure

Agricultural Uses

- Crop Production

Public Administration

- Community Center/Building for Gov't Service
- Government Parks and Recreation

Transportation, Communications, Utilities

- Micro Wind system

Special Uses

Residential Uses

- Group Home
- Assisted Living Facility
- Residential Intellectual Disability, Mental Health and Substance Abuse Facilities
- Home Based Business
- Home Occupation
- Home Workshop

Agricultural Uses

- Animal Production
- Animal Production (Limited)

Public Administration

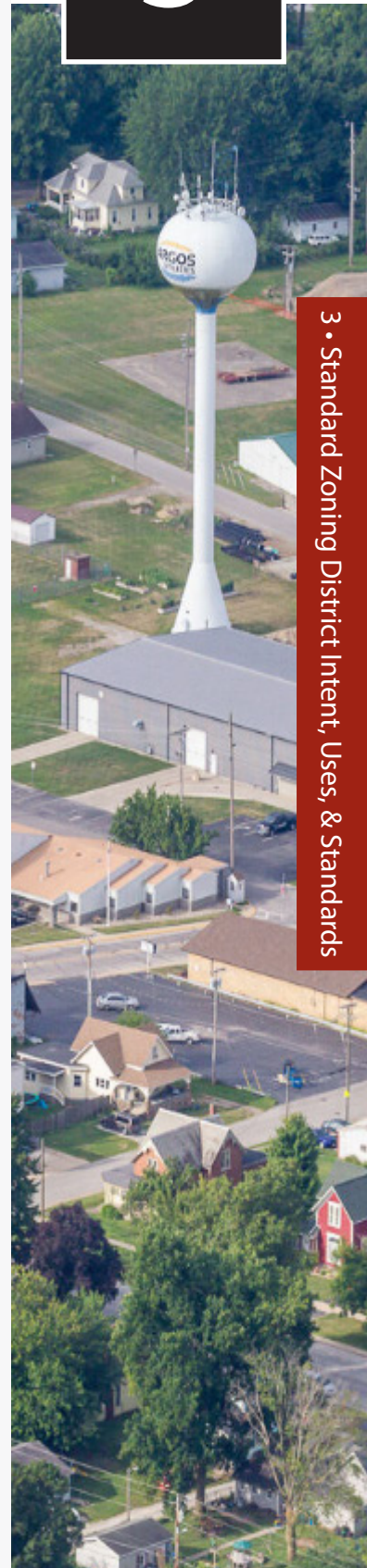
- Community Center / Building for Govt Service
- Government Parks and Recreation

Services

- Churches
- Commercial Amusement and Recreation (Outdoor)
- Elementary and Secondary Schools
- Golf Courses and Country Clubs
- Museums

Transportation, Communications, Utilities

- Solar System



3 • Standard Zoning District Intent, Uses, & Standards

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Standard Zoning District Intent, Uses, & Standards **R-3 Residential District**

The Two Family & Group Home District designation provides the opportunity for medium and high density residential housing. This encompasses area with the highest residential densities in Argos. This includes land already developed as apartment complexes, and condominiums. Uses include single-family dwellings, two-family dwelling, group houses, garden apartments, and apartments.

Development Standards

Minimum Lot Area Per Residential unit:

- Single Family - 6000 sf
- Two-Family - 7200 sf
- Group Houses and Garden Apartments - 3000 sf
- (upper floors only for list above)

Minimum Lot Area:

- Single Family - 6000 sf
- Two-Family - 7200 sf
- Group Houses and Garden Apartments - 3000 sf

Minimum Lot Width:

- 60 Feet

Maximum Lot Width to Depth Ratio:

- 1:3; 3 times the lot width

Minimum Single Family Residence Area:

- 6000 sf

Minimum Lot Frontage:

- 60 Feet

Sewer and Water:

- Must use public sewer and water
-

Minimum Front Yard Setback:

- Single Family - 25 feet
- Two-Family -25 feet

Minimum Rear Yard Setback:

- Single Family - 15 feet
- Two-Family - 15 feet

Minimum Side Yard Setback:

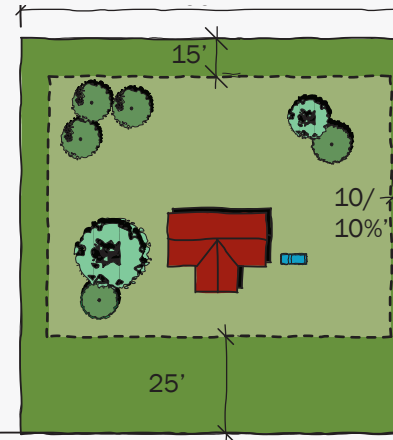
- Single Family - 10 feet or 10% of the lot width, whichever is less
- Two-Family - 10 feet or 10% of the lot width, whichever is less.

Maximum Structure Height:

- 35 Feet
- 25 Feet - Accessory Structures

Maximum Lot Coverage:

- 50% maximum on all lots



Some of the Additional Development Standards that Apply

5-010 Planned Unit Development 56	6-130 Kennel Standards 96	6-230 Wind Energy Conversion System Standards 136
6-010 Accessory Structures and Use Standards72	6-150 Manufactured Home Community, RV Park, and Campground Standards 97	9-040 Use Variances 171
6-020 Bed and Breakfast Standards73	6-160 Manufactured Homes 106	9-050 Special Uses 172
6-030 Confined Livestock Feeding Standards 74	6-170 Open Space Standards 107	9-060 Administrative Appeals . 174
6-040 Environmental Standards . 77	6-210 Telecommunication Facility Standards 128	11-060 Improvement Location Permit 213
6-060 Fences, Hedges, Walls . . . 86	6-220 Vehicle Sales From Residence 134	
6-080 Garage Sales/Yard Sales . 88		

Standard Zoning District Intent, Uses, & Standards

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R-3 Residential District

Permitted Uses

Residential Uses

- Single Family Residential
- Two-Family Residential
- Multi-Family Residential
- Modular Home
- Child Day Care Services (in home)
- Accessory Structure

Agricultural Uses

- Crop Production

Public Administration

- Government Parks and Recreation

Transportation, Utilities, Communications,

- Micro Wind System
- On Premises Signs

Special Uses

Residential Uses

- Group Home
- Assisted Living Facility
- Residential Intellectual Disability, Mental health and Substance Abuse Facilities
- Home Based Business
- Home Occupation
- Home Workshop

Agricultural Uses

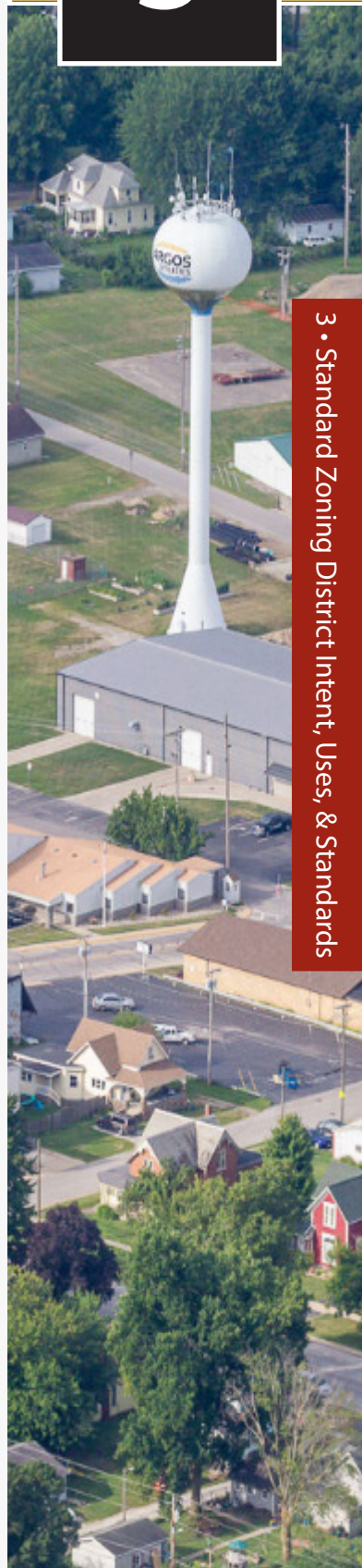
- Animal Production
- Animal Production (Limited)

Services

- Churches
- Commercial Amusement and Recreation (Outdoor)
- Elementary and Secondary School
- Fitness and Recreational Sports Centers
- Golf Courses and Country Clubs
- Museums
- Spectator Sports

Transportation, Utilities, Communications,

- Solar Systems



3 • Standard Zoning District Intent, Uses, & Standards

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Standard Zoning District Intent, Uses, & Standards

MH - Manufactured Home District

Areas designated as Manufactured Home are able to support the heavy infrastructure and transportation needs of these typically high residential density neighborhoods. These area shall be adequately served by municipal sewer and water service and be in close proximity to emergency services.

Development Standards

Minimum Lot Area Per Residential unit:

- 3,000 sq ft

Minimum Lot Area:

- 5 Acres

Minimum Lot Width:

- 300 Feet

Maximum Lot Width to Depth Ratio:

- 1:3; 3 times the lot width

Minimum Lot Frontage:

- 100 Feet

Sewer and Water:

- Must use public sewer and water system

Minimum Front Yard Setback:

- 30 Feet

Minimum Rear Yard Setback:

- 20 Feet

Minimum Side Yard Setback:

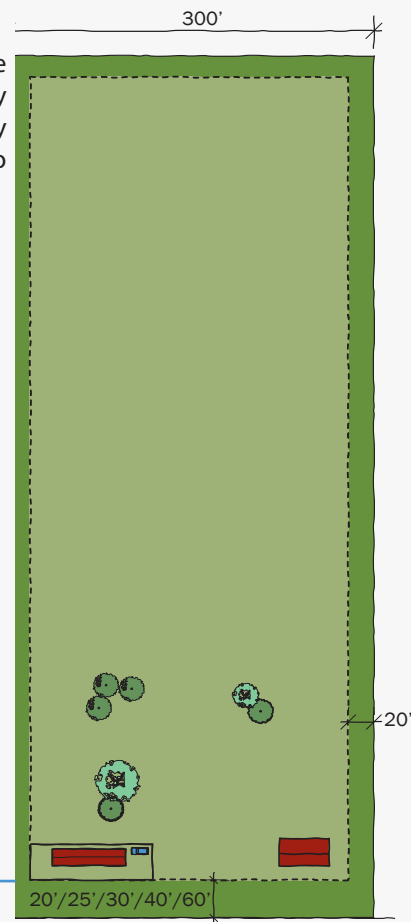
- 20 Feet

Maximum Structure Height:

- 25 Feet

Maximum Lot Coverage:

- 65%



Some of the Additional Development Standards that Apply

6-010 Accessory Structures and Use Standards 78	6-160 Manufactured Homes . . 137
6-040 Environmental Standards 83	6-170 Open Space Standards . 138
6-060 Fences, Hedges, Walls . . 92	6-230 Vehicle Sales From Residence 169
6-070 Flood Hazard Area Standards 93	9-040 Use Variances 203
6-080 Garage Sales/Yard Sales 113	9-050 Special Uses. 204
6-090 Home Occupation 114	9-060 Administrative Appeals . 206
6-100 Home Based Business . 115	11-060 Improvement Location Permit 243
6-110 Home Workshop. 116	11-070 Certificate of Occupancy . . 246
6-150 Manufactured Home Community, RV Park, and Campground Standards 128	

Standard Zoning District Intent, Uses, & Standards

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MH - Manufactured Home District

Permitted Uses

Residential Uses

- Manufactured Home Park
- Manufactured Home - Type A
- Manufactured Home - Type B
- Accessory Structure

Utilities

- Micro Wind System

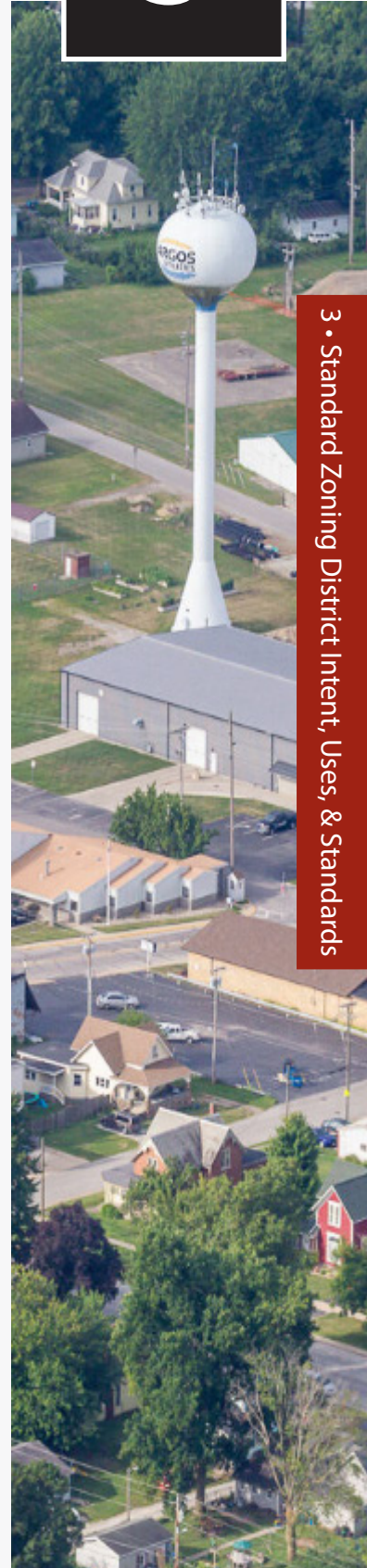
Special Uses

Services

- Churches

Utilities

- Solar System



3 • Standard Zoning District Intent, Uses, & Standards

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Standard Zoning District Intent, Uses, & Standards

B1 - General Business District

The Local Business category is intended to provide for local business uses to serve the surrounding residential communities. It would also allow for single family dwellings, two-family dwellings, group houses, garden apartments, and apartments

Development Standards

Minimum Lot Area:

- Single Family and Two-Family - 6000 sf
- Group Houses and Garden Apartments - 3000 sf
- Apartments - 1500 sf per family

Minimum Lot Width:

- 60 Feet

Maximum Lot Width to Depth Ratio:

- 1:3; 3 times the lot width

Minimum Single Family Residence Area:

- 1,500 square feet (960 if 2 story)

Minimum Lot Frontage:

- 60 Feet

Sewer and Water:

- Must use public sewer system

Minimum Front Yard Setback:

- Single Family - 25 feet.
- Two-Family -25 feet
- Group Homes and Garden Apartments - 25 feet.

Minimum Rear Yard Setback:

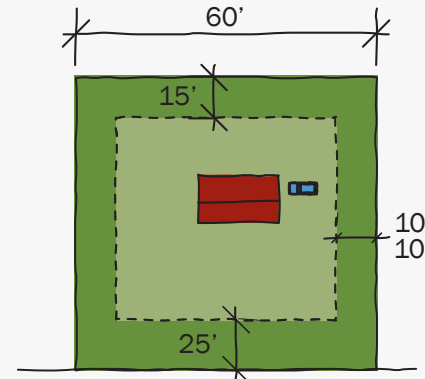
- Single Family - 15 feet
- Two-Family - 15 feet
- Group Homes and Garden apartments - 15 feet
- Apartments - 15 feet

Minimum Side Yard Setback:

- Single Family - 10 feet or 10% of the lot width, whichever is less.
- Two-Family - 10 feet or 10% of the lot width, whichever is less.
- Group Homes and Garden Apartments - 10 feet or 10% of the lot width, whichever is less.

Maximum Structure Height:

- 35 Feet



Maximum Lot Coverage:

- 50% maximum on all lots

Some of the Additional Development Standards that Apply

5-010 Planned Unit Development 56	Campground Standards. 97
6-010 Accessory Structures and Use Standards 72	6-160 Manufactured Homes . . . 106
6-020 Bed and Breakfast Standards 73	6-170 Open Space Standards . 107
6-040 Environmental Standards 77	6-220 Vehicle Sales From Residence 134
6-060 Fences, Hedges, Walls . . 86	9-040 Use Variances 171
6-080 Garage Sales/Yard Sales 88	9-050 Special Uses. 172
6-130 Kennel Standards 117	9-060 Administrative Appeals . 174
6-150 Manufactured Home Community, RV Park, and	11-060 Improvement Location Permit 213
	11-070 Certificate of Occupancy . . . 216

Standard Zoning District Intent, Uses, & Standards

3

B-1 General Business District

Permitted Uses

Residential Uses

- Accessory Structure

Agricultural

- Crop Production
- Nursery and Greenhouse

Finance, Insurance, and Real Estate

- Commercial Banking
- Insurance Carriers and Related Activities
- Offices of Real Estate Agents and Brokers
- Offices of Real Estate Appraisers
- Securities, Commodity Contracts, and other Financial Investments and Related Activities

Public Administration

- Community Center/Building for Govt Service
- Government Parks and Recreation

Retail Trade

- Clothing and Clothing Accessories Stores
- Commercial Bakeries
- Electronic Shipping and Mail Order Houses
- Electronics and Appliance Stores
- Florists
- Food and Beverage Store
- Furniture and Home furnishings Stores
- Health and Personal Care Stores
- Office supplies, Stationery, and Gift Stores
- Pet and Pet Supplies Stores
- Retail Bakeries
- Sporting Goods, Hobby, Book, and Music Stores

Services

- Appliance Repair and Maintenance
- Automotive Repair and Maintenance
- Bowling Centers
- Carpet and Upholstery Cleaning Services
- Caterers
- Cemeteries and Crematories
- Child Day Care Services
- Electronic and Precision Equipment Repair and Maintenance
- Elementary and Secondary Schools
- Exterminating and Pest Control Services
- Fitness and Recreational Sports Centers
- Full Service Restaurants
- Funeral Homes and Funeral Services
- Hair, Nail, and Skin Care Services
- Laundries and Drycleaners
- Laundries and Drycleaners (Coin Operated)
- Libraries and Archives
- Motion Pictures Theaters (except Drive-Ins)
- Nursing Care Facilities
- Offices of Dentists
- Offices of Physicians
- Packaging and labeling Services
- Personal and Household Goods Repair and Maintenance
- Photofinishing
- Photography Studios, Portrait Printing and Related Support Activities
- Private Clubs and Organizations
- Publishing Industries (except internet)
- Recreational Goods Rental
- Religious Organizations
- Rental and Leasing Services
- Reupholstery and Furniture Repair
- Telephone Call Centers
- Travel Arrangements and Reservation Services
- Veterinary Services
- Video Tape and Disc Rental

Transportation, Communications, Utilities

- Micro Wind System
- On Premises Signs

Special Uses

Residential

- Accessory Structure

Agricultural

- Animal Production
- Animal Production (Limited)

Retail Trade

- Automobile Sales
- Automotive Parts, Accessories, and Tire Stores
- Building Material and Garden Equipment and Supplies Dealers
- Gasoline Stations

Services

- Bed and Breakfast Inns
- Churches
- Colleges, Universities, and Junior colleges
- Commercial Amusement and Recreation (outdoor)
- Commercial Parking Lots
- Drive In Motion Picture Theaters
- Home and Garden Equipment Repair and Maintenance
- Hospitals
- Hotels (except Casino Hotels) and Motels
- Museums

Transportation, Communications, Utilities

- Solar System



Standard Zoning District Intent, Uses, & Standards

B2 - Highway Business District

The General Business District represents the central business district of Argos. It consists of a mix of retail, entertainment, office, institutional, and other uses in a mainly pedestrian-friendly core. The General Business District should provide a active and diverse focal point for the community, providing an array of goods and services that generate both local and regional interest.

Development Standards

Minimum Lot Area:

- 6000 sf
- 1500 sf per family

Minimum Lot Width:

- 60 Feet

Maximum Lot Width to Depth Ratio:

- 1 to 3

Minimum Lot Frontage:

- 60 Feet

Sewer and Water:

- Must use public well and septic systems

Minimum Front Yard Setback:

- 25 Feet

Minimum Rear Yard Setback:

- 15 Feet

Minimum Side Yard Setback:

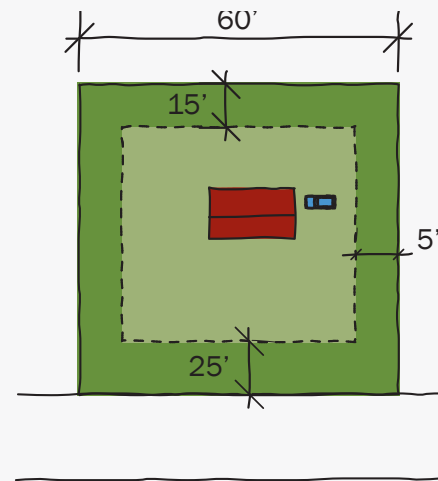
- 5 Feet

Maximum Structure Height:

- 60 Feet

Maximum Lot Coverage:

- 50% maximum on all lots



Some of the Additional Development Standards that Apply

5-010 Planned Unit Development 56	6-200 Sign Standards 118
6-010 Accessory Structures and Use Standards 72	6-210 Telecommunication Facility Standards 128
6-040 Environmental Standards 77	6-230 Wind Energy Conversion System Standards 136
6-050 Exterior Lighting Standards . . 82	7-000 Site Development Plans 142
6-060 Fences, Hedges, Walls . . 86	
6-170 Open Space Standards . 107	
6-180 Parking Access, and Loading Standards 108	
6-190 Public Improvement Standards 115	

Standard Zoning District Intent, Uses, & Standards

B2 - Highway Business District

3

Permitted Uses

Residential Uses

- Accessory Structure

Agricultural

- Crop Production
- Farm Implement Sales and Service
- Nursery and Greenhouse

Retail Trade

- Automobile Sales
- Automotive Parts, Accessories, and Tire Stores
- Building Material and Garden Equipment and Supplies Dealers
- Clothing and Clothing Accessories Stores
- Commercial Bakeries
- Electronic Shipping and Mail Order Houses
- Electronics and Appliance Stores
- Florists
- Food and Beverage Store
- Furniture and Home furnishings Stores
- Gasoline Stations
- Health and Personal Care Stores
- Manufactured (mobile) Home Dealers
- Office supplies, Stationery, and Gift Sores
- Pet and Pet Supplies Stores
- Retail Bakeries
- Sporting Goods, Hobby, Book, and Music Stores

Services

- Appliance Repair and Maintenance
- Automotive Repair and Maintenance
- Bowling Centers
- Carpet and Upholstery Cleaning Services
- Caterers
- Cemeteries and Crematories
- Child Day Care Services
- Commercial Amusement and Recreation (indoor)
- Commercial Parking Lots
- Electronic and Precision Equipment Repair and Maintenance
- Full Service Restaurants
- Hair, Nail, and Skin Care Services
- Home and Garden Equipment
- Hotels (except Casino Hotels) and Motels
- Landscaping Services
- Laundries and Drycleaners
- Laundries and Drycleaners (Coin Operated)

- Libraries and Archives
- Nursing Care Facilities
- Packaging and labeling Services
- Passenger Car Rental
- Photofinishing
- Photography Studios, Portrait
- Printing and Related Support Activities
- Private Clubs and Organizations
- Publishing Industries (except internet)
- Recreational Goods Rental
- Rental and Leasing Services
- Telephone Call Centers
- Travel Arrangements and Reservation Services
- Veterinary Services

Transportation, Communications, Utilities

- Micro Wind System
- On Premises Signs

Special Uses

Residential

- Accessory Structure

Agricultural

- Animal Production
- Animal Production (Limited)

Finance, Insurance, and Real Estate

- Commercial Banking
- Insurance Carriers and Related Activities
- Offices of Real Estate Agents and Brokers
- Offices of Real Estate Appraisers
- Securities, Commodity Contracts, and other Financial Investments and Related Activities

Public Administration

- Community Center/Building for Govt Service
- Government Parks and Recreation

Retail Trade

- Fireworks Sale
- Sexually Oriented Business

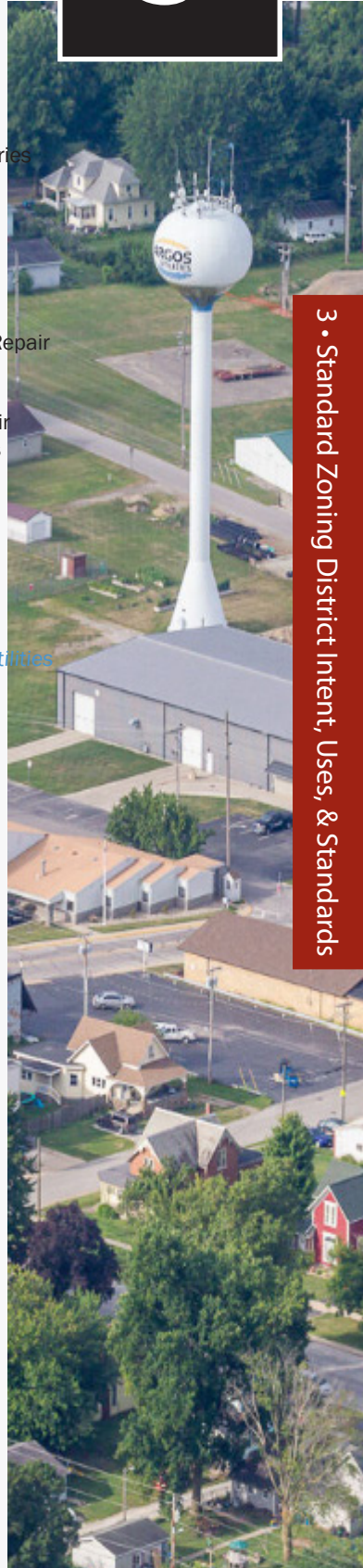
Services

- Bed and Breakfast Inns
- Churches
- Colleges, Universities, and Junior colleges
- Commercial Amusement and Recreation (Outdoor)
- Drive In Motion Picture Theaters
- Elementary and Secondary

- Exterminating and Pest Control Services
- Fitness and Recreational Sports Centers
- Hospitals
- Medical and Diagnostic Laboratories
- Motion Pictures Theaters (except Drive-Ins)
- Motor Vehicle Towing
- Museums
- Offices of Dentists
- Offices of Physicians
- Personal and Household Goods Repair and Maintenance
- Religious Organizations
- Reupholstery and Furniture Repair
- Septic Tank and Related Services
- Shooting Ranges
- Solid Waste Collection
- Video Tape and Disc Rental
- Vocational Schools
- Waste Collection
- Welding Shop

Transportation, Communications, Utilities

- Billboards
- General Trucking
- Small Wind System
- Solar System



3 • Standard Zoning District Intent, Uses, & Standards

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Standard Zoning District Intent, Uses, & Standards

LI - Light Industrial District

The Light Industrial category is intended to as one which requires both buildings and open area for manufacturing, fabricating, processing, heavy repairing, dismantling, storage or disposal of raw materials, manufacturing products or waste, which is not injurious to health or safety of humans or animals, injurious to vegetation; and which is not noxious or offensive by reason of the emission of smoke, dust, gas fumes, orders, or vibrations beyond the limits of the premises upon such industry is conducted.

Development Standards

Minimum Lot Area:

- .5 Acres

Minimum Lot Width:

- 150 Feet

Maximum Lot Width to Depth Ratio:

- None

Minimum Lot Frontage:

- 100 Feet

Sewer and Water:

- May use private well and septic systems

Minimum Front Yard Setback:

- 10 Feet

Minimum Rear Yard Setback:

- 15 feet

Minimum Side Yard Setback:

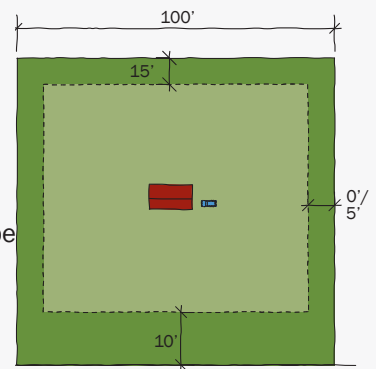
- None required. However if a side yard is provided the minimum dimensions shall be 5 feet.

Maximum Structure Height:

- 60 Feet

Maximum Lot Coverage:

- 90%



Some of the Additional Development Standards that Apply

5-010 Planned Unit Development 56	6-190 Public Improvement Standards 115
6-010 Accessory Structures and Use Standards 72	6-200 Sign Standards 118
6-040 Environmental Standards 77	6-210 Telecommunication Facility Standards 128
6-050 Exterior Lighting Standards 82	6-230 Wind Energy Conversion System Standards 136
6-060 Fences, Hedges, Walls . . 86	7-000 Site Development Plans 142
6-120 Industrial Standards 93	
6-170 Open Space Standards . 107	
6-180 Parking, Parking Access, and Loading Standards 108	

Standard Zoning District Intent, Uses, & Standards

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LI - Light Industrial District

Permitted Uses

Residential Uses

- Accessory Structure

Agricultural Uses

- Crop Production
- Farm Implement Sales and Service

Manufacturing

- Apparel Manufacturing
- Cement and Concrete Product Manufacturing
- Computer and Electronic Product Assembly
- Electrical Equipment, Appliance, and Component Manufacturing
- Fabricating Metal Product Manufacturing
- Food Manufacturing
- Furniture and Related Product Manufacturing
- Leather and Allied Product Manufacturing
- Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing
- Machinery Manufacturing
- Medical Equipment and Supplies Manufacturing
- Nonmetallic Mineral Product Manufacturing
- Primary Metal Manufacturing
- Sawmill (Permanent)
- Textile Mills
- Textile Product Mills
- Transportation Equipment Manufacturing
- Warehouse for Vehicle Storage
- Warehousing and Storage
- Wood Product Manufacturing

Public Administration

- Community Center / Building for Govt Service

Retail Trade

- Electronic Shopping and Mail-Order Houses

Services

- Commercial Parking Lots
- Electronic and Precision Equipment Repair and Maintenance
- Landscaping Services
- Self Storage Units

- Septic Tank and Related Services
- Welding Shop

Transportation, Communication, Utilities

- Bulk Storage of Petroleum Products
- General Freight Trucking
- Meteorological Towers
- Micro Wind System
- On Premises Signs
- Radio and Television Broadcasting

Wholesale Trade

- Feed Mills and Grain Elevators
- Fertilizer Sales and Storage
- Merchants Wholesalers Durable Goods

Special Uses

Agricultural Uses

- Animal Production
- Animal Production (Limited)
- Confined Livestock Feeding AFO, CFO, CAFO
- Livestock Auction

Manufacturing

- Animal Food Manufacturing
- Beverage Manufacturing
- Chemical Manufacturing
- Computer and Electronic Product Manufacturing
- Rendering and Meat Byproduct Processing
- Storage of Explosive Material

Public Administration

- Government Parks and Recreation

Retail Trade

- Building Material and Garden Equipment and Supplies Dealers
- Sexually Oriented Business

Services

- Child Day Care Services
- Churches
- Colleges, Universities, and Junior Colleges
- Commercial Amusement and Recreation (Outdoor)
- Commercial Amusement and Recreation (Indoor)
- Drive In Motion Picture Theaters
- Funeral Homes and Funeral Services
- Home and Garden Equipment Repair and Maintenance
- Hospitals

- Kennels
- Libraries and Archives
- Medical and Diagnostic Laboratories
- Motor Vehicle Towing
- Offices of Dentists
- Offices of Physicians
- Packing and Labeling Services
- Passenger Car Rental
- Private Clubs and Organizations
- Publishing Industries (except Internet)
- Racetracks
- Rental and Leasing Services
- Reupholstery and Furniture Repair
- Shooting Ranges
- Solid Waste Collection
- Solid Waste Combustors and Incinerators
- Travel Arrangement and Reservation Services
- Veterinary Services
- Vocational Schools
- Waste Collection
- Waste Treatment and disposal

Transportation, Communication, Utilities

- Communication Towers
- Electric Power Generation, Transmission and Distribution
- Liquefied Petroleum Gas (Bottled Gas) Dealers
- Rural Outdoor Sign
- Small Wind System
- Solar System
- Wind Farm

Wholesale Trade

- Auto Salvage Yard



3

Standard Zoning District Intent, Uses, & Standards

HI - Heavy Industrial District

The Heavy Industrial category is intended to provide areas for industrial activity, contracting, warehousing, and wholesaling that are heavy in impact because they are operated outdoors and/or have moderate or heavy negative effects, such as noise, dust, or vibration, on surrounding properties.

Development Standards

Minimum Lot Area:

- 2 Acres

Minimum Front Yard Setback:

- 50 Feet

Minimum Lot Width:

- 300 Feet

Minimum Rear Yard Setback:

- 25 Feet when the adjoining property is in an LI or HI District
- 50 Feet when the adjoining property is not in a LI or HI District

Maximum Lot Width to Depth Ratio:

- None

Minimum Side Yard Setback:

- 25 Feet when the adjoining property is in an LI or HI District
- 50 Feet when the adjoining property is not in a LI or HI District

Minimum Lot Frontage:

- 100 Feet

Sewer and Water:

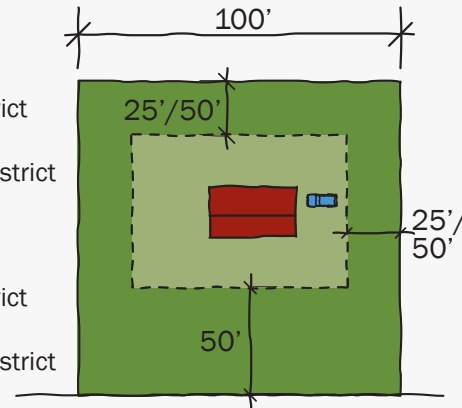
- May use private well and septic systems

Maximum Structure Height:

- 45 Feet

Maximum Lot Coverage:

- 70%



Some of the Additional Development Standards that Apply

5-010 Planned Unit Development 56	6-190 Public Improvement Standards 115
6-010 Accessory Structures and Use Standards 72	6-200 Sign Standards. 118
6-040 Environmental Standards 77	6-210 Telecommunication Facility Standards 128
6-050 Exterior Lighting Standards 82	6-230 Wind Energy Conversion System Standards 136
6-060 Fences, Hedges, Walls . . 86	7-000 Site Development Plans 142
6-120 Industrial Standards 93	
6-170 Open Space Standards . 107	
6-180 Parking, Parking Access, and Loading Standards. . . . 108	

Standard Zoning District Intent, Uses, & Standards

3

HI - Heavy Industrial District

Permitted Uses

Residential Uses

- Accessory Structure

Agricultural Uses

- Crop Production

Manufacturing

- Animal Food Manufacturing
- Apparel Manufacturing
- Beverage Manufacturing
- Cement and Concrete Product Manufacturing
- Chemical Manufacturing
- Computer and Electronic Product Assembly
- Computer and Electronic Product Manufacturing
- Electrical Equipment, Appliance, and Component Manufacturing
- Fabricated Metal Product Manufacturing
- Food Manufacturing
- Foundries
- Furniture and Related Product Manufacturing
- Leather and Allied Product Manufacturing
- Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing
- Machinery Manufacturing
- Medical Equipment and Supplies Manufacturing
- Nonmetallic Mineral Product Manufacturing
- Paper Manufacturing
- Petroleum and Coal Products Manufacturing
- Plastics and Rubber Products Manufacturing
- Primary Metal Manufacturing
- Rendering and Meat Byproduct Processing
- Sawmill (Permanent)
- Storage of Explosive Material
- Textile Mills
- Textile Product Mills
- Transportation Equipment

Manufacturing

- Warehouse for Vehicle Storage
- Warehousing and Storage
- Wood Product Manufacturing

Public Administration

- Community Center / Building for Govt Service

Services

- Commercial Parking Lots
- Electronic and Precision Equipment Repair and Maintenance
- Packaging and Labeling Services
- Publishing Industries (except Internet)
- Septic Tank and Related Services
- Solid Waste Combustors and Incinerators
- Welding Shop

Transportation, Communication, Utilities

- Aircraft Landing Strip
- Bulk Storage of Petroleum Products
- General Freight Trucking
- Meteorological Towers
- Micro Wind System
- On Premises Signs
- Radio and Television Broadcasting

Wholesale Trade

- Feed Mills and Grain Elevators
- Fertilizer Sales and Storage
- Merchants Wholesalers Durable Goods

Special Uses

Agricultural Uses

- Animal Production
- Animal Production (Limited)
- Confined Livestock Feeding AFO, CFO, CAFO

Services

- Churches
- Hazardous Waste Collection
- Racetracks

- Self Storage Units

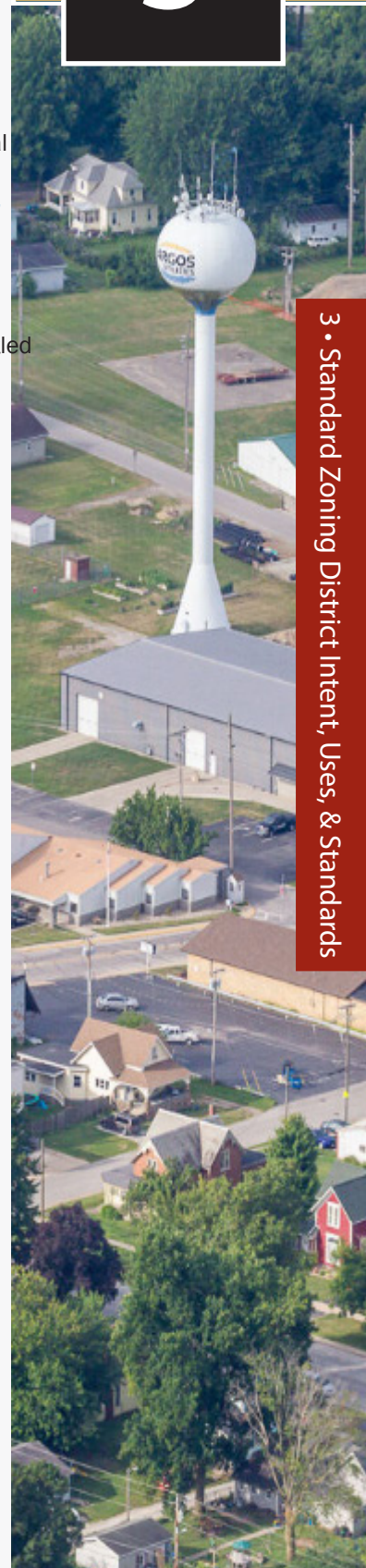
- Waste Collection
- Waste Treatment and Disposal

Transportation, Communication, Utilities

- Communication Towers
- Electric Power Generation, Transmission and Distribution
- Liquefied Petroleum Gas (Bottled Gas) Dealers
- Rural Outdoor Sign
- Small Wind System
- Solar System
- Wind Farm

Wholesale Trade

- Auto Salvage Yard
- Materials Recovery Facilities



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Zoning Districts

110 Unlisted or Questionable Uses

Any use not listed as a permitted use or a special exception is considered not permitted unless the Planning Director makes a determination otherwise. The Planning Director may determine into which category any questionable use be placed if it is not specifically listed but similar to another use that is a permitted use or special exception. This determination may be appealed to the Board of Zoning Appeals.

120 Land Use Matrix

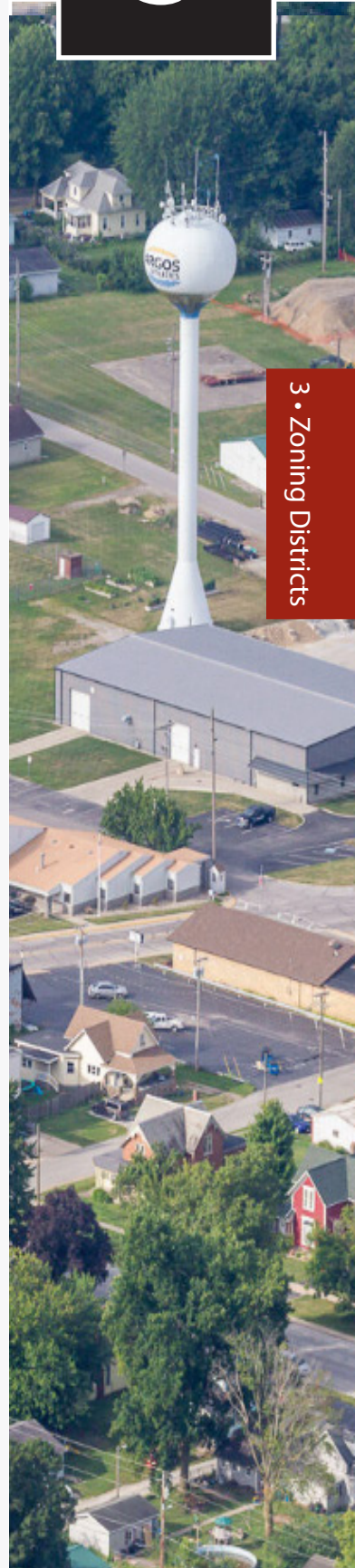
p - Permitted Use; s - Special Exception; d - Development Plan Req.

USE	AG	R1	R2	R3	MH	B1	B2	LI	HI	PUD
AGRICULTURAL										
Animal Production	s	s	s	s		s	s	s	s	d
Animal Production (Limited)	p	p	p	p	p	p	p	p	p	d
Confined Livestock Feeding AFO CFO CAFO								s	s	
Crop Production	p	p	p	p		p	p	p	p	d
Dangerous and Exotic Animals										
Farm Implement Sales and Service	p						p	p		
Forestry and Logging	p									
Horses and Other Equine Production	p									d
Livestock Auction	p							s		
Livestock Composting (accessory use to livestock production)	p	s								
Livestock Composting (Commercial)	s									
Livestock Distribution	p									d
Livestock Incineration (accessory use to livestock production)	p									
Livestock Incineration (Commercial)	s									
Nursery and Greenhouse	p					p	p			d
Sawmill (Portable)	p									d
FINANCE, INSURANCE, AND REAL ESTATE										
Commercial Banking						p	s			
Insurance Carriers and Related Activities						p	s			d
Offices of Real Estate Agents and Brokers						p	s			d
Offices of Real Estate Appraisers						p	s			d
Securities, Commodity Contracts, and Other Financial Investments and Related Activities						p	s			d
MANUFACTURING										
Animal Food Manufacturing								s	p	d
Apparel Manufacturing								p	p	d

Zoning Districts

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Use	AG	R1	R2	R3	MH	B1	B2	LI	HI	PUD
Beverage Manufacturing								s	p	d
Cement and Concrete Product Manufacturing								p	p	d
Chemical Manufacturing								s	p	d
Computer and Electronic Product Assembly								p	p	d
Computer and Electronic Product Manufacturing								s	p	d
Electrical Equipment, Appliance, and Component Manufacturing								p	p	d
Fabricated Metal Product Manufacturing								p	p	d
Food Manufacturing								p	p	d
Foundries									p	d
Furniture and Related Product Manufacturing								p	p	d
Leather and Allied Product Manufacturing								p	p	d
Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing								p	p	d
Machinery Manufacturing								p	p	d
Medical Equipment and Supplies Manufacturing								p	p	d
Nonmetallic Mineral Product Manufacturing								p	p	d
Paper Manufacturing									p	d
Petroleum and Coal Products Manufacturing									p	d
Plastics and Rubber Products Manufacturing									p	d
Primary Metal Manufacturing								p	p	d
Rendering and Meat Byproduct Processing								s	p	d
Sawmill (Permanent)	s							p	p	d
Storage of Explosive Material								s	p	d
Textile Mills								p	p	d
Textile Product Mills								p	p	d
Transportation Equipment Manufacturing								p	p	d
Warehousing and Storage								p	p	d
Warehouse for Vehicle Storage	s							p	p	d
Wood Product Manufacturing								p	p	d
PUBLIC ADMINISTRATION										
Community Center / Building for Govt Service			p			p	s	p	p	d
Government Parks and Recreation	p	s	p	p		p	s			d
RESIDENTIAL										
Single Family Residential	p	p	p	p						d
Modular Home	p	p	p	p						d
Manufactured Home - Single Wide					p					d
Manufactured Home - Double Wide	p				p					d
Two-family residential	s		p	p						d
Multifamily residential			p	p						d



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Zoning Districts

120 Land Use Matrix (cont.)

p - Permitted Use; s - Special Exception; d - Development Plan Req.

Use	AG	R1	R2	R3	MH	B1	B2	LI	HI	PUD
Group Home		s	s	s						d
Assisted Living Facility		s	s	s						d
Residential Intellectual Disability, Mental Health and Substance Abuse Facilities		s	s	s						d
Manufactured Home Park					p					d
Child Day Care Services (in home)	p	p	p	p						d
Home Based Business	s	s	s	s						d
Home Occupation	s	s	s	s						d
Home Workshop	s	s	s	s						d
Accessory Structure	p	p	p	p		p	p	p	p	d
RETAIL TRADE										
Automobile Sales						s	p			d
Automotive Parts, Accessories, and Tire Stores						s	p			d
Building Material and Garden Equipment and Supplies Dealers						s	p	s		d
Clothing and Clothing Accessories Stores						p	p			d
Commercial Bakeries						p	p			d
Electronic Shopping and Mail-Order Houses						p	p			d
Electronics and Appliance Stores						p	p			d
Fireworks sales							s			d
Florists						p	p			d
Food and Beverage Stores						p	p			d
Furniture and Home Furnishings Stores						p	p			d
Gasoline Stations						s	p			d
Health and Personal Care Stores						p	p			d
Manufactured (Mobile) Home Dealers							p			d
Office Supplies, Stationery, and Gift Stores						p	p			d
Pet and Pet Supplies Stores						p	p			d
Retail Bakeries						p	p			d
Sexually Oriented Business							s	s		
Sporting Goods, Hobby, Book, and Music Stores						p	p			d
SERVICES										
Appliance Repair and Maintenance						p	p			d
Automotive Repair and Maintenance						p	p			d
Bed-and-Breakfast Inns	s	s				s	s			d
Bowling Centers						p	p			d
Carpet and Upholstery Cleaning Services						p	p			d
Caterers						p	p			d
Cemeteries and Crematories	s					p	p			
Child Day Care Services	s	s				p	p	s		d

Zoning Districts

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Use	AG	R1	R2	R3	MH	B1	B2	LI	HI	PUD
Churches	p	s	s	s	s	s	s	s	s	d
Colleges, Universities, and Junior Colleges						s	s	s		d
Commercial Amusement and Recreation (Outdoor)	s		s	s		s	s	s		d
Commercial Amusement and Recreation (Indoor)							p	s		
Commercial Parking Lots						s	p	p	p	d
Drive-In Motion Picture Theaters	s					s	s	s		d
Electronic and Precision Equipment Repair and Maintenance						p	p	p	p	d
Elementary and Secondary Schools	s		s	s		p	s			d
Exterminating and Pest Control Services						p	s			d
Fitness and Recreational Sports Centers				s		p	s			d
Full-Service Restaurants						p	p			d
Funeral Homes and Funeral Services	s					p		s		d
Golf Courses and Country Clubs	s	s	s	s						d
Hair, Nail, and Skin Care Services						p	p			d
Hazardous Waste Collection									s	d
Home and Garden Equipment Repair and Maintenance	s					s	p	s		d
Hospitals						s	s	s		d
Hotels (except Casino Hotels) and Motels						s	p			d
Kennel	s							s		d
Landscaping Services	s						p	p		d
Laundries and Drycleaners						p	p			d
Laundries and Drycleaners (Coin-Operated)						p	p			d
Libraries and Archives	s					p	p	s		d
Medical and Diagnostic Laboratories							s	s		d
Motion Picture Theaters (except Drive-Ins)						p	s			d
Motor Vehicle Towing							s	s		d
Museums	s		s	s		s	s			d
Nature Parks and Other Similar Institutions	p									d
Nursing Care Facilities						p	p			d
Offices of Dentists						p	s	s		d
Offices of Physicians						p	s	s		d
Packaging and Labeling Services						p	p	s	p	d
Passenger Car Rental							p	s		d
Personal and Household Goods Repair and Maintenance						p	s			d
Photofinishing						p	p			d
Photography Studios, Portrait						p	p			d



3 • Zoning Districts

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Zoning Districts

120 Land Use Matrix (cont.)

p - Permitted Use; s - Special Exception; d - Development Plan Req.

USE	AG	R1	R2	R3	MH	B1	B2	LI	HI	PUD
Printing and Related Support Activities						p	p			d
Private Clubs and Organizations	s					p	p	s		d
Publishing Industries (except Internet)						p	p	s		d
Racetracks	s							s	s	d
Recreational and Vacation Camps (except Campgrounds)	s									d
Recreational Goods Rental	s					p	p			d
Religious Organizations	p					p	s			d
Rental and Leasing Services						p	p	s		d
Reupholstery and Furniture Repair	s					p	s	s		d
RV (Recreational Vehicle) Parks and Recreational Camps	s									d
Self Storage Units								p	s	d
Septic Tank and Related Services							s	p	p	d
Shooting Ranges	s						s	s		d
Solid Waste Collection							s	s		d
Solid Waste Combustors and Incinerators								s	p	d
Solid Waste Landfill	s									d
Spectator Sports	s			s						d
Telephone Call Centers						p	p			d
Travel Arrangement and Reservation Services						p	p	s		d
Veterinary Services						p	p	s		d
Video Tape and Disc Rental						p	s			d
Vocational Schools	s						s	s		d
Waste Collection							s	s	s	d
Waste Treatment and Disposal								s	s	d
Welding Shop	s						s	p	p	d
Zoos and Botanical Gardens	s									d
TRANSPORTATION, COMMUNICATIONS, UTILITIES										
Aircraft Landing Strip	s								s	
Billboards	s						s			
Bulk storage of petroleum products	s							p	p	d
Communication Towers	s							s	s	d
Electric Power Generation, Transmission and Distribution	s							s	s	d
General Freight Trucking							s	p	p	d
Liquefied Petroleum Gas (Bottled Gas) Dealers	s							s	s	d
Meteorological Towers		p						p	p	d
Micro Wind System	p	p	p	p	p	p	p	p	p	d

Zoning Districts

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USE	AG	R1	R2	R3	MH	B1	B2	LI	HI	PUD
Mining (except Oil and Gas)	s									d
On Premises Signs	p			p		p	p	p	p	
Radio and Television Broadcasting	s							p	p	d
Rural Outdoor Sign	p							s	s	d
Small Wind System	s						s	s	s	d
Solar System										
Roof Mounted Micro Scale and Small Scale	p	p	p	p	p	p	p	p	p	p
Ground Mounted Micro Scale and Small Scale	p	p	p	p	p	p	p	p	p	p
Roof Mounted Medium Scale	p	s	s	s		s	s	p	p	
Roof Mounted Large Scale	s							s	s	
Ground Mounted Medium Scale and Large Scale	s							s	s	
Farm Scale	s							s	s	
Wind Farm	s							s	s	d
WHOLESALE TRADE										
Auto Salvage Yard								s	s	d
Feed Mills and Grain Elevators	s							p	p	d
Fertilizer Sales and Storage	s							p	p	d
Materials Recovery Facilities	s								s	d
Merchants Wholesalers Durable Goods								p	p	



3 • Zoning Districts

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Zoning Districts

130 Zoning District Distance Standards

USE	AG	R1	R2	R3	MH	B1	B2	LI	HI	PUD
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Table 3-B, Distance Standards

	FRONT YARD ¹	REAR YARD	SIDE YARD	MAXIMUM BUILDING HEIGHT	MAX ACCESSORY STRUCTURE HEIGHT	FROM REGULATED DRAIN
AG, AGRICULTURE	50'/60'/70' ²	20'	15'	35'	25'	75'
R1, RESIDENTIAL DISTRICT	30'/35'/50' ²	15'	10' or 10% ³	35'	25'	75'
R2, RESIDENTIAL DISTRICT	30'/35'/50' ²	20'	10' or 10% ³	35'	25'	75'
R3, RESIDENTIAL DISTRICT	30'/35'/50' ²	15'	10' or 10% ³	35'	25'	75'

PUD
¹ Me
² Fro
 Com
³ 10
⁴ Wh
 Distr
⁵ Fro

Zoning Districts

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130 Zoning District Distance Standards (cont.)

MH, MOBILE HOME DISTRICT	50'/50'/50' ²	30' ⁵	15' ⁵	24'	25'	75'
B1, BUSINESS DISTRICT	20'/30'/40' ²	15'	10' or 10% ³	35'	25'	75'
B2, HIGHWAY BUSINESS DISTRICT	25'/40'/50' ²	15'	15'	35'	25'	75'
LI, LIGHT INDUSTRIAL DISTRICT	35'/100'/150' ²	25'	10' or 10% ³	60'	25'	75'
HI, HEAVY INDUSTRIAL DISTRICT	35'/100'/150' ²	25'/50' ⁴	25'/50' ⁴	40'	25'	75'
PUD, PLANNED UNIT DEVELOPMENT ⁷	50'	20'	15'	35'	25'	75'

Measured from the road or street right-of-way.
 From Local Road / From Collector Road / From Arterial Road; as defined by the Marshall County 2004 Comprehensive Plan, Thoroughfare Plan Map
² 10' or 10% of the lot width, whichever is less
³ When adjoining property is in either an LI or HI District / When adjoining property is in other than an LI or HI District
⁴ From the boundary of the PUD or Manufactured Home Community. Additional interior setbacks apply

A. Setback Requirements

1. Height Modification
 Church Spires, belfries, and domes, silos, water towers, and television and radio towers for personal use may be erected above the height limits specified in this section.
2. Visual Setback on Corner Lots
 A visual setback shall be provided for all lots located at road right-of-way intersections in all zoning districts.
 - a. This triangular visual setback is measured along the right-of-way lines of the two intersecting rights-of-way. The distance from the corner of the intersection shall be fifty (50) feet in each direction. A diagonal connecting those two fifty (50) foot segments closes the triangle.
 - b. Nothing shall be erected, placed, planted, or allowed to grow within this visual setback in such a manner as to impede vision between a height of two and one half (2.5) feet and ten feet above the centerline grades of the intersection.
3. Averaging Setbacks Along Road or Street Frontages
 Where the Zoning Administrator has determined that an average front yard setback line has been established prior to the adoption of this ordinance, the minimum front yard setback shall be that established average front yard setback; or ten (10) feet, whichever is greater.



3 • Zoning Districts

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Zoning Districts

140 Zoning District Area Standards

Table 3-C, Area Standards

	MINIMUM AREA PER RESIDENTIAL UNIT	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MAXIMUM WIDTH TO DEPTH RATIO	MINIMUM SINGLE FAMILY RESIDENCE AREA	MAXIMUM LOT COVERAGE	MINIMUM ACCESS TO PUBLIC ROW	SEWER & WATER	MINIMUM COMMON SPACE
AG, AGRICULTURE WITHOUT SANIARY SEWER	5 acres	1 acre	210'	1:3	1,000 sf	50%	25'	Private	0%
AG, AGRICULTURE WITH SANITARY SEWER	5 acres	1 acre	210'	1:3	1,000 sf	50%	25'	Public	0%
R1, SINGLE FAMILY RESIDENTIAL WITHOUT SANITARY SEWER	7,200 sf	7,200 sf	60'	1:3	1,000 sf	50%	25'	Private	0%
R1, SINGLE FAMILY RESIDENTIAL WITH SANITARY SEWER	7,200 sf	7,200 sf	60'	1:3	1,000 sf	50%	25'	Public	0%
R2, SINGLE FAMILY RESIDENTIAL WITHOUT SANITARY SEWERS	6,000 sf	6,000 sf	60'	1:3	1,400 sf	50%	25'	Private	0%
R2, SINGLE FAMILY RESIDENTIAL WITH SANITARY SEWERS	6,000 sf	6,000 sf	60'	1:3	1,400 sf	50%	25'	Public	0%
R3, SINGLE, TWO-FAMILY, TOWNHOUSE AND MULTI-FAMILY WITHOUT SANITARY SEWERS	8,000 sf	8,000 sf	60'	1:3	1,200 sf	50%	25'	Private	0%
R3, SINGLE, TWO-FAMILY, TOWNHOUSE AND MULTI-FAMILY WITH SANITARY SEWER	8,000 sf	8,000 sf	60'	1:3	1,200 sf	50%	25'	Public	0%
MH, MOBILE HOME WITHOUT SANITARY SEWER	10 acres	4,000 sf	40'	1:3	750 sf	65%	25'	Private	0%
MH, MOBILE HOME WITH SANITARY SEWER	10 acres	4,000 sf	40'	1:3	750 sf	65%	25'	Public	0%
B1, LOCAL BUSINESS	5,000 sf	5,000 sf	70'	1:3	800 sf	50%	25'	Public	0%
B2, GENERAL BUSINESS	20,000 sf	20,000 sf	100'	1:3	None	50%	25'	Public	0%
LI, LIGHT INDUSTRIAL	25,000 sf	25,000 sf	150'	1:3	None	70%	25'	Public	0%
HI, HEAVY INDUSTRIAL	2 acres	2 acres	250'	1:3	None	70%	30'	Public	0%
PUD, PLANNED UNIT DEVELOPMENT	NA	5 acres	300'	None	NA	NA	100'	Pub/Priv	10%

PUB/PRIV = PUBLIC OR PRIVATE SEWER & WATER SYSTEMS
 NA = NOT APPLICABLE

Zoning Districts

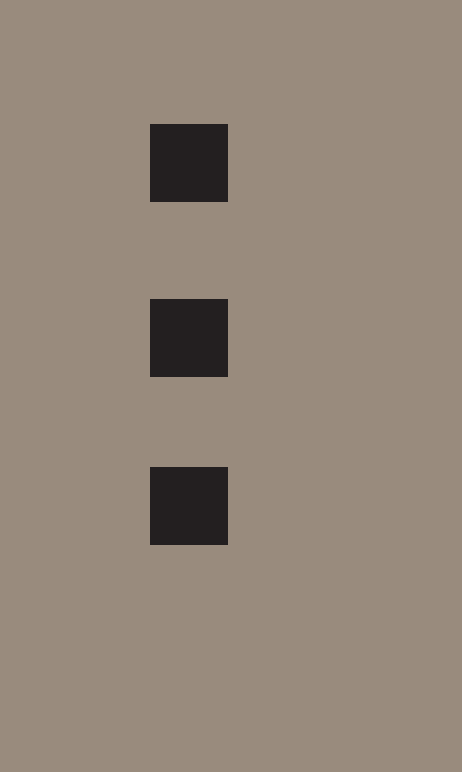
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150 Dwelling Standards

Only one dwelling will be allowed per lot in all zoning districts.



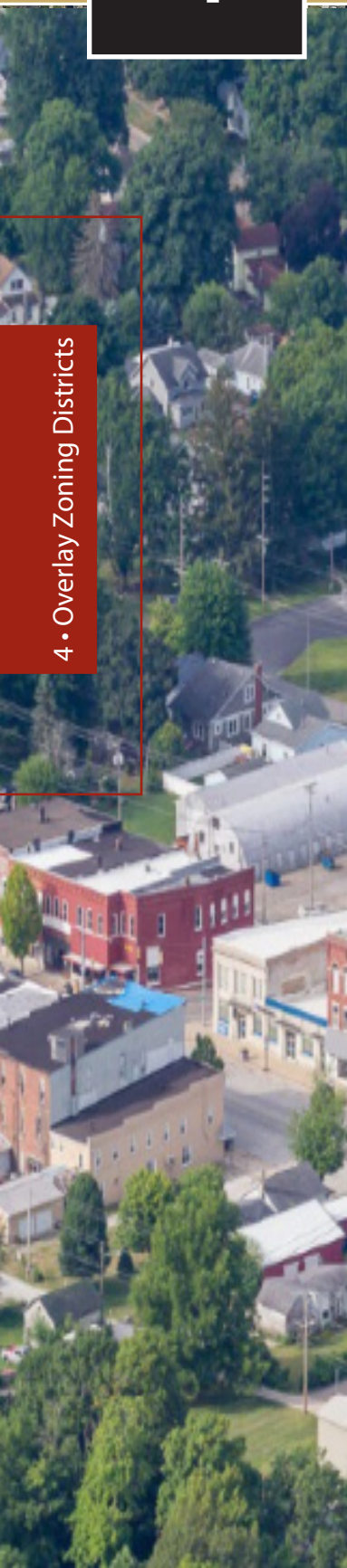
3 • Zoning Districts



Overlay Zoning Districts Intent, Uses, & Standards

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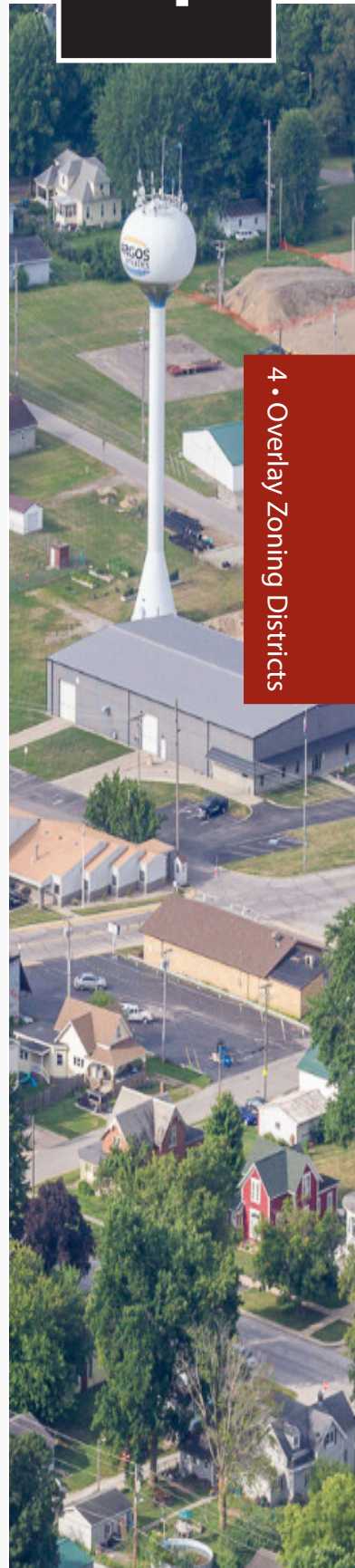
Overlay Zoning Districts Intent, Uses, & Standards



4 • Overlay Zoning Districts

Overlay Zoning Districts Intent, Uses, & Standards

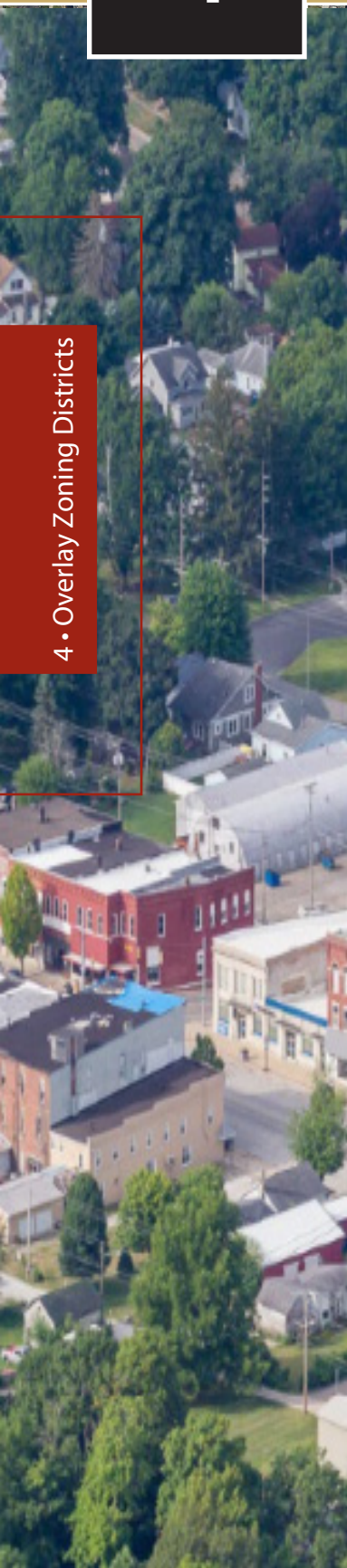
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4 • Overlay Zoning Districts

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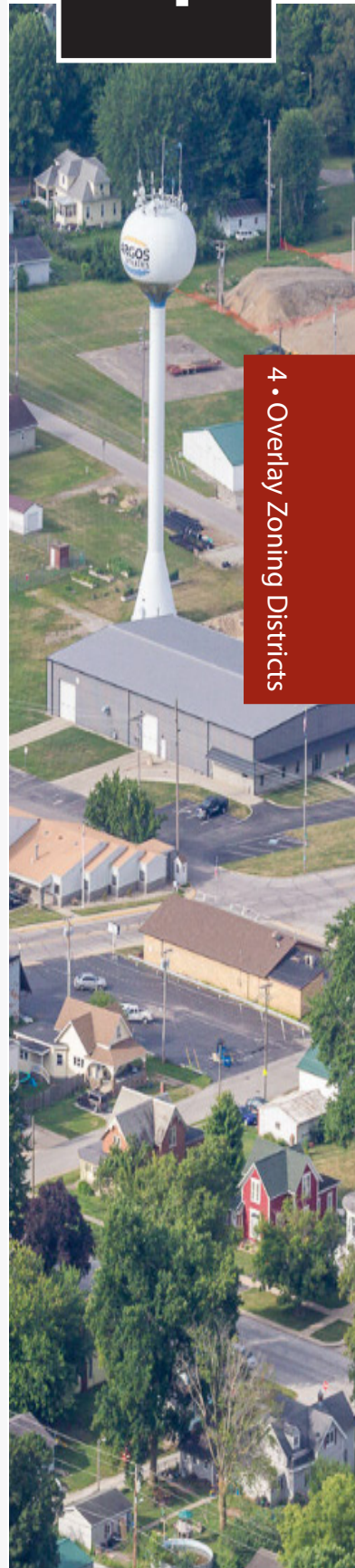
Overlay Zoning Districts Intent, Uses, & Standards



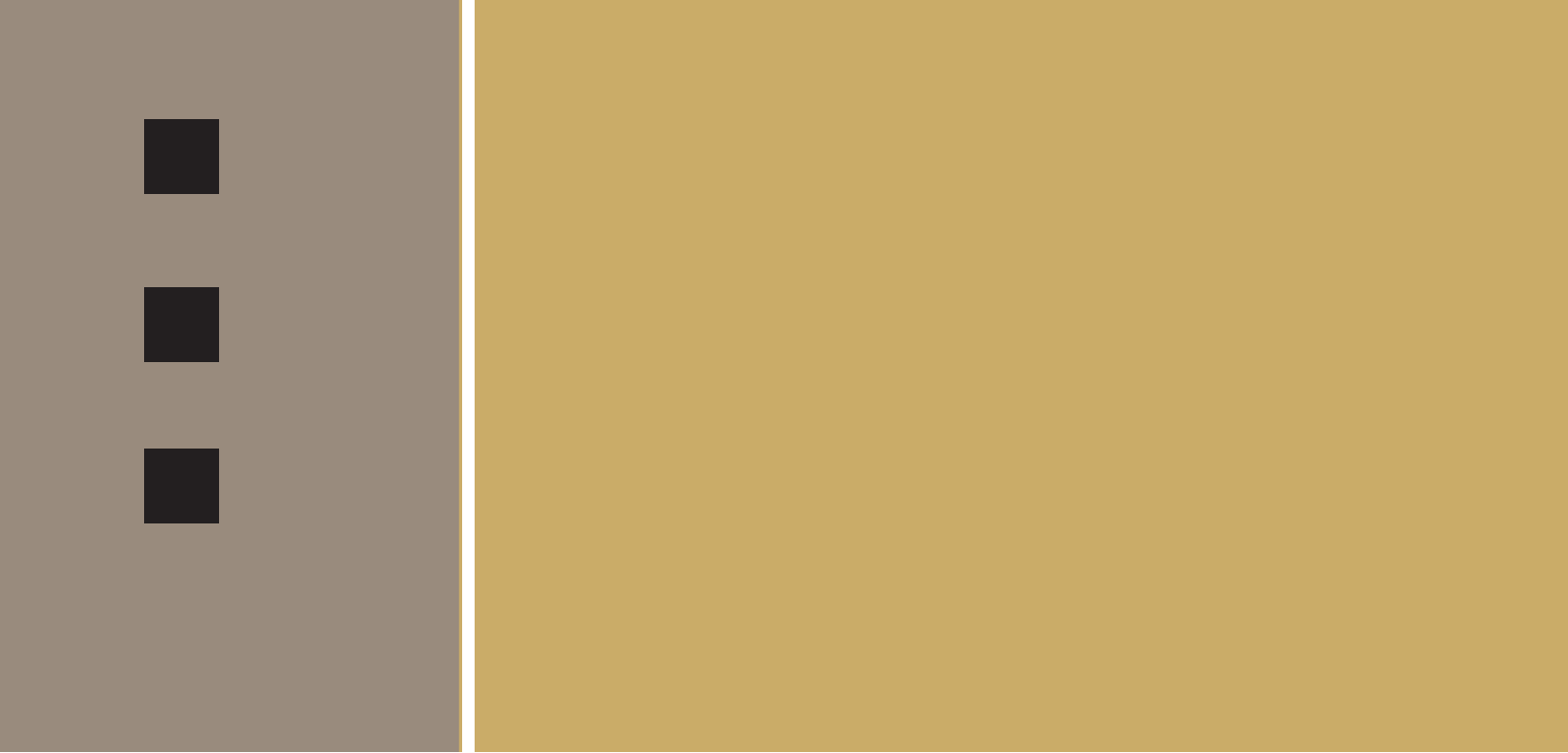
4 • Overlay Zoning Districts

Overlay Zoning Districts Intent, Uses, & Standards

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4 • Overlay Zoning Districts



Planned Unit Development

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Planned Unit Development

010 Purpose

The purpose of the planned unit development is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new developments; to encourage a harmonious and appropriate mixture of uses; to facilitate the adequate and economic provision of streets, utilities and community services; to preserve the natural environmental and scenic features of the site; to encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features; and to mitigate the problems which may be presented by specific site conditions. It is anticipated that Planned Unit Developments will offer one or more of the following advantages:

- A. Reflect the policies of the Comprehensive Plan specific to the area in which the PUD is to be located;
- B. Provide substantial buffers and transitions between areas of different land use and development densities;
- C. Enhance the appearance of Argos by conserving areas of natural beauty, and natural green spaces;
- D. Counteract urban monotony and congestion on streets;
- E. Promote architecture that is compatible with the surroundings;
- F. Buffer differing types of land use and intensities of development from each other so as to minimize any adverse impact which new development may have on existing or zoned development;
- G. Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area; and
- H. Pursue implementation of the Comprehensive Plan.

020 Definition

A Planned Unit Development is an area under single ownership or control to be developed in conformance with an approved Secondary Plan, consisting of a map showing the development area and all improvements to the development area, a text which sets forth the uses and the development standards to be met, and exhibits setting forth any aspects of the plan not fully described in the map and text. The uses and standards expressed in the Secondary Plan constitute the use and development regulations for the Planned Unit Development site in lieu of the regulations for the underlying district.

030 Requirements for Planned Unit Development

- A. The area designated in the Planned Unit Development map must be a tract of land under single ownership or control. Single control of property under multiple ownership may be accomplished through the use of enforceable covenants and commitments which run to the benefit of the Zoning Jurisdiction.

Planned Unit Development

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- B. The plan shall indicate the land use, development standards, and other applicable Argos specifications which shall govern the Planned Unit Development. If the plan is silent on a particular land use, development standard, or other specification of Argos, the standard of the underlying district or the applicable regulations shall apply.
- C. The Planned Unit Development map shall show the location of all improvements. The location of Planned Unit Developments shall be designated on the Zoning Map and adopted pursuant to this Ordinance.
- D. The Planned Unit Development must comply with all required improvements, construction standards, design standards, and all other Argos standards and other pertinent regulations, except where specifically varied through the provisions of this Section of the Ordinance.
- E. **Designation and Conveyance of Permanent Open Space.**
 - 1. **Definition**

Permanent open space shall be defined as parks, playgrounds, landscaped green space, and natural areas, not including schools, community centers or other similar areas in public ownership.
 - 2. **Designation**

No plan for a Planned Unit Development shall be approved, unless such plan provides for permanent landscaped or natural open space. A minimum of ten (10) percent of the proposed Planned Unit Development area shall be designated as Permanent Open Space.
 - 3. **Phasing**

If the Primary Plan provides for the Planned Unit Development to be constructed in stages, open space must be provided for each stage of the Planned Unit Development in proportion to that stage.
 - 4. **Conveyance**

Permanent open space shall be conveyed in one of the following forms:

 - a. To a municipal or public corporation; or
 - b. To a not-for-profit corporation or entity established for the purpose of benefiting the owners and tenants of the Planned Unit Development or, where appropriate and where approved by the Plan Commission and the Board of Commissioners, adjoining property owners, or both. All conveyances hereunder shall be structures to insure that the grantee has the obligation and the right to effect maintenance and improvement of the common open space; and that such duty of maintenance and improvement is enforced by the owners and tenants of the Planned Unit Development and, where applicable, by adjoining property owners; or

(cont.)



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Planned Unit Development

030 Requirements for Planned Unit Development (cont.)

- c. To owners other than those specified in Subsections (a) and (b) above, and subject to restrictive covenants describing and guaranteeing the open space and its maintenance and improvement, running with the land for the benefit of residents of the Planned Unit Development or adjoining property owners, or both; or
 - d. Included in single family residential lots under the control of lot owners.
- F. Uses permitted in a Planned Unit Development may be any use which is found in *Article 3-120, Land Use Matrix* of this Ordinance, subject to the approval of the Plan Commission and Argos Town Council.

040 Procedure for Approval of Planned Unit Development

A. Introduction

Applications shall be accompanied by all plans and documents required by *Article 5-050, Specific Content of Plans* of this Ordinance. A three step application process shall be used. The steps in the process are:

1. Pre-Design Conference;
2. Primary Plan Review; and
3. Secondary Plan Review.

B. Pre-Design Conference

Prior to filing a formal application for approval of a Planned Unit Development, the applicant shall schedule a pre-design conference with the Technical Review Committee. The purpose of the pre-application conference shall be to:

1. Allow the applicant to present a general concept and to discuss characteristics of the development concept in relation to adopted Town of Argos policies.
2. Allow the Technical Review Committee to inform the applicant of applicable policies, standards and procedures for the Planned Unit Development.
3. The pre-design conference is intended only for the above purposes; neither the developer nor the jurisdiction is bound by any decision made during a pre-application conference.

C. Procedure for Primary Plan Review

1. The Primary Plan and application for the Planned Unit Development shall be submitted to the planning staff which will review and certify the application to be complete.
2. The Technical Review Committee will review the Primary Plan in accordance with *Article 10-030, Technical Review Committee* of this Ordinance.
3. The Primary Plan and application, Planning Department report, and such other documents as may be pertinent to the Planned Unit Development shall then be

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forwarded to the Plan Commission for its consideration.

4. The Plan Commission shall hold a public hearing in accordance with its Rules of Procedure.
5. Where there are environmentally sensitive features on the site or the Secondary Plan is expected to be complex, or there are other important planning implications involved, the Plan Commission may reserve the right to review the Secondary Plan. And, where the Plan Commission recommends denial of a Primary Plan and the Argos Town Council approves the plan, the Plan Commission shall review the Secondary Plan.
6. Upon completion of its review, the Plan Commission shall certify the application to the Argos Town Council with a favorable recommendation, an unfavorable recommendation, or no recommendation.
7. The Argos Town Council shall vote on the proposal within ninety (90) days after the Plan Commission certifies the proposal. The Council may adopt or reject the proposal. If the Plan Commission has given the proposal a favorable recommendation and the Council fails to act on the proposal within ninety (90) days, the Ordinance takes effect as if it had been adopted as certified ninety (90) days after certification. If the Plan Commission has failed to make a recommendation or has given the proposal an unfavorable recommendation and the Council fails to act on the proposal within ninety (90) days, the proposal is defeated.

D. Effect of Approval of Primary Plan

1. When a Primary Plan for a Planned Unit Development has been approved by the Council, the Plan shall become effective and its location shall be shown on the Zoning Map. The Zoning Map shall be amended to designate the site as a Planned Unit Development.
2. Upon such amendment of the zoning map, the use and development of the site shall be governed by the Planned Unit Development Primary Plan, subject to approval of a Secondary Plan.
3. No permit of any kind shall be issued until the Secondary Plan has been approved.

E. Secondary Plan:

1. Purpose of Secondary Plan Review
The purpose of the Secondary Plan is to designate the controls for development of the Planned Unit Development. The Secondary Plan shall show the exact location of each building and improvement to be constructed and a designation of the specific internal use or range of uses to which each building shall be put.

(cont.)



5 • Planned Unit Development

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Planned Unit Development

040 Procedure for Approval of Planned Unit Development (cont.)

2. Time Limit for Approval of Secondary Plan

The Secondary Plan shall be submitted to the Planning Department not more than 18 months following Board of Commissioners approval of the Primary Plan. The Primary and Secondary Plans may be submitted as a single plan if all requirements of *Article 5-050.B, Primary Plan Requirements* and *Article 5-050.C, Secondary Plan Requirements* of this Ordinance are met. The Secondary Plan may be submitted and approved in stages, with each stage representing a portion of the Primary Plan, at the discretion of the Plan Commission. The time limit for submitting each stage for approval may be set forth in the Primary Plan, in which case that schedule shall control the timing of development, rather than the time period contained in this paragraph. The Plan Commission may extend the time for application for approval of Secondary Plan for good cause, consistent with the purposes of this Ordinance.

3. Expiration of Time Limit

Periodically, the planning staff shall report to the Plan Commission on Planned Unit Developments whose time limits have expired. The applicants shall be notified. The Plan Commission shall determine whether to consider extending the time or to initiate action to amend the Zoning Map so as to rescind the Planned Unit Development designation.

4. Relationship of Secondary and Primary Plan

The Secondary Plan shall conform to the Primary Plan as approved.

5. Procedure for approval of a Secondary Plan shall be:

a. Secondary Plan Submission

The Secondary Plan and supporting data shall be filed with the planning staff.

b. Staff Review

The planning staff shall review the Secondary Plan to include site plan review, in accordance with the requirements of this Ordinance.

c. Staff Approval

It shall generally be the responsibility of staff to review Secondary Plans, unless the Plan Commission reviews the Secondary Plans as provided in *Article 5-040.C(5), Procedure for Primary Plan Review* of this Ordinance or where a new Secondary Plan is required.

d. Plan Commission Review

If the Plan Commission has retained Secondary Plan Review authority, the Plan Commission shall hold a public hearing in accordance with its Rules of Procedure. The Commission may approve, deny or approve with modifications.

6. Expiration of Secondary Plan

The Secondary Plan shall expire two (2) years after approval, unless grading and/or building permits have been obtained and are still current and valid on that date. This rule shall also apply to each stage of a Secondary Plan approved in stages. The time limit for completion may be set forth in the Secondary Plan,

Planned Unit Development

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in which case that schedule shall control the timing of development, rather than the time period contained in this paragraph. The approving authority may extend the time for commencement of the Secondary Plan for good cause, consistent with the purposes of this Ordinance.

7. Effect of Approval of Secondary Plan

No permit of any kind shall be issued for any purpose within a Planned Unit Development except in accordance with the approved Secondary Plan, and after acceptance by the County of all required guarantees for improvements pursuant to *Article 5-050.C(6), Guarantee of Performance for Completion of Improvements* of this Ordinance.

050

Specific Content of Plans

Planned Unit Secondary Plans and supporting data shall include all documentation listed in this Section of the Zoning Ordinance unless certain documentation is deemed superfluous by the planning staff due to the specific circumstances of the particular request.

A. Pre-Design Conference Requirements

1. A written letter of intent from the applicant describing the applicant's intention for developing the site.
2. A scaled drawing of the site, in simple sketch form, showing the proposed location and extent of the land uses, major streets, and the approximate location of any existing easements, natural features, and topographic or geologic constraints.

B. Primary Plan Requirements

1. A drawing of the Planned Unit Development shall be prepared at a scale not less 1"=50', or as considered appropriated by the planning staff, and shall show in concept major circulation; generalized location and dimensions of buildings, structures, and parking areas; open space areas, recreation facilities, and other details to indicate the character of the proposed development. The submission shall include:
 - a. A site location map.
 - b. The name of the development, with the words "Primary Plan".
 - c. Boundary lines and acreage of each land use component.
 - d. Existing easements, including location, width and purpose.
 - e. Existing land use on abutting properties.
 - f. Other conditions on adjoining land
 - i. topography (at two (2) foot contours) including any embankments or retaining walls;

(cont.)

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Planned Unit Development

050 Specific Content of Plans (cont.)

- ii. use and location of major buildings, railroads, power lines, towers and other influences; and
 - iii. name of any adjoining subdivision plat.
 - g. Existing streets on and adjacent to the tract, including street name, right-of-way width, walks, curbs, gutters, and culverts.
 - h. Proposed public improvements
Including streets and other major improvements planned by the public for future construction on or adjacent to the tract.
 - i. Existing utilities on the tract.
 - j. Any land on the tract within the 100-year floodplain.
 - k. Other conditions on the tract, including water courses, wetlands, sinkholes, wooded areas, isolated trees 6 inches or more in diameter, existing structures and other significant features.
 - l. Existing vegetation to be preserved and the locations, nature, and purpose of proposed landscaping.
 - m. Map data such as north point, scale and date of preparation.
2. Miscellaneous
The Planning Staff shall inform the applicant of any additional documents or data requirements after the pre-application conference.
3. Written Statement of Character of the Planned Unit Development
An explanation of the character of the Planned Unit Development and the reasons why it has been planned to take advantage of the flexibility of these regulations. The written statement shall include:
- a. A specific explanation of how the proposed Planned Unit Development meets the objectives of all adopted land use policies which affect the land in question.
 - b. Ownership
a statement of present and proposed ownership of all land within the project including the beneficial owners of a land trust.
 - c. Development scheduling indicating:
 - i. Stages in which the project will be built, including the area, density, use, public facilities, and open space to be developed with each stage. Each stage shall be described and mapped.
 - ii. Projected dates for beginning and completion of each stage.
 - d. Proposed Uses

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- i. Residential Uses
 - gross area, architectural concepts (narrative, sketch, or representative photo), number of units, bedroom breakdown, and proposed occupancy limits for each residential component;

- ii. Nonresidential Uses

- specific nonresidential uses, including gross areas, architectural concepts (narrative, sketch, or representative photo), and building heights.

- e. Facilities Plan

Preliminary concepts and feasibility reports for:

- i. Roads
- ii. Sidewalks
- iii. Sanitary sewers
- iv. Stormwater management
- v. Water supply system
- vi. Street lighting
- vii. Public utilities

- 4. Traffic Analysis

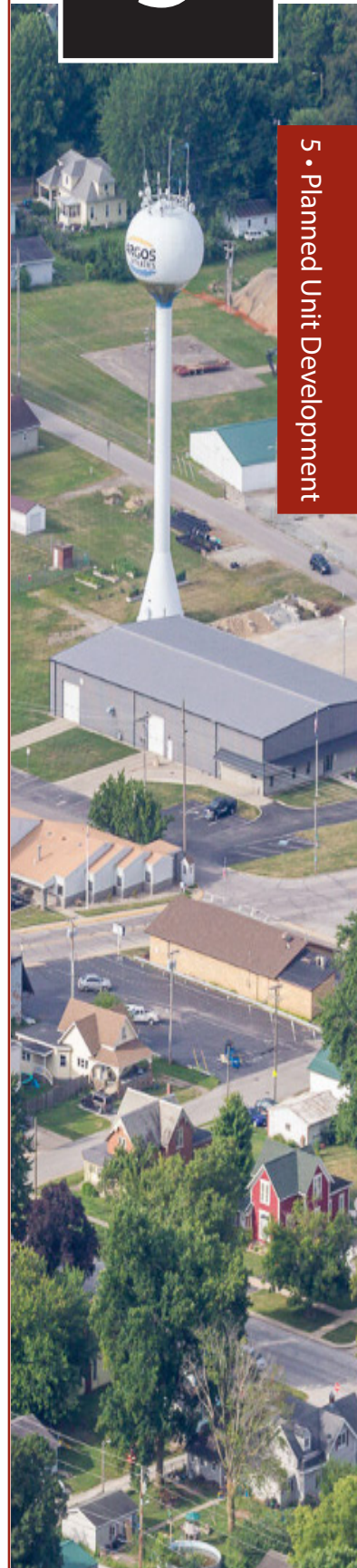
If requested by the planning staff or the Plan Commission, a study of the impact caused by the Planned Unit Development and any measures proposed to accommodate that impact.

C. Secondary Plan Requirements

The application for Secondary Plan Review shall include, but not be limited to, the following documents:

1. Such additional information as may have been required by the Primary Plan Review.
2. An accurate map exhibit of the entire phase for which Secondary Plan Review is being requested, showing the following:
 - a. Precise location of all buildings to be constructed, and a designation of the specific use or range of uses for each building. Single family residential development on individual lots need not show precise locations of buildings on each lot, but plans shall show setback and other bulk constraints.

(cont.)



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Planned Unit Development

050 Specific Content of Plans (cont.)

- b. Design and precise location of all streets, drives, and parking areas, including construction details, centerline elevations, pavement type, curbs, gutters, and culverts.
 - c. Location of all utility lines and easements.
 - d. A final detailed landscape plan, in conformance with *Article 6-140, Landscaping Standards* of this Ordinance.
 - e. Tabulation on each separate subdivided use area, including land area, number of buildings, number of dwelling units per acre, type of unit, bedroom breakdown, and limits on occupancy.
3. If lands to be subdivided are included in the Planned Unit Development, a subdivision plat meeting the requirements of a preliminary plat, as modified by the Primary Plan Review, is required where platting is to be done concurrent with the Secondary Plan Review.
 4. Projected construction schedule.
 5. Agreements and covenants which govern the use, maintenance, and continued protection of the Planned Unit Development and its common spaces, shared facilities, and private roads.
 6. Guarantee of Performance for Completion of Improvements
A bond or other guarantee acceptable to the County shall be provided for all required improvements and shall be executed at time of permit application or platting, whichever comes first. Improvements that must be guaranteed include facilities which shall become public, and may include other facilities or improvements as may be specified in the Primary or Secondary Plan Review. If the project is to be built in phases, the guarantee shall be posted prior to the commencement of work on each phase. The guarantee shall specify the time for completion of improvements, and shall be in an amount of one hundred ten (110) percent of the estimated cost of the improvements.

060 Review Considerations

- A. In their consideration of a Planned Unit Development Primary Plan, the Technical Review Committee in its report to the Plan Commission, the Plan Commission in its recommendation, and the Argos Town Council in its decision, shall consider as many of the following as may be relevant to the specific proposal:
 1. The extent to which the Planned Unit Development meets the purposes of the Zoning Ordinance, the Comprehensive Plan, and any other adopted planning objectives of Argos.
 2. The extent to which the proposed plan meets the requirements, standards, and stated purpose of the Planned Unit Development regulations.
 3. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not

limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons, which such departures are or are not deemed to be in the public interest.

4. The proposal will not be injurious to the public health, safety, and general welfare.
5. The physical design of the Planned Unit Development and the extent to which it makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated permanent open space, and furthers the amenities of light and air, recreation and visual enjoyment.
6. The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood, and whether the proposed plan would substantially interfere with the use or diminish the value of adjacent properties and neighborhoods.
7. The desirability of the proposed plan to the Argos's physical development, tax base and economic well-being.
8. The proposal will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services.
9. The proposal preservessignificantecological, natural, historical, and architectural resources to the extent possible.

070

Changes in the Planned Unit Development

A. Changes Requiring New Primary Plan Review

Changes which alter the concept or intent of the Planned Unit Development including but not limited to:

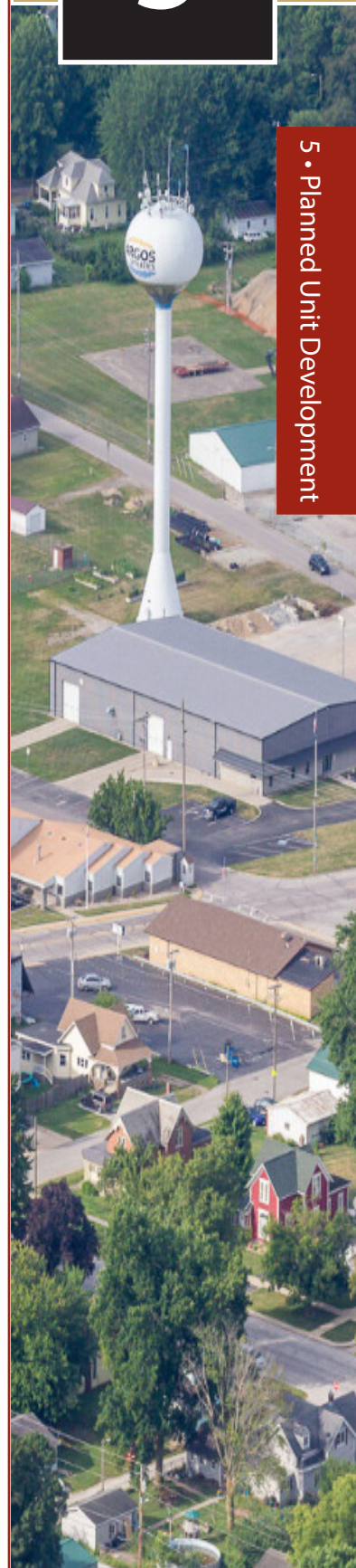
1. Increases in density not to exceed 10%;
2. Changes in the proportion or allocation of land uses;
3. Changes in the list of approved uses;
4. Changes in the locations of uses;
5. Changes in functional uses of open space, where such change constitutes an intensification of use of the open space; and/or
6. Changes in the final governing agreements where such changes conflict with the Primary Plan Review.

B. Changes Requiring New Secondary Plan Review.

These changes shall include the following:

1. Changes in lot arrangement, or addition of buildable lots which do not change approved density of the development;

(cont.)



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Planned Unit Development

070 Changes in the Planned Unit Development (cont.)

2. Changes in site design requirements, such as location of required landscaping, signage, building height, cube and/or footprint, or other such requirements of this ordinance;
3. Changes to the internal street system or off-street parking areas;
4. Changes in drainage management structures;
5. Changes in access to the development site, where such change amounts to an intensification in the traffic patterns of roadways of classification higher than local; and/or
6. All other changes not expressly addressed under *Article 5-070.A, Changes Requiring New Primary Plan Review* of this Ordinance, shall require new Secondary Plan Review.

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5 • Planned Unit Development

Notes

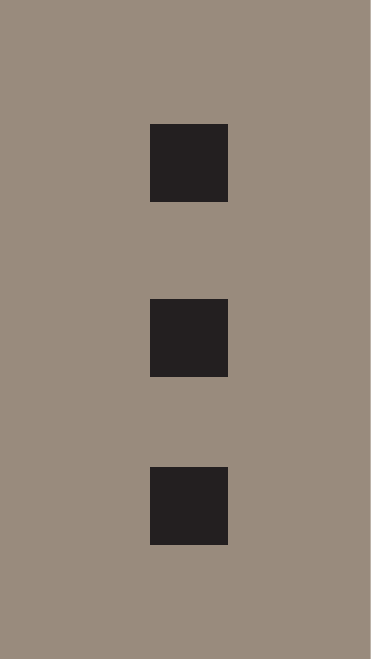
Lined area for taking notes.

Suggestions for Future Changes

Lined area for providing suggestions for future changes.



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Development Standards

010	Accessory Structures and Use Standards	74	140	Manufactured Homes	108
020	Bed and Breakfast Standards	75	150	Open Space Standards	109
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060	Fences, Hedges, Walls	88	190	Swimming Pools-Private Standards	132
070	Garage Sales/Yard Sales	90	200	Solar Systems	132
080	Home Occupation	91	210	Telecommunication Facility Standards	139
090	Home Based Business	92	220	Vehicle Sales From Residence	143
100	Home Workshop	94	230	Visibility Standards	143
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120	Kennel Standards	98			
130	Manufactured Home Community, RV Park, and Campground Standards	99			

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Development Standards

010 Accessory Structures and Use Standards

A. Definition

A use, building, or structure, the use of which is customarily incidental and subordinate to the use of the primary building or primary use of the land on which the accessory use, building, or structure is located. By way of example only, some typical accessory uses, buildings, and structures include: garages, carports, porches, decks, awnings, canopies, mini-barns, storage sheds, outdoor fireplaces, outdoor furnaces, children's playhouses, swings, game courts, fences, swimming pools, hot tubs, grain bins, grain dryers, and storage buildings. Some uses that shall not be considered accessory uses, buildings, or structures include mobile homes, manufactured homes, construction trailers, recreational vehicles, and semi-trailers. An attached garage is considered to be part of the principal building; a free standing garage is an accessory building to the principal structure.

B. Where Permitted

Accessory Uses, Buildings, and Structures shall be permitted in all districts, provided that the primary use which is supported by the accessory use, building, or structure is a permitted use within the district to which a lot is zoned.

C. Construction Prior to Primary Structure

Accessory buildings may only be constructed subsequent to the principal use being established and a building permit obtained for the principal building. No accessory building shall be used prior to the principal buildings or use, except as a storage facility during construction of the principal use. At no time shall it be used for residential purposes.

D. Development Standards

Accessory uses, buildings, and structures shall comply with all development standards of the applicable zoning district unless an exception is specifically provided for in this section.

Accessory buildings shall not exceed 16 feet in height, unless specifically permitted in a given district.

An accessory building or structure shall not be erected in any required front yard area unless specifically authorized in a given district.

Unless otherwise provided for within a given district, an accessory building to a residential use may be erected in the rear yard area and shall be located no less than 10 feet from a rear lot line and no less than 10 feet from an interior side lot line. In a side yard area abutting a street, an accessory building shall maintain a minimum setback from the right-of-way line equal to one-half the distance required for the principal structure unless otherwise provided for within a given district.

E. Dumpsters, Compactors, and Trash Receptacles

Dumpsters, compactors, and other trash receptacles are not regulated as accessory structures.

F. Swimming Pools

Swimming pools must abide by this zoning ordinance as well as Indiana State Code (675 IAC 20).

020

Bed and Breakfast Standards

A. Definition

A Bed & Breakfast is an accessory use to a residential dwelling carried out for gain by the residents of the dwelling, which is clearly incidental and secondary to the use of the dwelling for residential purposes.

B. Number of Rooms and/or Units

Up to five (5) rooms may be rented to guests, whether in the residence or some other appropriate structure on the property.

C. Limitation on stay

A Bed and Breakfast Establishment is not a rooming house or multi-family dwelling. Guests occupying rented rooms shall stay at the Bed and Breakfast Establishment for no more than fourteen (14) consecutive days

D. Food service

A Bed and Breakfast Establishment is not a restaurant. Food service is limited to breakfast; and breakfast shall only be provided to guests occupying rented rooms.



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Development Standards

030

Confined Livestock Feeding Standards (CFOs and CAFOs)

A. IDEM Permit Required

All Confined Animal Feeding Operations (CFOs and CAFOs) must be issued an Indiana Department of Environmental Management (IDEM) permit before an Improvement Location Permit for the CFO or CAFO may be issued.

B. Route Permit Required

All CAFOs must obtain a "Route Permit" from the Argos Highway Department.

C. Water Wells and Ground Water

All CAFOs must abide by 312 AIC 12 Water Well Drilling and Ground Water. All wells capable of withdrawing over 100,000 gallons per day or 70 gallons per minute must be registered

D. Water Wells Testing

All CAFOs must submit an annual report of a private well water test. This test must be an approved test taken by an official approved by the Zoning Administrator.

E. Manure Application

All CAFOs must comply with all IDEM manure application regulations. All surface spread manure must be incorporated within 24 hours unless applied to a growing crop.

F. Irrigation of Manure

Irrigation of manure, except low nutrient water, is prohibited.

G. Odor Control

All CAFOs must provide a detailed odor control plan that includes the use of current, proven odor control technology. The plan may be updated from time to time by the producer to include the latest proven technology. The plan shall address the following areas:

1. Confinement building
2. Manure storage
3. Manure application
4. Carcass disposal in compliance with Indiana State Board of Health Regulations.
5. Dust and particle matter

H. Setbacks From CAFO Structures

1. The minimum setback of a CFO and CAFO structures from the nearest adjacent residence shall be 1/2 mile. CAFO's must employ one of the following odor control technologies:
 - a. Biofilters
 - b. Oil spray for dust control

- c. Shelterbelts
 - d. Wet scrubbers
 - e. Catalytic convertors
 - f. Windbreak walls
 - g. Aerodynamic deduster
 - h. Biomass filter
 - l. Ozonation
 - j. Digester
 - k. Diet manipulation
 - l. Reducing manure loading rates for lagoons
 - m. Surface of lagoon aerated
 - n. Permeable cover for manure storage and lagoon
 - o. Impermeable covers
 - p. Composting
 - q. Solids separation
 - r. Acidification of manure to keep in ammonium form
 - s. Dry manure storage
 - t. Urine/feces segregation
 - u. Other proven strategies as described in an approved odor control plan
2. For CAFO's the setback shall be increased by two-hundred (200) feet for every additional one-thousand (1,000) animals units for those operations which do not employ an additional odor control technology.
- I. Shelterbelt Requirements for CAFO's**
- 1. Shelterbelts shall be a minimum of two rows of trees or shrubs
 - 2. Shelterblents must achieve a minimum height level to have the desired effect on odor before CAFO operations may start.

(cont.)



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Development Standards

J. Resolution of Existing Violations

Any producer who has in the past five years committed CFO or CAFO violations in Indiana or any other state must resolve such violations before an Improvement Location Permit may be issued.

K. CAFOs in Special Flood Hazard Area

CFO and CAFO facilities are not permitted in Special Flood Hazard Areas.

M. Other Use Separation Distances

Any new dwelling, other than quarters provided for hired help with the CFO or CAFO, or any new church, business, school, recreational area (Public or Private), or public building shall have a separation distance of not less than 1,320 feet from any CFO or CAFO that has a state (Indiana) IDEM confined feeding approval. An exception to this Section may be sought by requesting a Variance of Developmental Standard. If, or when, such a variance is granted by the Board of Zoning Appeals, the party obtaining the variance shall be required to either attach to the recorded deed of conveyance a covenant protecting the CFO's or CAFO's rights to operate, or if no contemporaneous conveyance is contemplated, incorporate a similar recorded covenant by cross-referenced affidavit in aid of title. Said covenants shall read as follows:

For deed of conveyance: "In accepting this deed, grantees do hereby acknowledge that surrounding land is agricultural in usage; and grantees, and their successors in interest are precluded from complaining and/or attempting to enjoin any farm operation within 1,320 feet because of nuisances which might result from said operation.

Then for cross-reference: "The undersigned owners of the following described real estate: (HI) do hereby acknowledge that surrounding land is agricultural in usage; and affiants, and their successors in interest, are precluded from complaining and/or attempting to enjoin any farm operation within 1,320 feet because of nuisances which might result from said operation."

N. Site Plan

All CFOs and CAFO's submit a site plan containing the following:

1. Boundaries of the operation and manure application areas.
2. General topography of the area.
3. Location of waste treatment/control facilities.
4. Location of the streams, drainage ditches, highways, lakes and recreational areas.
5. Location of all residential dwellings, businesses, public buildings and recreational areas within 1,320 feet of the operation.

Environmental Standards

A. Purpose

The following standards are intended to encourage protection of unique Argos environmental features and protect persons and property from dangers presented by both the natural and built environment. Some of the following standards refer to complimentary state regulations which are not enforced by Argos but are listed in order to increase awareness of existing regulations in addition to local law.

B. Land Suitability

No land should be used, or structure erected where the land is unsuitable for such use or structure due to slopes, adverse soil or rock formations, erosion susceptibility, or any other feature as determined by the Zoning Administrator, Technical Review Committee, or Plan Commission likely to be harmful to the health, safety, prosperity, aesthetics, and general welfare of the community.

C. Preservation of Natural Features

Existing natural features which would add value to the development of Argos, such as mature trees, streams, lakes, wetlands, stream-side forests (riparian areas), floodplains, and similar irreplaceable assets should be preserved through harmonious and careful design. Land to be developed shall be designed and improved as far as practical in conformity to existing topography in order to minimize storm water runoff, and conserve the natural cover and soil.

D. Wetlands

Wetland areas shall be managed consistent with all applicable standards of the U.S. Army Corps of Engineers and the Indiana Department of Environmental Management.

1. Stream-side Forests (Riparian Areas)

Stream-side forests should be managed consistent with standards adopted by the National Resource Conservation service as expressed in the Conservation Practice Standard for riparian Forest Buffer (Code 391) and all subsequent amendments and revisions.

2. Floodplains

Floodplains shall be managed consistent with the Flood Hazard Area Standards.

E. Conservation of Historic Features

Existing historic features which would add value to the development of Argos, specifically historic landmarks and similar irreplaceable assets should be preserved through harmonious and careful design.

F. Ground Cover

Any part or portion of a non-farm parcel which is not used for structures, loading or parking spaces, sidewalks and accessory uses shall be landscaped or left in a natural state that complies with the applicable weed and nuisance ordinances of Argos. If landscaped, it shall be planted with an all season ground cover and with trees and shrubs in accordance with the requirements of this Ordinance and in keeping with natural surroundings.

(cont.)



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Development Standards

040 Environmental Standards (cont.)

G. Cut/Fill Grade

No cut or fill grade should exceed a slope of 3/1 or 33 1/3. This provision shall apply to all cuts and fills exceeding 100 square feet in exposed surface area, including cuts or fills on land naturally exceeding 3:1 (rise:run) in slope. Cut and fill grade exceeding 3:1 (rise:run) in slope may be permitted using retaining walls and/or terraces. Cut and fill practices which remove natural topography and/or alter natural drainage shall be minimized.

H. Prompt Treatment of Fill

Material used for fill where permitted by this Ordinance and/or by the Indiana Department of Environmental Management, Indiana Department of Natural Resources, or other governmental agency, shall be promptly covered and seeded in a timely manner to prevent erosion.

I. Erosion Prevention

All land, regardless of slope, from which structures or natural cover has been removed or otherwise destroyed, shall be appropriately graded and seeded within 30 days after the removal or destruction of the natural cover and shall meet all Indiana Department of Environmental Management Standards for erosion control. Generally all erosion control measures should make use of best management practices which ensure the long-term operation and maintenance of the control features.

J. Surface Water

It shall be the responsibility of the owner of any lot or parcel of land developed for any use other than for agriculture cultivation to provide for adequate surface water drainage.

1. Any construction which disturbs more than four-thousand (4,000) square feet of surface are must comply with the Argos Drainage and Sediment Control Ordinance.
2. Existing natural surface drainage should be utilized where practical
3. Whenever the evidence available indicates that the natural surface drainage is inadequate, the owner shall provide the parcel with an adequate surface water drainage system which shall be integrated into the drainage patterns of surrounding properties.
4. Swales which provide drainage to a property or properties other than that upon which they are located are required to be placed in an easement meeting the specifications of the Argos Surveyor to prohibit future filling or constructing.
5. On-site detention for a one hundred (100) year storm event shall be required in accordance with the Argos Storm Water Drainage Ordinance, unless a written statement by the Argos Surveyor indicates that it is not necessary to prevent

Development Standards

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harm to adjoining properties.

6. All drainage plans are subject to review and approval by the Argos Drainage Board.

7. **Drainage Swales**

Drainage swales along dedicated streets and within the right-of-way, or within dedicated drainage easements are not to be altered, except for maintenance as originally constructed and approved by the Argos Surveyor or the Indiana Department of Transportation. Driveways may be constructed over these swales subject to the requirements of this Ordinance and the approval of the Argos Highway Superintendent and/or Indiana Department of Transportation (INDOT approval is required for driveways accessing State highways).

- K. Alterations to Bodies of Water**

No alteration of the shoreline or bed of a river, wetland, or public lake shall be made until written approval is obtained from the Indiana Department of Environmental Management and/or Indiana Department of Natural Resources and any necessary approvals are obtained from the U.S. Army Corp. of Engineers. Alterations include, among other things, filling of a pond, river or wetland.

- L. Retention, Detention, and Pond Edges**

All retention, detention, and pond edges must be maintained with a buffer of natural plantings within twenty (20) feet of the point of peak elevation.

- M. Environmental Quality**

All development must be in compliance with Title 13 of the Indiana Code, as amended, as it relates to air pollution control, water pollution control, solid waste management, and other issues of environmental quality.

- N. Hazardous Waste**

All development must be in compliance with Title 7 of the Indiana Code, as amended, as it relates to hazardous waste, low level nuclear waste, underground storage tanks, waste tires, and other materials.

- O. Waste/Debris**

All properties shall at all times be maintained and used only in a clean, neat and well-groomed conditions, free from all natural and man-made debris, junk, rubbish, trash, weeds, and similar items.

- 1. Waste Stored Outdoors**

No waste materials such as, but not limited to, garbage, rubbish, household appliances, inoperable vehicles, furniture designed for interior use, gasoline, oil, flammables, soils, tars, chemicals, greases, dead plant material, noxious weeds, industrial or agricultural waste, or any other material of such nature, quantity, obnoxiousness, toxicity, or temperature so as to contaminate, pollute, or harm water bodies or ground water, provide a habitat for disease carrying animals and insects, or represent a public safety hazard shall be deposited, located, stored, or discharged outside on any lot.

(cont.)



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Development Standards

040 Environmental Standards (cont.)

2. Waste Stored in Structures
Waste shall not be allowed to accumulate within structures in a manner that is inconsistent with applicable regulations for the storage of such materials.

P. Fuel Storage

No highly flammable or explosive liquids, solids, or gases identified by the State Fire Marshal shall be stored in bulk above ground, except in tanks or drums of fuel connected directly with energy devices or heating appliances located and operated on the same lot as the tanks or drums of fuel.

1. Farm Use Exemptions

All farm uses shall be exempt from the provisions of this Section provided that the quantities stored are appropriate to the use of the property in the opinion of the Zoning Administrator.

2. On-site Use Exemptions

All stored fuel for on-site use shall be exempt from the provisions of this section. However, the storage, utilization, and/or manufacture of all flammable and/or explosive materials shall conform to the applicable requirements of the Indiana Department of Fire and Building Services, the prescribed standards of the National Fire Protection Association, and the requirements of the Bureau of Alcohol, Tobacco, and Firearms. Fire fighting equipment and prevention measures shall be subject to the approval of the applicable fire department and shall be readily available and apparent when any activity involving the handling and storage of flammable or explosive materials is conducted.

Q. Explosive Material

Explosive material, including fireworks, shall be handled and stored in accordance with Title 27, Code of Federal Regulations Part 55 – Commerce In Explosives, as amended.

R. Mining, Sand and Gravels Pits, and Other Extractive Operations

1. Approval

In accordance with I.C. 36-7-4-1103 or as amended, the Town may not prevent the use of any mineral resources outside any urban area. An urban area for this section is defined as any 1,320 foot square which includes at least eight (8) residential units.

2. Restrictions

- a. In Urban Areas

Reasonable conditions may be placed on mining operations in Urban Areas as defined by this section to preserve general considerations of public health, safety, and welfare.

- b. In Non-Urban Area

Any conditions or limitations may be placed upon mining operations in Non-Urban Areas as defined by this section in accordance with any required review by the Commission or Board.

Development Standards

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3. Setbacks

All mining operations shall maintain a one hundred (100) foot setback from adjacent non-mining property lines.

4. Development Plan

Any request for approval of a mining operation shall include a Development Plan in accordance with *Article 7, Site Development Plans* of this Ordinance.

5. Reclamation Plan

a. The development plan shall include a plan for reclamation of the property after the conclusion of the mining operations on the property.

b. The applicant shall furnish a bank commitment of credit, bond, certified check or an escrow account or any other means in the manner and amount approved by the Board of County Commissioners to secure the site reclamation according to the plan.

6. Road Maintenance Bond

The applicant shall furnish a bank commitment of credit, bond, certified check or an escrow account or any other means in the manner and amount approved by the Argos Town Board and/or County Commissioners to secure the maintenance of Town/County roads damaged by the mining operation.

S. Septic System Approval

All construction shall comply with State of Indiana and Marshall County Health Department regulations regarding approval and construction of on-site septic systems. In addition, when it is determined by the Marshall County Health Department that new construction requires a new on-site septic system, an alternate on-site septic system location shall also be approved and maintained for future use as an on-site septic system.

T. Private Tiles

All private drainage tile, either existing or new construction, located outside of a parcel and used as a condition for the installation of a private on-site sewage system, shall have a permanent easement of twenty (20) feet in width provided from the parcel line to a public outlet. A blanket easement for an existing drain shall be obtained when the location of the drain is unknown. Any existing private tile that cross the property shall be provided with a twenty (20) ft wide easement.



6 • Development Standards

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Development Standards

050 Exterior Lighting Standards

A. Purpose

The purpose of this Chapter is to provide standards for outdoor lighting that protect the public safety and the general welfare of the community by reducing unsafe and unpleasant lighting conditions, such as light trespass and light pollution, while also promoting the safe and efficient movement of vehicles and pedestrians and the security of local properties.

B. General Requirements

All exterior lighting shall conform with the following general requirements:

1. General Design Standards

All exterior lighting should generally conform to the guidelines of the latest version of the Illuminating Engineering Society of North America Lighting Handbook.

2. Mounting Height Measurement

For the purposes of this Chapter, the mounting height of all light fixtures shall be defined as the vertical distance between the grade level of the surface being illuminated and the bottom of the lighting fixture (luminaire).

3. Use of Timers/Dimmers

Wherever practicable, exterior lighting shall include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

4. Electrical Service

The electrical service to all outdoor lighting fixtures shall be underground, unless the fixtures are mounted directly on utility poles.

5. Holiday Lighting

Holiday lighting shall be exempt from the provisions of this Chapter, provided that such lighting does not, in the opinion of the Zoning Administrator, create dangerous glare on adjacent streets and properties. All holiday lighting can be placed no more than thirty (30) days prior to, and shall be removed no more than thirty (30) days after the holiday for which it was displayed.

6. Prohibited Lighting

The use of spot lights, floodlights, and searchlights shall be prohibited unless otherwise specific in this Chapter.

C. Parking Lot Lighting Requirements

Parking lot lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas while avoiding glare and direct illumination of adjacent properties or streets. All parking lot lighting requirements shall also apply to interior drives and other areas on the property used by vehicles.

1. Lighting Fixtures

All lighting fixtures providing illumination for parking lots shall be ninety (90) degree cut-off fixtures directed downward at the parking lot surface.

2. Maximum Mounting Height

The maximum mounting height for all parking lot illuminating light fixtures shall be consistent with the following table:

Table 6-A, Maximum Lighting Mounting Height

ZONING DISTRICT	S	A	B	LB	GB	LI	HI
MAXIMUM MOUNTING HEIGHT	20'	20'	20'	25'	25'	25'	25'

D. Gasoline Station/Convenience Store Requirements

Lighting levels on gasoline/convenience store aprons and under canopies shall be adequate to facilitate the activities taking place on the property, and shall not be used for the purpose of illuminating signs. Such lighting shall conform with the following requirements:

1. Pump-Area Lighting

Lighting fixtures on canopies shall conform to either of the following requirements:

- a. All light fixtures mounted on the canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy, or
- b. The lighting of the canopy shall use indirect lighting through which light is beamed upward and then reflected down from the underside of the canopy by light fixtures that are shielded so that illumination is focused exclusively on the underside of the canopy.

2. Canopy Lighting

Lights shall not be mounted on the top or sides of any gas station canopy and the sides of the canopy shall not be illuminated. In no instances shall this be interpreted as prohibiting the placement of signs on the canopy which are illuminated consistent with the standards for sign illumination in this Chapter.

E. Lighting of Exterior Display/Sales Areas

Lighting levels on exterior display/sales areas shall be adequate to facilitate the activities taking place in such locations. Such lighting shall conform with the following requirements:

1. Lighting Fixtures

All lighting fixtures used to illuminate exterior display/sales areas shall be 90 degree cut-off fixtures (luminaires) focus directly downward onto the display/sales area. Such light fixtures shall be located, mounted, aimed, and shielded so that direct light is not cast onto adjacent streets or properties.

2. Fixture Height

In no case shall fixtures be mounted at a height greater than twenty (25) feet above grade.

(cont.)



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Development Standards

050 Exterior Lighting Standards (cont.)

3. Fixture Location
All lighting fixtures and mounting poles shall be located within the areas being illuminated.

F. Lighting of Outdoor Athletic/Performance Facilities

Lighting for all outdoor athletic and performance facilities and events shall provide adequate light for the event or facility while minimizing light pollution and the illumination of adjacent streets and properties.

1. Play/Performance Area Lighting

Lighting fixtures for the playing fields and/or performance areas shall be specifically mounted and aimed so that their beams fall directly within the play/performance area and its immediate surroundings and does not spill onto adjacent streets or properties.

G. Security Lighting

Except in a S Zoning District, security lighting shall be coordinated with other lighting on the property to the extent possible and shall otherwise conform with the following requirements:

1. Non-residential Lighting Fixtures

All security lighting in non-residential areas shall be shielded and specifically aimed so that illumination is directed only to the intended area. The light source for any security lighting shall include shields that prevent their light source or lens from being visible from adjacent properties or and/or streets. The use of general floodlighting fixtures shall be prohibited. Security lighting fixtures may be mounted on poles located no further than ten (10) feet from the perimeter of the area intended to be illuminated.

2. Residential Lighting Fixtures

Security lighting fixtures in residential areas shall make use of indirect and reflected lighting techniques to provide soft lighting under canopies, entry porches, or soffits.

3. Illuminated Areas

Any security lighting shall only illuminate vertical surfaces (walls, doors, etc.) up to a height of eight (8) feet from either grade level or the bottom of any illuminated door or entryway, whichever is greater.

4. Perimeter Lighting

Security lighting intended to illuminate a perimeter, such as a fence line, shall include motion sensors and be designed to be off unless triggered by an intruder located within 5 feet of the perimeter.

H. Lighting of Building Facades

With the exception of public buildings, institutional buildings (churches, schools, colleges, etc.), and those listed in the National Register of Historic Places; and/or listed in the Indiana Register of Historic Sites & Structures, exterior building facades shall not be illuminated. Any illuminated facades shall meet the following requirements:

1. Lighting Fixtures

Lighting fixtures shall be located, aimed, and shielded so that light is directed only onto the building facade. Lighting fixtures shall not be directed toward adjacent streets or roads.

2. Lighting Direction

Lighting fixtures shall be designed to wash the façade of the building with light (rather than providing a spot or floodlight affect) and shall be directed downward onto the facade from the upper portions of the structure (rather than upwards onto the facade from the ground).

I. Illuminated Signs

All illuminated signs shall only be illuminated when the business being identified is open for business. All illuminated signs shall also conform to the following requirements:

1. Externally Illuminated Signs

Lighting fixtures illuminating signs shall be located, aimed, and shielded so that light is directed onto only the sign face. Lighting fixtures shall not be aimed toward adjacent streets, roads, or properties, and shall be of a type such that the light source (bulb) is not directly visible from adjacent streets, roads, or properties. All fixtures external to the sign used to illuminate it shall be mounted on the top of the sign, directing light downward onto the face of the sign. Lights located on the ground, or at the base of the sign directing light upward shall be prohibited.

2. Internally Illuminated Signs

Internally illuminated signs shall be composed of light lettering, symbols, etc. on a dark background. Light sources shall be fluorescent tubes behind the sign surface material.



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Development Standards

060 Fences, Hedges, Walls

A. General Provisions - All Districts

1. No fence or wall shall be constructed of or contain barbed wire, broken glass, spikes or sharp and dangerous objects nor be electrically charged, except that barbed wire may be use at the top portion of a permitted fence or wall if located more than 8 feet above the adjacent ground level. Farm fences shall be exempt from the restriction on electronically charged and/or barbed wire fences.
2. All permitted fences or walls shall be located entirely on the zoning lot. They may be located immediately adjacent to the lot line.
3. Fences and walls not permitted herein, but which are approved in conjunction with a planned unit development or a special use, may be authorized as part of that planned development or special use.
4. The provisions of Article 6, Section 230, Visibility Requirements, shall take priority over the provisions of this section in restricting the height, location and type of permitted fence.
5. All fences and walls shall be kept in a state of good repair.

B. Fences Permitted in Residential and Commercial Districts

1. Within the limits of a required front yard area, no fence shall exceed 3 1/2 feet in height and shall have a minimum of 75% of its surface open to permit visibility. Necessary retaining walls are except from the provisions of this requirement.
2. A fence or wall, not more than 6 feet on height may be installed in the side and/or rear yard of any lot in a residential or commercial district provided visibility requirements are met.

C. Fences Permitted in Industrial Districts

1. In an industrial district, a fence or wall, not to exceed 12 feet in height may be installed immediately adjacent to all property lines providing all visibility requirements are met.

D. Fences Around Junk Yards or Automobile Wreacking Yards

1. A solid or opaque fence, no less than 8 feet in height and no more than 12 feet in height, shall be maintained in good repair around junk yards and motor vehicles wreacking yards, subject to and in accordance with the Visibility Requirements of Section 230 of this Article. It is the intention of this provision that required fences shall be more attractive than the view they are constructed to obscure and that said fences shall be maintained in a state of good repair at all times.

E. Swimming Pool Fences

Swimming Pools, access to residential swimming pools shall be restricted by one (1) of the following means:

1. Walls or fencing not less than five (5) feet high and completely surrounding the pool and deck area. Doors and gates must be self-closing, latching, and

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capable of being locked.

2. Other means not less than five (5) feet high and deemed by the Zoning Administrator to be impenetrable and completely surrounding the pool and deck area when the pool is not in use.

F. Fence Permit

That no fence, wall or hedge as described in this Article may be constructed, installed, altered or modified without first receiving a validly issued building permit as issued by the current permitting authority.



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Development Standards

070 Garage Sales/Yard Sales

A. Definition

A public or private sale, conducted by the owner or occupier of a premises either inside or outside of a residence, garage, or other accessory building. An auction conducted by a State licensed auctioneer shall not be considered a garage sale.

B. Limit on Number

Up to three (3) garage sales may be conducted in any calendar year on a premises.

C. Limit on Time

A garage sale shall not be conducted for more than three (3) consecutive days, and only during daylight hours.

D. Parking

The owner or occupier shall be encouraged to provide sufficient off-street parking on the premises of the garage sale. At no time shall customer parking interfere with the safe flow of traffic in the public right-of-way.

E. Items for Sale

All items offered at a garage sale shall be the personal property of the owner or occupier of the premises or the group he/she represents. The items shall not have been purchased specifically for resale at the garage sale.

F. Conclusion of Garage Sale

All outdoor evidence indicating that a garage sale has been conducted shall be removed within three (3) hours of the closing time. This includes sale items, display surfaces, and posted notices.

(cont.)

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Home Occupation

A. Definition

For the purpose of this ordinance, a home occupation shall be interpreted as an occupation or hobby carried on by a member of the immediate family residing on the premises and which is clearly incidental to the use of the dwelling unit for residential purposes. The home occupation shall be carried on wholly within the principal building or an accessory building. The following regulations shall apply:

No person may be employed other than a member of the immediate family residing on the premises.

There shall be no indication from the exterior that the premises are being utilized for any purpose other than residential usage.

No sign, other than a nameplate, shall be permitted to be larger than 2 square feet in area and mounted flush against the structure.

Parking shall not cause undue congestion to the immediate area.

No electrical or mechanical equipment shall be installed or maintained other than that customarily incidental to normal domestic use.

B. Area Requirements

Home Occupation uses shall not occupy an area in excess of twenty-five (25) percent of all floor area of the dwelling.

C. Outside Storage

Outside storage of goods and equipment shall not be permitted

D. Employees

Employees not residing on the property shall not be permitted.

E. Signs

The size of on-site signs are limited to an aggregate area of eight (8) square feet. On-site signs may only advertise goods or products sold on the property. Off-site advertising signs must conform to all provisions of *Article 6-200, Sign Standards* of this Ordinance.

F. Parking

Sufficient off-street parking shall be provided on the property to prevent customers from parking in Town of Argos's rights-of-way.

(cont.)



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Home Based Business

A. Definition

A Home Based Business is an accessory use to a residential property carried out for gain by one or more residents of the property, which is clearly incidental and secondary to the use of the property for residential purposes.

Home Based Business is intended to provide for a base of operations for service oriented businesses that engage in work elsewhere other than the residential property where based. Such businesses might include but are not limited to landscaping, construction, excavating, septic service, etc.

B. Outside Storage

Outside storage of goods and equipment is permitted subject to Board of Zoning Appeals conditions and approval. The Board of Zoning Appeals may pay particular attention to use, enjoyment, and value of adjacent properties.

C. Employees

Employees not residing on the property are permitted subject to Board of Zoning Appeals conditions and approval. The Board of Zoning Appeals may pay particular attention to available on-site parking and the condition and traffic on local roads.

D. Customers

A Home Based Business shall not maintain a store front or office open to the on-site visitation of customers.

E. Signs

The size of on-site signs are limited to an aggregate area of eight (8) square feet. On site signs may only advertise goods or products sold on the property. Off-site advertising signs must conform to all provisions of *Article 6-200, Sign Standards* of this Ordinance.

F. Parking

Sufficient off-street parking shall be provided on the property to prevent customers from parking in County rights-of-way.

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(cont.)

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Development Standards

100 Home Workshop

A. Definition

A Home Workshop is an accessory use to a residential property carried out for gain by one or more residents of the property, which is clearly incidental and secondary to the use of the property for residential purposes.

Home Workshop uses may include light fabricating, light manufacturing or processing activities, or related storage facilities.

B. Area Requirements

Home Workshop uses shall not occupy an area in excess of four thousand (4,000) square feet of gross area.

C. Outside Storage

Outside storage of goods and equipment is permitted subject to Board of Zoning Appeals conditions and approval. The Board of Zoning Appeals may pay particular attention to use, enjoyment, and value of adjacent properties.

D. Employees

Employees not residing on the property are permitted subject to Board of Zoning Appeals conditions and approval. The Board of Zoning Appeals may pay particular attention to available on-site parking and the condition and traffic on local roads.

E. Signs

The size of on-site signs are limited to an aggregate area of eight (8) square feet. On site signs may only advertise goods or products sold on the property. Off-site advertising signs must conform to all provisions of *Article 6-200, Signs* of this Ordinance.

F. Parking

Sufficient off-street parking shall be provided on the property to prevent customers from parking in County rights-of-way.

Industrial Standards

A. Intent

The intent of these standards is to minimize the conflicts between industrial and commercial and residential uses and protect persons and property from the possible by-products of industrial production, distribution, and storage activities.

B. General Standards

All uses placed into operation after the effective date of this Ordinance shall comply with the following general standards in the interests of protecting public health, safety, and general welfare and lessening potential damage to property. No use in existence on the effective date of this Ordinance shall be altered or modified in a manner that conflicts with these standards.

1. Smoke and Particulate Matter

No use on a property shall release fly ash, dust, smoke, or any other type of particulate matter which violates the air quality standards established by the Indiana Department of Environmental Management.

2. Electrical Disturbance

No use on a property shall cause electrical disturbance adversely affecting the operation of radios, televisions or any other equipment on any other lot in the vicinity. All applicable regulations of the Federal Aviation Administration shall apply to all operations which may adversely affect the navigation or control of aircraft.

3. Fire and Explosive Hazards

The storage, utilization, and/or manufacture of all flammable and/or explosive materials shall conform to the applicable requirements of the Indiana Department of Fire and Building Services and the prescribed standards of the National Fire Protection Association. Fire fighting equipment and prevention measures shall be subject to the approval of the applicable Fire Department and shall be readily available and apparent when any activity involving the handling and storage of flammable or explosive materials is conducted.

4. Noise

No use on a property shall create an objectionable production or operational noise, or combination of noises, detectable at the boundary line of any residential or commercial zoning district.

5. Odor

No use on a property shall emit any objectionable odor, or combination of odors, that is detectable at the boundary line of any residential or commercial zoning district.

6. Vibration

No use on a property shall cause any objectionable vibrations or concussions that are detectable without the aid of instruments at the property lines of the lot on which the use is located.

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Development Standards

7. Glare
No use on a property shall produce any glare that is detectable at the property lines of the lot on which the use is located. All outdoor lighting shall be exempt from these Industrial Standards, but shall comply with the Outdoor Lighting Standards section of this Article.
8. Noxious or Toxic Materials
No use on a property shall accumulate or discharge outside of the building(s) in which production or materials storage occurs any materials generally known to be toxic or noxious. Such uses shall also comply with all applicable regulations of the Marshall County Board of Health, the Indiana State Board of Health, and the Indiana Department of Environmental Management.
9. Waste Materials
No use on a property shall accumulate within in the lot, or discharge beyond the lot lines any waste matter in violation of the applicable standards and regulations of the Marshall County Board of Health, the Indiana State Board of Health, and the Indiana Department of Environmental Management.
10. Water Pollutants
No use on a property shall discharge any material, whether liquid or solid, into public waters without any required approvals of the Marshall County Board of Health, Indiana State Board of Health, Indiana Department of Environmental Management, Indiana Department of Natural Resources, the Indiana Stream Pollution Control Board.

C. Exemptions

The industrial standards provided by this section shall be subject to the following exemptions:

1. Farming Operations
Any applicable “Right to Farm” laws may supersede these standards as they pertain to farming and agricultural uses.
2. Exemptions
The following uses, activities, and circumstances shall be except from the standards established by this Chapter:
 - a. Site preparation or the construction, maintenance, repair, alteration, or improvement of structures, equipment or other improvements on or within the lot lines of the subject property;
 - b. The operation of motor vehicles or other facilities for the transportation of personnel, material, or products; and
 - c. Public safety sirens and related apparatus used solely for public purposes and/or necessary for the protection of life, limb, or property.

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D. Applicability

All uses shall conform with any and all applicable requirements of the state and Federal governments (including the standards of the Occupational Safety and Health Administration - OSHA). No use on a property shall exhibit obnoxious characteristics to the extent that it constitutes a public nuisance defined by any applicable Argos Ordinance. In cases where the requirements of this Ordinance are in conflict with other applicable requirements, the most restrictive shall apply.

E. Interpretation

The industrial standards established by this Chapter provide general guidelines for use by the Argos in discussing expectations with new and expanding industrial operations. They also provided references to applicable state and Federal regulations. Where applicable the determination of conformance of industrial operations with the requirements of this Chapter shall be determined by the Plan Commission when consistent with the petition review processes established by this Ordinance, and otherwise by the Plan Director. All decisions of the Plan Director may be appealed to the Board of Zoning Appeals consistent with the provisions for Appeals of Administrative Decisions established by this Ordinance.



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Kennel Standards

A. Purpose

The purpose of this section is to provide for the safe and healthy housing of animals as well as to preserve the safety, use, and enjoyment of surrounding properties.

B. Definition

A Kennel is defined as:

1. An establishment wherein any person engages in the business of boarding, breeding, buying, keeping, letting for hire, training for a fee, or selling three (3) or more dogs, cats, or other small domesticated pets; or
2. Any premises on which five (5) or more dogs, cats, and/or other small domesticated pets over four (4) months of age are kept.

C. Noise Setbacks

Noise produced by the animals and/or operation of the Kennel shall not interfere with the use and enjoyment of neighboring properties. Kennels, including shelters and fenced areas, shall be set back six hundred (600) feet from the nearest residence in which the operator of the Kennel does not reside.

D. Shelter

Sufficient shelter shall be provided to protect the animals from extremes of moisture and hot and cold weather. Animals shall be housed in a noise suppressing shelter between the hours of 9:00 p.m. and 6:00 a.m.

E. Fencing

Sufficient fencing in and around the Kennel shall be provided to secure animals. Fencing shall:

1. Be secure enough to house the species and breed being kept; and
2. Be comprised of a primary enclosure for normal operations of the Kennel and a secondary enclosure to prevent total escape in the event of escape from the primary enclosure.

F. Sanitary Waste Disposal

Proper sanitary disposal of animal waste shall be provided in accordance with all Marshall County Health Department regulations

G. Inspections

Kennels shall be open to periodic inspection by Argos Zoning Administrator and/or the Argos Humane Society.

150 Manufactured Home Community, RV Park, and Campground Standards

A. Intent

This section details the process by which Manufactured Home Communities (MHC) and Recreational Vehicle Parks and Campgrounds (RVP/C) are reviewed. It also defines design standards that apply to each. MHCs RVP/Cs involve the creation of individual sites (called manufactured home community lots and campsites respectively), and internal circulation patterns, much like subdivisions. What distinguishes them is that in MHCs and RVP/Cs, no lots are individually platted. Detailed plans of proposed MHCs and RVP/Cs shall be submitted for approval to the Plan Commission before work begins to ensure adequate design, circulation, and that state mandated health-related standards are met.

B. MHC and RVP/C Approval Process

1. Preliminary plans for a new MHC or RVP/C, or an expansion of an existing MHC or RVP/C, shall be approved by the Plan Commission in a public hearing at its regular meeting. All such Preliminary plans and expansions are subject to public notice and filing requirements. Any change to a site plan approved under this ordinance, the elements of which are listed in *Article 6-150.D, Preliminary MHC And RVP/C Plan Requirements* of this Ordinance below, shall also be approved by the Plan Commission in a public hearing at its regular meeting. However, this does not apply to a reconfiguration of the same number of lots, or the paving of previously unpaved internal streets, nor upgrading other on-site structures and facilities. But, a change to an internal street name does require approval of the Plan Commission and notification to the US Post Office, and the 911 Emergency Response System.
2. Final plans for a new MHC or RVP/C, or an expansion of an existing MHC or RVP/C, shall be approved by the Plan Commission in a public hearing at its regular meeting. The Final plan will not be considered for approval until the action taken by the Plan Commission on the required Preliminary plan has been completed. All such Final plans and expansions are subject to public notice and filing requirements. Any change to a site plan approved under this ordinance, the elements of which are listed in *Article 6-150.D, Preliminary MHC And RVP/C Plan Requirements* of this Ordinance below, shall require approval of an amended Preliminary plan by the Plan Commission in a public hearing at its regular meeting. However, this does not apply to a reconfiguration of the same number of lots, or the paving of previously unpaved internal streets, nor upgrading other on-site structures and facilities. But, a change to an internal street name does require approval of the Plan Commission and notification to the US Post Office, and the 911 Emergency Response System.
3. The filing deadline for a complete application for preliminary or final MHC or RVP/C plan approval is thirty (30) calendar days prior to the date of the regular meeting at which the petitioner intends to have the request heard. The requirements for a complete application are listed below.
4. At the hearing, the Plan Commission may either approve, conditionally approve or deny the preliminary or final MHC or RVP/C plans presented by the petitioner.



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Development Standards

If the petitioner or the petitioner's representative is not present at the hearing, the Plan Commission shall table or dismiss the request.

C. Preliminary Plan Filing Requirements

1. Before an application for Preliminary MHC or RVP/C plan approval may be submitted, the petitioner shall arrange to meet with Plan Commission and/or Technical Review Committee staff to review filing and design requirements. The petitioner shall bring to this meeting a proposed MHC or RVP/C plan drawn in sufficient detail so that staff can determine if design requirements are being met.
2. For a request for Preliminary MHC or RVP/C plan approval to be considered complete, the following items shall be presented to Plan Commission staff no less than 30 calendar days before the regular meeting at which the petitioner intends to have the request heard:
 - a. A signed "Application Form for Approval of Manufactured Home Community or Recreational Vehicle Park and Campground" with metes and bounds legal description of the property for which approval is being sought; and if floodplain land is present, a metes and bounds legal description of that portion of the property situated at or above the regulatory flood elevation as determined by the Zoning Ordinance and as certified by a Registered Land Surveyor or Registered Professional Engineer.
 - b. A non-refundable processing fee in the amount established by the Plan Commission for MHC or RVP/C plan approval;
 - c. A list of names and addresses of all property owners within three hundred (300) feet of the proposed development;
 - d. For any RVP/C campsites proposed to be located within a floodway fringe, certification from a Registered Land Surveyor or Registered Professional Engineer that none of the campsites would be located within the flood plain established for that location by the Indiana Department of Natural Resources;
 - e. Ten (10) sets of MHC or RVP/C plans, fulfilling all requirements of all agencies listed above; no deviations from minimum state standards shall be permitted;
 - f. Signatures indicating that a full set of MHC or RVP/C plans have been received by the County Sheriff Department, the appropriate fire department, EMS, and the appropriate school corporation. If these agencies wish to comment to the Plan Commission staff on these plans, they shall do so within two (2) weeks of the filing deadline;
3. A complete application for Preliminary MHC or RVP/C plan approval shall be placed for public hearing on the Plan Commission's next available meeting agenda. If the application is not placed on the next agenda because it is incomplete, Plan Commission staff shall notify the petitioner in writing of the

application's deficiencies.

D. Preliminary MHC And RVP/C Plan Requirements

A complete MHC or RVP/C plan is certified by a Registered Engineer or Architect licensed to practice in the State of Indiana and meets all the design standards of *Article 6-150.G, MHC Design Requirements* or *Article 6-150.H, RVP/C Design Requirements* of this Ordinance below. (A Registered Land Surveyor may certify those portions of MHC plans that deal with gravity sanitary sewers, storm sewers and tile drains.) It contains all of the following elements:

1. A cover sheet;
2. A vicinity map drawn to an appropriate scale,
3. The name of the proposed MHC or RVP/C;
4. A metes and bounds legal description of the area for which approval is being sought, including its location by quarter section, township and range, city, town or civil township;
5. The name and address of the petitioner;
6. The name, address and seal of the Registered Engineer, Architect or Land Surveyor certifying any parts of the plan;
7. The scale of the plan, north point, and date.
8. An analysis of current conditions:
 - a. Boundary, ownership, and zoning of the proposed site and all adjoining properties; if located in a flood hazard area, a metes and bounds legal description of that portion of the property situated at or above the regulatory flood elevation determined by *Article 6-070, Flood Hazard Area Standards* of this Ordinance, certified by a Registered Land Surveyor or Registered Professional Engineer.
 - b. Topography in intervals of not less than one (1) foot and not more than two (2) foot;
 - c. Location of all structures with an indication of their current condition, both on site and on adjoining properties;
 - d. Location, dimensions and names of all dedicated public streets, private streets, and railroad and utility rights-of-way, both on-site and adjacent to the site;
 - e. Location and size of all existing storm and sanitary sewers, water mains, electrical, gas, telephone and cable television lines, culverts, drainage tiles, legal drains (ditches), and underground facilities both on site and adjacent to the site;



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- f. Identification and location of soil types and vegetation;
 - g. Natural features, such as water courses, ponds, marshes, rock outcroppings, etc.;
 - h. For any RVP/C campsites proposed to be located within a floodway fringe, certification from a Registered Land Surveyor or Registered Professional Engineer that none of the campsites would be located within the regulatory floodway established for that location by the Indiana Department of Natural Resources;
9. A proposed site plan:
- a. Location, dimensions and names of all proposed streets;
 - b. Location of all rights-of-way, sidewalks, crosswalks, alleys and easements;
 - c. Location, dimensions and area of all proposed MHC lots if an MHC, or of all proposed campsites if an RVP/C; these are to be numbered consecutively; plus dimensions of the largest MH that will fit each proposed MHC-lot within the requirements of *Article 6-150.G, MHC Design Requirements* of this Ordinance below;
 - d. Location of all proposed buildings or structures, such as an office and community center, a storage facility, a laundry room, a swimming pool, etc.;
 - e. Location and use of all land to be used in common by residents or temporary occupants;
 - f. All MHC and MHC-lot setback lines;
10. A grading plan;
11. A utility plan showing location and connection of all electrical, gas, telephone, cable, water, sanitary sewer and drainage facilities; all stormwater drainage facilities shall be privately owned and maintained;
12. Plan and profile sheets of all proposed improvements, including streets (with typical cross-section showing pavement and sidewalk design) and the full range of underground utilities.

E. Final Plan Filing Requirements

1. For a request for Preliminary MHC or RVP/C plan approval to be considered complete, the following items shall be presented to Plan Commission staff no less than thirty (30) calendar days before the regular meeting at which the petitioner intends to have the request heard:
 - a. A signed "Application Form for Approval of Manufactured Home Community or Recreational Vehicle Park and Campground" with metes and bounds legal description of the property for which approval is being sought;

- b. A non-refundable processing fee in the amount established by the Plan Commission for MHC or RVP/C plan approval;
 - c. A letter from the Indiana State Department of Health indicating review and approval of the proposed plans in compliance with I.C. 16-41-27 and Rules 410 IAC 6-6 and 327 IAC 8-8-1 for MHCs, or Rule 410 IAC 6-7 for RVP/Cs, or their successors before local permits may be issued;
 - d. Letters from Marshall County Highway Department, Marshall County Health Department, County Drainage Board, and any other applicable government agency indicating review and approval of the proposed plans;
 - e. Ten (10) sets of MHC or RVP/C plans, fulfilling all requirements of all agencies listed above; no deviations from minimum state standards shall be permitted;
 - f. Surety in a form acceptable to the Board of County Commissioners if public improvements are to be installed either on-site or off-site; and
2. A complete application for Final MHC or RVP/C plan approval shall be placed for public hearing on the Plan Commission's next available meeting agenda. If the application is not placed on the next agenda because it is incomplete, Plan Commission staff shall notify the petitioner in writing of the application's deficiencies.

F. Final MHC And RVP/C Plan Requirements

A complete MHC or RVP/C plan is certified by a Registered Engineer or Architect licensed to practice in the State of Indiana and meets all the design standards of *Article 6-150.G, MHC Design Requirements* or *Article 6-150.H, RV/C Design Requirements* of this Ordinance below. (A Registered Land Surveyor may certify those portions of MHC plans that deal with gravity sanitary sewers, storm sewers and tile drains.) It contains all of the following elements:

1. The name of the proposed MHC or RVP/C;
2. A metes and bounds legal description of the area for which approval is being sought, including its location by quarter section, township and range, city, town or civil township;
3. The name and address of the petitioner;
4. The name, address and seal of the Registered Engineer, Architect or Land Surveyor certifying any parts of the plan; and
5. The scale of the plan, north point, and date.
6. Location, dimensions and names of all dedicated public streets, private streets, and railroad and utility rights-of-way, both on-site and adjacent to the site;
7. A proposed site plan:



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- a. Location, dimensions and names of all proposed streets;
 - b. location and dimensions by bearings and distances of all rights-of-way, sidewalks, crosswalks, alleys and easements;
 - c. location, dimensions and area of all proposed MHC lots if an MHC, or of all proposed campsites if an RVP/C; these are to be numbered consecutively; plus dimensions of the largest MH that will fit each proposed MHC-lot within the requirements of *Article 6-150.G, MHC Design Requirements* of this Ordinance below
 - d. location of all proposed buildings or structures, such as an office and community center, a storage facility, a laundry room, a swimming pool, etc.;
 - e. Location and use of all land to be used in common by residents or temporary occupants;
 - f. All MHC and MHC-lot setback lines;
8. Plan and profile sheets of all proposed improvements, including streets (with typical cross-section showing pavement and sidewalk design) and the full range of underground utilities.

G. MHC Design Requirements

The following design elements shall be incorporated into the proposed site plan of a complete proposed MHC plan:

1. Minimum MHC area:
 - a. New MHC - 5 acres
 - b. Addition to existing MHC - no minimum
2. Minimum MHC setbacks (within which no MHC-lots or structures shall be located):
 - a. Along a local street or place - 25'
 - b. Along a collector street - 30'
 - c. Along a secondary arterial - 40'
 - d. Along a primary arterial - 60'
 - e. Abutting a residential, commercial, industrial or rural zone - 20'
3. Minimum Recreation Space
At least ten (10) percent of the total area of the development

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4. Maximum height of structures - 25'
5. Minimum parking
two (2) paved parking spaces, garages and carports included , per MHC-lot, either on the lot or within three-hundred (300) feet of the lot being served; on-street parking spaces may be substituted if an eight (8) feet paved parking lane is provided, in addition to the minimum street width requirement
6. Minimum storage
One-hundred twenty (120) cubic feet per manufactured home in a separate building, such as a shed.
7. Minimum protection against severe weather
Reinforced building(s) (such as combination of community building, rental office, laundry, shower, restroom facilities) having an open floor area of at least fifteen (15) square feet per MHC-lot
8. Minimum MHC-lot area 3,000 sq.ft.
9. Minimum MHC-lot width - 30'
10. Maximum MHC-lot coverage by MH - 45%
11. Minimum MHC-lot vegetative cover - 30%
12. Minimum MHC-lot setbacks (including any expanded portion of the MH:
 - a. Along a front lot line:
 - i. internal street without sidewalk
20' from pavement edge (or back of curb where required)
 - ii. internal street with sidewalk - 17' from sidewalk edge
 - b. Along a rear lot line:
 - i. Mobile home/manufactured home - 15'
 - ii. Accessory building - 6'
 - c. Along a side lot line - 6'
13. Minimum distance between MHC-lot line and any internal off-lot building or structure -15'
14. Internal streets
All MHC-lots shall have direct access to an internal street, there can be no direct access to a public street except at points of entry/exit to/from the MHC):
 - a. Minimum 1 -way pavement width - 12'



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- b. Minimum 2-way pavement width - 24'
- c. Minimum additional pavement width for parking lane - 8'
- d. Maximum dead end street length - 150'
- e. Minimum turnaround pavement diameter - 100'
- f. Minimum curb and gutter - where the density of the development is equal to or greater than three (3) dwelling units per acre to properly carry surface water, two (2) feet on each side in addition to the minimum street width requirement

15. Minimum lighting
0.3 foot candles on streets and walkways, or individual yard lights on each MHC-lot with illumination equivalent to at least a 40 watt incandescent bulb

H. RVP/C Design Requirements

The following design elements shall be incorporated into the proposed site plan of a complete proposed RVP/C plan:

1. Minimum RVP/C area:
 - a. New RVP/C - 5 acres
 - b. Addition to existing RVP/C - no minimum
2. Minimum RVP/C setbacks (within which no campsites or structures shall be located):
 - a. Along a local street or place - 25'
 - b. Along a collector street - 30'
 - c. Along a secondary arterial - 40'
 - d. Along a primary arterial - 60'
 - e. Abutting a commercial, industrial or rural zone - 20'
 - f. Abutting a residential zone - 40'
3. Maximum height of structures - 25'
4. Minimum parking
One (1) parking space per campsite, plus a separate parking area for guests and visitors at a ratio of one and one-half (1.5) spaces per campsite
5. Minimum protection against severe weather
Reinforced building(s) (such as combination of community building, rental office, laundry, shower, restroom facilities) having an open floor area of at least fifteen (15) square feet per campsite

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6. Minimum campsite width - 22'
7. Minimum distance between campsite and any adjacent building or structure - 15'
8. All campsites shall have direct access to an internal street, there can be no direct access to a public street except at points of entry/exit to/from the RVP/C.

I. MHC Additions

The owner, occupant or lessor of a mobile home in a mobile home park manufactured home community, shall not build any permanent additions that attach to that mobile home that would add to the living space within.

J. Recreational Vehicles not in RV Park and Campground

Recreational vehicles shall not be occupied for longer than fifteen (15) days in any location other than an approved recreational vehicle park.



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Manufactured Homes

A. Definition

A dwelling unit designed and built in a factory which bears a seal certifying that it was built in compliance with the federal Manufactured Home Construction and Safety Standards Law of 1974 (42 USC 5401 et seq.)

B. Manufactured Homes shall be permitted in any residential districts, as long as they meet the following specifications;

1. Minimum roof pitch of 4/12;
2. All exterior walls, bearing walls, columns and piers shall be supported on continuous solid masonry or concrete footings and concrete or wood foundations. Foundation shall extend not less than the frost line depth of 36" below finished grade. Footing sizes are based on soil with an allowable soil pressure of 2000 lbs. per square foot. Footings on soil with a lower allowable soil pressure shall be designed in accordance with accepted engineering practices. Footings projections shall not exceed the footing thickness;
3. 8" roof overhang, exclusive of gutters, on all roof ends and edges, minimum;
4. Removal of any towing hitch, axles and wheels;
5. Minimum square footage of 960 square feet of occupied space and with a minimum width of 24 feet;
6. Utilities connected in conformance with the One and Two Family Dwelling Code and with the manufacturer's installation specifications;
7. Constructed less than ten (10) years from date of application.
8. Exterior materials compatible with exterior materials on other residential structures in the immediate area (i.e. roofing material, vinyl siding, aluminum siding, brick facing);
9. Pre-Existing manufactured homes on a lot not located in a manufactured home park licensed by the State of Indiana which does not meet the above specifications may not be replaced by another home which does not meet these same specifications;
10. Temporary placement for a construction office at a construction site must be promptly removed upon the completion of the construction.
11. A change of Ownership of any kind or nature in a mobile home or the real estate it is located on which was permitted to be located within the Town of Argos or its two-mile zoning area by virtue of a special exception or other variance approved heretofore shall immediately revoke such prior permission to locate said mobile home thereon and such mobile home shall be removed from that location within thirty (30) days of such change in ownership of thereafter be considered in violation of Argos's Zoning Ordinance and subject to the penalty provisions thereof.

Open Space Standards

A. Open Space Standards

This Open Space Standards section applies to the S, A, B, and MH zoning districts

B. Open space required above for developments in the S, A, and B zoning districts shall meet the requirements established by the Argos Subdivision Control Ordinance.

C. Open space required for developments in MH zoning districts shall meet the following requirements:

1. Open space shall be concentrated at a minimum number of sites within each development to provide the maximum amount of usable space.
2. Common open areas may not include floodplains, detention ponds or other portions of the development which are undevelopable. Common open spaces should be located adjacent to such natural features when they are present in, or adjacent to the development.
3. Common open spaces within each development shall be linked with each other and with existing and future open spaces in adjacent developments through the required sidewalk system.
 - a. All common open spaces shall have at least twenty (20) feet of frontage on a public or private street which includes sidewalks.
 - b. All required common open spaces shall be owned and maintained by the leasing company for tenant-occupied developments and a lot owner's association for developments with individually owned dwelling units. In no case may an access easement be substituted for a required common open space.
4. Common areas being a minimum of twelve (12) feet wide shall be provided permitting access from natural site features such as floodplains, detention ponds, and historic sites to public or private streets with sidewalks.
5. Access easements shall be provided for any private sidewalks providing access to the common open space for persons outside the development.
6. All common open spaces shall be maintained for the enjoyment of the residents of the development and shall be free of weeds and other noxious vegetation.



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Parking, Parking Access, and Loading Standards

A. Purpose and Scope

The provisions of this Article are established to relieve and/or prevent traffic congestion in the streets, to minimize any detrimental effects of off-street parking areas on adjacent properties, and to ensure the proper and uniform development of parking areas throughout the Town of Argos Jurisdiction.

B. Parking and Loading Requirement

The provisions of this Article shall apply to situations detailed below:

1. All buildings or structures erected or substantially altered and all uses of land or buildings and structures established or changed after the adoption of this ordinance.
2. Whenever a building or structure constructed before the effective date of this ordinance is changed or enlarged in floor area, number of employees, number of housing units, seating capacity or otherwise, and such change or enlargement creates a need for additional parking spaces. In these cases, the number of additional spaces to be provided shall be based on the extent of the enlargement or change, provided that whenever a building or structure existing prior to the effective date of this ordinance is enlarged to the extent of fifty percent (50%) or more in: floor area, number of employees, number of housing units, seating capacity or otherwise, said building or structure shall then and thereafter comply with the full parking requirements set forth in this Article.
3. Accessory off-street parking facilities in existence on the effective date of this ordinance and located on the same parcel as the building, structure or use served shall not hereafter be reduced below or, if already less than, shall not be further reduced below the requirements for a similar building, structure or use under this ordinance.

C. General Parking Regulations

1. The required off-street parking spaces for any number of separate buildings, structures or uses may be provided collectively on one lot, provided that total number of such spaces shall be not less than the sum of requirements for the various individual buildings, structures or uses computed separately in accordance with this ordinance.
2. When two (2) or more uses are located within the same building or structure, offstreet parking spaces equal in number to the sum of the separate requirements for each use shall be provided.
3. Subsections (A) and (B) above notwithstanding, two (2) or more non-residential uses may jointly provide and use off-street parking spaces when their hours of operation do not normally overlap, subject to the requirements of *Article 6-180.F, Shared Parking* of this Ordinance.
4. All off-street parking spaces required by this ordinance shall be used only for the parking of vehicles of occupants, patrons, visitors or employees and shall

not be used for any kind of loading, sales or servicing, or for the continuous storage of a vehicle for more than forty-eight (48) hours.

5. Any parking area to be used by employees or visitors shall be provided parking spaces and associated access aisles designated, marked, and located to adequately accommodate the disabled. Accessible spaces shall be provided in sufficient numbers and to the specifications of the Americans with Disabilities Act (ADA) and the Indiana Building Code (IBC). Each accessible or van accessible parking space shall be located adjacent to an access aisle and in close proximity to the entrance(s) most accessible for the disabled. The required number and sizes of such spaces shall be provided regardless of any other provisions of these regulations or of any reduction in parking requirements otherwise approved by the Commission or the Board.

D. Parking Development Standards

1. Locational Standards

- a. Off-street parking spaces for all residential uses shall be located on the same lot as the residential structure or on a lot adjacent to the lot on which the residential structure is located.
- b. Off-street parking spaces for commercial, industrial or institutional uses shall be located not more than seven hundred (700) feet from the principal use building.
- c. Off-street parking spaces may be located in any yard, subject to applicable setback standards. However, parking spaces may not be located on the shared portions of shared driveways.
- d. Off-street parking areas, except those serving single-family detached dwelling units, shall be set back from all public rights-of-way lines a minimum of ten (10) feet. Any such areas abutting a zone or use with a more restrictive setback shall comply with the more restrictive setback.

2. Parking Space Dimensions

Off-street parking spaces shall have minimum rectangular dimensions of not less than nine (9) feet in width and eighteen (18) feet in length, except that parallel parking spaces shall be at least twenty-four (24) feet in length. Not more than ten (10) percent of the required parking spaces may be compact stalls with minimum rectangular dimensions of not less than eight (8) feet in width and sixteen (16) feet in length. Each such space shall have vertical clearance of at least seven (7) feet. All dimensions shall be exclusive of obstructions and of driveways, aisles, and other circulation areas.

3. Parking Space Access

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- a. Each required off-street parking space shall open directly upon an aisle or a driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. The following minimum aisle or driveway width standards shall apply: twenty-five (25) feet wide for ninety (90) degree parking; twenty (20) feet wide for sixty (60) degree parking; twenty (20) feet wide for forty-five (45) degree parking; and fifteen (15) feet wide for parallel parking.
- b. Clearly defined driveways shall be provided for ingress and egress to offstreet parking areas in accordance with the following standards:

Table 6-C, Driveway Standards

Driveway Standard	Single & Two Family Residential (feet)	Multi-family Residential & Non-Residential (feet)
Maximum width at property line	22	40
Minimum distance from interior lot line	0	12 ¹
Minimum distance from street intersection	30	50
Space between two drives on the same property	24	40
Radius of curb return	Minimum	5
	Maximum	15
¹ Drives may be located at the property line in the case of shared driveways.		

- c. All areas devoted to off-street parking shall be designed to prevent traffic congestion on adjacent streets. Whenever possible, the number of traffic access points for uses fronting on arterial streets shall not exceed one (1) per three hundred (300) feet. Where direct access to an off-street parking area is provided by an arterial or federal aid secondary road, acceleration and deceleration lanes shall be provided on both sides of the access road in accordance with AASHTO standards.
- d. All areas devoted to off-street parking shall be designed so that no vehicle is required to back into a street. Off-street parking areas that exclusively serve single-family detached and two-family dwelling units shall be exempted from this requirement unless direct access to the dwelling unit is provided by an arterial street.

4. Surfacing Requirement

- a. Off-street parking areas (including parking spaces, aisles and driveways) shall be paved with plant mix asphalt or concrete within one (1) year of the date on which the improvement location permit for the parking area is issued. Single family detached and two-family dwelling units may use crushed stone in place of plant mix asphalt or concrete.
 - b. Poured-in-place concrete curbs shall be installed to separate off-street parking areas from the front and sides of any abutting building or structure, otherwise barrier curbs may be installed as necessary to safely and efficiently direct the movement and parking of motor vehicles. Single family detached and two-family dwellings are exempted from this requirement.
 - c. The off-street parking area shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude channeled or concentrated drainage of water onto adjacent property or toward buildings.
 - d. No part of any off-street parking area, excluding drives that do not provide direct access to abutting parking spaces, shall have a slope of greater than five percent (5%).
 - e. The surface of off-street parking areas shall be maintained and kept in good repair, free from refuse, debris.
5. Screening and Landscaping
All off-street parking areas are subject to the provisions of *Article 6-170, Landscaping Standards* of this Ordinance.
6. Lighting
Any lighting used to illuminate a required off-street parking area shall be shielded with appropriate light fixtures directing the light away from adjacent properties in order that the illumination at any property line shall not exceed one (1) foot candle.
- E. Minimum Parking Requirements and Calculation Method**
1. Off-street parking spaces accessory to principal uses shall be provided in accordance with *Article 6-180.H, Table of Off-Street Parking Requirements* of this Ordinance, which is incorporated into this section. Parking space requirements for other uses will be determined by the Board:
 - a. Based upon data supplied by the applicant in response to requests for traffic and parking data to be furnished with the application for site plan and/or improvement location permit; and,
 - b. In accordance with *Article 6-180.G, Minimum Loading Area Requirements* of this Ordinance.
 2. When determination of the number of off-street parking spaces required by this Article results in a requirement of a fractional space, any fraction of one-half ($\frac{1}{2}$) or less may be disregarded, while any fraction in excess of one-half ($\frac{1}{2}$) shall be

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counted as one parking space.

3. In the event a specific use is not listed in *Article 6-180.H, Table of Off-Street Parking Requirements* of this Ordinance, the Zoning Administrator shall determine the number of spaces required. In making this determination, the planning staff shall consider the following criteria:

- a. The number of parking spaces required for a use listed in *Article 6-180.H, Table of Off-Street Parking Requirements* of this Ordinance that is most similar to the proposed use in terms of the parked motor vehicles that are anticipated to be generated;
- b. The square footage to be occupied by the proposed use; and,
- c. The number of employees and patrons that are anticipated for the proposed use.

F. Shared Parking

Parking which is to be shared among two or more businesses or land use activities may be permitted subject to the following requirements:

1. No more than fifty (50) percent of the parking spaces required for a building or use may be supplied by parking facilities required for any other building or use.
2. Total parking provided shall be sufficient to meet the requirements of the greatest combined peak parking demands. Evidence in the form of parking generation studies or calculations shall be provided upon request of the Administrator.
3. The owners of the properties shall submit a written commitment guaranteeing that the parking spaces shall be provided and maintained as stipulated in the approved site plan, so long as parking is required for the properties in question or until the required parking is provided by other means. Such commitment shall be recorded by the property owners in the County Recorder's Office and a copy filed with the Planning Department.

G. Loading Area Development Standards

1. **Location and Screening**
Where loading berths are provided, they shall be located on the same zoning lot as the use served. Loading berths shall be screened by either building walls, a solid fence, densely planted shrubbery, or any combination thereof, none of which may be less than six (6) feet in height at maturity. Loading berths may not be located in a front yard setback in any zoning district.
2. **Loading Berth Access**
Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.

- 3. Utilization
Loading activities may not utilize required off-street parking spaces or access thereto.
- 4. Plan Required
The location of loading activities must be shown on any site plan submitted for review.

H. Table of Off-Street Parking Requirements

Table 6- D, Non-Residential Required Parking Spaces		
(sq. ft. indicates square feet of gross floor area)		
USE	PARKING SPACES	STANDARD
Employee Parking	1 space	employee working on the largest shift
Business Vehicle	1 space	business vehicle stored on-site
	..in addition to...	..for every...
restaurant, auditorium, gymnasium, church, or movie theater	1 space	3 seats
auto/boat/RV/or farm implement sales facility show rooms	1 space	500 sq. ft.
auto/boat/RV or farm implement dealership (to be used for each display item)	1 space	Per item on display
hardware home improvement, furniture, and large appliance stores	1 space	400 sq. ft.
medical or dental office or clinic	1 space	200 sq. ft.
fitness center, health spa, or entertainment center	1 space	200 sq. ft.
administrative or professional business office, library, museum, or art gallery	1 space	250 sq. ft.
car wash, repair, or modification center	1 space	200 sq. ft.
convenience stores, banks, gas stations, grocery stores, department stores, and other retail facilities	1 space	300 sq. ft.
day care facility	1 space	6 children permitted by capacity
hotel, motel, and bed and breakfast	1 space	sleeping unit



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Table 6- D, Non-Residential Required Parking Spaces

(sq. ft. indicates square feet of gross floor area)

USE	PARKING SPACES	STANDARD
golf course	20 spaces	nine holes
elementary and middle schools or high schools with a gym or auditorium	2 spaces	classroom
high school without an auditorium or gym	1 space	4 students
high school with an auditorium or gym	1 space	20 student
community college, business, vocational, trade, or other commuter-based school	1 space	4 students
resident-student based college or university	1 space	2 on-campus residents
swimming pool or skating rink	1 space	100 square feet of recreational area
sports facility	20 spaces	field or court
hospital or nursing home	1 space	3 patient beds
personal service business, beauty or barber shop, or dry cleaners	1 space	200 sq. ft.
bowling alley	5 spaces	lane
self-storage facility	1 space	5000 square feet
Airport or heliport	1 space	for every 5 hanger or tie-down spaces

I. Table of Residential Off-Street Parking Requirements

Table 6- E, Residential Off-Street Required Parking Spaces

(sq. ft. indicates square feet of gross floor area)

USE	PARKING SPACES	STANDARD
Single-Family Dwellings	2 spaces	
Duplex Dwellings	2 spaces	
Apartment Buildings	2 spaces per dwelling unit	Plus 1 space for each 200 SF of office, activity center, and common use facility.

Public Improvement Standards

A. General Requirements

Developments are permitted only if the public streets, drainage facilities, and utilities are adequate to serve the proposed development.

1. Argos Plan Commission, based on the recommendations of County Departments, shall make determinations as to needed street, utility, and drainage improvements.
2. All public improvements must be constructed to comply with all applicable standards included in this Ordinance, Argos Subdivision Control Ordinance, Argos Drainage and Sediment Control Ordinance, and any other adopted construction standards of Argos.

B. Greenways

All developments shall be required to install any portion of a greenway or trail system if the development property is within a greenway or trail system plan approved by the Commission. In no instance shall this be interpreted as requiring the development to participate in the establishment of pathways as lanes on a public street.

1. Design
All pathways shall take the form of a separately constructed path or a ten (10) foot wide sidewalk.
2. Construction Requirements
All pathways shall conform to the latest edition of the AASHTO Guide for the Development of Bicycle Facilities and any applicable, adopted Argos construction standards.

C. Internal Pedestrian Ways

All developments shall be required to install designated walks or paths providing for pedestrian and bicycle movement between public sidewalks and the structures on the site.

1. These designated sidewalks shall be a minimum of five (5) feet in width and include an improved surface of concrete.
2. Designated walks shall be separated by grade or distance from entrance drives and internal traffic aisles and drives.

D. Street Dedications

All developments shall be required to dedicate right-of-way consistent with the classifications of Argos Thoroughfare Plan for all existing and proposed roads transecting or adjacent to the property being developed.

E. Street Construction

The owners of new development shall install the portion of new roads proposed by the adopted Thoroughfare Plan transecting or adjacent to a property being developed if either of the following conditions are present:

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1. The development has direct access to the road proposed by the Thoroughfare Plan; or
2. The road proposed by the Thoroughfare Plan will provide previously unavailable access to other properties controlled by the owner of the new development.

F. Street Trees

All developments shall be required to provide street trees within the right-of-way.

1. One street tree shall be planted for every fifty (50) feet of road frontage.
2. All street trees shall be a minimum of 2-1/2 inch caliper as measured consistent with the American Nursery Standards Institute (ANSI) at the time of planting and shall be of a species listed as an approved street tree in the Argos Subdivision Control Ordinance.
3. No tree may be planted so that its center is closer than two (2) feet to a sidewalk or curb, or edge of pavement if no curbs are present. No tree shall be planted within twenty-five (25) feet of the intersection of two street rights-of-way, or within ten (10) feet of the intersection of a street and an entrance driveway. No tree shall be planted within ten (10) feet of any fire hydrant or five (5) lateral feet of any underground utility service.

G. Public Utilities

All new developments shall be required to connect to public sanitary sewer, water, and storm water drainage systems if reasonably feasible

1. Storm water drainage systems in developments shall not result in any additional run-off being transferred to adjacent properties other than through proper easements established for that purpose.
2. The size of all water and sewer mains shall be large enough not only to serve the areas under immediate consideration, but also to serve areas which are likely to be developed and which should be served by the extensions under consideration.
3. Fire hydrants, Knox boxes and other fire fighting infrastructure shall be installed consistent with the requirements of the appropriate fire district.

H. Easements

No structure with the exception of fences may be located in, or otherwise obstruct any easement. Fences shall be permitted within easements subject to the receipt of written permission from the easement holder. Approval of the Board of County Commissioners shall be required for all fences proposed for placement in easements which are held by Argos.

I. Dry Fire Hydrants

In locations where fire hydrants served by a public water system can not be provided, dry hydrants shall be provided in lakes and storm water retention and detention ponds subject to the specifications of the appropriate local fire department.

J. Sidewalks

All developments located within the corporate boundaries of the Town of Argos shall be required to install public sidewalks, at the cost of the developer, along and adjacent to any public streets within and adjacent to the development unless an exception is granted by the Town of Argos Utility Superintendent with the approval of the Argos Town Council. All sidewalks shall be constructed within the right of way, if the same exists, the Town of Argos which exists along the public street. If no right of way exists, then the sidewalk shall be constructed as located and directed by the Tow of Argos Utility Superintendent with approval from the Argos Town Council.

1. Sidewalks shall be separated from the back of the curb of the adjacent public street by a planting strip ("Terrace") which shall be a minimum of ten (10) feet in width along arterial streets and collector roads, and a minimum of six (6) feet in width along local and residential streets. No trees may be planted, established or maintained within the Terrace area. Trees currently existing within the Terrace prior to sidewalk construction are the property of and responsibility of the developer or landowner.
2. Sidewalks shall be a minimum of five (5) feet in width in residential areas and eight (8) feet in width in non-residential and mixed-use areas and shall be constructed of concrete. No stamped or colored concrete shall be permitted. All cement for sidewalks shall be a minimum of 4000 psi with air entrainment.
3. All sidewalks shall be ADA compliant.
4. All sidewalks shall be finished to match existing sidewalks, if any, and shall be constructed of a minimum depth of four (4) inches.
5. Notwithstanding the above, the Town of Argos Utility Superintendent shall have the discretion and authority to modify any of the above standards and specifications and shall also have the authority to establish other standards concerning materials used, finish, grade, and temperature controls with Town Council approval.

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Sign Standards

A. Purpose

The purpose of this section is to: further the goals of the Comprehensive Plan; minimize the possible adverse effects of signs on nearby public and private property; encourage signs to be compatible with the scale and type of buildings and surrounding features; maintain and enhance the aesthetics of the County; eliminate potential hazards to motorists and pedestrians resulting from signs; and promote the health, safety, and welfare of the residents of Argos.

B. General Requirements

Except as otherwise provided in this Chapter, it shall be unlawful for any person to erect, construct, enlarge, move or convert any sign within the jurisdiction of the Commission, or cause the same to be done without first obtaining an Improvement Location Permit. The following general sign standards apply to all signs within the jurisdiction of the Commission.

1. Measurement

The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) is computed as the smallest square, circle, rectangle, or triangle that will encompass the extreme limits of the entire message, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when that fence or wall otherwise meets ordinance regulations and is clearly incidental to the display itself.

The sign area for a sign with more than one face is computed by adding together the area of all sign faces visible from any one point. Where 2 identical sign faces are placed back to back, so that both faces cannot be viewed from any one point at the same time, and where such sign faces are part of the same sign structure and are not farther apart than half the length of the sign, the sign area is computed by the measurement of one of the faces.

The height of all signs shall be measured from natural ground level at the location of the sign to the top of the sign, and include any poles or other supports unless otherwise specified in this Chapter. In no case shall sign height be measured from the top of any berm or other artificial grade.

2. Double-Faced Signs

For all signs permitted by this Chapter, a double faced sign may be erected. Only the face area of one (1) of the two (2) sides shall be considered the face area of the entire sign. However, the two (2) faces shall be identical in face area, face opposite directions, and the maximum distance between the two (2) faces of the double faced sign shall not exceed two (2) feet.

3. Inspection

Signs for which a permit is required may be inspected periodically by the Zoning Administrator for compliance with this Chapter.

4. Removal of Sign

The Zoning Administrator may order the removal of any sign erected or maintained in violation of this Article, at the cost of the property owner, consistent with the provisions of *Article 12, Enforcement & Penalties* of this Ordinance.

5. Design, Construction and Maintenance

All signs and their components shall be kept in good repair and in safe, neat, clean, attractive, and structurally sound condition. All signs shall be designed, constructed, and maintained in accordance with the following standards:

(a) All signs shall comply with applicable provisions of the adopted building and electrical codes at all times.

(b) Except for banners and temporary signs conforming in all respects with the requirements of this ordinance, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure. If failure to maintain a sign is determined by the Zoning Administrator, a written notice will be given to the owner, business operator or lessee of the property consistent with the provisions of *Article 12, Enforcement & Penalties* of this Ordinance.

6. Illuminated Signs

All illuminated signs must meet the standards specified in the State Electrical Code, as adopted and amended by the State of Indiana and *Article 6-050, Exterior Lighting Standards* of this Ordinance.

7. Exterior Murals and Wall Graphics

a. Except for area, a mural or wall graphic shall comply with this Chapter.

b. The area of a wall graphic or mural may not exceed thirty percent (30%) of the wall.

c. A mural or exterior wall graphic shall not be permitted as an Off Premise Sign and shall relate exclusively to the use of the building on which it is located

8. Enforcement

The enforcement of violations of the provisions of this Article shall be as provided by *Article 12, Enforcement and Penalties* of this Ordinance.

C. Exempt Signs

The following signs are exempt from all provisions of this Ordinance.

1. Flags

Flags of any country, state, unit of local government, institution of higher learning, or similar institutional flags.

2. Integral Identification Signs

Names of buildings, date of erection, monumental citations, commemorative tablets and the like when carved into stone, concrete or similar material or

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Development Standards

made of bronze, aluminum, or other permanent type construction and made an integral part of the structure.

3. Informational Signs

Informational signs, such as “NO PARKING” and “ENTRANCE”, that have a purpose secondary to the use of the property and having no commercial message are permitted. The maximum height of an informational sign shall be two and one half (2½) feet and not exceed six (6) square feet in area. Informational signs are not permitted in any public right-of-way.

4. Public Signs

Public signs erected by or on the order of public officer(s) in the performance of public duty, such as signs to promote safety, no trespassing, or traffic signs; memorial plaques; signs of historical interest; and signs directing people to public and quasi-public facilities.

5. Utility Marker Signs

Utility signs are permitted to mark cables and lines for public and private utilities unless such signs are determined to be a hazard by the Zoning Administrator.

6. Seasonal & Holiday Signs

Seasonal or holiday signs, including lighting erected in connection with the observance of holidays, provided that such signs shall be removed no later than thirty (30) days following the holiday.

7. Real Estate Signs

Real estate signs, provided they are not located in the right-of-way and do not exceed six (6) square feet in residential zoning districts and thirty-two (32) square feet in non-residential zoning districts. The signs shall be setback a minimum of ten (10) feet from any other property line. Real estate signs shall only advertise the property on which is it located.

8. Signs of Expression

Political signs and other signs of expression, provided that no such sign exceeds six (6) square feet in area or four (4) feet in height from ground level.

a. Each sign shall be permitted on any property for a maximum of four (4) months per calendar year. However, signs related to a particular event or date, such as political signs placed in anticipation of an election, may be placed no sooner than thirty (30) days prior to the event and shall be removed a maximum of one (1) week after the event.

b. The sign shall not be illuminated.

c. The sign shall not be located in a public right-of-way or otherwise create a safety hazard

9. Works of Art

Works of art that do not include a commercial message.

10. Emergency Signs

Emergency signs, such as those used by the fire or police department or those displaying employee information and emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized or permitted work within the public right-of-way.

11. Banners and Pennants

Banners, pennants, streamers and any combination of such signs, provided that the use of such signs is temporary and does not exceed thirty (30) consecutive days including marquee, projecting, and suspended signs projecting over a public right-of-way in conformity.

12. Construction Signs

Signs posted on construction sites, provided that such signs are not located in the right-of-way, do not exceed thirty-two (32) square feet, and are removed upon completion of construction activity.

13. Interior Building Signs

Any sign inside a building.

14. String Lights

Strings of lights with no commercial message.

15. Public Transit Signs

Bus stop signs erected by the public transit company in the right-of-way.

D. Prohibited Signs

The following types of signs are expressly prohibited in all zoning districts.

1. Animated Signs

Signs that utilize any motion picture, laser, or visual projection of images or copy in conjunction with any business or advertisement.

2. Emissions

Signs that emit audible sound, odor or visible matter.

3. Imitation of Official Signs

Signs that purport to be, are in imitation of, or resemble an official traffic sign or signal or which bear the words "Stop", "Slow", "Caution", "Danger", "Warning", or similar words.

4. Imitation of Emergency Vehicles

Signs that may be construed as a light of an emergency or road equipment vehicle.

5. Visual Impairment

Signs that hide any traffic or roadway sign, signal or device from view, or that interfere with the Sight Visibility Area as defined in *Article 3-130.A(2), Visual Setback on Corner Lots* of this Ordinance.

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Development Standards

6. Encroachment
Signs that are located in any right-of-way, non-sign easement, or septic field, including those posted on utility poles or street signs.
7. Obstruction
Signs that obstruct any door, fire escape, stairway, or any opening intended to provide entrance or exit for any structure.
8. Vehicle Signs
Signs placed on vehicles parked on public or private property primarily for the purpose of displaying the sign. Prohibited signs do not include those displayed on vehicles parked for the purpose of lawfully making deliveries or random sales or service. Prohibited signs do not include vehicles which are customarily used for transporting persons or properties, and vehicles parked at a driver's place of residence during non-business hours or for incidental purposes.
9. Poster Signs
Posters, placards and other similar signs attached to light poles, gas station canopy supports, trees, convenience store parking lots, and elsewhere outdoors which are not included as permitted temporary or permanent signs as described by this Chapter.
10. Signs prohibited by state law or regulation.
11. SIGNS IN THE PUBLIC RIGHT-OF-WAY:
No signs shall be allowed in the public right-of-way, except for the following:
 - (a) permanent signs, including:
 - (1) public signs erected or authorized by a governmental body;
 - (2) bus stop signs erected by the public transit company;
 - (3) informational signs of a public utility regarding its poles, lines, pipes, or facilities; and
 - (4) marquee, projecting, and suspended signs projecting over a public right-of-way in conformity ; and
 - (b) emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized or permitted work within the public right-of-way. As per Indiana Code 9-21-4-6(e), any sign installed or placed on public property, except in conformance with the requirements of this section, will be forfeited to the public and subject to confiscation. In addition to other remedies in this ordinance, the participating jurisdiction has the right to recover from the owner or person placing the sign the full costs of its removal and disposal.

E. On Premise Signs

1. Signs are permitted in any S, , A, B and MH Zoning District with a permit subject to the following regulations and other applicable standards in this chapter:
 - a. Home Based Business, Home Occupation and Home Workshop signs

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One (1) sign or nameplate to identify the approved business conducted on the property. Said sign shall not exceed six (6) square feet in area and may be mounted flush against the dwelling or placed in the yard. The sign shall not be closer than five (5) feet to a side or rear lot line and shall not be illuminated.

- b. Permanent real estate development signs.
Permanent real estate development signs may be placed at the entrance to a residential complex, subdivision or development and shall contain only the name of the subdivision or development, and shall not be less than five (5) feet from a side or rear lot line. In no case shall the sign exceed thirty-two (32) square feet in area.
 - c. Farm or rural estate sign
One (1) sign identifying the farm or estate property on parcels not less than five (5) acres in area may be permitted. The sign shall not exceed twenty (20) square feet in area.
 - d. Temporary development signs
One (1) sign at the entrance to the development is allowed for the purpose of designating a new building or development, or for promotion of a subdivision provided that the sign shall not exceed thirty-two (32) square feet in area.
2. Signs are permitted in LB, GB, LI, HI or PUD Zoning Districts with a permit subject to the following regulations and other applicable standards in this Chapter:
- a. Sign type and permitted sizes.
 - i. Wall signs or building signs
Wall signs and building signs shall be placed against the exterior walls of buildings and shall not extend more than twelve (12) inches outside of a building's wall surface, shall not exceed one (1) square foot in area for every one (1) linear foot of building face width on which it is mounted, and shall not exceed the height or project beyond the building. Individual channel lettering will be preferred over cabinet signs on brick buildings.
 - ii. Marquee and canopy signs
 - Marquee and canopy signs affixed flat to the surface of a marquee or canopy are permitted in lieu of a wall sign, provided that the sign does not extend vertically or horizontally beyond the limits of such marquee, awning, or canopy.
 - A marquee or canopy may extend up to twelve (12) feet beyond the building to which it is affixed, but shall not extend into a required front yard, side yard, or rear yard, nor shall it extend closer than one (1) foot to the vertical plane formed by the curblin in a shopping center.



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- A name sign not exceeding two (two) square feet in area located immediately in front of the entrance to an establishment may be suspended from a marquee or canopy, provided that the name sign is at least eight (8) feet above the sidewalk.

iii. Monument signs

- All new signs and or replacement of existing signs located along arterials or major thoroughfares shall be placed on a monument base constructed of the same material and color or shall enhance the exterior architecture of the principal building.
- The width of the sign base shall be adjusted to match the width of the sign box/sign panel. The sign base shall not exceed three (3) feet in height. The monument sign shall not exceed eight (8) feet in overall height above the mean lot grade and shall be setback entirely outside the base setback line.
- Monument signs shall not exceed thirty-two (32) square feet in face area. The face area includes all surface area of the signage box and sign face but excludes the surface area of the signage base described.
- Monument signs may be positioned either parallel or perpendicular to the public right-of-way.
- Address plaque or numbers shall be required on the monument base.

iv. Ground signs

Ground signs shall not exceed eight (8) feet in height above the mean lot grade or the mean street center line grade, whichever is less, shall be setback entirely outside the base setback line, and shall not exceed thirty-two (32) square feet in area on one side.

v. Pole Signs

- Pole signs are not permitted in C-1 Districts
- Pole signs shall not exceed twenty (20) feet in height.
- Pole signs shall not exceed seventy-five (75) square feet in area.
- Pole signs may be positioned either parallel or perpendicular to the public right-of-way.

vii. Roof signs.

Roof signs are prohibited.

viii. Time-and-temperature and LED devices

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- Time-and-temperature devices may be erected as wall signs or part of ground and monument signs and shall meet the requirement attendant to those sign types.
- Time-and-temperature devices may display the time, the temperature, activities occurring on the premises, and public events, but shall not flash per *Article 6-200.D, Prohibited Signs* of this Ordinance. Signs and LED devices may be illuminated but nonflashing. Signs and LED devices shall not be revolving or animated; however, time-and-temperature devices may be cyclical. Approved LED devices may advertise only one message per day.

ix. Electronic Message Signs (EMC)

Electronic Message Signs are permitted and may be incorporated as part of a Ground/Free Standing or Wall mounted permanent signs with the following restrictions:

1. Static Message Signs

- a. Operational Limitation. Such displays shall contain static messages only, and shall not have movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement, of an illumination.
- b. Minimum Display Time. Each message on the sign must be displayed for a minimum of five (5) seconds.
- c. Message Change Sequence. A maximum of three tenths (0.3) seconds shall be allowed with no image displayed between each message displayed on the sign.
- d. Light Intensity Change. No flashing, strobing, scintillating, or variation of light intensity effects where the effect takes place more than two (2) times per second.
- e. Sign Design. The design of the copy cannot be created in such a way as to be a distraction to motorists.
- f. Requirements. The sign must meet all other criteria for the zoning district in which it is located.

2. Motion Message Signs

- a. Operational Limitation. Such displays shall be limited to static displays, messages that appear to disappear from the display through dissolve, fade, travel or scroll modes, or similar transitions and frame effects that have text, animated graphics or images that appear to move or change in size, or be revealed sequentially rather than all at once.
- b. Minimum Display Time. Each message on the sign must be displayed for a minimum of two (2) Seconds.
- c. Message Transition Sequence. A maximum of one (1) second shall be allowed as transition time between messages.
- d. Light Intensity Change. No flashing, strobing, scintillating, or variation of light intensity effects where the effect takes place more than two (2) times per second.
- e. Sign Design. The design of the copy cannot be created in such a way as to be a distraction to motorists.

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f. Requirements. The sign must meet all other criteria for the zoning district in which it is located.

3) Video Message Signs

- a. Operational Limitation. A sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means, including animated graphics and videos.
- b) Location. Video Message Signs are only allowed in non-motor vehicular areas and must not be visible from any motor vehicle traveled public street.
- c) Light Intensity Change. No flashing, strobing, scintillating, or varying of light intensity effects where the effect takes place more than two (2) times per second.
- d. Sign Design. The design of the copy cannot be created in such a way as to be a distraction to motorists.
- e. Requirements. The sign must meet all other criteria for the zoning district in which it is located.

4) All electronic message signs shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness in direct correlation with ambient light conditions.

5) No electronic message signs shall exceed a brightness level of 0.3 foot candles above ambient light as measured using a foot candle meter at a distance of 100 feet from the sign.

6) Any Electronic Message Sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing, or any similar effects, shall be restored to its normal operation, conforming with this section within forty-eight (48) hours unless the Zoning Administrator considers such malfunction to be a hazard to the health, safety, and welfare of the public and orders the sign to be turned off, disconnected, or disabled.

7) Location requirements for EMC signs:

- (a) Setback from residential. The leading edge of an EMC sign shall be a minimum distance of 100 feet from an abutting residential use or residential zone boundary
- (b) Setback from other EMC signs. EMC signs shall be separated from other EMC signs by a minimum of 100 feet.
- (c) Orientation. When located within 500 feet of a residential use or a residentially-zoned parcel, the EMC sign shall be oriented so no portion of the sign face is visible from an existing or permitted structure on that parcel.
- (d) Location. The EMC sign shall be located on the parcel or lot of the use identified by the sign.
- (e) No more than 50% of the facing surface of the sign may be

b. Number of signs.

The total number of signs on any one (1) premise shall be limited as follows:

- i. Only two (2) signs shall be permitted per business. Owners may elect for them to be any combination of wall signs, ground signs, monument signs, and pole signs (where permitted) not exceeding a total of two (2).

- ii. Multi-tenant buildings may provide a tenant directory for up to four (4) tenants as one (1) of the two (2) signs permitted. This is subject to the requirements within the zoning district.
- iii. Separate individual wall or canopy or fascia signs may be allowed for each tenant in a retail, shopping or commercial center. Size of wall signs approved in this manner shall be figured using the width of the bay occupied by each retail tenant.

F. Off Premise Signs (Billboards)

Off Premise Signs shall be permitted in C-2, I-1, and I-2 districts. No Off Premise Sign shall be permitted to be erected, constructed, installed or maintained in any manner inconsistent with the following:

1. Separation and Spacing
Off Premise Signs shall be separated from each other by not less than five hundred (500) feet in all directions
2. Interstates and limited access highways
No Off Premise Sign may be located within one thousand (1,000) feet of an entrance or exit of an interstate or limited access highway.
3. Intersections
No Off Premise Sign may be located within five hundred (500) feet of the intersection of any two public rights-of-way.
4. Off Premise Signs shall consist only of a single structure, having either one (1) advertising face, or two (2) back-to-back advertising faces. There shall be no double-decked (stacked) or side-by-side Off Premise Signs.
5. Back-to-back Off Premise Signs are permitted, with each allowed the maximum square footage, provided that such signs are completely back-to-back or at an offset no greater than an angle of forty-five (45) degrees.
6. No Off Premise Sign may be located within one thousand five hundred (1,500) feet of a residential subdivision that has been recorded in the Argos Recorder's office or a property that is zoned A-3, L-1, or T-1.
7. Off Premise Signs shall not be portable, inflated, attached, installed or constructed in any manner to a motor vehicle or trailer.
8. Dimensions, Setbacks, and Area of Off Premise Sign
 - a. The maximum area of the face of any one side shall be three hundred thirty (330) square feet.
 - b. The maximum height of the sign and sign structure shall not be greater than twenty (20) feet.
 - c. The maximum height of the sign face shall not exceed thirteen (13) feet.

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- d. The maximum length of the sign face shall not exceed twenty-five (25) feet exclusive of structural members or supports.
- e. The minimum front yard setbacks for an Off Premise Sign shall be thirty (30) feet.
- f. The minimum side and rear yard setbacks for an Off Premise Sign shall be twenty (20) feet.

9. Off Premise Sign Design and Construction

- a. Off Premise Signs shall be engineered, designed, and constructed of adequate materials.
- b. The application for an Off Premise Sign shall be accompanied by a signed and sealed certification from an engineer registered in the State of Indiana certifying that the Off Premise Sign meets the construction standards of this zoning ordinance, all applicable codes, and good engineering practices pertaining to all components of the sign and sign structure.

G. Rural Outdoor Signs :

Rural outdoor signs are permitted only in areas zoned A-1, A2, AND A-3 Districts subject to the following regulations:

(a) Permitted Locations. A rural outdoor sign shall not:

- (1) be located in any utility, access or drainage easement;
- (2) obstruct the use of sidewalks, walkways, biking, or hiking trails;
- (3) obstruct the use of drainage ditches, swales or other drainage facilities;
- (4) obstruct the visibility of vehicles, pedestrians or traffic control signs or devices;
- (5) be placed within 92 feet of street intersections, measured parallel to the right-of-way from the center of the intersection.
- (6) be illuminated either externally or internally;
- (7) be within 10 feet of another rural outdoor sign.

(b) Height. The total height shall not exceed 5 feet from the top of the sign to the ground immediately beneath the sign. The ground immediately beneath the sign shall not be raised to affect the measured height of the sign.

(c) Setback. The leading edge of every rural outdoor sign shall be located no closer than 5 feet to the edge of the nearest right-of-way.

(d) Number Permitted per Piece of S, A, or B zoned Property. Each S, A, or B zoned property shall not support more than 3 rural outdoor signs at any one time.

(e) Number of Signs per Permittee. Each individual, business, corporation, organization, or entity rural outdoor sign permittee shall not have more than 8 rural outdoor signs within Argos, referencing any one subject or location, in any calendar year. Any rural outdoor sign referencing another rural outdoor sign is deemed to be the same subject or location as the sign directed to.

H. Temporary Signs

One (1) temporary sign for each business use shall be permitted for no more than seven (7) consecutive days a maximum of four (4) times per calendar year. A permit shall be required each time a temporary sign is to be used, and the sign shall meet the following requirements:

1. Illumination

The sign shall be illuminated consistent with the *Article 6-050, Exterior Lighting Standards* of this Ordinance. In no instance shall any temporary sign use any flashing or blinking lights or other effect prohibited by this Ordinance.

2. Height and Area

The sign shall not exceed thirty-two (32) square feet in area or eight (8) feet in height from ground level.

3. Setback

The sign shall be placed a minimum of ten (10) feet from any public right-of-way and any other property line.

4. Types of Temporary Signs

Portable signs, sandwich board signs, and inflatable signs shall be considered permitted temporary signs for the purpose of this Chapter. In no instance shall this provision be interpreted as temporarily or permanently permitting any sign prohibited by *Article 6-200.D, Prohibited Signs* of this Ordinance.

I. Existing, Illegal, Non-Conforming Signs

Any illegal, nonconforming signs consistent with the definition provided by *Article 8, Nonconforming Structures, Lots, & Uses* of this Ordinance shall be removed from the property on which they are located within one hundred eighty (180) days of the effective date of this ordinance. Any illegal, non-conforming signs remaining after that date shall be subject to the provisions of *Article 12, Enforcement & Penalties* of this Ordinance.

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190 Swimming Pools - Private**A. General Requirements**

A private swimming pool shall be permitted in the side and rear yards of all districts and the following regulations shall apply:

1. All swimming pools shall be enclosed by a fence, wall or other structure which shall be a minimum of 5 feet in height. Any opening under the bottom of the fence shall not be more than 4 inches above ground level. The gate of the enclosure shall be self-latching with the latch placed a minimum of 4 feet above the underlying ground. The enclosure shall be maintained in a secure condition at all times.
2. A swimming pool extending one foot or less above the adjacent ground level shall be located not less than 5 feet from any property line.
3. An above ground pool extending more than 1 foot above ground level shall be located not less than 15 feet from any property line.

200 Solar Energy Systems**A. Intent**

In order to protect the public health, safety, and general welfare of the community while accommodating the energy needs of residents and businesses, these regulations are necessary in order to:

1. To bring the benefits of solar energy to the community of Argos, including the potential to add local jobs, reduce energy bills, and reduce pollution in a manner that preserves reliability and affordability;
2. Minimize adverse effects of SES facilities through careful design and siting standards;
3. Avoid potential damage to adjacent properties from SES failure through structural standards and setback requirements.
4. A Solar Energy System is considered a Primary Use if there is no other Primary Use on site.

B. Authority

The Town of Argos Board of Zoning Appeals (“BZA”) is vested with the authority to review, approve, and disapprove applications for Solar Energy Systems, including a sketch, preliminary plans and final plans.

C. Public Purpose

Regulations of the siting of SES facilities is an exercise of valid police power delegated by the State of Indiana. The developer has the duty of compliance with reasonable conditions laid down by the Town of Argos Zoning Ordinance and the Town of Argos BZA.

D. Types and Sizes of Solar Energy Systems

1. Types

- a. Roof Mounted: A Solar Energy System, including but not limited to the panels and mounting system, that is affixed, set, or placed on the roof of a Primary or Accessory Structure.

b. Ground Mounted: A Solar Energy system that is self-supporting and set into or on the ground.

2. Sizes of Solar Energy Systems

a. Shall be measured by the total surface area of all the panels and is referenced below in panel square feet.

b. Micro-Scale Solar Energy System: A Solar Energy System that occupies less than 120 square feet of panel area (Stand alone systems are exempt such as a flag pole lights, single solar lights, etc.)

c. Small-Scale Solar energy system: A Solar Energy system that occupies 120 square feet of panel area to 1,750 square feet.

d. Medium-Scale Solar Energy System: A Solar Energy system that occupies more than 1,750 square feet but less than 43,560 square feet of panel area.

e. Large-Scale Solar Energy system: A Solar Energy System that occupies more than 43,561 square feet, but less than 435,600 feet of panel area.

f. Farm-Scale Solar Energy System: A Solar Energy System that occupies 435,601 square feet of panel area or more.

3. Cap on Farm-Scale Solar energy Systems.

In the interest of preserving agricultural property, Farm-Scale Solar Energy Systems shall be limited to 400 acres of property within the Argos zoning jurisdiction. This acreage shall be calculated based on the number of leased and/or purchased acres for all projects. There shall also be no Farm-Scale Solar Energy Systems within a one (1) mile radius of the center of the intersection of Michigan St. and Walnut St., Argos, Indiana.

E. General Approval Standards

1. Setbacks

a. Ground Mounted Micro-Scale, Small-Scale, Medium-Scale, and Large Scale Solar Energy Systems in all districts shall be installed either in the Side Yard, Second Street Front Yard, or Rear Yard when considered Accessory Structures. Ground-Mounted Solar Energy Systems may be located no closer than the setback for their Zoning District.

b. Ground-mounted Micro-Scale, Small-Scale, Medium-Scale, and Large-Scale Solar Energy Systems that are primary uses on property shall meet the District Setback standards.

c. Farm-Scale Solar Energy Systems shall be setback 200' from the center line of the adjacent Right-of-Ways, 200' from all property lines and 450' from existing structures greater than 210 square feet located on any property. This setback may be reduced by written agreement between a landowner and the developer only for structures on the property of the landowner but shall in no case be reduced by more than zoning district setback minimums.

2. Height:



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Development Standards

a. Roof mount: Roof-mounted solar energy systems may exceed the maximum building height, provided the SES does not exceed five feet (5') in height above the roof line in residential districts and ten feet above the roof line in all other districts."

b. Ground mount: The maximum height of PV module and racking system shall not exceed 15' as measured from the highest natural grade below each solar panel. The recommend minimum height from grade is 3' for pollinator species to grow without obstructing the panel efficiency.

3. Lot Coverage:

The area covered by Ground Mounted Solar Energy Systems, measured by a rectangle encompassing the various system components, where the ground beneath is permeable or pervious, shall not be included in calculations for lot coverage or impervious cover. The Applicant shall plant a pollinator species with a mix approved by a local licensed landscape architect or equivalent. The Michiana Area Council of Governments requirements for pollinator species for solar installations shall be referenced. The site shall be planted and maintained to be free of all invasive species, as listed by the Indiana Invasive Species Council.

4. Drainage:

Solar energy systems must meet the requirements of the Marshall County Storm Drainage Sediment Control Ordinance, as well as any other applicable Town of Argos Zoning Ordinance requirement.

5. Additional Farm Scale Conditions:

a. Buffer Requirements:

1). Shall provide adequate visual 4 season screen while within 450" setback from residences and when adjacent to roadway intersections, and where required by the Town of Argos BZA.

2). Buffering shall be maintained including but not limited to by trimming, if necessary, removal of dead or fallen trees and replanting, for the life of the project.

3). Buffering shall be considered when adjacent, non-residential parcels may have competing uses.

4.) Buffering may be waived by written agreement between the developer and a nonparticipating landowner.

b. Must be approved by the Marshall County Drainage Board and the system must be a minimum 75' away from any county ditch or tile. A drainage plan must be approved prior to building permit approval and shall include any temporary facilities required during the construction of the project so as not to have a negative impact on public infrastructure.

c. The developer must repair, reroute, or install new tile private drainage systems in order to preserve the overall drainage integrity. All work must be completed within a reasonable time, and to original or better condition.

d. Must be reviewed by the Technical Review Committee.

e. Must meet floodplain regulations.

f. All ground mounted electrical and control equipment shall be labeled and secured to prevent unauthorized access.

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- g. Exterior lighting shall be limited to that required for safety and operational purposes and will not produce glare across lot lines onto properties not associated with the project and minimized for said property residences.
- h. The Applicant shall certify that the Applicant will comply with the Damage Underground Facilities Law (Ind. Code 8-1-26) and accompanying regulations of the Indiana Utility Regulatory Commission.
- i. A decommissioning agreement must be executed by the Applicant.
- j. A traffic management plan shall be approved by the Marshall County Highway Superintendent/Marshall County Commissioners, and/or the Town of Argos Street department, depending on the jurisdiction of project and affected roadways.
- k. A property operation and maintenance plan shall be submitted with the Special Use application.
- l. The facility shall have a perimeter security fence. The security fence must be kept repaired, painted and maintained in good condition.
- m. Signage on the solar farm fencing shall display the facility name, address, and emergency contact information. Electromagnetic frequency has the potential to create health issues for people with pacemakers or similar devices. Signage shall be placed on the site alerting potential visitors of the possibility of harm. All property owners living adjacent to any commercial solar field shall be notified of the possibility of health issues associated with the presence of the SES.
- n. Must provide reasonable accessibility for emergency vehicles.
- o. Top soil shall be preserved on site and grading should be minimized to preserve the future viability of plantings, and the natural contours of the property must be maintained.
- p. Deforestation shall be minimized and approved by the Town of Argos BZA.
- q. Energy Storage installations must meet the associated development standards.
- r. Wildlife and Mitigation study or similar as required by applicable state or federal department shall be submitted. Should neither state or federal departments require such a study, the Town of Argos BZA will require best practices and impact mitigation to be shown and indicated by report or site design.
- s. Preferred locations for Solar Farms and other large-scale solar installations are on Brownfields, and industrial zoned property.
- t. Electric solar energy system components must have a UL or equivalent listing.
- u. Power and communication lines running between banks of solar panels and by nearby electric substations or inter connections with buildings shall be buried underground. Exemptions may be granted in instances where shallow bedrock, water courses, or other elements of natural landscape interfere with the ability to bury lines or distance makes undergrounding infeasible, or pursuant to a best practices standard, all at the discretion of the Town of Argos BZA.

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- v. For solar farms located within 500 feet of an airport or within approach zones of an airport, the applicants must complete and provide the results of a glare analysis through a qualitative analysis of the potential impact, field test demonstration, or geometric analysis of ocular impact in consultation with the Federal Aviation Administration (FAA) Office of airports, consistent with the Interim Policy, FAA Review of Solar Energy Projects on Federally Obligated Airports, or most recent version adopted by the FAA.
- w. The developer and/or operator must design and install the system to minimize glare on adjacent properties and roadways and not interfere with vehicular traffic, including air traffic.
- x. The developer and/or operator must design and install the system to minimize impacts to; television signals, microwave signals, agricultural global positioning systems, military defense radar, radio reception, and weather and doppler radar.
- y. The developer and/or operator must account for sound level unless otherwise allowed under 36-7-4-11109, as amended. The developer must provide information pertaining and showcasing the sound attributed by the solar energy system and all associated components will not exceed an hourly average sound level of fifty (50) A-weighted decibels, as modeled at the property line of an adjacent nonparticipating property. This requirement may be waived by the written consent of the owner of each adjacent nonparticipating property.
- z. The laydown and staging area(s) shall be setback a minimum of 500' from a nonparticipating residence and any and all lights for the laydown and staging area(s) shall be shielded from shining across residential property.
 - aa. Construction Parking will not be permitted along public roadways.
 - bb. The applicant shall submit an Environmental Report, at cost of the Developer, to include the following areas of interest. Water and soil testing locations shall be submitted and approved by the Town of Argos BZA and to have results submitted to the Town of Argos BZA. Testing by a qualified third party is required to ensure that there are not any adverse impacts to soil and public water resources. Other areas to be covered within the Environmental Report include: Compaction testing and location, Soil Erosion Plan, and Weed Management.
 - cc. An emergency and fire safety plan shall be provided to the Argos Fire Protection Territory for approval and the local fire departments whose jurisdiction is included in whole or in part within the solar farm project area. Any specialized training and equipment shall be provided at the owner/operator's expense. If entrances are locked, Knox boxes and keys shall be provided at all locked entrances to the applicable emergency personnel. The names and phone numbers for the electric utility provider and the site operator, the 911 addresses and GPS coordinates shall be provided as a part of the plan and shall be posted at each entrance to the solar farm project. All specialized training and equipment shall be updated and upgraded pursuant to any and all state and federal regulations by the owner/operator at their expense.
 - dd. The developer/operator shall ensure that the facility is properly grounded and maintained to prevent stray voltage and include a preliminary grounding site plan in the special use application and final grounding site plan in the submitted construction drawings for building permit approval.

F. Permitting

1. A complete building permit application for all Solar Energy Systems will include the following:
 - a. Solar System Specifications including manufacturer and model information.
 - b. Module design and site plans.
 - c. Business plan indicating how all conditions will be addressed.
 - d. System components including panels, inverters, batteries, etc. should be minimum 95% recyclable.
2. A Technical Review Committee (TRC) site plan approval is required for Medium-Scale, Large-scale and Farm-Scale solar energy systems prior to building permit approval.
3. System upgrades/replacement will require a new building permit.

G. Site Plan

Site Plan documents shall include, but not limited to signed off by a licensed Engineer in the State of Indiana:

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. 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, and address of property owners;
5. Zoning district designation for the parcel(s) of land comprising the project site.
6. Documentation that the Applicant has submitted notification to the utility company of the Applicant's intent to install an interconnected customer-owned generator. Off-grid systems shall comply with the Town of Argos Interconnection Standards for Installation and Parallel Operation of Customer-Owned Qualifying Facilities.

H. Abandonment and Decommissioning Requirements

1. Small-Scale, Medium-Scale, and Large-Scale removal requirements:

Any 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 150 days after the date discontinued operations. The owner or operator shall notify the Town of Argos BZA by certified mail of the proposed date of discontinued operation 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 Town of Argos BZA may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

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2. Small-Scale, Medium-Scale, and Large-Scale 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 (1) year without the written consent of the Town of Argos BZA. If the owner or operator of the solar energy system fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment or the proposed date of decommissioning, the Town of Argos BZA retains the right 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 property owner shall agree to allow entry to remove an abandoned or decommissioned installation.

3. Farm-Scale Construction, decommissioning and removal requirements:

- a. Prior to the issuance of a building permit, a decommissioning plan must be approved by the Town of Argos BZA and Argos Town Council, and then recorded with the Marshall County Recorder, cross-referenced to the deed(s) to all associated project parcels. Once a project has not generated energy for 1 month, the owner/operator shall notify the Town of Argos BZA. Once a facility has not generated power for 6 consecutive months, the decommissioning plan shall be activated. The owner/operator shall provide the Town of Argos BZA with a semi-annual generation report.
- b. The decommissioning plan will include, but is not limited to the following:
 1. Lifetime of the project.
 2. Timeline for construction, and general operation.
 3. Decommissioning cost estimate, including salvage value of materials.

4. Restoration and reclamation requirements shall adhere to the following:

- a. Restoration of the pre-construction surface grade and soil profile after removal of the structures, equipment, graveled areas and access roads. Sub-grade components shall be removed from a depth of 3' and shallower.
- b. Re-vegetation of restored soil areas with crops, native seed mixes, plant species suitable to the area.
- c. For any part of the Solar Energy System on leased property, the plan may incorporate agreements with the landowner regarding leaving access roads, fences, gates, or repurposed buildings in place or regarding restoration of agricultural crops or forest resource land. Any remaining structures must be in conformance with all ordinances and regulations in effect at the time of decommissioning. Copies of said agreements must be provided as a part of the decommissioning plan pending approval of the Town of Argos BZA.

5. Bonds or Financial assurance are required:

- a. Bond or financial assurance that will cover the reconstruction of public infrastructure due to construction activity related to the Solar Energy System installation that will be approved in association with the traffic management plan.

- b. Bond or financial assurance that will cover damage to the drainage infrastructure that may be damaged during the construction process beginning once construction has been completed and is to last for 5 years once construction has been completed.
- c. Bond or financial assurance that will cover the decommissioning of the Solar Energy system as described in the decommissioning plan.
- d. Bonds and financial assurance shall be reevaluated every three (3) years, and those bonds or financial assurances shall be adjusted at the time to cover costs at the time of decommissioning. At the cost of the owner/operator, a revised cost report shall be submitted and approved by the Town of Argos BZA prior to said reevaluation, and that said cost report shall include adjusted decommissioning costs including salvage values.
- e. The amount of the Bonds or Financial assurances must be approved by the Town of Argos BZA and shall be included as a part of the decommissioning plan, and all bonds or financial assurances as required shall be fully paid for and in place prior to the issuance of a building permit.

6. Should a Force Majeure event such as; fire, flood, tornado, or other natural disasters or acts of God, war, civil strife, a terrorist attack, or other similar acts of violence, other unforeseen events or events over which a project owner/operator has no control, results in the solar energy system not generating electricity, the owner/operator shall as soon as practicable after the Force Majeure event, provide notice to the permit authority of the event and of the resulting cessation of generating operations. The owner/operator must also demonstrate to the permit authority that the commercial solar energy system will be substantially operational and generating electricity not later than twelve (12) months after the occurrence of the force majeure event. If the commercial solar energy system does not become substantially operational or resume generating electricity within twelve (12) months, the project will be considered abandoned and the decommissioning plan will take effect.

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Telecommunications Facility Standards

A. Intent

In order to protect the public health, safety, and general welfare of the community while accommodating the communication needs of residents and businesses, these regulations are necessary in order to:

1. facilitate the provision of wireless telecommunication services to the residents and businesses of Argos;
2. minimize adverse visual effects of wireless communication facilities through careful design and siting standards;
3. encourage the location of towers in nonresidential areas through performance standards and incentives;
4. avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements; and

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5. provide mechanisms for the mitigation of tower proliferation through tower sharing requirements for all new tower applicants and those existing towers that are physically capable of sharing.

B. Authority

The Argos Plan Commission is vested with the authority to review, approve, conditionally approve, and disapprove applications for wireless communication facilities, including sketch, preliminary, and final plans. The Technical Review Committee (TRC) will make a recommendation to the Plan Commission. The applicant may appeal any decisions of the TRC to the Plan Commission.

C. Public Purpose

Regulations of the siting of wireless communication facilities is an exercise of valid police power delegated by the State of Indiana and as stipulated in the Federal Telecommunications Act of 1996. The developer has the duty of compliance with reasonable conditions laid down by the Argos Plan Commission.

D. Wireless Communication Facility Application Procedure and Approval Process

1. General Procedure

In addition to the information required elsewhere in the Argos Zoning Ordinance, development applications and approval for wireless communications facilities shall include the following supplemental information:

- a. A report from a qualified and licensed professional engineer which:
 - i. describes the tower height and design including a cross section, latitude, longitude, and elevation,
 - ii. documents the height above grade for all potential mounting positions for co located antennas and the minimum separation distance between antennas;
 - iii. describes the tower's capacity, including the number and type of antennas it can accommodate;
 - iv. document what steps the applicant will take to avoid interference with established public safety telecommunications;
 - v. includes an engineer's stamp and registration number; and,
 - vi. includes other information necessary to evaluate the request.
- b. For all commercial wireless telecommunication service towers, a letter of intent committing the tower owner and his or her successors to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use.
- c. Before the issuance of a Improvement Location Permit, the following supplemental information shall be submitted:
 - i. a copy of the FAA's response to the submitted "Notice of Proposed Construction or Alteration" (FAA Form 7460 1) shall be submitted to the Plan Commission; and

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- ii. a report from a qualified and licensed professional engineer which demonstrates the tower's compliance with structural and electrical standards.
 - d. Within sixty (60) days of completion of the facility, the applicant shall provide the Plan Commission Office with an as built survey from a Registered Land Surveyor verifying the coordinates, height, and site plan of the wireless facility.
2. Site Plan Requirements
- In addition to the Site Plan requirements found elsewhere in the Argos Zoning Ordinance, site plans for wireless communications facilities shall include the following supplemental information:
- a. Location and approximate size and height of all buildings and structures within five hundred (500) feet adjacent to the proposed wireless communication facility.
 - b. Site plan of the entire development, indicating all improvements including landscaping and screening.
 - c. Elevations showing all facades, indicating exterior materials and color of the tower(s) on the proposed site.
3. General Approval Standards
- A wireless communication facility will be required to meet the following standards and specifications:
- a. The location of the proposed tower is compatible with the intent of the Argos Comprehensive Plan and Zoning Ordinance.
 - b. All efforts to locate on an existing tower have not been successful or legally/physically possible.
 - c. The submitted site plan complies with the performance criteria set in these regulations.
 - d. The proposed facility/tower will not unreasonably interfere with the view from any public park, natural scenic vista, historic building or district, or major view corridor.
 - e. The Setback distance from the center of the proposed facility/tower to the nearest recorded parcel line shall be 60% of the height of the facility/tower.
 - f. The proposed communication tower facility, including tower, buildings, and guyed cable anchors shall be enclosed in a fenced area. The fence shall be at least six (6) feet high. The fence shall enclose the ground area around and under guyed anchors until the point the guyed anchors are higher than fourteen (14) feet from finished grade.
 - g. The lowest six (6) feet of the facility/tower be visually screened by trees, large shrubs, solid walls, or opaque fences and/or nearby buildings if the facility is within five hundred feet (500) feet of a residence.



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- h. All proposed facility/tower(s) are subject to the air space control height and use restrictions surrounding airports per FAA requirements. In addition any private airstrip properly approved by Argos zoning ordinances existing at the time of the telecommunication facility permit application shall not be encroached upon by limiting safe and appropriate take off and landing pathways due to the height or placement of telecommunication structures. Any proposed telecommunication structure cannot penetrate any airspace surfaces on or near a public or private airport. Argos zoning ordinances will adhere to IC 8-21-10-8 in the Indiana Code, or its updated version, as being applicable to protect the air space of both public and private airports. Special attention shall be given to the following:
 - i. Approach Surface: Land lying beneath the approach surfaces which extends outward uniformly to a width of one thousand two hundred fifty (1,250) feet at a horizontal distance of five thousand (5,000) feet from the runway end;
 - ii. Transitional Surface: The transitional surface begins at the runway end and on either side of the runway surface and slopes upward and outward at a 7:1 slope meeting the horizontal surface at one hundred fifty (150) feet above the elevation of the airport;
 - iii. Horizontal Surface: The horizontal surface begins by swinging arcs of five thousand (5,000) feet from the center end of the runway surface creating an elongated oval above the runway. The height of the horizontal surface is one hundred fifty (150) feet above the elevation of the airport; and
 - iv. Conical Surface: The conical surface begins at the edge of the horizontal surface and extends upward and outward for a distance of four thousand (4,000) feet at a slope of 20:1 with an initial elevation of one hundred fifty (150) feet above the airport elevation.
- i. The owner of the wireless communication facility has agreed to permit other persons, cellular providers, and/or government agencies to attach cellular antenna or other communications apparatus that do not interfere with the primary purpose of the facility.
- j. There exists no other existing, facility/tower that can reasonably serve the needs of the owner of the proposed new facility/tower.
- k. The facility/tower is in compliance with any other applicable local, state, or federal regulations.

E. General Wireless Communications Facility Performance Standards

1. Co-Location Requirements

All commercial wireless telecommunication towers erected, constructed, or located within the County jurisdiction shall comply with the following requirements:

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- a. A proposal for a new commercial wireless telecommunication service tower shall not be approved unless the Plan Commission Office or a technical consultant finds that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building within a two (2) mile search radius (one (1) mile search radius for towers under two hundred (200) feet in height, one half mile search radius for towers under one hundred (100) feet in height) of the proposed tower due to one or more of the following reasons:
 - i. The planned equipment would exceed the structural capacity of the existing or approved tower or building, as documented by a qualified and licensed professional engineer, and the existing or approved tower cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.
 - ii. The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the tower or building, as documented by a qualified and licensed professional engineer and the interference cannot be prevented at a reasonable cost.
 - iii. Existing or approved towers and buildings within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified and licensed professional engineer.
 - iv. Other unforeseen reasons that make it unreasonable to locate the planned telecommunications equipment upon an existing or approved tower or building.
 - b. Any proposed commercial wireless telecommunication service tower shall be designed, structurally and in all respects to accommodate both the applicant's antennas and comparable antennas for at least two additional users if the tower is over two hundred (200) feet in height or for at least one additional user if the tower is over one hundred (100) feet in height. Towers must be designed to allow for future rearrangement of antennas upon the tower and to accept antennas mounted at varying heights.
2. Tower and Antenna Design Requirements
Proposed or modified towers and antennas shall meet the following design requirements:
- a. Towers and antennas shall be designed to blend into the surrounding environment using monopole design when possible and through the use of color and camouflaging architectural treatment, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration
 - b. Tower Height
The maximum tower height permitted is calculated by applying the following:
 - i. If the tower is designed to accommodate only one service provider, the maximum height shall be one hundred (100) feet from grade.
 - ii. If the tower is designed to accommodate two service providers, the maximum height shall be two hundred (200) feet from grade.
 - iii. If the tower is designed to accommodate more than two service providers, the maximum height shall be three hundred fifty (350) feet from grade.



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3. **Accessory Utility Buildings**
All utility buildings and structures accessory to a tower shall be architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the Zoning Ordinance.
4. **Tower Lighting**
Towers shall not be illuminated by artificial means and shall not display strobe lights unless the Federal Aviation Administration or other federal or state authority for a particular tower specifically requires such lighting.
5. **Antennas Mounted on Structures, Roofs, Walls, and Existing Towers**
The placement of wireless telecommunication antennas on roofs, walls, and existing towers may be approved by the Argos Plan Commission, provided the antennas meet the requirements of these regulations, after submittal of:
 - a. a final site and building plan as specified by *Article 6-210.E, General Wireless Communications Facility Performance Standards* of this Ordinance, and;
 - b. a report prepared by a qualified and licensed professional engineer indicating the existing structure or tower's suitability to accept the antenna, and the proposed method of affixing the antenna to the structure.
6. **Temporary Wireless Communications Facilities**
Any facility designed for temporary use (as defined by this ordinance) is subject to the following:
 - a. Use of a temporary facility is allowed only if the owner has received a temporary use permit from the Argos Plan Commission.
 - b. Temporary wireless facilities are permitted for use of no longer than ninety (90) days for use while constructing permanent facilities, and no longer than fourteen (14) days for use during a special event.
 - c. The maximum height of a temporary wireless facility is one hundred (100) feet from grade.
 - d. Temporary facilities are subject to all applicable portions of these regulations, excluding *Article 6-210.E(1), Co-Location Requirements* and *Article 6-210.E(2), Tower and Antenna Design Requirements* of this Ordinance.
7. **Interference with Public Safety Telecommunications**
No new or existing telecommunications service shall interfere with public safety telecommunications. All applications for new service shall be accompanied by an intermodulation study, which provides a technical evaluation of existing and proposed transmissions and indicates all potential interference problems. Before the introduction of new service or changes in existing service, telecommunication providers shall notify the Plan Commission at least ten (10) calendar days in advance of such changes to allow time to monitor interference levels during the testing process.
8. **Signs and Advertising**
The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

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F. Non Commercial Wireless Facility (Amateur Radio Antennas) Standards

Private, not for profit antennas for personal use, including but not limited to television, radio, amateur radio, are exempt from *Article 6-210, Telecommunications Facility Standards* of this Ordinance.

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Vehicle Sales From Residence

A. Vehicle Sale Permitted from Residence

Residents may display vehicles for sale on the same lot as their residence provided they reside on the property and the vehicle is registered to the resident.

B. Vehicles Displayed for Sale

No more than two (2) vehicles shall be displayed for sale.

C. Right-of-Way

Vehicles shall not be displayed for sale in any public right-of-way or easement.

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Visibility Requirements

A. Street, Alley and Driveway Intersection Visibility Requirements

1. Corner Lot - All Districts - No fence, hedge, wall sign, or other structure shall be erected, placed, planted or allowed to grow in such a manner as to obstruct vision between a height of 2.5 feet and 8 feet above the established grade level of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines 50 feet from the point of intersection; except that the location of principal buildings, traffic control devices and public utility fixtures shall not be affected by this requirement.
2. At the intersection of driveways and alleys with streets, no fence, hedge, wall, or sign or other structure shall be erected, placed or allowed to grow in such a manner as to impede vision between a height of 2.5 feet and 8 feet above the established driveway or alley grade level in the area bounded by the driveway or alley lines and lot lines and a line joining points along said lines 10 feet from the point of intersection of such driveway or alley lines and lot lines.

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Wind Energy Conversion Systems (Small)

A. Intent

In order to protect the public health, safety, and general welfare of the community while accommodating the energy needs of residents and businesses, these regulations are necessary in order to:

1. facilitate the provision of Small Wind Energy Conversion systems (WECS) services to the residents and businesses of Argos;
2. minimize adverse visual effects of WECS facilities through careful design and siting standards;
3. avoid potential damage to adjacent properties from WECS failure through structural standards and setback requirements.



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4. to protect the public and not allow commercial WECS, large wind systems and wind farms.

B. Authority

The Argos Planning Office or their designee is vested with the authority to review, approve, and disapprove applications for Small Wind Systems, including a sketch, preliminary plans and final plans.

C. Public Purpose

Regulations of the siting of Small WECS facilities is an exercise of valid police power delegated by the State of Indiana. The developer has the duty of compliance with reasonable conditions laid down by the Argos Plan Commission.

D. General Approval Standards

1. All Small WECS are subject to the air space control height and use restrictions surrounding airports per FAA requirements. In addition any private airstrips properly approved by Argos zoning ordinances existing at the time of the Small WECS or wind tower permit application shall not be encroached upon by limiting safe and appropriate take off and landing pathways due to the height or placement of the wind energy structures. Any proposed Small WECS, meteorological tower, or small wind tower cannot penetrate any airspace surfaces on or near a public or private airport. Marshall County zoning ordinances will adhere to IC 8-21-10-8 in the Indiana Code, or its updated version, as being applicable to protect the air space of both public and private airports.

Special attention shall be given to the following:

i. Approach Surface: Land lying beneath the approach surfaces which extends outward uniformly to a width of one thousand two hundred feet (1,250) feet at a horizontal distance of five thousand (5,000) feet from the runway end;

ii. Transitional Surface: The transitional surface begins at the runway end and on either side of the runway surface and slopes upward and outward at a 7:1 slope meeting the horizontal surface at one hundred fifty (150) feet above the elevation of the airport;

iii. Horizontal Surface: The horizontal surface begins by swinging arcs of five thousand (5,000) feet from the center end of the runway surface creating an elongated oval above the runway. The height of the horizontal surface is one hundred fifty (150) feet above the elevation of the airport;
and

iv. Conical Surface: The conical surface begins at the edge of the horizontal surface and extends upward and outward for a distance of four thousand (4,000) feet at a slope of 20:1 with an initial elevation of one hundred fifty (150) feet above the airport elevation.

2. No Small WECS shall be illuminated unless required by a state or federal agency, such as the Federal Aviation Administration (FAA). ALL lighting, including lighting intensity and frequency of strobe, shall adhere to but not exceed requirements established by FAA permits and regulations. Except with respect to lighting required by the FAA, lighting may require shielding so no glare extends beyond any WECS structure.

3. The exterior surface of all WECS, including the wind tower, blades and associated outbuildings shall be white, grey or another non-reflective, neutral color. Finishes shall be matte or non-reflective.

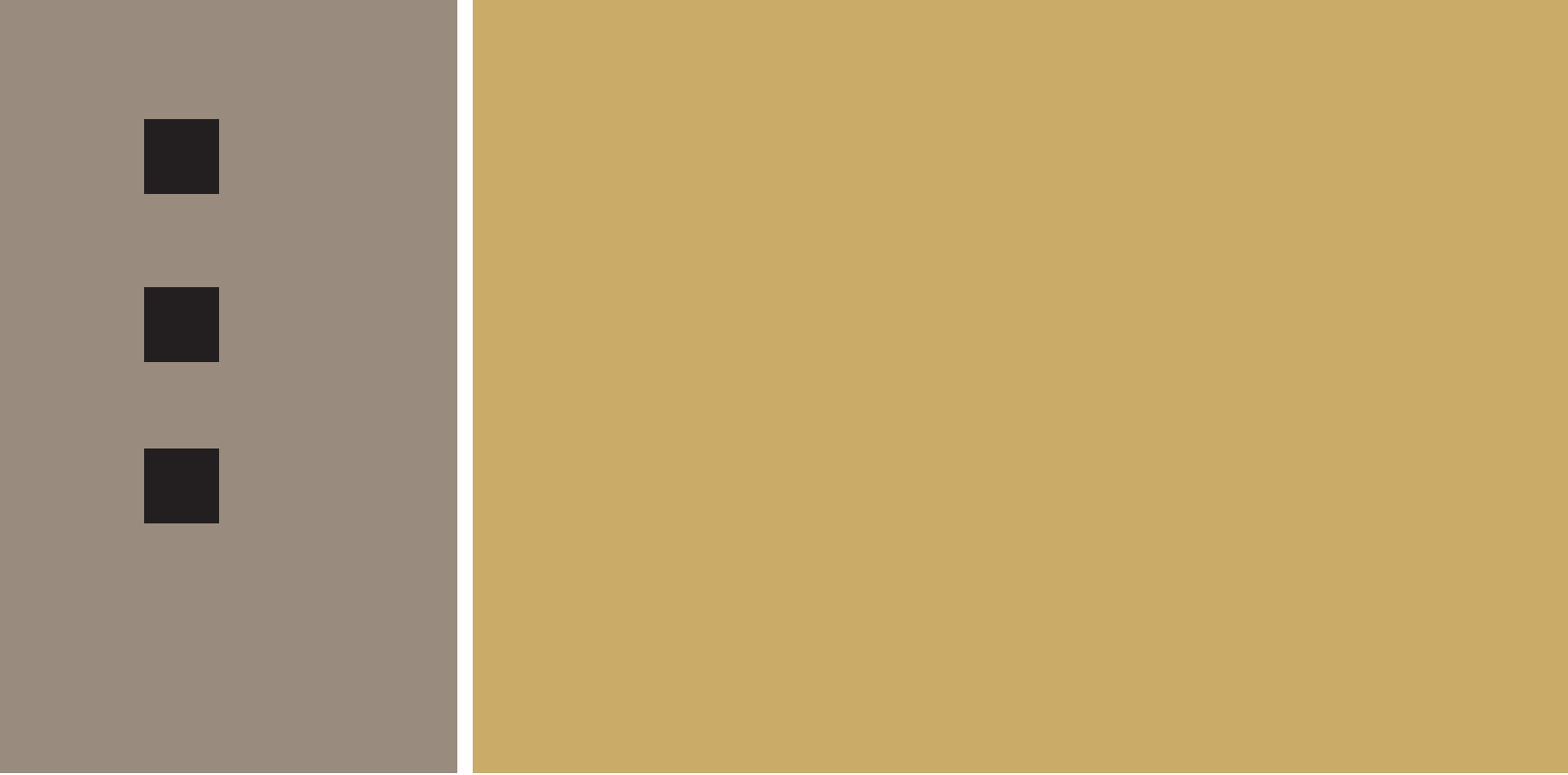
4. Minimum clearance between blade tip and ground level is 30'.

Notes

Suggestions for Future Changes



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010 Intent

The intent of this Article is to further the goals of the Argos Comprehensive Plan; provide for the adequate, consistent review of new development to ensure compliance with this Ordinance; and address the unique characteristics of certain types of development that require specific review and approval. The site development plan review process is not intended to provide an alternative to rezoning, variance, special exception, platting, or other established procedures, but rather to allow for the administrative review of site conditions and plans for consistency with applicable requirements prior to the issuance of Improvement Location Permits. Generally, the site plan review shall involve individual lots, and shall occur after re-zoning or platting approval. Site plan review may occur before or after any necessary Board of Zoning Appeals petitions based on the characteristics of each individual site plan review petition.

020 Authority**A. Site Development Plan Required**

Site Development Plans shall be required for all developments for which a Improvement Location Permit is required by this Ordinance and which are located in B1, B2, LI, and HI Districts.

B. Exemptions

The following types of development shall be exempt from the requirements of this Article, but shall be required to obtain an Improvement Location Permit and any other permit or approval required by this Ordinance:

1. Sign Installation

The replacement or installation of any sign(s) not occurring as part of an improvement to any other aspect of the property;

2. Parking Lot Expansion

The expansion of an existing parking lot which does not result in a greater than ten percent (10%) or two thousand (2,000) square foot, whichever is less, increase in the surface area of the parking available on the property on the effective date of this Ordinance, exclusive of the alteration or expansion, or the need for modifications to street accesses; or

3. Structural Expansion

The expansion of an existing structure or the construction of an accessory structure which does not result in a greater than ten percent (10%) increase in the floor area of the structures on the effective date of this Ordinance, exclusive of the alteration or expansion, and does not require the provision of additional landscaping, parking, or other improvement regulated by this Ordinance.

C. Review and Approval Authority

The Technical Review Committee, in its role as staff for the Plan Commission, shall have the authority to review and approve Site Development Plans required by this Article consistent with the Technical Review Committee provisions of this Article and *Article 10-030, Technical Review Committee* of this Ordinance.

1. Waiver of Requirements

Neither the Technical Review Committee nor the Plan Commission shall have the authority to waive any requirement of this Ordinance in the review of a

Site Development Plans

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Site Development Plan. All variances from the terms of this Ordinance shall be subject to the approval of the Board of Zoning appeals consistent with *Article 9, Board of Zoning Appeals* of this Ordinance.

2. Revision Process

The procedure for the review of proposed changes or revisions to previously approved Site Development Plans shall follow the process for the initial approval of a Site Development Plan outlined in this Article.

030

Application Materials

A. General Requirements

All applications may be obtained from the office of the Clerk Treasurer's Office. All fees required shall be paid at the time petition and permit applications are submitted.

1. Application Forms

All applications shall be made on forms provided by the Clerk Treasurer's Office. All petitioners and permit applicants shall submit original applications which are completed in their entirety either in ink or typed. All applications shall be signed.

2. Copies Required

All petitioners and applicants shall submit copies of applications and necessary attachments as required by the adopted policies of the Town and the applicable Rules and Procedures of the Plan Commission.

3. Review Schedule

All petitions and permit applications shall be assigned reference and/or docket numbers by the Clerk-Treasurer. Petition applications shall be scheduled by the Plan Director for the appropriate public hearings based on the completeness of the application consistent with the requirements of this Article and the appropriate adopted calendar of filing and meeting dates for the Plan Commission.

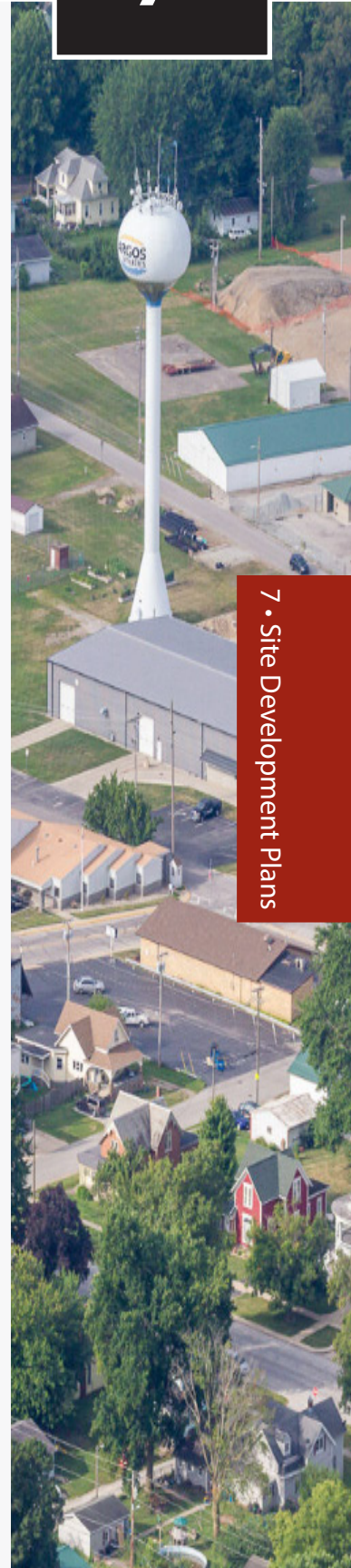
B. Application Submission

The petitioner shall submit:

1. An application for Site Development Plan review including;

- a. An affidavit and consent of property owner (if the property owner is someone other than the petitioner);
- b. A copy of the deed for the property;
- c. The required filing fee; and
- d. Required supporting information to the Plan Director.

(cont.)



7 • Site Development Plans

030 Application Materials (cont.)

Supporting information shall include, but not be limited to the following (the Plan Director, County Surveyor, Technical Review Committee, and/or Plan Commission may request additional supportive information, which shall be provided by the applicant). All drawings shall be provided in hard copy and electronic format in a manner specified by the County (the County may waive the requirement that an electronic version of any or all drawings be provided).

2. Summary Statement

A summary statement of the characteristics and operation of the development, including the population densities, presence of any adult uses, and number of potential employees. The statement shall include any written commitments being made regarding the Site Development Plan.

3. Statement of Re-use Options

If the Site Development Plan involves a previously undeveloped location, the petitioner shall provide a detailed statement describing the reasons why available redevelopment and in-fill development sites are not appropriate for this development.

4. Site Description

A general description of the site and its ownership including:

- a. The name, address, and telephone number of the applicant,
- b. The name, address, and telephone number of any land surveyors, engineers, or other professionals responsible for the Site Development Plan design
- c. The name, address, and phone number of the primary contact individual for the application (it shall be indicated if the primary contact person is the applicant or contracted design professional),
- d. The legal description of the subject property and common address of the site, and
- e. The proposed name of the development (if applicable).

5. Vicinity Map

A vicinity map showing and clearly identifying the subject property and showing all land within five hundred (500) feet of the subject property. The location map should identify the current zoning and use of all property within five hundred (500) feet of the subject property.

- a. The vicinity map shall also show all property which is contiguous to the subject property that is owned and/or otherwise controlled by the owner or developer of the subject property.

Site Development Plans

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- b. A conceptual drawing describing the future development of all contiguous holdings described above shall be provided by the applicant upon the request of the Plan Director, County Surveyor, Technical Review Committee, and/or Plan Commission. At a minimum the conceptual drawings shall include a description of general driveways and access points, general land uses, general lot arrangements, and general drainage conditions and plans.

6. Property Survey

A property survey bearing the seal of a registered land surveyor and drawn to a scale of not more than 1 inch = 100 feet, showing the following existing features for the subject property and all land within two hundred (200) feet of the property lines of the subject property:

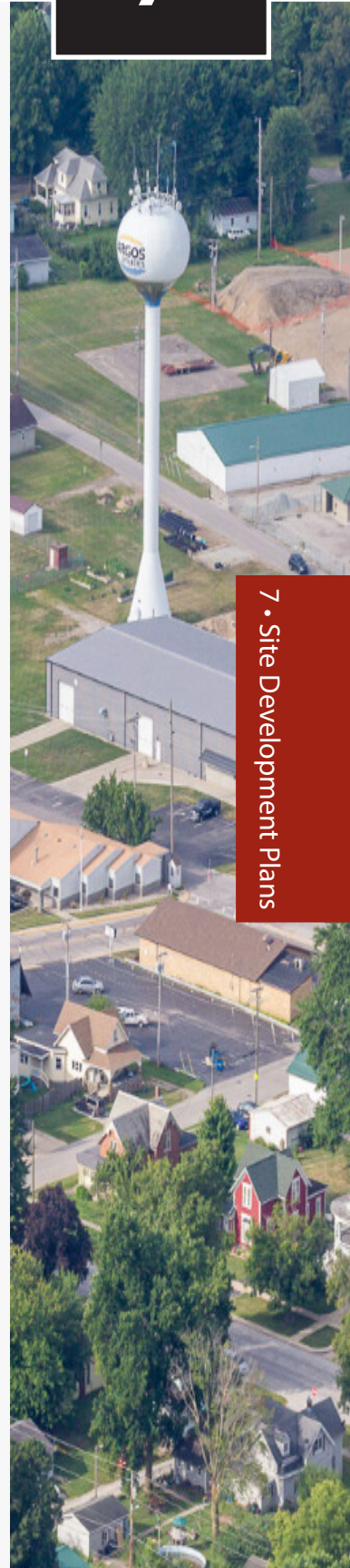
- a. The boundary line and dimensions of the subject property;
- b. All structures;
- c. Topography interpolated from USGS sources and/or otherwise meeting the requirements of the County (provided topographic information shall tie into horizontal and vertical control points);
- d. Significant wooded areas and other isolated trees;
- e. 100-year floodplain and 100-year floodway boundaries;
- f. Public and private streets (including street names), rights-of-way and easements;
- g. Building setback and any build-to lines;
- h. All known drainage areas, tiles, pipes and structures;
- i. Utility services (including fire hydrants);
- j. Any known underground tanks;
- k. Street accesses; and
- l. Any other paved or otherwise improved areas.

7. Site Plan

A site plan, drawn to a scale of not more than 1 inch = 100 feet, and bearing the seal of a professional engineer or land surveyor clearly showing all proposed aspects of the property and all features relevant to the Site Development Plan, including:

- a. Setbacks and buffer yards;
- b. Topography (including elevation contour lines at two (2) foot intervals or otherwise meeting the requirements of the Town);

(cont.)



7

Site Development Plans

030 Application Materials (cont.)

- c. Structures (including buildings, fences, and walls);
- d. All structure heights, dimensions, and floor areas;
- e. Areas of outdoor storage;
- f. Permanent dumpsters and trash areas;
- g. Locations, dimensions, and design features (including all curb radii, tapers, and parking space dimensions) of road accesses, interior drives, parking spaces and ramps for the disabled, parking lots, loading docks or areas, sight visibility triangles, and interior sidewalks (all public road access shall be subject to any additional requirements of the County);
- h. Open spaces and specific landscaped areas;
- i. Locations and capacities of public and private utilities (all septic systems shall be subject to the approval of Argos Health Department, all public sewer connections shall be subject to the approval of the County);
- j. Water meter clean out locations and elevations and top of casting elevations;
- k. Sanitary sewer invert elevations;
- l. The location, width, and purpose of all easements;
- m. The use of each structure and the amount of parking allocated for those uses (consistent with the requirements of this Ordinance);
- n. Public improvements including sidewalks, pathways, street trees, and right-of-way dedications; and
- o. Locations for temporary uses, such as seasonal sales areas.

8. Landscaping Plan

A landscaping plan drawn to a scale of not more than 1 inch = 100 feet, and showing the following:

- a. Proposed landscaping, buffer yards, and street trees;
- b. Topography (including elevation contour lines at two (2) foot intervals or otherwise meeting the requirements of the Town);
- c. 100-year floodplain and 100-year floodway boundaries;
- d. Existing and proposed public and internal sidewalks and other pedestrian ways,

Site Development Plans

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9. Sign Plan

A sign plan showing the location, height, method of illumination (if any) and dimension of all permanent signs and indications of appropriate locations, heights, and sizes of any temporary signs.

10. Drainage Plan

A site drainage plan bearing the seal of a professional including all calculations required by the Town. The drainage plan shall include the location of the following:

- a. All natural streams, regulated drains, and watercourses,
- b. 100-year floodways and 100-year floodplains,
- c. All marshes, wetlands, and wooded areas, and
- d. All drainage area features as described in the drainage calculations.

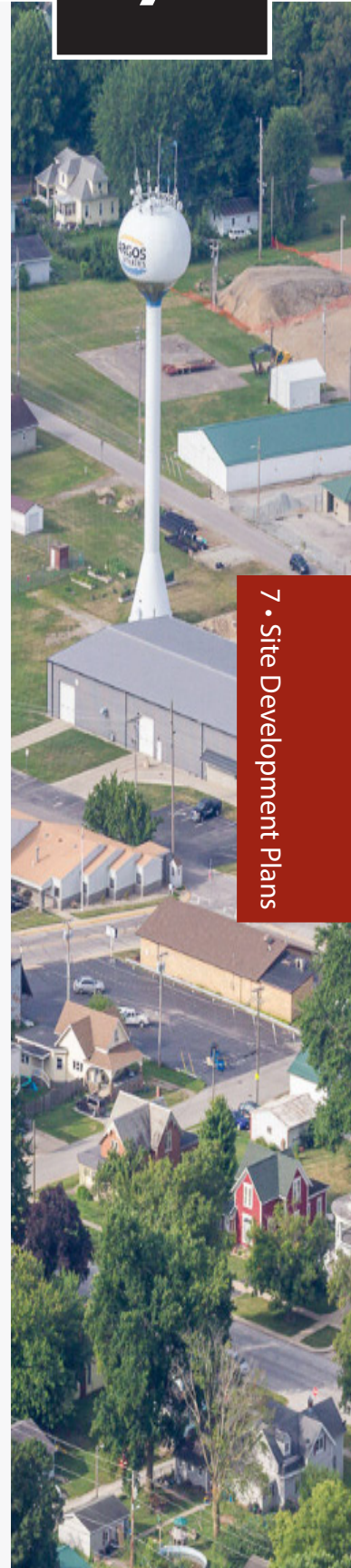
11. Lighting Plan

A site lighting plan, drawn to a scale of not more than 1 inch = 100 feet, showing the type and location of all exterior lighting fixtures.

12. Construction Plan

A site construction plan, drawn to a scale of not more than 1 inch = 100 feet, showing:

- a. Proposed erosion and sediment control measures;
- b. The location of any proposed construction trailer and worker parking;
- c. The location, height, and dimensions of any temporary construction-related signage;
- d. Any temporary site accesses to be used during construction;
- e. Any temporary utility connections; and
- f. The location of any stockpiles of dirt, construction materials, and construction waste dumpsters or storage areas.



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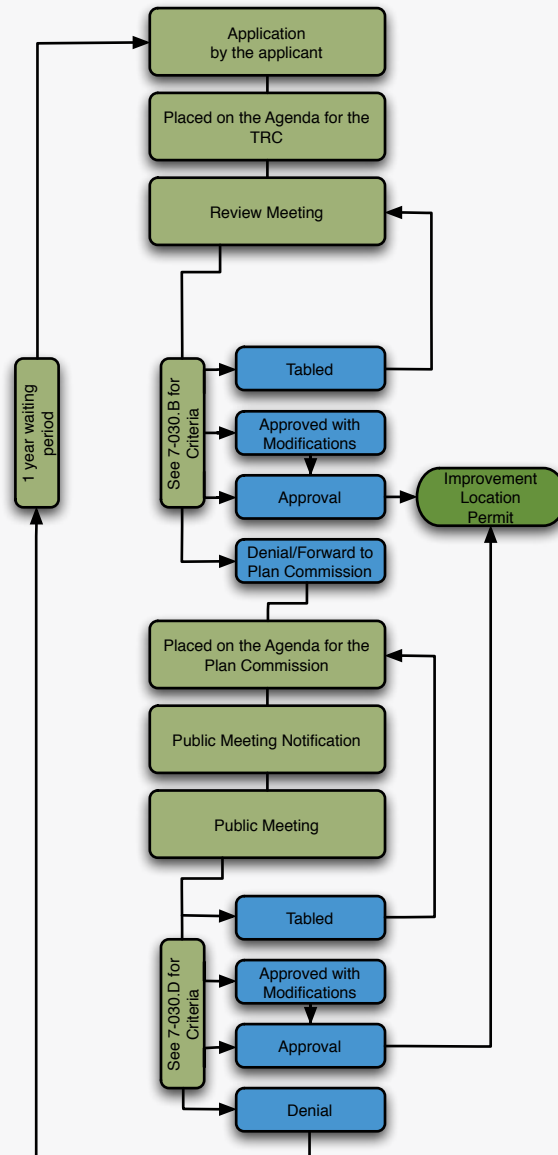
Site Development Plans

040 Process

A. Review Process and Standards

Site Development Plans shall be subject to the following review and approval process:

Chart 7-A, Site Development Plan Process



Site Development Plans

7

B. Technical Review Committee Review

The Technical Review Committee shall review the Site Development Plan, including all supportive information on the date established by the adopted calendar of meeting and filing dates. All Technical Review Committee actions and procedures shall be consistent with the provisions of *Article 10-030, Technical Review Committee* of this Ordinance.

1. Considerations

In reviewing the Site Development Plan, the Committee shall consider whether or not the proposed Site Development Plan is consistent with the requirements of this Ordinance and any other applicable legally adopted requirements of Argos.

2. Possible Action

The Committee may approve, approve with modifications, deny, table, or forward to the Plan Commission the Site Development Plan.

a. Approve

The Committee shall approve the Site Development Plan if it complies with all applicable requirements of this Ordinance.

b. Approve with Modifications

The Committee shall approve the Site Development Plan with modifications if it is generally consistent with the considerations for approval outlined in B(2) (a) above, but requires minor modifications to be completely in compliance with the requirements and intent of this Ordinance. The applicant shall revise the Site Development Plan proposal consistent with the Committee comments and supply revisions for review of the Plan Director prior to the release of any Improvement Location Permit.

c. Deny

The Committee shall deny the Site Development Plan if it is found to be inconsistent with the considerations outlined in this Article and Ordinance. If denied, the TRC decision shall automatically be appealed to the Plan Commission without further application or action by the applicant. The appeal shall be reviewed by the Plan Commission in accordance with *Article 7-060, Appeals*. The applicant may voluntarily withdraw the appeal of the TRC decision to the Plan Commission at any time.

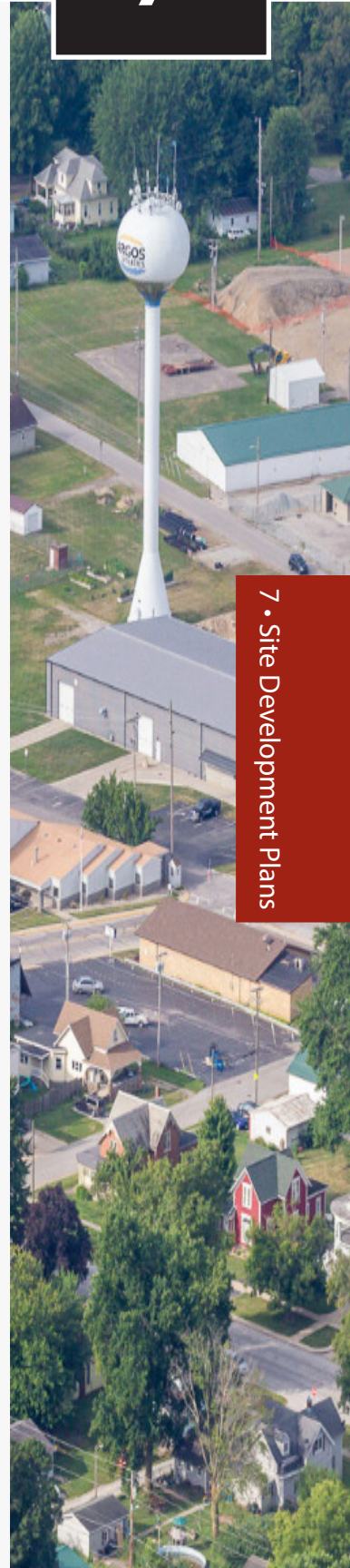
d. Table

The Committee shall table the Site Development Plan based on a request by the Plan Director or the petitioner, a determination by the Plan Director that sufficient information has not been provided, or the failure of the petitioner or an appropriate representative of the petitioner to appear at the Committee meeting. Site Development Plan applications which are tabled shall be automatically docketed for the next review meeting.

e. Forward to Plan Commission

The Committee shall forward Site Development Plans which are generally consistent with the considerations outlined above to the Plan Commission for a public hearing if the proposal:

(cont.)



040 Process (cont.)

- i. Includes any improvement to be dedicated to the public,
- ii. Includes proposed written commitments, or
- iii. Requires the imposition of conditions in order to be completely consistent with the considerations for approval.

3. Plan Commission Preparation

If Plan Commission review is required, the Site Development Plan shall be placed on the agenda for the next meeting of the Plan Commission consistent with the adopted calendar of meeting and filing dates. The applicant shall revise the Site Development Plan proposal consistent with any Committee comments prior to review by the Plan Commission and shall provide such revision for review consistent with the adopted calendar of filing and meeting dates.

C. Public Meeting Notification (if necessary)

Notification for the scheduled public hearing regarding the Site Development Plan shall be completed consistent with the requirements of Indiana State Code, the Rules and Procedures of the Plan Commission, and the provisions of *Article 10-050, Powers and Duties of the Plan Commission* of this Ordinance.

D. Plan Commission Review (if necessary)

The Plan Commission shall, at a meeting scheduled consistent with the adopted calendar of meeting and filing dates, review the Site Development Plan and any supportive information.

1. Representation

The applicant and/or any appropriate representatives of the applicant, such as a surveyor or attorney, must be present at the public hearing to present the Site Development Plan and address any questions the Commission may have.

2. Presentations

The Commission shall consider a report from the Plan Director describing the findings of the Technical Review Committee and testimony from the applicant and any interested parties in making its decision.

3. Possible Action

The Plan Commission shall approve, approve with modifications, deny, or table the Site Development Plan application.

a. Approve

The Plan Commission shall approve the Site Development Plan if it is consistent with all applicable requirements of this Ordinance.

b. Approve with Modification

The Plan Commission shall approve the Site Development Plan with modifications if it is generally consistent with all applicable requirements of this Ordinance. The Plan Commission may impose conditions on the approval of a Site Development Plan, which shall become written commitments of the applicant, if the conditions are necessary to satisfy the requirements and intent of this Ordinance.

- c. Deny
The Plan Commission shall deny the Site Development Plan if it is not consistent with the applicable requirements of this Ordinance. Site Development Plan applications which have been denied shall not be re-filed for a period of one (1) year from the date of the denial, unless a different design which addresses the reasons for the denial is submitted.
 - d. Table
The petition shall be tabled based on a request by the Plan Director, the petitioner, remonstrators, or interested parties; an indecisive vote; or a determination by the Plan Commission that additional information is required prior to action being taken on the request. The tabling of all petitions shall be consistent with the adopted Rules and Procedures of the Plan Commission.
4. Assurance of Completion of Improvements
The Plan Commission may approve a Site Development Plan with the condition that surety be provided that guarantees the timely completion of any proposed public improvements included in the development. The surety shall be in a form acceptable to the Plan Commission, the Plan Director, and the County Attorney, and be consistent with the surety provisions of the Argos Subdivision Control Ordinance.

E. Findings of Fact

The Plan Director shall prepare and sign written findings of fact documenting the action taken by the Technical Review Committee and the Plan Commission (if Plan Commission review is necessary). The Plan Director shall make copies of the written findings of fact available to the applicant within five (5) days of the date of the decision.

F. Permits

Prior to any construction activity, the improvements approved through all Site Development Plans shall be required to obtain the appropriate Improvement Location Permit, and any other required permits specified by this Ordinance.

050

Written Commitments

The applicant in any Site Development Plan application may make written commitments regarding the characteristics of the proposed future use of, or the resolution of outstanding issues in existence on the subject property consistent with IC 36-7-4-613.

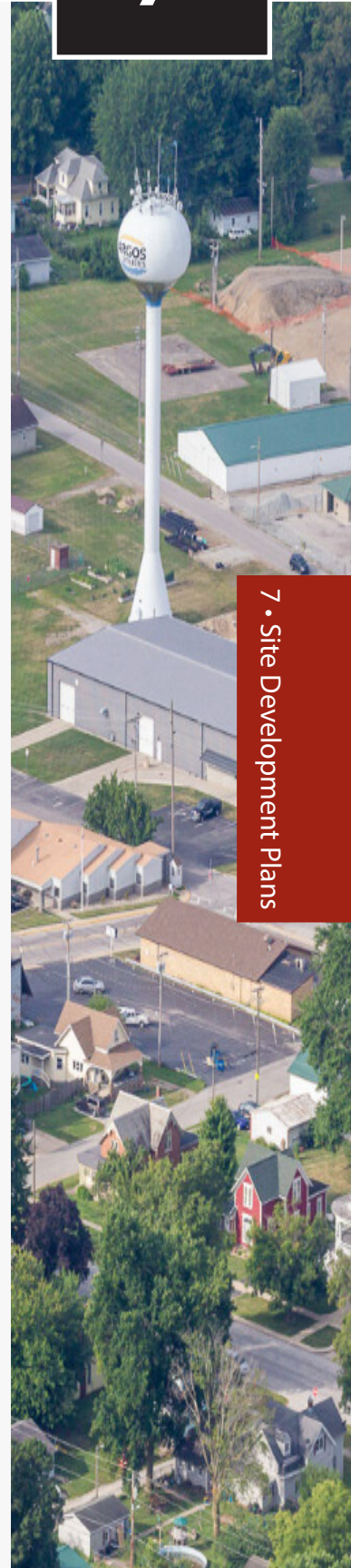
A. Origin of Commitments

Written commitments may be proposed by the petitioner as an element of the initial submittal of application materials, as a response to comments made by the Technical Review Committee, or in response to any modifications requested by the Plan Commission.

B. Consideration of Commitments

Any commitments shall be considered by the Technical Review Committee and/or the Plan Commission at the time of their review of the petition.

(cont.)



050 Written Commitments (cont.)**C. Recording of Commitments**

Following final action being taken on the Site Development Plan application, the written commitments shall be recorded by the petitioner in the office of the Argos Clerk-Treasurer. A copy of the recorded commitments shall be provided by the petitioner to the Plan Director for the records of the Plan Commission prior to the receipt of an Improvement Location Permit.

D. Enforcement of Commitments

The written commitments shall be considered part of this Zoning Ordinance binding on the subject property.

1. Successors in Interest

The written commitments shall be binding on the owner of the subject property, any subsequent owners of the subject property, and any person or entity that acquires an interest in the subject property or any portion of the subject property.

2. Enforcement

The written commitments shall be enforceable by the Plan Commission consistent with the adopted provisions for the enforcement of any aspect of this Ordinance.

3. Modification

The written commitments may be modified by the Plan Commission only through the Site Development Plan process described by this section.

060 Appeals

Any applicant or interested party may appeal a determination made by the Technical Review Committee to the Plan Commission through the procedure described below:

A. Application

The person making the appeal shall submit to the Plan Director a letter giving notice of the appeal and required supportive information within thirty (30) days of the decision which is subject to the appeal. Supportive information shall include, but not be limited to the following:

1. Submittals

Copies of all materials submitted to the Technical Review Committee upon which the decision being appealed was based.

2. Findings of Fact

Copies of any written decisions or findings of fact which are the subject of the appeal.

3. Description

A letter describing the reasons for the appeal noting specific sections of this Ordinance, Indiana State Code, or other standards applicable to Argos upon which the appeal is based.

Site Development Plans

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B. Public Meeting Notification

Notification for a scheduled public hearing regarding the Site Development Plan shall be completed consistent with the requirements of *Article 10-020, Notice of Public Hearing* of this Ordinance.

C. Plan Commission Meeting

The Plan Commission will then, in a public hearing scheduled consistent with the adopted calendar of filing and meeting dates, review the appeal and supportive information.

1. Representation

Either the entity initiating the appeal or their representative must be present at the public hearing to present the appeal and address any questions from the Commission.

2. Presentations

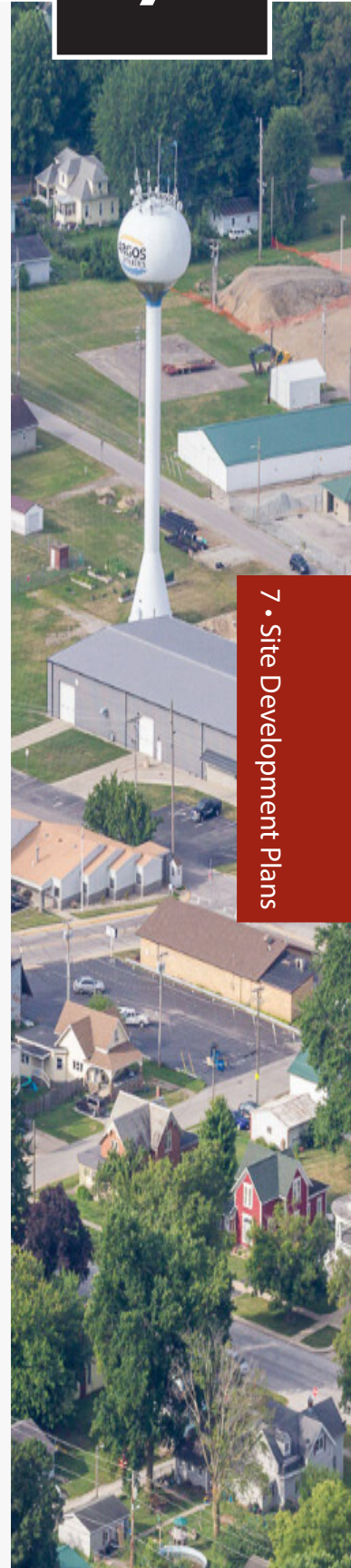
The Commission shall consider a report from the Plan Director, testimony from the entity making the appeal, and testimony from any interested parties at the public hearing.

3. Proceedings

The presentation of reports and testimony and all other aspects of the meeting shall be consistent with the requirements of the Rules and Procedures of the Commission.

4. Possible Actions

Upon hearing the appeal, the Plan Commission may approve, approve with modifications, deny, or table the Site Development Plan application consistent with the approval procedure for applications referred to the Commission by the Technical Review Committee as described in this Article.

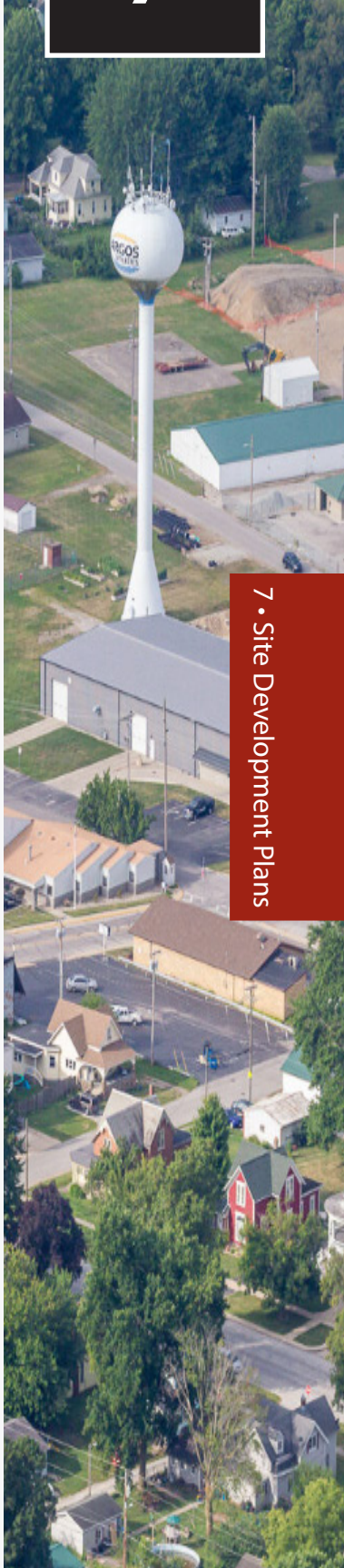


Site Development Plans

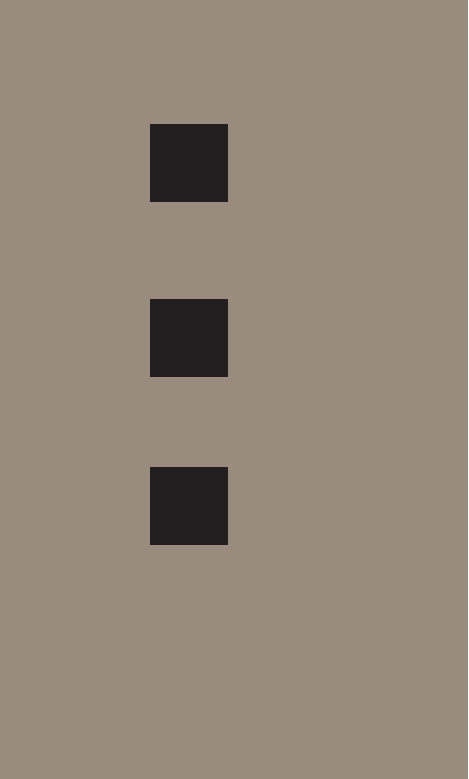


Notes

Suggestion for Future Changes



7 • Site Development Plans



Michigan St.

ARGOS - IND.

Nonconforming Structures, Lots, and Uses

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Nonconforming Structures, Lots, and Uses

010

Intent

Upon adoption of this Ordinance and Official Zoning Map, some structures, lots, and uses may no longer conform to the regulations of the zoning district in which they are located. For this reason, this Article has been generated to provide the rules, policies and regulations that apply to these structures, lots, and uses; referred to as Legal Nonconforming.

020

Distinction Between Illegal Nonconforming and Legal Nonconforming

A structure or lot which was constructed or is being used without an approved Improvement Location Permit or approval from the Board of Zoning Appeals or Plan Commission is considered illegal nonconforming. An illegal nonconforming property shall be subject to actions and penalties allowed by this Ordinance and all other applicable County laws and shall be altered to conform with all applicable standards and regulations of this Ordinance. Further, an illegal nonconforming structure, lot or use is created at the fault of the owner, tenant or property manager.

Legal Nonconforming differs from Illegal Nonconforming in that the reason for the nonconformance is caused by the enactment of a Zoning Ordinance or a change to the Zoning Ordinance (including the Official Zoning Map). The structure, lot or use has not changed, but due to the Zoning Ordinance enactment or change, the property no longer conforms to the policies and standards of the zoning district in which it is located. When this situation occurs, the property is deemed Legal Nonconforming.

030

Nonconforming Signs

A. Definition

Any sign, lawfully established prior to the effective date of this Ordinance, or its subsequent amendments, that no longer meets the developmental standards shall be deemed a Legal Nonconforming Sign. For the purposes of this Article, a sign shall include the sign face and any supports, poles, or frames.

B. Continuation of Nonconforming Signs

Legal nonconforming sign may continue provided that it remains the same or fits within the below described tolerances:

1. Any legal nonconforming sign shall not be enlarged or altered in terms of face area, height, or any other aspect that increases its nonconformity. However, any sign or portion thereof may be altered to decrease its nonconformity.
2. Any legal nonconforming sign which is intentionally altered to conform to the requirements of this Ordinance shall thereafter conform to the regulations of the district in which it is located, and the legal nonconforming features may not be resumed.
3. If a sign is moved or removed for any reason, for any distance, it shall thereafter conform to the provisions of this Ordinance.
4. The sign faces and/or message on a legal nonconforming sign may be altered, replaced, repainted, and repaired provided that the nonconformity of the sign is not increased. Nothing in this Article shall be interpreted as requiring a sign to be brought into conformance with this Ordinance if only the face is changed, but not increased in size or altered in shape.

Nonconforming Structures, Lots, and Uses

8

040

Nonconforming Structures

A. Definition

Any structure, lawfully established prior to the effective date of this Ordinance, or its subsequent amendments, that no longer meets the developmental standards shall be deemed a Legal Nonconforming Structure.

B. Continuation of Legal nonconforming structure

1. Legal nonconforming structure may continue provided that it remains the same or fits within the below described tolerances:
 - a. Any legal nonconforming structure shall not be enlarged or altered in a manner that increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.
 - b. Any legal nonconforming structure which is intentionally altered to conform to the requirements of this Ordinance shall thereafter conform to the regulations of the district in which it is located, and the legal nonconforming features may not be resumed.
 - c. If a building or structure is moved for any reason, for any distance, it shall thereafter conform to the provisions of this Ordinance.

050

Nonconforming Lots of Record

All lots legally established and recorded prior to the effective date of this Ordinance, or its subsequent amendments, that no longer meet applicable provisions of this Ordinance shall be deemed a Legal Nonconforming Lot of Record. Legal Nonconforming Lots of Record may be built upon only if the proposed use is permitted and all development standards of the applicable zoning district of this Ordinance are met. Any lot which met minimum lot standard area at the time it was created, shall be deemed buildable for a single family residence.

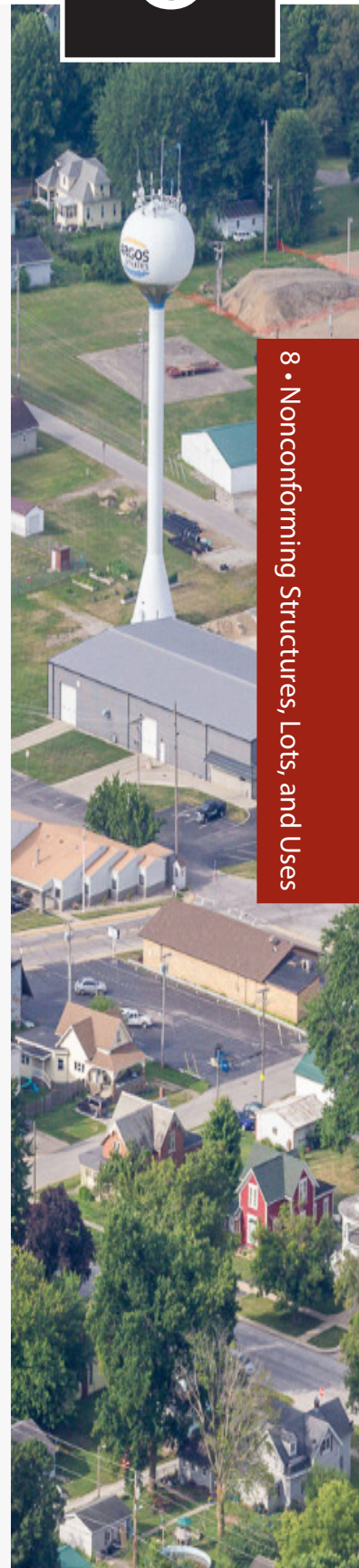
060

Nonconforming Uses of Structures, Land, or Structures and Land in Combination

Any lawful use of structures, land, or structures and land in combination established prior to the effective date of this Ordinance or its subsequent amendments that is no longer a permitted use in the district where it is located shall be deemed a Legal Nonconforming Use. A legal nonconforming use may continue provided that it remains otherwise lawful, subject to the following conditions:

- A. Parcels that were zoned business and/or industrial on the zoning map that was in effect prior to the adoption of this ordinance, may be expanded by Special Exception through the Argos Board of Zoning Appeals, up to 25% of their floor area (as it existed prior to the adoption of this ordinance). In addition, when the expansion exceeds 10% of the floor area, site plan approval from the Argos Technical Review Committee must be obtained. No other existing structure devoted to a legal nonconforming use shall be enlarged, expanded, increased, extended, constructed, reconstructed, moved, or structurally altered except as to change the use of the structure to a use permitted in the district in which it is located or as otherwise specified in this Article.

(cont.)



060 Nonconforming Uses of Structures, Land, or Structures and Land in Combination (cont.)

- B. No structure shall be constructed in connection with an existing legal nonconforming use of land.
- C. Any legal nonconforming use of a structure may be extended throughout any parts of a building which were plainly arranged or designed for such use at the effective date of this Ordinance or its subsequent amendments, but no such use shall be extended to occupy any land outside the building.
- D. If no structural alterations are made, any non-conforming use may be changed to another non-conforming use with the approval of the Board of Zoning Appeals. The Board shall find that the proposed use is equally or more appropriate to the district in which it is located than the existing use. The Board shall consider the development standards applicable to the proposed use established by this Ordinance and may make reasonable conditions as part of any approval.
- E. Where legal nonconforming use status applies to a structure and land in combination, the intentional removal of the structure shall eliminate the legal nonconforming status of the land.
- F. No legal nonconforming use of land shall be enlarged, increased, extended to occupy a greater area of land, or moved in whole or in part to any other portion of a lot than was occupied at the effective date of this Ordinance.
- G. If a legal nonconforming use is intentionally discontinued for one (1) year or longer, any subsequent use of such land, structure or land and structure shall conform to the provisions of this Ordinance. Uses which are required to be discontinued due to government action which impedes access to the premises, or damage resulting from fire, flood, other natural disaster, or a criminal act shall be exempt from this provision. Such exempt uses, if rebuilt or restored, shall be identical in scale, lot coverage, and all other aspects to that which was discontinued.
- H. When a legal nonconforming use is superseded by a permitted use, it shall thereafter conform to the regulations of the district in which it is located, the legal nonconforming use may not thereafter be resumed.
- I. Any use which is legal nonconforming due to its presence in a 100-year floodplain may be altered, enlarged, or extended on a one-time only basis provided that the new construction conforms with the Flood Hazard Area Standards section included in this Ordinance and does not increase the value of the structure or use (excluding the value of the land) by more than 50% of its pre-improvement market value.

070 Repairs and Maintenance

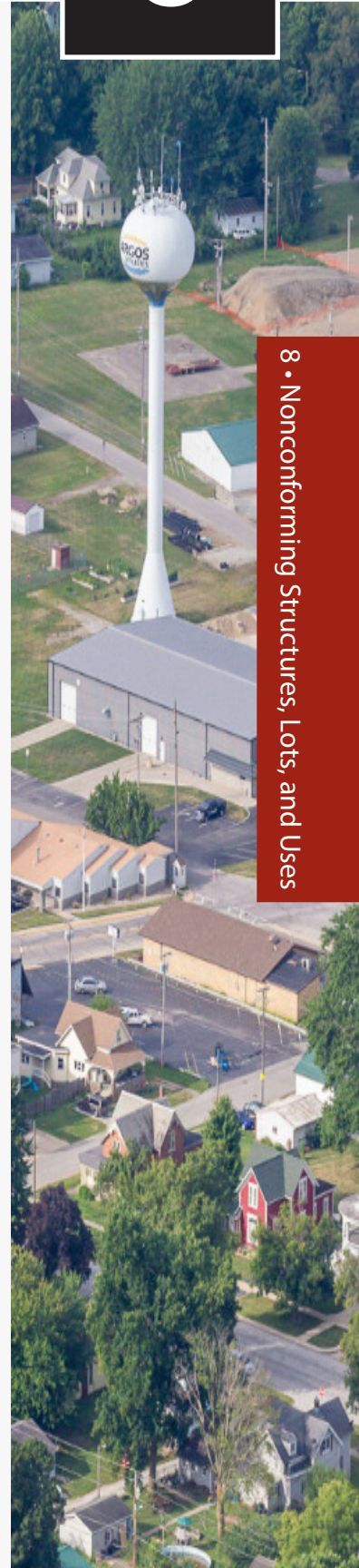
The following applies to legal nonconforming structures and legal nonconforming uses of structures, or structures and land in combination:

- A. Work may be done for ordinary repairs or replacement of walls, heating, fixtures, wiring, or plumbing; under the condition that the cubic content existing when the structure became nonconforming shall not be increased.
- B. If a structure becomes unsafe or unlawful due to physical condition and is razed, the structure shall be rebuilt in conformity with the district in which it is located.

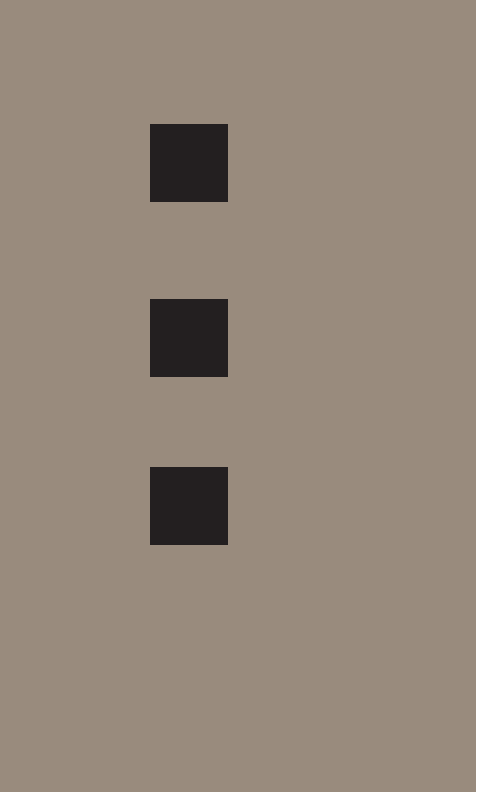
Nonconforming Structures, Lots, and Uses

8

- C. Nothing in this Chapter shall be deemed to prevent the strengthening, repairing, or restoring to a safe condition of any structure or part thereof declared to be unsafe by any official charged with protecting public safety upon order of such official.



8 • Nonconforming Structures, Lots, and Uses



Michigan St.

ARGOS - IND.

Board of Zoning Appeals

Zoning Districts

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010 Establishment and Membership**A. Establishment**

Pursuant with IC 36-7-4-901, the Argos Town Council establishes the Argos Advisory Board of Zoning Appeals which shall conduct business consistent with all requirements of the Indiana Code and this Ordinance.

B. Appointments

The Board of Zoning Appeals (otherwise referred to in this Ordinance as the “BZA” or the “Board”) shall consist of, and continue as a five (5) member Board. Members shall be appointed pursuant to IC 36-7-4- 902 through 906 as follows.

1. Argos Town Board Appointment
3 members appointed by the Argos Town Council, 1 of which must be a member of the Plan Commission, and 2 of which must not be members of the Plan Commission.
2. Argos Town Council Appointment
1 member appointed by the Town Council who must not be a member of the Plan Commission.
3. Plan Commission Appointment
1 of 2 members appointed by the Plan Commission from its citizen membership, who live in Argos’s extra territorial jurisdiction.

C. Alternates and Vacancies

Alternate Board of Zoning Appeal members may be appointed consistent with IC 36-7-4-907. If a vacancy occurs among the members of the Board, the appointing authority shall appoint a member for the unexpired term of the vacating member.

D. Territorial Jurisdiction

The Board of Zoning Appeals shall have jurisdiction over all the land subject to the Argos Zoning Ordinance consistent with *Article 1-050, Jurisdiction* of this Ordinance.

E. Powers and Duties

The Board of Zoning Appeals shall have exclusive subject matter jurisdiction for:

1. Development Standards Variances;
2. Flood Hazard Area Standards Variances.
3. Use Variances;
4. Special Exceptions; and
5. Administrative Appeals.

F. Rules and Procedures

The Board of Zoning Appeals shall have sole authority to adopt any and all rules under Indiana Code Section 36-7-4-916 and any and all procedures concerning organization, selection of officers, forms for applications, filing requirements, procedures, notices and conduct of meetings, and public hearings.

G. Filing

All applications for variances, special exceptions, and requests for administrative appeal shall be filed by the applicant with the Argos Town Clerk's Office in the manner prescribed by the Board.

H. Hearing Schedule

The Board shall fix a reasonable time for the hearing of administrative appeals, special exceptions, and variances.

I. Communication with Board Members

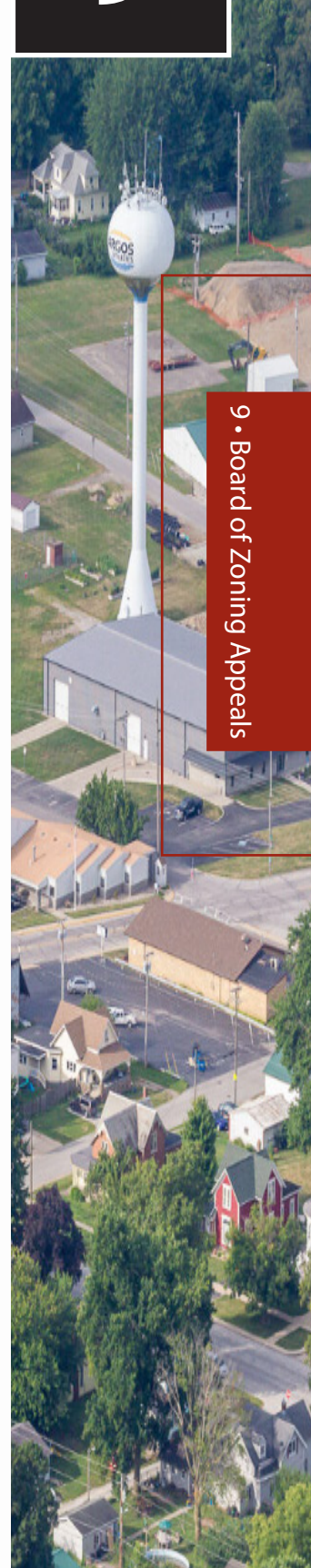
A person may not communicate with any member of the Board before the hearing with intent to influence the member's action on a matter pending before the Board.

J. Notice of Public Hearing

For all public hearings, notice shall be provided to the public consistent with the requirements of *Article 10-020, Notice of Public Hearing* of this Ordinance.

K. Appeals

Every decision of the Board of Zoning Appeals shall be subject to review by a court of jurisdiction (writ of certiorari) as prescribed in IC 36- 7-4-1000 series. All appeals shall be presented to a court of jurisdiction within thirty (30) days of the Board's decision.



9 • Board of Zoning Appeals

Development Standards Variances

A. Decision Criteria

The Board may grant a variance from the development standards of this Ordinance (such as height, bulk, area) if, after a public hearing, it makes findings of facts in writing, that:

1. General Welfare
The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. Adjacent Property
The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. Practical Difficulty
The strict application of the terms of this Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

B. Conditions

The Board may impose such reasonable conditions upon its approval as it deems necessary to find that the criteria for approval in *Article 9-020.A, Decision Criteria* of this Ordinance above will be served.

C. Commitments

The Board may require the owner of the property to make written commitments concerning the use or development of the property as specified under IC 36-7-4-921 and have such commitments recorded in the Marshall County Recorder's Office. A copy of the recorded commitments shall be provided to the Plan Director for inclusion in the petition file prior to the issuance of any Improvement Location Permit. No Improvement Location Permit shall be issued for permit application which does not comply with the recorded commitments.

D. Limitations

A development standards variance granted by the Board and executed in a timely manner as described in this Article shall run with the parcel until such time as:

1. The property conforms with the Ordinance as written, or
2. The variance is terminated.

030

Flood Hazard Area Standards Variances

A. Decision Criteria

The Board of Zoning Appeals may grant a variance from the Flood Hazard Area Standards of *Article 6-070, Flood Hazard Area Standards* of this Ordinance only if, after a public hearing, it makes findings of facts in writing, that:

1. **Good Cause**
There exists a good and sufficient cause for the requested variance;
2. **Exceptional Hardship**
The strict application of the terms of this Ordinance will constitute an exceptional hardship to the applicant; and
3. **Public Safety Hazards**
The granting of the requested variance will not increase flood heights, create additional threats to public safety, cause additional public expense, create nuisances, cause fraud or victimization of the public, or conflict with other existing laws or ordinances.

B. Compliance With Flood Hazard Area Standards

The Board of Zoning Appeals may only issue a variance to the terms and provisions of the Flood Hazard Area Standards of this Ordinance subject to *Article 6-070.E, Variance Procedures* of this Ordinance and the following conditions.

1. **Maximum Protection**
All variances shall give the minimum relief necessary and be such that the maximum practical flood protection will be given to the proposed construction; and
2. **Written Notice**
The Board of Zoning Appeals shall issue a written notice to the recipient of the variance that the proposed construction will be subject to increased risks to life and property and could require payment of increased flood insurance premiums.
3. **Other Conditions**
The Board may impose such reasonable conditions upon its approval as it deems necessary to find that the criteria for approval in *Article 9-030.A, Decision Criteria* of this Ordinance above will be served.

C. Commitments

The Board may require the owner of the property to make written commitments concerning the use or development of the property and have such commitments recorded in the Marshall County Recorder's Office. A copy of the recorded commitments shall be provided to the Plan Director for inclusion in the petition file prior to the issuance of any Improvement Location Permit. No Improvement Location Permit shall be issued for permit application which does not comply with the recorded commitments.

(cont.)

9 • Board of Zoning Appeals

030 Flood Hazard Area Standards Variances (cont.)**D. Limitations**

A flood hazard area standards variance granted by the Board and executed in a timely manner as described in this section shall run with the parcel until such time as:

1. The property conforms with the Ordinance as written, or
2. The variance is terminated.

040

Use Variances

A. Decision Criteria

The Board may grant a variance from the use requirements and limitations of this Ordinance if, after a public hearing, it makes findings of facts in writing, that:

1. **General Welfare**
The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. **Adjacent Property**
The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
3. **Practical Difficulty**
The strict application of the terms of this Ordinance will result in a practical difficulty in the use of the property (this situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on economic gain);
4. **Unnecessary Hardship**
The strict application of the terms of this Ordinance will constitute an unnecessary hardship as they are applied to the property for which the variance is sought; and,
5. **Comprehensive Plan**
The granting of the variance does not interfere substantially with the Comprehensive Plan.

B. Conditions

The Board may impose such reasonable conditions upon its approval as it deems necessary to find that the criteria for approval in *Article 9-040.A, Decision Criteria* of this Ordinance above will be served.

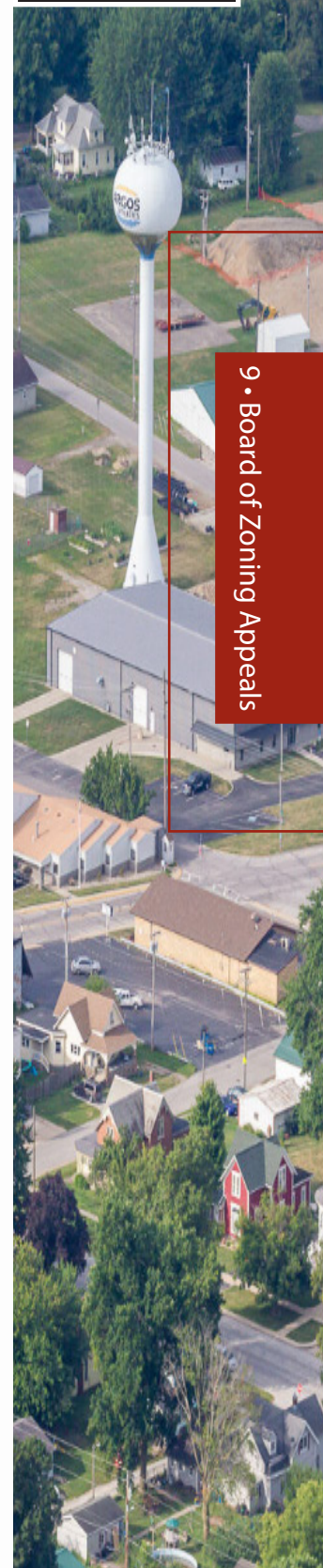
C. Commitments

The Board may require the owner of the property to make written commitments concerning the use or development of the property as specified under IC 36-7-4-921 and have such commitments recorded in the Marshall County Recorder's Office. A copy of the recorded commitments shall be provided to the Plan Director for inclusion in the petition file prior to the issuance of any Improvement Location Permit. No Improvement Location Permit shall be issued for permit application which does not comply with the recorded commitments.

D. Limitations

Unless otherwise specified by the Board, use variance approvals shall be limited to, and run with the property specified in the petition. The Board may also limit use variances to a specific time period and a specific use. Use variances shall be invalid if:

1. The property conforms with the Ordinance as written, or
2. The variance is terminated.



050

Special Uses

In no case shall special exception uses be authorized without the approval of the BZA. Further, no decisions on previous applications shall serve to set a precedent for any other application before the BZA.

A. Decision Criteria

The Board may grant a special use for a use listed as such in the appropriate zoning district in *Article 3-120, Land Use Matrix* of this Ordinance if, after a public hearing, it makes findings of facts in writing, that:

1. **General Welfare**
The proposal will not be injurious to the public health, safety, morals, and general welfare of the community;
2. **Development Standards**
The requirements and development standards for the requested use as prescribed by this Ordinance will be met;
3. **Ordinance Intent**
Granting the special use will not be contrary to the general purposes served by this Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity; and
4. **Comprehensive Plan**
The proposed use will be consistent with the character of the zoning district in which it is located and the Town of Argos Comprehensive Plan.

B. Other Considerations

When considering a special exception the Board of Zoning Appeals may examine the following items as they relate to the proposed use:

1. Topography and other natural site features;
2. Zoning of the site and surrounding properties;
3. Driveway locations, street access and vehicular and pedestrian traffic;
4. Parking (including amount, location, and design);
5. Landscaping, screening, buffering;
6. Open space and other site amenities;
7. Noise production and hours of any business operation;
8. Design, placement, architecture, and building material of the structure;
9. Placement, design, intensity, height, and shielding of lights;
10. Traffic generation; and
11. General site layout as it relates to its surroundings.

Board of Zoning Appeals

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C. Conditions

The Board may impose such reasonable conditions upon its approval as it deems necessary to find that the criteria for approval in *Article 9-050.A, Decision Criteria* of this Ordinance above will be served.

D. Commitments

The Board may require the owner of the property to make written commitments concerning the use or development of the property as specified under IC 36-7-4-921 and have such commitments recorded in the Marshall County Recorder's Office. A copy of the recorded commitments shall be provided to the Plan Director for inclusion in the petition file prior to the issuance of any Improvement Location Permit. No Improvement Location Permit shall be issued for permit application which does not comply with the recorded commitments.

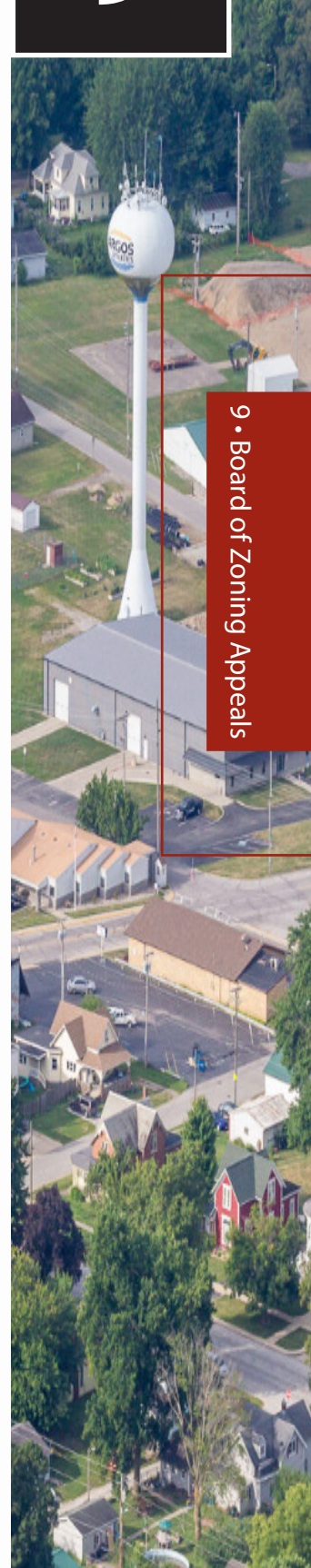
E. Limitations

Unless otherwise specified by the Board, special use approvals shall be limited to, and run with the applicant at the location specified in the petition. The Board may also limit special uses to a specific time period and a specific use. Special Exceptions shall also be invalid if:

1. The property conforms with the Ordinance as written, or
2. The special exception approval is terminated.

F. Special Exception Use Expansion

A use authorized as a special use may not be expanded, extended, or enlarged unless reauthorized by the Board under the procedures set forth in this Article for granting a special use.



060 Administrative Appeals**A. Appeals**

The Board may grant an appeal of any decision, interpretation, or determination made by the Plan Director, other Plan Commission staff members, or any other administrative official or board charged with the duty of enforcing and interpreting this Ordinance.

B. Decision Criteria

The Board shall only grant an appeal of such an administrative decision based on a finding, in writing, that the decision of the administrative person or board was inconsistent with the provisions of this Ordinance.

C. Termination

The approval of an administrative appeal may be terminated by the Board of Zoning Appeals under the following procedure.

1. Public Hearing

Upon determination by the Plan Director that possible grounds for termination exist, the matter shall be placed on the Board of Zoning Appeals agenda for a public hearing.

2. Grounds for Termination

At the public hearing the appeal approval shall be terminated if a finding is made by the Board that the approval was the result of fraud or the misrepresentation of facts.

3. Time Limitation

No administrative appeal may be reviewed by the Board of Zoning Appeals for the same cause more than once in any one (1) year period.

D. Refund of Appeal Fees

If an administrative appeal is granted, the Board may refund any application fees which have been paid to the County by the applicant in petitioning for the appeal. In no way shall this provision be interpreted as providing the applicant with the ability to seek the refund of any other fees or costs associated with the appeal or the application which is the subject of the appeal.

070

Approval Expiration and Termination

A. Improvement Location Permit Required

If the Board grants a special exception or variance, it shall direct the applicant to apply for an Improvement Location Permit. If such application complies with all established requirements and this Ordinance, an Improvement Location Permit for the execution of the approved variance or special exception shall be issued.

B. Expiration

A special exception or variance ceases to be authorized and is expired if an Improvement Location Permit for the execution of the approval has not been obtained within one (1) year of the date the variance or special exception is granted. The variance or special exception shall also expire if the approved construction has not been completed and approved by the Plan Director as being consistent with all written commitments or conditions, the requirements of this Ordinance, and all applicable permits within two (2) years of the date the approval is granted.

C. Termination

A variance or special exception may be terminated by the Board of Zoning Appeals under the following procedure.

1. Public Hearing

Upon determination by the Plan Director that possible grounds for termination exist, the matter shall be placed on the Board of Zoning Appeals agenda for a public hearing.

2. Grounds for Termination

At the public hearing the variance or special exception shall be revoked if a finding is made by the Board that one or more of the following is true.

- a. The execution of the approval is not consistent with any requirement of this Ordinance,
- b. The execution of the approval is not consistent with any condition of approval,
- c. The execution of the approval is not consistent with any written commitment, or
- d. The approval was the result of fraud or the misrepresentation of facts.

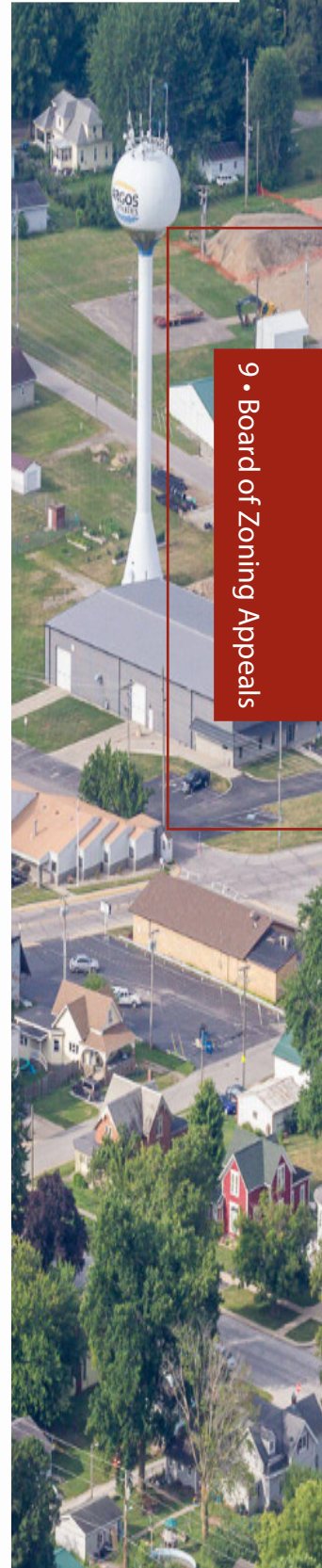
3. Time Limitation

No special use or variance may be reviewed by the Board of Zoning Appeals for the same cause more than once in any one (1) year period.

A. Re-filing of Denied Applications

No request for variance, special exception, or administrative appeal which has been denied may be re-filed for a period of one (1) year from the date of the denial.

(cont.)



070 Approval Expiration and Termination (cont.)**B. Re-Consideration of Applications**

Either the petitioner or any interested party may seek the reconsideration of any variance, special exception, or administrative appeal by submitting a written request to the Plan Director within thirty (30) days of the date of Board action on the request. A variance, special exception, or administrative appeal may be reconsidered by the Board of Zoning Appeals under the following procedure.

1. Public Hearing

Upon receipt of the written request for reconsideration by the Plan Director the matter shall be placed on the Board of Zoning Appeals agenda for a public hearing. At the public hearing the Board shall only consider whether or not sufficient grounds for reconsideration are present, but shall not take any new action on the petition. If sufficient grounds are present, the Board shall place the petition on the agenda for its next regularly scheduled meeting at which time the petition shall be reconsidered and subsequent action taken.

2. Grounds for Reconsideration

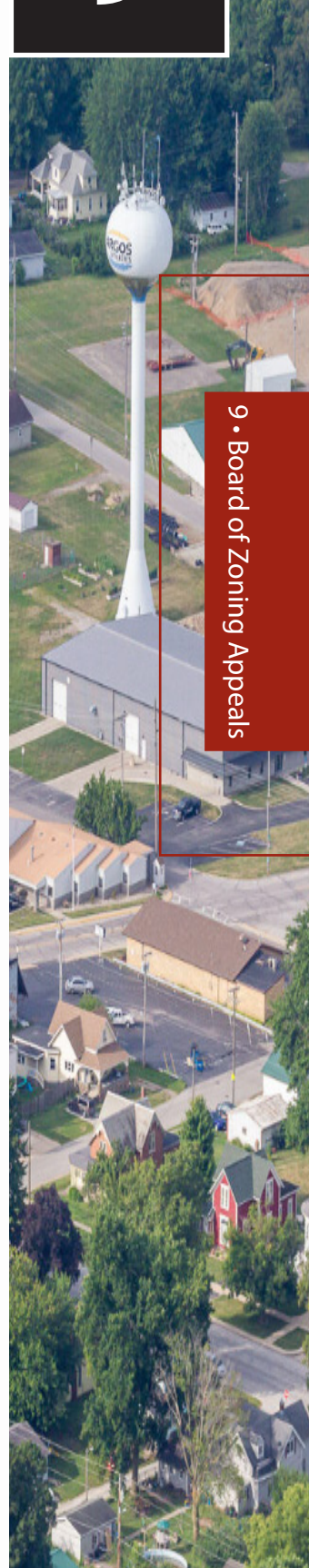
At the public hearing the Board shall determine whether or not the variance, special exception, or administrative appeal shall be reconsidered.

a. The Board may reconsider the application if a finding is made that the entity seeking the reconsideration is able to provided substantial new information or clarified facts that were not known or available at the initial hearing on the petition and such new information or facts is directly related to the decision criteria established by this Ordinance.

b. In no instance shall a reconsideration be granted to allow a petitioner to modify their application.

3. Time Limitation

In no case shall the Board hear more that one (1) request for reconsideration for any single petition.

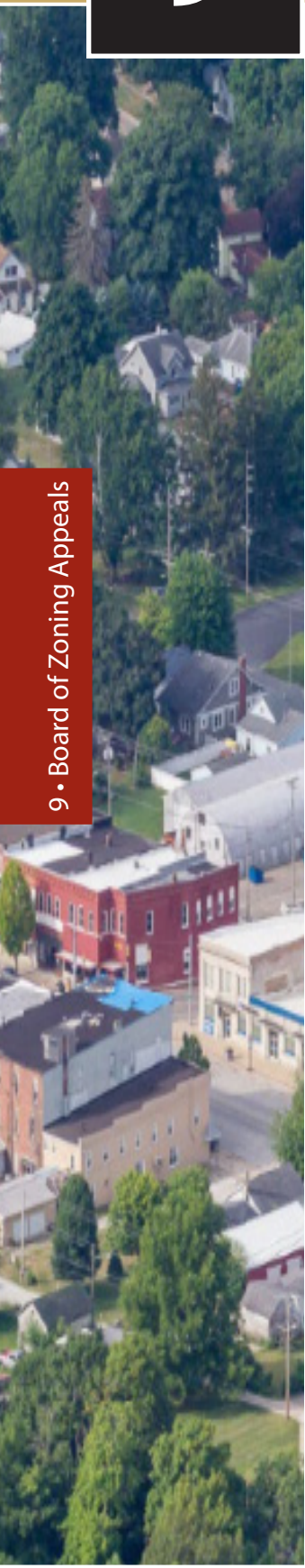


9 • Board of Zoning Appeals

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Board of Zoning Appeals

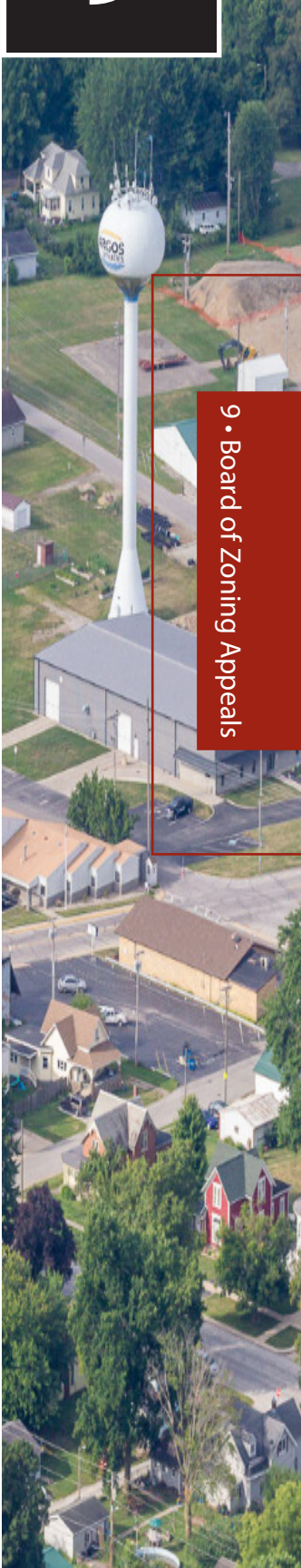
Notes



9 • Board of Zoning Appeals

Notes

Suggestions for Future Changes



9 • Board of Zoning Appeals



10

Administration

Administration

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010 General Administration**A. Administrative Officer**

The Argos Plan Advisor (including any designee(s) of the Plan Advisor), will have the principal responsibility for the administration and enforcing and/or coordination of the enforcement of this Ordinance within the Plan Commission's planning jurisdiction. The duties of the Plan Advisor, or his/her designee shall include, but not be limited to:

1. Improvement Location Permits
Reviewing, approving, or disapproving all Improvement Location Permits and keeping permanent records of applications made and actions taken;
2. Inspections
Conducting inspections of structures, and properties to determine compliance with the requirements of this Ordinance and all approvals granted by the Plan Commission, Technical Review Committee, Board of County Commissioners, and Board of Zoning Appeals;
3. Record Keeping
Maintaining permanent and current records documenting the application of this Ordinance including, but not limited to, all maps, amendments, special exceptions, variances, and appeals;
4. Plan Commission Applications
Receiving, processing, docketing, and referring to the Plan Commission all amendment applications;
5. Board of Zoning Appeals Applications
Receiving, processing, docketing, and referring to the Board of Zoning Appeals all appeals, variances, special exceptions, and other matters upon which it is authorized to act under this Ordinance and Indiana State Code; and
6. Clerical & Technical Assistance
Providing all such clerical and technical assistance as may be required by the Board of Zoning Appeals, Plan Commission, Technical Review Committee, or other body in the execution of its duties as established by this Ordinance and Indiana State Code.
7. Review of Zoning Ordinance
Present Zoning Ordinance, with suggested amendments (if any), to the Plan Commission for review on an annual basis. Undertake a comprehensive review of the Zoning Ordinance every five (5) years.

B. Fee Schedule Established

The Plan Advisor shall maintain a schedule of fees for all applications, permits, and other processes outlined in this Ordinance.

1. Fee Basis
All fees shall be intended to reimburse the Commission for the time and cost of processing the required materials. In no instance shall a fee be used as

a means of discouraging or encouraging any particular types of petitions or applications.

2. **Public Access**
The fee schedule shall be made available to the public by the Plan Advisor.
3. **Establishment and Revisions**
The fee schedule shall be prepared by the Plan Advisor, reviewed by the Plan Commission, and approved by Ordinance by the Board of County Commissioners.
 - a. The fee schedule may be amended by a recommendation submitted to the Argos Town Council by the Planning Commission followed by the Board of County Commissioners approval of a revised fee schedule Ordinance.
 - b. The Plan Advisor shall review the fee schedule annually and bring any necessary revisions to the attention of the Plan Commission and Board of County Commissioners.
4. **Payment Required**
Until all applicable fees have been paid in full, no final action shall be taken on any permit application, appeal, or petition.
5. **Fines for Failing to Obtain a Permit**
Any person who initiates construction of a structure or the alteration of land prior to obtaining any required permit shall pay three (3) times the amount of the normal permit fee listed on the fee schedule.

C. Schedule of Meeting and Filing Dates

The Plan Advisor shall maintain an annual calendar of meeting and filing dates separately for the Technical Review Committee, Plan Commission, and Board of Zoning Appeals. The calendars of the TRC and Plan Commission shall be coordinated to ensure the efficient processing of petitions. All meeting and filing dates shall be based on the requirements of this Ordinance and the laws of the State of Indiana.

The calendar of meeting and filing dates shall be prepared by the Plan Advisor and adopted by resolution by the Plan Commission and Board of Zoning Appeals (the Plan Commission shall be responsible for adopting a coordinated calendar for the Technical Review Committee). The calendar of meeting and filing dates shall be reviewed and updated annually by the Plan Advisor.



Notice of Public Hearing

For all public hearings, the notice shall be provided to the public consistent with the requirements of this Chapter. Required public notice shall include the following:

A. Legal Notice

The Plan Advisor shall prepare a legal notice consistent with the requirements of IC 5-3-1 for publication in the Plymouth-Pilot News newspaper. The legal notice shall appear in the newspaper no less than one (1) time at least ten (10) days prior to the date of the public hearing. Legal notices shall include each of the following:

1. **Property Location**
The general location of the subject property, including its common address and a legal description of the land which is included,
2. **Available Plans**
That the project plans are available for examination at the office of the Argos Plan Commission office,
3. **Hearing Information**
That a public hearing will be held giving the date, place, and hour of the hearing, and
4. **Written Comments**
That written comments on the petition will be accepted prior to the public hearing and may be submitted to the Plan Advisor.

B. Notice to Interested Parties

The Plan Advisor shall prepare and distribute written notice of the petition to all property owners within two (2) ownerships or three hundred (300) feet of the boundaries of the subject property, whichever is greater. In no instances shall streets, streams, or other features be considered boundaries precluding notification.

1. **Notice Information**
The notice shall contain the same information as the legal notice which is published in the newspaper as outlined in *Article 10-020, Notice of Public Hearing* of this Ordinance.
2. **Responsibility**
The distribution of the notice shall be the responsibility of the Plan Advisor. The cost of the notice shall be the responsibility of the petitioner through application fees.
3. **Ownership Information**
The Plan Advisor shall obtain ownership information from the most recent data available from the tax records of Argos.
4. **Notification Requirements**
The notices shall be sent to each property owner at least one (1) time, and must be postmarked a minimum of at least ten (10) days before the date of the public hearing. The mailing shall be via First Class Mail through the United States Postal Service.

A. Intent

The Argos Technical Review Committee (also known and referred to in this Article as the “TRC” and the “Committee”) is hereby formed for the purpose of providing technical review of certain types of petitions and applications. The intent of the Technical Review Committee is to provide efficiency in the work load of the Plan Commission, as well as applicants, by establishing a body to make determinations regarding petitions for which the only criteria is consistency with the applicable adopted standards of Argos.

Further, the TRC shall provide for efficiency in the approval process of petitions determined by the Plan Commission and Argos Town Council by providing an initial examination and report based on all applicable adopted requirements of the County.

All approval processes and actions of the Technical Review Committee shall be consistent with the requirements of Indiana Law.

B. Authority and Approvals

The authority of the Technical Review Committee and appeals of its decisions shall be as follows:

1. Review Authority

The Technical Review Committee shall have the authority to review the following types of petitions, forwarding comments to the Argos Plan Commission:

- a. Re-Zoning Petitions,
- b. Planned Unit Development Concept Plans, and
- c. Planned Unit Development Detailed Plans.

2. Approval Authority

The Technical Review Committee shall have the authority to approve Site Development Plans as defined by *Article 7, Site Development Plans* of this Ordinance.

3. Appeal Rights

All decisions of the Technical Review Committee may be appealed to the Plan Commission following the procedure outlined in *Article 7-060, Appeals* of this Ordinance.

C. Committee Structure

The Argos Clerk’s Office shall serve as the staff for the Technical Review Committee. He/ she shall distribute all appropriate materials and keep all necessary files and meeting records. The organization of the Technical Review Committee shall be as described below:

1. Membership

The Technical Review Committee shall, at a minimum, consist of the following members:

(cont.)



030 Technical Review Committee (cont.)

- a. The Plan Advisor;
 - b. The Town Utilities Manager;
 - c. The Superintendent of the Argos Street Department
 - d. Two (2) members of the Plan Commission appointed by the Plan Commission; and
 - e. Any others deemed necessary by the Technical Review Committee (such as representatives of the Soil and Water Conservation District, utilities, and other appropriate jurisdictions).
2. Attendance

Members of the Committee shall either be present at the time of the scheduled Committee meeting or submit written comments regarding each specific petition to the Plan Advisor prior to the appropriate meeting.

 - a. Each committee member shall only comment on the aspects of each petition that directly relate to their area of expertise regarding the applicable adopted standards of Argos.
 - b. If no comments are received from any member of the Committee it shall indicate that individually they have no objection to any aspect of the petition.
 3. Duties of the Plan Advisor

The Plan Advisor shall oversee the operation of the Technical Review Committee and shall make the final determination regarding any specific aspect of a petition on which members of the Technical Review Committee disagree.

 - a. In cases of disagreement and at his/her discretion, the Plan Advisor may forward any petition before the Technical Review Committee to the Plan Commission for a determination on the request.
 - b. The Plan Advisor shall determine the action to be taken on each petition by the Committee based on the comments of the Committee members.
 4. Tabled Petitions

All petitions which are not approved by the Technical Review Committee and not forwarded to the Plan Commission shall be denied or tabled and placed on the agenda for the next appropriate Committee meeting.

 - a. Prior to that meeting the petitioner shall address the comments of the Committee, making appropriate modifications to the application materials.
 - b. The petitioner shall provide appropriate copies of the revised materials prior to the next Committee meeting based on the adopted calendar of meeting and filing dates.

- c. The petitioner may withdraw any petition following the review of the Technical Review Committee by submitting a notice of such withdrawal in writing to the Argos Clerk's Office. Any petitions which are withdrawn and are subsequently re-filed shall be considered a new petition and shall be subject to all applicable requirements for new petitions established by this Ordinance.

C. Attendance Required

The petitioner and/or a representative of the petitioner shall be required to attend all Technical Review Committee meetings at which their petition shall be reviewed. If the petitioner or their representative is not present, the petition shall automatically be tabled and placed on the agenda for the next appropriate TRC meeting.

D. Meeting Record

The Plan Advisor shall make written documentation of the comments and findings of the Technical Review Committee for each petition and make those findings available to the petitioner within five (5) business days of the Committee's review. The written documentation shall consist of the following:

1. Action Taken

A letter to the petitioner stating the action taken by the Committee, and

2. Outstanding Comments

A list of any outstanding comments made by the members of the TRC, including references to appropriate sections of adopted, applicable requirements of Argos, the State of Indiana, and/or the Federal government.

E. Decision Criteria

In all cases, the Technical Review Committee shall only consider the applicable adopted requirements of this Ordinance, the Argos Subdivision Control Ordinance, any adopted Argos Construction or Improvements Standards, and any other adopted and applicable standards of Argos, the State of Indiana, and/or the Federal government.

1. Mandatory Approval

In all cases in which the TRC has approval authority and a petition conforms to the applicable standards, that petition shall be approved.

2. Committee Member Comments

In no case shall any petitioner be required to make any modifications to any petition based solely on the opinions or other undocumented and adopted standards of any member of the Committee.

- a. This shall not be interpreted as prohibiting any committee member from providing comments which express their professional opinions regarding a petition being forwarded to the Plan Commission.

(cont.)



030 Technical Review Committee (cont.)

- b. This shall further not be interpreted as preventing the Plan Advisor from establishing requirements for individual petitions based on professional norms in the instances where such requirements are authorized by this Ordinance.

F. Appeals

Any applicant or interested party may appeal the decision of the Technical Review Committee to the Plan Commission.

1. Relief from Specific Requirements

Applicants seeking relief from specific development standards or other requirements of the Zoning Ordinance which are unrelated to the Committee's interpretation of the applicable requirements shall be required to obtain variance approval from the Board of Zoning Appeals.

2. Appeal Procedure

All appeals of determinations of the TRC shall meet the following requirements:

- a. The appealing party shall be required to provide the Plan Advisor with written notice of the appeal within thirty (30) days of the date of the Committee decision.
- b. The Plan Advisor shall place the appeal on the agenda for the next appropriate Plan Commission meeting consistent with the adopted calendar of meeting and filing dates.
- c. Public notice for the meeting shall be required, consistent with the provisions *Article 10-020, Notice of Public Hearing* of this Ordinance.
- d. The Plan Commission shall consider the provisions of this Ordinance and all other documented, applicable standards in deciding the appeal.

G. Consistency

In all cases, the application materials, including any drawings which are presented to the Plan Commission, or provided to the Plan Advisor with an Improvement Location Permit application, following TRC review shall be completely consistent with those presented to the TRC, with the exception of any revisions requested by the Committee. Any petition which is inconsistent with the approval of the Technical Review Committee shall be referred back to the TRC for review and comment.

040

Powers and Duties of the Argos Town Council

A. Duties

Duties should be interpreted as activities that are obligations. Argos Town Council duties include:

1. **Plans and Ordinances**
Adopt, reject or amend the Comprehensive Plan, Strategic Plans, Zoning Ordinance, or Subdivision Control Ordinance that has been certified and submitted by the Plan Commission;
2. **Plan and Ordinance Amendments**
Adopt, reject, or amend proposals to amend or partially repeal the text of the Comprehensive Plan, Strategic Plans, Zoning Ordinance, or Subdivision Control Ordinance that have been certified and submitted by the Plan Commission;
3. **Zoning Map Amendments**
Adopt, reject or amend proposals to amend the Official Zoning Map certified and submitted by the Plan Commission;
4. **Planned Unit Developments**
Adopt, reject or amend proposals for a Planned Unit Development District that have been certified and submitted by the Plan Commission;
5. **Fee Schedule**
Adopt, reject or amend proposals to adopt or amend a Fee Schedule that have been certified and submitted by the Plan Commission;
6. **Public Improvements**
Accept or decline public improvements installed as requirements of a development; and
7. **Other Duties**
All additional duties as permitted by Indiana State Code.

B. Powers

Powers should be interpreted as activities that are optional and may be initiated by the Argos Town Council. The Argos Town Council powers include:

1. **Plan and Ordinance Amendments**
Initiate amendments to the text of the Comprehensive Plan, Strategic Plans, Zoning Ordinance, or Subdivision Control Ordinance;
2. **Zoning Map Amendments**
Initiate amendments to the Official Zoning Map; and
3. **Other Powers**
All additional powers as permitted by Indiana State Code.



050

Powers and Duties of the Plan Commission

The powers, duties, rules and procedures are further described by the Plan Commission Rules and Procedures (IC 36-7-4-400 Series)

A. Duties

Duties should be interpreted as activities that are obligations. Plan Commission duties include:

1. **Plan and Ordinances**
Make recommendations concerning Town of Argos approved Comprehensive Plan, Zoning Ordinance and Subdivision Control Ordinance as authorized under Indiana State Law;
2. **Rules and Procedures**
Adopt and maintain rules and procedures for holding meetings, holding public hearings, and administrating and enforcing the Comprehensive Plan, Zoning Ordinance, and Subdivision Control Ordinance;
3. **Record Keeping**
Maintain complete records of all meetings, hearings, correspondences, and affairs of the Plan Commission;
4. **Surety**
Record and file bonds and contracts for development and land use activities;
5. **Publications**
Publish and make available to the public all plans, ordinances, and other related material that are the responsibility of the Plan Commission;
6. **Certification**
Adopt and maintain a permitting process and seal used to certify official or approved documents;
7. **Recommendations**
Certify and submit recommendations to the Argos Town Council including new versions of, and revisions to the Comprehensive Plan, Zoning Ordinance, Subdivision Control Ordinance, and Official Zoning Map;
8. **Planned Unit Developments**
Certify and submit recommendations to the Argos Town Council for approving Planned Unit Developments;
9. **Fiscal Records**
Maintain monetary and fiscal records of the Plan Commission;
10. **Budgeting**
Prepare and submit an annual budget to the Argos Town Council;
11. **Petitions**
Approve or deny preliminary plats, re-plats, and the vacation of plats of subdivisions;

12. Street Names and Addresses

Assign street numbers to new lots and structures, renumber lots and structures, assign street names, and approve or deny proposed street names in new developments (the assigning of all addresses should be coordinated with Town of Argos and/or Marshall County);

13. Fee Schedule

Establish and maintain a Board of County Commissioners approved Fee Schedule that assigns a fee to permits, processes, and official actions of the Plan Commission in order to defray the administrative costs of such duties and powers;

14. Enforcement

Enforce regulations and procedures of the Comprehensive Plan, Zoning Ordinance, and Subdivision Control Ordinance to the extent of the local resolutions, ordinances, and State of Indiana Law;

15. Other Duties

All additional duties as permitted by Indiana State Code.

B. Powers

Powers should be interpreted as activities that are optional and may be initiated. Plan Commission powers include:

1. Staff

Hire, remove, and determine job descriptions for support staff to the Plan Commission;

2. Compensation

Determine the compensation for support staff and Plan Commission members as provided within the annual budget of the Plan Commission;

3. Advisory Committees

Establish advisory committees as necessary, made up of County officials and the general public;

4. Executive Committee

Establish an executive committee;

5. Funding Assistance

Seek funding assistance through grant programs as necessary ;

6. Publications

Distribute copies or summaries of the Comprehensive Plan, Zoning Ordinance, or Subdivision Control Ordinance to the general public and development community; and

7. Other Powers

All additional powers as permitted by Indiana State Code.



060

Board of Zoning Appeals Duties and Powers

The powers and duties of the Board of Zoning Appeals are described below. The powers, duties, rules and procedures are further described by *Article 10-060, Board of Zoning Appeals Duties and Powers* of this Ordinance and the Board of Zoning Appeals Rules and Procedures.

A. Duties

Duties should be interpreted as activities that are obligations. Board of Zoning Appeals duties include;

1. Variances

Review, hear, and approve or deny all petitions for variances from development standards (such as height, bulk, or area), variances from the Flood Hazard Area standards, and variances of use based on the provisions of this Ordinance and Indiana State Code; and

2. Special Exceptions

Review, hear and approve or deny all petitions for special exceptions based on the provisions of this Ordinance and Indiana State Code;

3. Appeals

Review and hear appeals of decisions made under this Ordinance or in the enforcement of this Ordinance by the Plan Advisor or other Plan Commission staff, committees or administrative boards or any other body except the Plan Commission (IC 36-7-4-913 through 900 Series);

4. Other Duties

All additional duties as permitted by Indiana State Code.

B. Powers

Powers should be interpreted as activities that are optional and may be initiated. Board of Zoning Appeals powers include any powers as permitted by Indiana State Code.



10 • Administration

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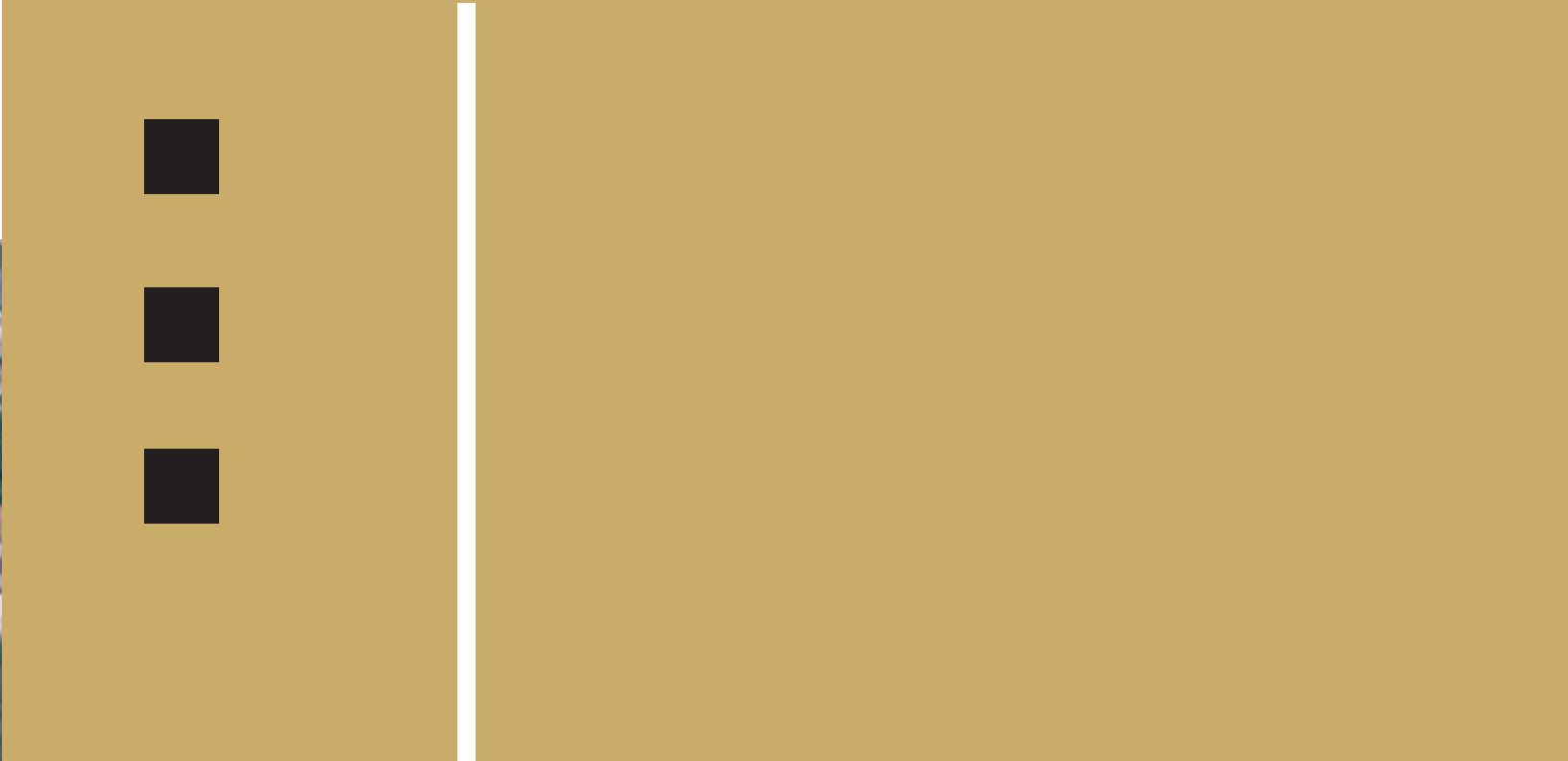
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ARGOS - IND.

Processes, Permits, and Fees

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010

Petition and Permit Application Types

A. Petition Applications Required

Argos hereby requires that an application be submitted for the following types of petitions:

1. Variance (use, development standards, and flood hazard area standards),
2. Special Exception,
3. Administrative Appeal,
4. Zoning Map Amendment,
5. Planned Unit Development (subject to the requirements of *Article 5, Planned Unit Developments* of this Ordinance), and
6. Site Development Plan (subject to the requirements of *Article 7, Site Development Plans* of this Ordinance).

B. Permit Applications Required

Argos hereby requires that an application be submitted for the following types of permit applications:

1. Improvement Location Permit
2. Certificate of Occupancy, and
3. Sign Permit (permanent and temporary).

C. Application Materials

All applications may be obtained from the Plan Advisor. Fees shall be paid to the Plan Advisor at the time the petition and/ or permit applications are submitted.

1. Application Forms
All applications shall be made on forms provided by the Plan Advisor. All petitioners and permit applicants shall submit original applications which are completed in their entirety in ink or typed. All applications shall be signed and notarized (if required).
2. Copies of Materials
All petitioners and applicants shall submit copies of applications and necessary attachments as required by the adopted policies of the Plan Advisor and the applicable Rules and Procedures of the Plan Commission and Board of Zoning Appeals.
3. Scheduling
All petitions and permit applications shall be assigned reference and/or docket numbers by the Plan Advisor. Petition applications shall be scheduled by the Plan Advisor for the appropriate public hearings based on the completeness of the application consistent with the requirements of this Article and the

Processes, Permits, and Fees

11

appropriate adopted calendars of filing and meeting dates for the Board of Zoning Appeals and/or Plan Commission.

11 • Processes, Permits, and Fees



020

Variance Petitions

The following procedure shall apply to all variance petitions;

A. Application

The petitioner shall submit:

1. A variance application
2. Affidavit and consent of property owner (if the owner is someone other than the petitioner)
3. A copy of the deed for the property involved
4. The required filing fee; and
5. Required supportive information
Supportive information shall include, but not be limited to the following
 - a. Site Plan
A site plan drawn with a straight edge, signed, and dated, clearly showing the entire layout of the property and all features relevant to the variance request.
 - b. Letter of Intent
A letter of intent to the Board of Zoning Appeals describing the details of the variance being requested and stating how the request is consistent with the required findings of fact described by *Article 9, Board of Zoning Appeals* of this Ordinance. The letter should include any written commitments being made by the petitioner.
 - c. Health Department Approval (if applicable)
A letter from the Marshall County Board of Health indicating that the variance will not negatively affect the operation of a septic system (if any septic system is, or is to be located on the subject property).

B. Notification

Notification for the scheduled public hearing regarding the variance request shall be completed consistent with *Article 10-020, Notice of Public Hearing* of this Ordinance and the Rules and Procedures of Marshall County Board of Zoning Appeals.

C. Public Hearing

The BZA will then, in a public hearing scheduled consistent with the adopted calendar of filing and meeting dates, review the variance application and required supportive information.

1. Representation
The petitioner and any representative of the petitioner must be present at the public hearing to present the petition and address the required findings of fact.
2. Testimony
The Board shall consider a report from the Plan Advisor and testimony from the petitioner, remonstrators, the public and interested parties at the hearing.

3. Procedures

The presentation of reports and testimony and all other aspects of the public hearing shall be consistent with the requirements of the Rules and Procedures of the Board and Article 9, Board of Zoning Appeals of this Ordinance.

4. Possible Action

The BZA may approve, approve with conditions, deny, or table the petition.

a. Approval

The petition shall be approved if findings of fact are made consistent with the requirements of *Article 9, Board of Zoning Appeals* of this Ordinance and Indiana State Code.

b. Approval with Modifications

The petition shall be approved with modifications if the Board of Zoning Appeals determines that the required findings of fact may be made if certain conditions are applied to the petition. The Board may make reasonable conditions related to the required finding of facts part of its approval and/or accept written commitments from the petitioner.

c. Denial

The petition shall be denied if findings of fact consistent with the requirements of *Article 9, Board of Zoning Appeals* of this Ordinance and the Indiana State Code are not made. Petitions which are denied shall not be eligible for consideration again by the Board for a period of one (1) year from the date of denial.

d. Tabled

The petition may be tabled based on a request by the Plan Director, petitioner, remonstrator, or interested party; an indecisive vote; or a determination by the Board that additional information is required prior to action being taken on the request. The tabling of all petitions shall be consistent with the adopted Rules and Procedures of the Board of Zoning Appeals.



030

Special Use Process

The following procedure applies to special use petitions:

A. Application

The petitioner shall submit;

1. A special exception application;
2. Affidavit and consent of property owner (if the owner is someone other than the petitioner);
3. A copy of the deed for the property involved;
4. The required filing fee; and
5. Required supportive information.

Supportive information shall include, but not be limited to the following:

a. Site Plan

A site plan drawn with a straight edge, signed, and dated, clearly showing the entire layout of the property and all features relevant to the special exception request.

b. Letter of Intent

A letter of intent to the Board of Zoning Appeals describing the details of the special exception request including but not limited to:

- i. The ways in which the special use shall comply with the applicable development standards of this Ordinance,
- ii. The ways in which the special exception shall be consistent with the required findings of fact described by Chapter 10.5, Special Exceptions of this Ordinance, and
- iii. Any written commitments being made by the petitioner.

c. Waste Disposal Verification

A letter from the Marshall County Board of Health indicating that the special use will make acceptable use of an existing or proposed septic system, or a letter from a public sewer provider stating that the proposed special use shall be served by its utility. This required supportive information may be waived by the Plan Advisor.

B. Notification

Notification for the scheduled public hearing regarding the special use request shall be completed consistent with *Article 10-020, Notice of Public Hearing* of this Ordinance and the Rules and Procedures of Marshall County Board of Zoning Appeals.

C. Public Hearing

The BZA will then, in a public hearing scheduled consistent with the adopted calendar of filing and meeting dates, review the special use application and required supportive information.

1. Representation

The petitioner and any representative of the petitioner must be present at the public hearing to present the petition and address the required findings of fact.

2. Testimony

The Board shall consider a report from the Plan Advisor and testimony from the petitioner, remonstrators, the public and interested parties at the hearing.

3. Procedures

The presentation of reports and testimony and all other aspects of the public hearing shall be consistent with the requirements of the Rules and Procedures of the Board and *Article 9, Board of Zoning Appeals* of this Ordinance.

4. Possible Action

The BZA may approve, approve with conditions, deny, or table the petition.

a. Approval

The petition shall be approved if findings of fact are made consistent with the requirements of *Article 9-050, Special Exception* of this Ordinance and Indiana State Code.

b. Approval with Modifications

The petition may be approved with modifications if the Board of Zoning Appeals determines that the required findings of fact may be made only if certain conditions are applied to the petition. The Board may make reasonable conditions related to the required finding of facts part of its approval and/or accept written commitments from the petitioner.

c. Denial

The petition shall be denied if findings of fact consistent with the requirements of *Article 9-050, Special Uses* of this Ordinance and the Indiana State Code are not made. Petitions which are denied shall not be eligible for consideration again by the Board for a period of one (1) year from the date of denial.

d. Tabled

The petition shall be tabled based on a request by the Plan Advisor, petitioner, remonstrator, or interested party; an indecisive vote; or a determination by the Board that additional information is required prior to action being taken on the request. The tabling of all petitions shall be consistent with the adopted Rules and Procedures of the Board of Zoning Appeals.



040 Administrative Appeal Petitions

The following procedure shall apply to all appeals of administrative decisions;

A. Application

The petitioner shall submit an administrative appeal application and required supportive information. Supportive information shall include, but not be limited to the following:

1. Original Submittals

Copies of all materials submitted to the staff member or administrative board upon which the decision being appealed was based.

2. Written Decisions

Copies of any written decisions which are the subject of the appeal.

3. Appeal Basis

A letter describing the reasons for the appeal noting specific sections of this Ordinance, Indiana State Code, or other standards applicable to Marshall County upon which the appeal is based.

B. Notification

Notification for the scheduled public hearing regarding the administrative appeal shall be completed consistent with *Article 10-020, Notice of Public Hearing* of this Ordinance and the Rules and Procedures of Town of Argos Board of Zoning Appeals.

C. Public Hearing

The BZA will then, in a public hearing scheduled consistent with the adopted calendar of filing and meeting dates, review the administrative appeal application and supportive information.

1. Representation

The petitioner and any representative of the petitioner must be present at the public hearing to present the petition and address the required findings of fact.

2. Testimony

The Board shall consider a report from the Plan Advisor and testimony from the petitioner, remonstrators, the public and interested parties at the hearing.

3. Procedures

The presentation of reports and testimony and all other aspects of the public hearing shall be consistent with the requirements of the Rules and Procedures of the Board and *Article 9-060, Administrative Appeals* of this Ordinance.

4. Possible Action

The BZA may grant, grant with modifications, deny, or table the appeal.

a. Granted

The appeal shall be granted if findings of fact are made consistent with the requirements of *Article 9-060, Administrative Appeals* of this Ordinance and Indiana State Code.

- b. **Granted with Modifications**
The appeal shall be granted with modifications if the Board of Zoning Appeals determines that the proper interpretation of the provision(s) which are subject to the appeal is consistent with neither the administrative decision nor the requested interpretation of the applicant.
- c. **Denied**
The petition shall be denied if findings of fact are made supporting the administrative decision.
- d. **Tabled**
The petition shall be tabled based on a request by the Plan Advisor, petitioner, remonstrator, or interested party; an indecisive vote; or a determination by the Board that additional information is required. The tabling of all petitions shall be consistent with the adopted Rules and Procedures of the Board of Zoning Appeals.



050

Zoning Map Amendment Petitions

The following procedure shall apply to all Zoning Map Amendment (“rezoning”) petitions:

A. Petition Initiation

Proposals for Zoning Map Amendments may be initiated by either the Plan Commission, the Argos Town Council, or through a petition signed by property owners of at least fifty (50) percent of the land involved.

1. County Initiation

The Plan Commission shall prepare the petition for zoning map amendment if either the Commission or the Argos Town Council has initiated the petition. The Plan Advisor shall serve as the representative of the petitioner for such proposals.

2. Property Owner Initiation

Any property owners requesting a zoning map amendment shall be the petitioners and assume responsibility for preparing application materials.

B. Application

The petitioner shall submit a

1. Rezoning application;

2. Affidavit and consent of property owner (if the owner is someone other than the petitioner);

3. A copy of the deed for the property involved;

4. The required filing fee; and

5. Required supportive information

Supportive information shall include, but not be limited to the following:

a. Site Plan

A site plan drawn to scale showing, at a minimum, all existing and proposed structures, setbacks, easements, rights-of-way, floodplains, and any other feature relevant to the petition.

b. Vicinity Map

A vicinity map showing the use and zoning of all properties within one thousand (1,000) feet of the property subject to the rezoning request.

c. Letter of Intent

A letter of intent to the Plan Commission stating the reasons for the rezoning, including a detailed description of any proposed development for which the rezoning is sought. The letter should include any written commitments being made by the petitioner.

(cont.)

050 Zoning Map Amendment Petitions (cont.)

C. Technical Review

The application materials shall be reviewed by Argos Technical Review Committee consistent with the provisions of *Article 10-030, Technical Review Committee* of this Ordinance.

1. Representation

The petitioner(s) and any representative of the petitioner(s) shall be present during the review to answer questions regarding the petition.

2. Revisions

Any revisions to the application materials or the proposal requested by the Committee shall either be addressed during the review meeting or through revised application materials submitted prior to the Plan Commission hearing. All revised submittals shall be submitted to the Plan Advisor in a timely manner as specified in the Plan Commission Rules and Procedures and be consistent with the calendar of meeting and filing dates.

D. Notification

Notification for the scheduled public hearing regarding the rezoning request shall be completed consistent with the requirements of *Article 10-020, Notice of Public Hearing* of this Ordinance and the Rules and Procedures of Marshall County Plan Commission.

E. Plan Commission Public Hearing

The Plan Commission will then, in a public hearing scheduled consistent with the adopted calendar of filing and meeting dates (but no later than sixty (60) days following the receipt of the application, per I.C. 36-7-4-608), review the rezoning application and required supportive information.

1. Representation

The petitioner and any representative of the petitioner must be present at the public hearing to present the petition and address any questions the Commission might have.

2. Testimony

The Commission shall consider a report from the Plan Advisor and testimony from the petitioner, remonstrators, the public and interested parties at the hearing.

3. Procedures

The presentation of reports and testimony and all other aspects of the public hearing shall be consistent with the requirements of the Rules and Procedures of the Commission.

4. Possible Action

The Commission shall either forward the petition to the Argos Town Council with a favorable recommendation, an unfavorable recommendation, or no recommendation, or table the request.

a. Favorable Recommendation



The petition shall be forwarded with a favorable recommendation if it is found to be consistent with the decision criteria listed in *Article 11-050(h), Decision Criteria* in this Chapter. The recommendations may include requested commitments from the petitioner.

b. Unfavorable Recommendation

The petition shall be forwarded with an unfavorable recommendation if it is found to be inconsistent with the decision criteria listed in *Article 11-050(h), Decision Criteria* in this Chapter.

c. No Recommendation

The petition may be forwarded with no recommendations if, by a majority vote of the Commission, it is determined that the petition includes aspects which the Commission is not able to evaluate.

d. Tabled

The petition shall be tabled based on a request by the Plan Advisor, petitioner, remonstrator, or interested party; an indecisive vote; or a determination by the Commission that additional information is required prior to action being taken on the request. The tabling of all petitions shall be consistent with the adopted Rules and Procedures of the Commission.

F. Certification

The Plan Commission shall certify its recommendation by resolution to the Argos Town Council within ten (10) days (per I.C. 36-7-4-608). The Plan Commission staff shall forward to the Argos Town Council appropriate copies of the Plan Commission resolution, the original application and all supportive information, any staff reports regarding the petition, and an ordinance for the Argos Town Council's consideration.

G. Argos Town Council Hearing

The Argos Town Council shall hold a public hearing and vote on the proposed rezoning ordinance within ninety (90) days of its certification by the Plan Commission.

1. Notification

The Argos Town Council shall provided notification of action on the ordinance consistent with Indiana State Code.

2. Possible Action

The Argos Town Council may either approve or deny the ordinance. If the Commissioners fail to act within the ninety (90) day time frame specified above, the ordinance shall become affective or be defeated consistent with the provisions of IC 36-7-4-608. The Argos Town Council may also seek modifications or additions to any written commitments as described in *Article 11-050.I(2b), Written Commitments* of this Ordinance below.

H. Decision Criteria

In reviewing the rezoning petition, the Plan Commission and Argos Town Council shall pay reasonable regard to the following:

1. Comprehensive Plan

Argos Comprehensive Plan and any other applicable, adopted planning studies or reports;

2. Current Conditions
The current conditions and the character of current structures and uses in each district;
3. Desired Use
The most desirable use for which the land in each district is adapted;
4. Property Values
The conservation of property values throughout Argos; and
5. Responsible Growth
Responsible growth and development.

I. Written Commitments

The petitioner in any rezoning application may make written commitments regarding the characteristics of the proposed future use of, or the resolution of outstanding issues in existence on the subject property consistent with IC 36-7-4-615.

1. Origin of Commitments
Written commitments may be proposed by the petitioner as an element of the initial submittal of application materials, as a response to comments made through the Technical Review Committee, or in response to any modifications requested by the Plan Commission or Argos Town Council.
2. Consideration of Commitments
All commitments shall be considered by the Technical Review Committee, the Plan Commission, and the Argos Town Council in the review of the petition.
 - a. Commitments shall be included as an element of the rezoning ordinance prepared by the Commission following action taken at the public hearing.
 - b. Any deletion, addition, or alteration of the written commitments proposed by the Argos Town Council shall be referred back to the Plan Commission for consideration and inclusion in a revised or affirmed recommendation regarding the application.
3. Recording of Commitments
Following final action being taken on the rezoning application, the rezoning ordinance, written commitments included, shall be recorded in the office of the Marshall County Recorder. A copy of the recorded commitments shall be provided to the Plan Advisor for inclusion in the petition file prior to the issuance of any Improvement Location Permit. No Improvement Location Permit shall be issued for permit application which does not comply with the recorded commitments.
4. Enforcement of Commitments
The written commitments shall be considered part of this Ordinance binding on the subject property.



- a. The written commitments shall be binding on the owner of the subject property, any subsequent owners of the subject property, and any person or entity that acquires an interest in the subject property or portion thereof.
- b. The written commitments shall be enforceable by Argos Plan Commission consistent with the adopted provisions for the enforcement of any other aspect of this Ordinance, as described in *Article 12, Enforcement and Penalties* of this Ordinance.
- c. The written commitments may be modified only through the Zoning Map Amendment process described by this section. Any written commitment shall be terminated if the Official Zoning Map applicable to the subject property is amended or if a zoning text amendment contradictory to the written commitment is adopted.

060

Improvement Location Permit

A. General Requirements

No structure shall be erected, moved, or added to, without an Improvement Location Permit issued by the Plan Advisor. No Improvement Location Permit shall be issued unless the project is in conformity with the provisions of this Ordinance, the Subdivision Control Ordinance and other applicable regulations of Marshall County. When applicable, consistent with *Article 7, Site Development Plans* of this Ordinance, Site Development Plan review and approval shall be completed prior to the receipt of an Improvement Location Permit.

B. Permit Required

Argos requires that an Improvement Location Permit be obtained for the following:

1. Any structure, for any use that exceeds one hundred twenty (120) square feet in area and/or has a permanent foundation (including structures other than buildings such as towers, antennas, and satellite dishes),
2. Any temporary use of land or temporary structure,
3. Signs (as specified by *Article 6-200, Sign Standards* of this Ordinance) ,
4. Swimming pools (in ground or above ground),
5. Additions to all structures,
6. Adding or subtracting dwelling units or leased space in multifamily or commercial structures,
7. Placement or replacement of manufactured or mobile homes,
8. Parking lot construction or alteration,
9. Mineral extraction,
10. Telecommunication towers, buildings, and antenna, and
11. Any exterior construction that adds to or alters the height of the existing structure.
12. Fences, walls, and hedges.

C. Exemptions

No ILP shall be required for the following types of improvements. However, any such improvement shall comply with any applicable requirements of this Ordinance, the Subdivision Control Ordinance, and any other applicable adopted standards of Marshall County.

1. Cosmetic (non-structural) changes to any structure including the replacement of windows in existing openings, re-roofing, the installation of siding material, and repainting.

(cont.)



060 Improvement Location Permit (cont.)

D. Application Requirements

All applications for improvement location permits shall be accompanied by:

1. Site Location Map
A site location map showing the subject property and the general features of the property within five hundred (500) feet of the subject property;
2. Site Plan (if applicable)
A detailed site plan, drawn to scale with the dimensions indicated showing the following:
 - a. The entire property and the features of the property including all rights-of-way, easements, property lines, required buffer yards, and setbacks;
 - b. All existing and proposed structures or other site improvements with the dimensions of such improvements;
 - c. The distances from all existing and proposed improvements to the property lines;
 - d. The location of any existing or proposed septic field;
 - e. The location of any existing or proposed driveway and/or parking areas;
 - f. Elevations of all existing and proposed structures or alterations;
 - g. Natural, physical or hazardous conditions existing on the lot;
 - h. The location of any required landscaping, labeled according to size and species,
 - i. The location, type, and dimensions of any storm water structures, conduits, or detention/retention ponds, and
 - j. Finished floor elevations.
3. Waste Disposal Verification
Either a septic permit from the Marshall County Health Department *certifying the approval of one (1) on-site septic system and approval of one (1) alternate on-site septic system location on the same property* or a sewer access (tap-on) permit from the appropriate public sewer provider (if applicable);
4. Driveway Approval (if applicable)
A driveway permit from the County or State Highway Department (if applicable);
5. Use Description
A detailed description of the existing or proposed uses of the property and any structures;

6. Dwelling Units/Tenant Spaces (if applicable)
An indication of the number of dwelling units, or tenant spaces the building is designed to accommodate;
7. Building Permit (if applicable)
A Building Permit consistent with the requirements of the this Ordinance and the procedures of the Marshall County Building Commissioner; and
8. Flood Hazard Area Information
(if applicable) any other information necessary to meet the requirements of *Article 6-070, Flood Hazard Area Standards* of this Ordinance.
9. Notice of Agricultural Activity
When agricultural activities are a permitted use in a zoning district in which a new residence is to be constructed, a "Notice of Agricultural Activity", identifying common effects of agricultural activity in those areas of the county, signed by the owner of the real property.

E. Copies

A copy of all submitted plans and application materials shall be retained by the Plan Advisor for the permanent records of Marshall County Plan Commission.

F. Expiration of Permits

Improvement location permits shall expire consistent with the following provisions

1. Initiation of Work

If the work described in any improvement location permit has not begun within six (6) months from the date of issuance, said permit shall expire; no written notice shall be given to the persons affected.

2. Completion of Work

If the work described in any improvement location permit has not been completed within two (2) years of the date of its issuance, the permit shall expire; no written notice shall be given to the persons affected.

a. The Plan Advisor may grant two (2) extensions for up to one (1) year each for work completion. Requests for extensions must be received within one (1) month of the expiration.

b. No extension shall be granted unless all appropriate extension fees, as defined by the adopted fee schedule, are paid to the Plan Advisor and the project continues to conform with all applicable requirements of Marshall County.

G. Construction According to Permits and Permit Application

Improvement location permits issued on the basis of plans and applications only authorize the use, arrangement, and construction set forth in such approved plans and applications. Any other use, arrangement, or construction not authorized shall be deemed a violation of this Ordinance and subject to the provisions of *Article 12, Enforcement and Penalties* of this Ordinance.

(cont.)



070

Certificate of Occupancy

The following procedure applies to Certificates of Occupancy

A. Certificate Requirements

It shall be unlawful and in violation of the provisions of this Ordinance for any builder or property owner to allow any new or significantly remodeled structure to become occupied or utilized prior to:

1. Legally obtaining an Improvement Location Permit,
2. Passing all required inspections, including the final inspection; and
3. Receiving a Certificate of Occupancy.

B. Inspection

Upon the completion of the work approved through an improvement location permit, the permit holder shall contact the Plan Advisor and schedule an inspection to verify the installation of improvements consistent with the requirements of this Ordinance. The County Building Inspector, any other municipal official, and any other person requested by the Plan Advisor may also take part in the inspection.

C. Certificate Issuance

The Plan Advisor shall issue the Certificate of Occupancy if the improvements comply with all applicable requirements of Marshall County, including this Ordinance, the Subdivision Control Ordinance, and all applicable Building Codes as verified by the Building Official.

Sign Permits

The following procedure applies to Improvement Location Permits for Signs (Sign Permits):

A. Sign Permit Review for Permanent Signs

The following procedure applies to Permanent Sign Permit Review

1. Application

Application for a permit shall be filed with the Plan Advisor and shall be accompanied by any information the Plan Advisor determines is necessary to assure compliance with this Ordinance, including but not limited to:

a. Clear and legible drawings with descriptions showing the location of the sign which is the subject of the permit. All signs on the same parcel or owned by the same business must be noted.

b. A dimensioned drawing showing the size of the sign face area and the height of the sign.

c. Rural Outdoor Signs

(1) Rural outdoor signs may only be erected after the Plan Advisor has issued an improvement location permit.

(2) The permit application shall include:

(A) The name, address and telephone number of the individual and/or entity applying for the rural outdoor sign permit;

(B) The name, address and telephone number of the individual or entity owning the AG-zoned property upon which the rural outdoor sign is to be located;

(C) Consent of the individual or entity owning the AG, R1, R2, R3, B1, and B2-zoned property upon which the rural outdoor sign is to be located;

(D) An accurate, to-scale drawing or depiction of the proposed rural outdoor sign detailing its size and manner of construction;

(E) The proposed beginning construction date and ending date of the completion of the rural outdoor sign; and (F) An accurate, to-scale site plan indicating the proposed location of the requested rural outdoor sign and the locations of any and all other rural outdoor signs located on the S, A, or B-zoned property that is the proposed location for the requested rural outdoor sign.

2. Effect of Sign Permit Issuance

A sign permit issued under the provisions of this section shall not be deemed to constitute permission or authorization to maintain an unlawful sign nor shall it be deemed as a defense in an action to remove an unlawful sign.

3. Expiration

A sign permit shall become null and void if work has not been started within thirty (30) days of the date the permit is issued or completed within six (6) months of the date the permit is issued.

B. Sign Permit Review for Temporary Signs

The following procedure applies to Sign Permit Review for Temporary Signs.



1. Application

Application for a permit shall be filed with the Plan Advisor and shall be accompanied by any information the Plan Advisor determines is necessary to assure compliance with this Ordinance, including but not limited to:

- a. The type of temporary sign to be used.
- b. The period of time the temporary sign is to be used.
- c. The location at which the temporary sign is to be used, and the location on the property where the sign is to be placed.

2. Effect of Sign Permit Issuance

A sign permit issued under the provisions of this section shall not be deemed to constitute permission or authorization to maintain an unlawful sign nor shall it be deemed as a defense in an action to remove an unlawful sign.

3. Nullification

A temporary sign permit shall become null and void if the sign has not been placed within thirty (30) days of the date the permit is issued.

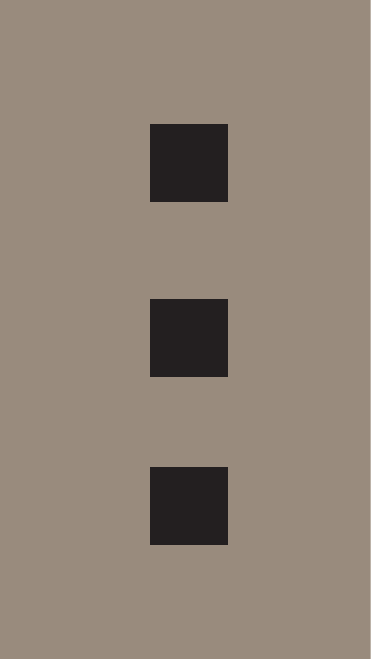


Notes

Suggestions for Future Changes



11 • Processes, Permits, and Fees



Enforcement and Penalties

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010 General Provisions**A. Authority**

The Plan Commission, Board of Zoning Appeals, Argos Town Council, Building Inspector, and/or Plan Advisor (and their designees) are designated to enforce the provisions, regulations, and intent of this Ordinance. All remedies and enforcement shall comply with the powers set forth in IC 36-7-4-1000 et. al. and all other applicable state laws.

B. Violations

Complaints made pertaining to compliance with provisions of this Ordinance shall be investigated by the Plan Advisor. The Plan Advisor may include other officials, such as the County Surveyor, Building Inspector, Argos Police Chief, or County Sheriff in the investigation. Action may or may not be taken depending on the findings of the investigation. The degree of action will be to the discretion of the Plan Advisor, and should reflect both what is warranted by the violation as well as a consistent approach to the enforcement of this Ordinance.

C. Inspections

Investigations of property may be done by the Plan Advisor either from a right-of-way, or adjacent property (with permission of that property owner), or from the property suspected of a violation once he/she has presented sufficient evidence of authorization and described the purpose of the inspection to the owner, tenant, or occupant at the time of the inspection.

D. Court Ordered Entry

In the event that the Plan Advisor is denied entry to the subject property, he/she may apply to a court of jurisdiction to invoke legal, applicable, or special remedy for the enforcement of this Ordinance or any other applicable ordinances adopted under state code.

1. Information Required

The application shall include the purpose, violation(s) suspected, property address, owner's name if available, and all relevant facts. Additional information may be necessary as requested by the court.

2. Entry Permitted

Pursuant to applicable regulations and the orders of the court of jurisdiction the owner, tenant, or occupant shall permit entry by the Plan Advisor.

E. Responsibility for Violations

The property owner shall be held responsible for all violations.

F. Types of Violations

The following items shall be deemed civil violations, enforceable by the Plan Advisor (penalties may be imposed based on the provisions set forth in this Article):

1. Illegal Structures

The placement, erection, and/or maintenance of a primary structure, sign, accessory structures or any other element determined by the Plan Advisor to not conform to the provisions or explicit intent of the Zoning Ordinance;

2. **Illegal Use**
Conducting a use or uses that do not comply with the provisions or explicit intent this Ordinance;
3. **Failure to Obtain a Permit**
Failure to obtain an Improvement Location Permit when required by this Ordinance;
4. **Violation of Stop-Work-Order**
Proceeding with work under a Stop-Work-Order or in violation of a Memorandum of Agreement;
5. **Failure to Comply with Development Standards**
Any failure to comply with the development standards and/or any regulations of the Zoning Ordinance; or
6. **Failure to Comply with Commitments**
Any failure to comply with commitments or conditions made in connection with a rezoning, special exception, variance, or other similar and documentable commitment.

020

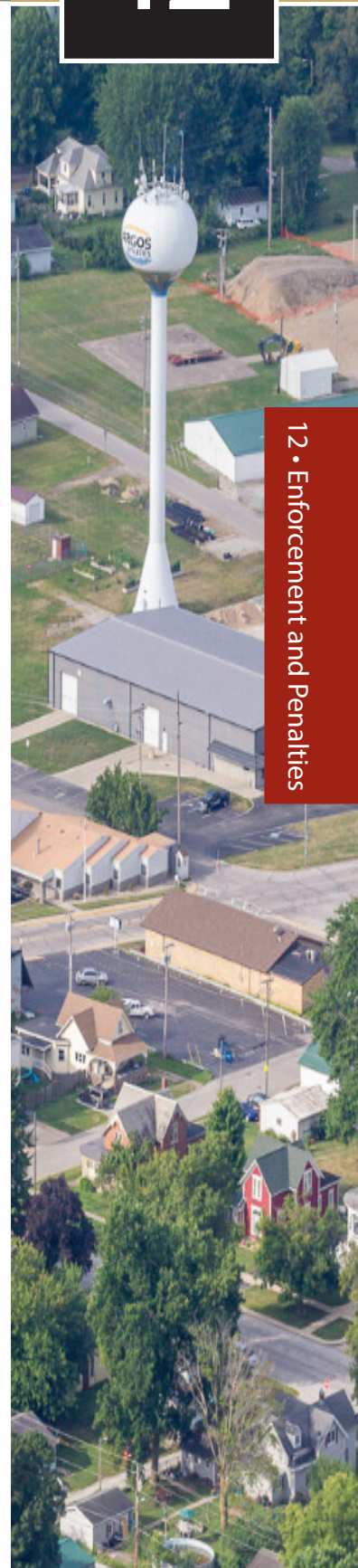
Construction Process Violations

A. Stop-Work-Orders

The Plan Advisor may place a Stop-Work-Order on any land/property improvement process.

1. **Procedure**
Stop-Work-Orders shall be issued by written letter which shall state the violation and that work or other illegal activity must stop immediately until the matter is resolved. This letter shall be posted in a conspicuous place or be delivered/mailed to the owner, developer, property manager, tenant, or occupant.
2. **Reasons**
Reasons for a Stop-Work-Order include, but are not limited to:
 - a. Not complying with development standards and/or any regulations of the Zoning or Subdivision Control Ordinance;
 - b. Not obtaining an Improvement Location Permit prior to the start of construction of any improvement for which such a permit is required by this Ordinance;
 - c. Not completing structures or other improvements consistent with any approved Improvement Location Permit, variance, special exception, or other approval;
 - d. Not meeting the conditions or commitments of a special exception, variance, or rezoning petition;

(cont.)



020 Construction Process Violations (cont.)

- e. Not meeting the conditions of a Site Development Plan, Planned Unit Development Plan, written commitment, or covenant which is enforceable by the Plan Commission; and
- f. Illegal use or expansion of use of structures, or structures and land in combination.

B. Memorandum of Agreement

The Plan Advisor must meet with the person(s) served the Stop-Work-Order notice within seven (7) days of any such meeting being requested by the person(s). A Memorandum of Agreement shall be drafted stating the conditions by which construction or action may be resumed. This Memorandum of Agreement must be signed by the owner, developer, property manager, tenant, or occupant that has caused or is responsible for the violation and the Plan Advisor.

030 Immediate Public Risk Violations

Any violation of this Ordinance which presents an immediate risk to the health, safety, or welfare of the public or to property within the community may be corrected by the Plan Advisor, or a person, firm, or organization selected by the Plan Advisor, without prior notice to the property owner or other person responsible for the violation.

A. Immediate Public Risk Violation Defined

Immediate Public Risk violations shall include:

1. Obstructions
Signs, structures, landscaping or other materials placed in a public right-of-way, easement, or sight visibility triangle in violation of this Ordinance;
2. Distractions
Any sign, structure, landscaping, or other material located on private property which serves to distract or inhibit operators of motor vehicles on adjacent public streets, pedestrians, or other members of the general public; and
3. Other Threats
Any other immediate threat to public welfare as determined by the Argos Town Council, Plan Commission, Board of Zoning Appeals, Plan Advisor, Argos Police Department, County Sheriff, or other public official.

B. Seizure of Materials

Any sign, structure, landscaping or other material which constitutes an immediate public risk violation may be seized by the Plan Advisor in a manner that results in minimal damage to the material and the property upon which it is located.

C. Notice of Violation

The Plan Advisor shall provide notice to the owner of the property upon which the violation was located, or any discernible appropriate owner of materials placed within the right-of-way in violation of this Ordinance, by either placing a notice in a conspicuous place on the property or by letter.

1. Notice Time Requirements

The letter shall be sent to the property owner via certified mail within 24 hours of the seizure. A notice that is posted on the property shall be posted at the time the material is seized.

2. Notice Contents

The letter or posted notice shall include the following:

- a. A description of the materials seized,
- b. A citation of the sections of the Ordinance which were violated and the characteristics of the violation which posed an immediate threat to public welfare,
- c. The address and phone number of the Plan Advisor and the name of the person to be contacted by the property owner to discuss the violation and request the return of the seized item(s); and
- d. Instructions describing how, where, and when the seized items may be claimed.

D. Storage and Retrieval of Seized Materials

The Plan Advisor shall store any sign, structure, landscape materials or other items seized in a secure location for a period of no less than thirty (30) days from the date notice was provided to the property owner. The property owner may claim the seized property at any time following its seizure upon the payment of a \$50 fine and the establishment of a Memorandum of Agreement between the property owner and Plan Advisor regarding the future use of the item in a manner consistent with this Ordinance.

E. Liability

Neither the Plan Advisor, Town of Argos, or any other official or entity involved in the seizure shall be liable for any damage to the seized materials or the property from which they were taken.

040

Violation Procedure

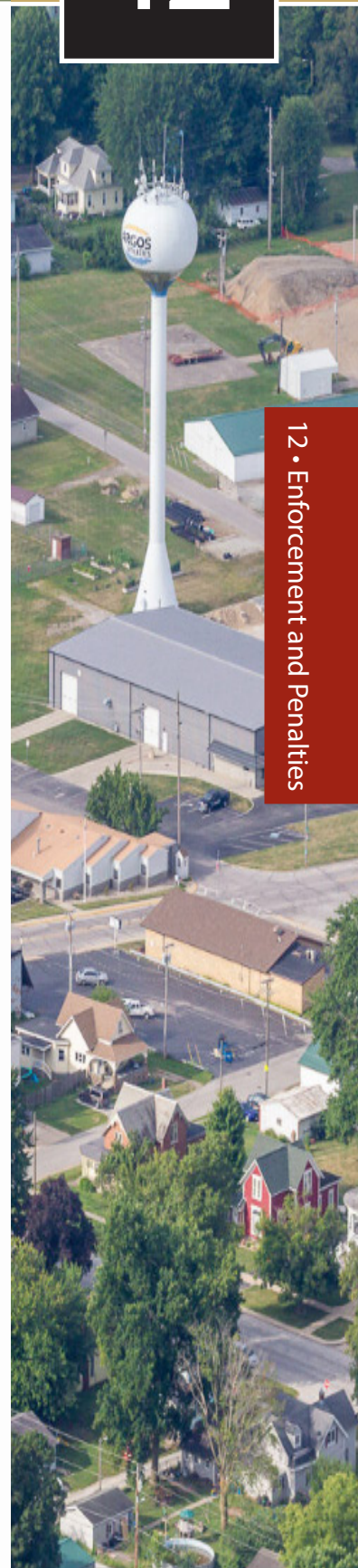
A. General Procedure

There shall be a minimum of a three step procedure for the enforcement of violations. Intermediate steps, including additional notices of violation and extensions of time limits for compliance may be used by the Plan Advisor at his/her discretion. However, the general procedure for all violations shall be consistent. These minimum steps are as follows:

1. Notice of Violation

The Plan Advisor shall issue a Notice of Violation to the person(s) who has committed, in whole or in part, a violation. The Notice of Violation is a warning to the violator(s) that a violation has been determined and that a plan to correct the violation must be submitted to the Plan Advisor within fifteen (15) days of the mailing or posting date of the notice.

(cont.)



040 Violation Procedure (cont.)**2. Notice of Fines for Violation**

The Plan Advisor shall issue a Notice of Fines for Violation to the person(s) who have committed, in whole or in part, a violation. The Notice of Fines for Violations is a citation that states the fines for the violation. The Notice of Fines for Violation shall be mailed via Certified Mail, Return Receipt Request by the Plan Advisor. The person(s) in violation will have a minimum of fifteen (15) days from the date of mailing to pay all applicable fines, and must correct the violation within the time period specified by the Plan Advisor or face additional fines.

3. Legal Action

If the person(s) in violation refuses to pay the fines and/ or correct the violation within the time frame specified by the Notice of Fines for Violation, the Plan Advisor may refer the violation to the Plan Commission attorney in order to pursue court action through the court of jurisdiction. Additional fines and liens against the property may also be pursued until the matter is resolved.

B. Monetary Fines

Monetary fines may be imposed at the discretion of the Plan Advisor with the Notice of Fines for Violations.

1. Multiple Violations

Each violation shall constitute a separate offense.

2. Fine Amount

Each separate offense shall be subject to a fine of \$200 per day from the date of compliance requested by the Plan Advisor in the Notice of Violation.

a. In addition to any fine imposed, any person who initiates any activity which requires an Improvement Location Permit without first obtaining a permit may be required to pay three (3) times the normal amount of the permit consistent with the adopted fee schedule.

3. Payment

The payment of any violation shall be by cash or cashiers check and shall be delivered to the Town of Argos Clerk's Office who shall forward the funds to the Argos Town Clerk for deposit in the General Fund. The Argos Clerk's Office shall issue a receipt to the person making the payment.

a. In no instance shall a fine payment be accepted by the Argos Clerk's Office for a violation or violations on a property on which other violations remain unresolved.

b. The Plan Advisor may, at his/her discretion, waive the assessed fine for the otherwise timely correction of the violation.

C. Appeals

Any person receiving a Notice of Violation and/or Fines for Violation may appeal the violation and/or fine to the Argos Board of Zoning Appeals or to a court of jurisdiction. A written statement from the person in violation, either filing an Administrative Appeal consistent with this Ordinance or giving notice of the filing of an action with a court, shall be submitted to the Plan Advisor via Certified Mail at least three (3) days prior to the date any fine and/or compliance is due.

1. Fines

Fines due will be postponed until the BZA or court of jurisdiction has made a ruling as to the violation and/or fine. The person(s) in violation shall have a maximum of six (6) months to complete the hearing process with the BZA. Failure to meet this deadline will reinstate all fines due by the person(s) in violation, including those which would have accumulated during the appeal process.

2. Additional Notices

No additional notices will be issued by the Plan Advisor if the person(s) in violation has (have) submitted an appeal or notice of court review.

D. Enforcement of Ordinance Requirements and Commitments

The Plan Advisor via the Plan Commission Attorney may bring an action in the Circuit or Superior Court of Marshall County to evoke any legal, equitable, or special remedy, for the enforcement of any ordinance or regulation created under IC 36-7-4, and its subsequent amendments.

1. Enforcement

This includes but its not limited the following:

- a. The Zoning Ordinance, Subdivision Control Ordinance, and any other requirements adopted separately by the Argos Town Council, or Argos Plan Commission adopted by their reference in the Zoning or Subdivision Control Ordinance.
- b. All agreements with the Plan Commission or its designees which have been recorded as covenants or written commitments in connection with a subdivision plat, a Site Development Plan, or a Planned Unit Development;
- c. All commitments made in accordance with IC 36-7-4 et al; and
- d. All conditions imposed in accordance with IC 36-7-4 et al.

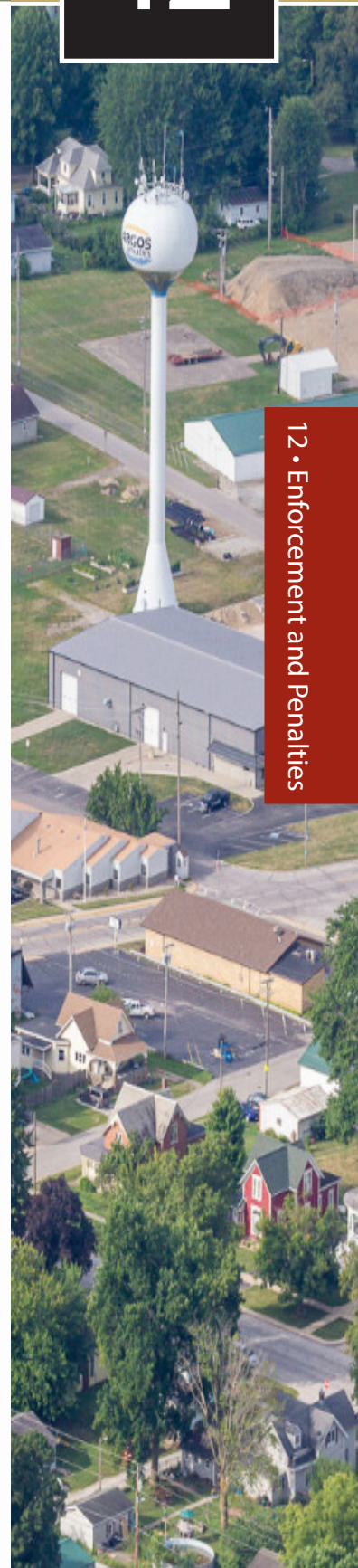
2. Restraint

The Plan Advisor may bring action in the Circuit or Superior Court of the County to restrain a person violating IC 36-7-4 et al. or any ordinance adopted under IC 36-7-4 et al.

3. Removal of Structures

The Plan Advisor may also bring an action in the Circuit or Superior Court of the County for a mandatory injunction, directing to remove a structure erected in violation of this Ordinance or applicable state code.

(cont.)



040 Violation Procedure (cont.)

4. Responsibility for Costs

If the Plan Advisor is successful in his/her action, the respondent shall bear all costs of his/her action, including the costs of any required remedy, any fines, and the costs of enforcement (including any attorneys fees, hours worked, photocopying charges, mileage, and other costs incurred directly or indirectly by the Town of Argos).

a. Documentation

Only those costs of enforcement which are clearly documented by the Plan Advisor, and which clearly bear relationship to the enforcement action shall be paid by the respondent.

b. Determination

In all instances the dollar amount to be paid by the respondent shall be determined by the court of jurisdiction.

5. Others Parties Eligible to Seek Enforcement

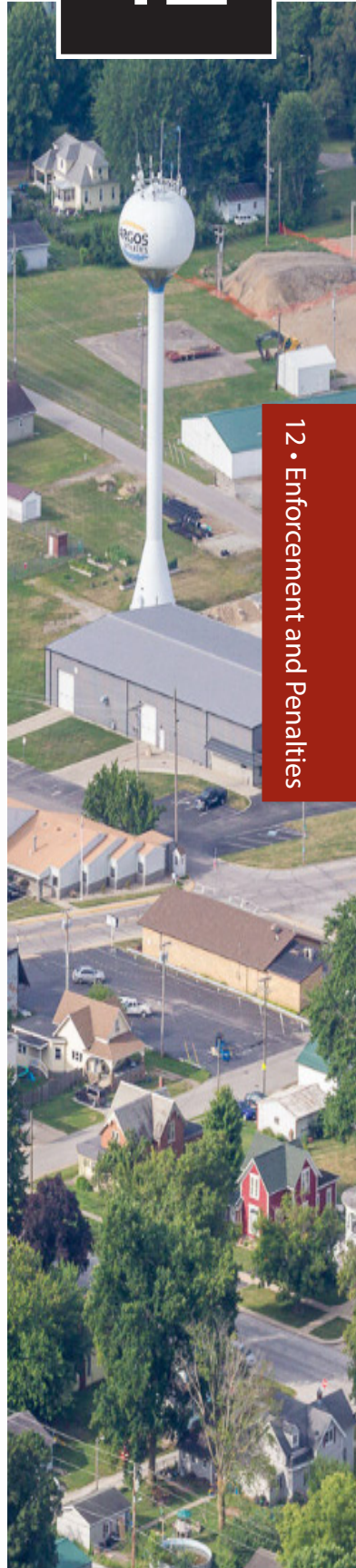
An action to enforce a written commitment made in accordance with IC 36-7-4 et al. may be brought in the Circuit or Superior Court of the County by:

a. Rules and Procedures Provisions

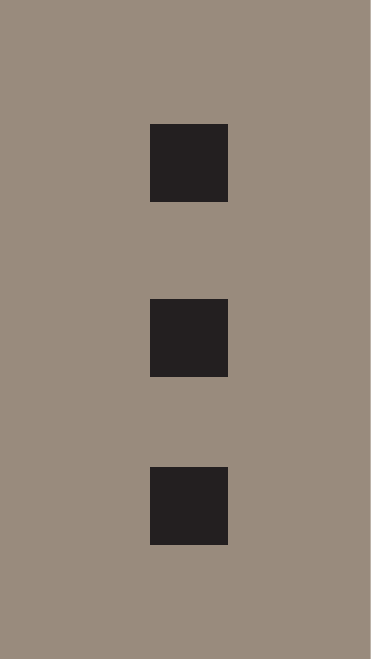
Any person who is entitled to enforce a commitment made in accordance with IC 36-7-4 et al. under the Rules and Procedures of the Plan Commission or the Board of Zoning Appeals in force at the time the commitment was made; or

b. Specified Parties

Any other specially affected person who was designated in the written commitment.



12 • Enforcement and Penalties



Definitions

010 Definitions

A

A Zone

Portions of the SFHA in which the principal source of flooding is runoff from rainfall, snowmelt, or a combination of both. In A zones, floodwaters may move slowly or rapidly, but waves are usually not a significant threat to buildings. These areas are labeled as Zone A, Zone AE, Zones A1-A30, Zone AO, Zone AH, Zone AR and Zone A99 on a FIRM or FHBM.

AG, Agriculture District

The Agriculture designation denotes land that is meant to remain largely rural, with uses focusing on low-density residential development mixed with farming operations. The designation exists largely in the outlying area of the jurisdiction that remain primarily agricultural in nature with scattered rural home sites. The Suburban category is intended to help preserve the rural nature of the land while allowing limited residential growth.

Abandonment

The relinquishment of property or a cessation of the use of the property for a continuous period of one (1) year by the owner with neither transferring rights to the property to another owner nor of resuming the use of the property.

Accessory Structure

A use, building, or structure, the use of which is customarily incidental and subordinate to the use of the primary building or primary use of the land on which the accessory use, building, or structure is located. By way of example only, some typical accessory uses, buildings, and structures include: garages, carports, porches, decks, awnings, canopies, mini-barns, storage sheds, outdoor fireplaces, outdoor furnaces, children's playhouses, swings, game courts, fences, swimming pools, hot tubs, grain bins, grain dryers, and storage buildings. Some uses that shall not be considered accessory uses, buildings, or structures include mobile homes, manufactured homes, construction trailers, recreational vehicles, and semi-trailers.

Addition (to an existing structure)

Any walled and roofed expansion to the perimeter of a structure in which the addition is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition, which is connected by a firewall or is separated by independent perimeter load-bearing walls, is new construction.

Administrator

The individual or group responsible for the implementation and enforcement of the ordinances. The Planning Advisor shall be the administrator for the Zoning and Subdivision Control Ordinances.

Advisory Plan Commission

A plan commission serving a single local government jurisdiction established as defined under the Indiana Code, 36-7-1-2 (1983) as amended.

Agriculture

The use of land for agriculture purposes, including farming, dairying, pasturage, apiculture, agriculture, horticulture, floriculture, viticulture, forestry and animal and poultry husbandry, and the necessary accessory uses, all of which are directly related to the production of food. The operation of any accessory uses shall be secondary to that of the normal agricultural activities. Agriculture shall not include stock yards, or the commercial feeding of garbage or offal to swine or other animals.

Alley

A public right-of-way, other than a street, road, crosswalk, or easement, that provides secondary access for the abutting property.

Alternative Tower Structure

Man-made trees, clock towers, bell steeples, light poles, and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers (see also Stealth Facility).

Amend or Amendment

Any repeal, modification, or addition to a regulation; or any new regulation.

Animal Feeding Operation (AFO)

The production of livestock below a Confined Feeding Operation (CFO) threshold.

Animal Production

The production of livestock for profit not to include any Confined Livestock Feeding AFO, CFO, CAFO.

Animal Production (limited)

Livestock raised for 4-H, personal enjoyment, or hobby.

Antenna

A structure or device that is used for the purpose of receiving and or transmitting signals, images, sounds, or information of any nature by radio, visual, or electromagnetic waves, including but not limited to directional or omnidirectional antennas, panels, and microwave or satellite dishes.

Antenna Height

The vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height.

Antenna Support Structure

Any pole, telescoping mast, tower tripod, or any other structure which supports a device used in the transmitting and/or receiving of electromagnetic waves.

Apartment

One (1) or more rooms in an apartment building or combination apartment and commercial building, arranged, intended, designed, or occupied on a rental basis as a dwelling unit of a single family, an individual, or a group of individuals.



Apartment Building

A multi-family housing structure designed and constructed to accommodate three (3) or more apartments, in contrast to single or two-family dwellings converted for multi-family use.

Appeal (FIRM)

Appeal means a request for a review of the floodplain administrator's interpretation of any provision of this ordinance or a request for a variance.

Applicant

The owner, owners, or legal representative of real estate who makes application to Marshall County for action affecting the real estate owned thereby.

Area of shallow flooding

means a designated AO or AH Zone on the community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Arterial Road

See Road, Arterial

Attached Building

A building that is structurally connected to another building by a foundation, wall, or roof line. Carports, garages, porch awnings and the like shall be considered attached buildings.

Auto Repair

Engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision service, including body, frame, or fender straightening or repair; and overall painting of vehicles.

B**Base Flood Elevation (BFE)**

The elevation of the one-percent annual chance flood.

Basement

That portion of a structure having its floor sub-grade (below ground level) on all sides.

Bed and Breakfast Establishment

An accessory use to a residential dwelling carried out for gain by the residents of the dwelling, which is clearly incidental and secondary to the use of the dwelling for residential purposes. Up to five (5) rooms may be rented to guests, whether in the residence or some other appropriate structure on the property. A Bed and Breakfast Establishment is not a rooming house or multi-family dwelling. Guests occupying rented rooms shall stay at the Bed and Breakfast Establishment for no more than fourteen (14) consecutive days. A Bed and Breakfast Establishment is not a restaurant. Food service is limited to breakfast; and breakfast shall only be provided to guests occupying rented rooms.

Berm

A man-made, formed, earth mound of definite height and width used for landscaping and obscuring purposes, the intent of which is to provide a transition between uses of differing intensity.

Billboard

See Sign, Off-Premise.

Board

Board of Zoning Appeals

Bond

See Surety

Buffer Landscaping

Any trees, shrubs, walls, fences, berms, space, or related landscaping features required by Ordinance on private lots, and privately maintained, for buffering lots from adjacent properties or public rights-of-way for the purpose of increasing visual or other aspects of privacy and aesthetics.

Building

A structure having a roof, supported by columns or walls, for the shelter, support, or enclosure of persons, property, or animals; and when separated by division walls from the ground up and without openings, each portion of such building shall be deemed as a separate building.

Building Area

The horizontal area of the buildings on a lot, measured from the outside exterior walls, excluding open areas or terraces, unenclosed porches or decks, and architectural features that project less than two feet.

Building Code

The Indiana Building Code establishing and controlling the standards for constructing mechanical equipment, and all forms of permanent structures and related matters within Marshall County. Also referred to herein as the Marshall County Building Code.

Building Envelope

The area on a lot, established by the setback lines, in which building can occur.

Building Height

See Structure Height



Business

The engaging in the purchase, sale, barter, or exchange of goods, wares, merchandise, or services, or the maintenance or operation of offices, recreational, or amusement enterprises.

Business District

Refers to the B1, General Commercial and B2, Highway Commercial Districts.

BZA

See Board of Zoning Appeals

C**CAFO - Concentrated Animal Feeding Operations**

IDEM administers the National Pollutant Discharge Elimination System (NPDES) permit program required by the USEPA Clean Water Act (CWA). Part of that nationally administered program addresses activities that cause or can cause discharges of contaminants to waters of the state. In December 2003, EPA released a final regulation for CAFOs. These farms are defined as point sources by the CWA and are required to obtain permit coverage. IDEM has developed a general permit CAFO regulation (327 IAC 15-15) which went into effect on Feb 26, 2004. The CAFO NPDES permit process and operational requirements are slightly different than for CFOs.

The following list depicts the animal species and their threshold numbers for needing an NPDES permit. Farms with fewer animals can be designated a CFO and required to get a permit if they have, or it is determined they will pose a significant threat to have, a discharge of pollutants from the production areas or waste storage facilities.

CAFO Animal Threshold Numbers

- 700 mature dairy cows
- 1,000 veal calves
- 1,000 cattle other than mature dairy cows
- 2,500 swine above 55 pounds
- 10,000 swine less than 55 pounds
- 500 horses
- 10,000 sheep or lambs
- 55,000 turkeys
- 30,000 laying hens or broilers with a liquid manure handling system
- 125,000 broilers with a solid manure handling system
- 82,000 laying hens with a solid manure handling system
- 30,000 ducks

Campground

See Recreational Vehicle Park/Campground

Cemetery

Includes any crematory, mausoleum, or mortuary operated in conjunction with and on the same tract as the cemetery.

Certificate of Occupancy

A certificate stating that the occupancy and use of a structure complies with the provisions of the Marshall County Building Code and all other applicable regulations of Marshall County.

Child Day Care Services

Child Day Care Services (in home)

As defined by IC 12-7-2-28.6 and for the purposes of the Zoning Ordinance, an establishment providing non-overnight care, supervision, and protection of children in private residences which is ancillary to the primary use as residential. A residential structure in which at least six (6) and no more than sixteen (16) children (not including the children for whom the provider is parent, stepparent, guardian, custodian, or other relative; or those which are at least age 7) at any time receive child care from a provider:

1. While unattended by a parent, legal guardian or custodian;
2. For regular compensation; and
3. For more than four (4) hours but less than twenty-four (24) hours in each of ten (10) consecutive days per year, excluding intervening Saturdays, Sundays, and holidays.

The term includes class I child care home and class II child care home as defined in IC 12-7-2-33.7 and IC 12-7-2-33.8



CFO - Confined Feeding Operations

Any livestock operation with more than a AFO and less than a CAFO.

1. CFO Animal Threshold Numbers
 - a. Three Hundred (300) cattle;
 - b. Six Hundred (600) swine;
 - c. Six Hundred (600) sheep;
 - d. Twenty-nine Thousand Nine Hundred and Ninety-Five (29,995) fowl;
 - e. Three Hundred (300) horses; or
 - f. Three Hundred (300) animals of any kind not specifically listed above.
2. Any livestock operation with any combination of mixed livestock listed herein equaling 100% of the total permitted number of animals, i.e. 225 cattle(75% of permitted number of cattle) and 150 swine (25% of permitted number of swine) equals 100%.
3. Any livestock operation where the operator elects to or is required to obtain any State or Federal (i.e. Indiana Department of Environmental Management) confined feeding approval.

Civil Airport Imaginary Surfaces

The imaginary airspace (primary, approach, transitional, horizontal and conical surfaces) designated by the Federal Aviation Administration and as defined by FAR, Part 77.

Clinic

An establishment in which human patients are admitted for medical or dental study or treatment and in which the services of at least two physicians or dentists are provided.

Co-location

Locating wireless communications equipment from more than one provider on a single site.

Collector Road

See Road, Collector

Commission

See Advisory Plan Commission

Communication Tower

A guyed, monopole, or self-supporting tower, constructed as a free standing structure or in association with a building, other permanent structure or equipment, containing one or more antennas intended for transmitting and/or receiving television, AM/FM radio, digital, microwave, cellular, telephone, or similar forms of electronic communication.

Communications Facility

A land use facility supporting antennas and microwave dishes that sends and/or receives radio frequency signals. Communications facilities include structures or towers and accessory buildings.

Community

A political entity that has the authority to adopt and enforce floodplain ordinances for the area under its jurisdiction.

Community Rating System (CRS)

A program developed by the Federal Insurance Administration to provide incentives for those communities in the Regular Program that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding.

Comprehensive Plan

Refers to the Town of Argos Comprehensive Plan. The plan includes goals, objectives and strategies for land use, growth management, transportation/thoroughfares, community facilities and services, environment concerns, infrastructure, aesthetics and identity, economic development, and parks and recreation. The plan was developed and adopted by the County pursuant to the I.C. 36-7-4-500 series and includes any part and/or policies separately adopted and any amendment to such plan and/or policies, or parts thereof.

Condition of Approval

Stipulations or provisions set forth as a prerequisite for approval of a petition.

Condominium

Real estate lawfully subject to I.C. 32-25, (the Horizontal Property Law), by the recordation of condominium instruments, in which undivided interests in the common areas and facilities are vested in the condominium unit owners.

Construction Plan(s)

The maps or drawings showing the specific location and design of improvements to be installed in accordance with the applicable requirements of Marshall County.

County

Marshall County, Indiana.

Covenants

Private and legal restrictions of various kinds on the usage of lots, typically within a subdivision and applied by the subdivider, that are recorded with the plat and deed. Covenants are not enforceable by the Plan Commission or its designees. However, they are enforceable in civil court by interested or affected parties.

Critical facility

A facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, police, fire, and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.

Crop and Horticulture Production

The commercial planting, cultivation, and harvesting of cash crops and animal feed. Examples would included but not limited to cash grains, forages, small and large fruit production, floriculture, and vegetable crops.



Cul-De-Sac

A street having one (1) end open to traffic and being permanently terminated by a vehicular turnaround.

D**Dangerous and Exotic Animals**

Any mammal, amphibian, or reptile which is of a species which is wild by nature, and of a species which, due to size, vicious nature, or other characteristics, is dangerous to human beings. Such animals shall include, but not be limited to, all wild cats to include lions, tigers, leopards, panthers, cougars, bobcats, and lynx, as well as wolves, bears, alligators, crocodiles, primates, and all forms of poisonous and constrictive reptiles. The term “dangerous and exotic animals” shall not include potbellied pigs, ostriches (including members of the ratite family), buffaloes, or any domesticated canines registered by the American Kennel Association.

Day Care Center

see Child Day Care Services

Dedication

The setting apart of land or interests in land for use by the municipality or public by ordinance, resolution, or the recording of a plat.

Developer

An individual, partnership, corporation (or agent thereof), or other entity that undertakes the responsibility for land development, particularly the designing of a subdivision plat or site development plan showing the layout of the land and the public improvements involved therein. In as much as the subdivision plat is merely a necessary means to the end of assuring a satisfactory development, the term “developer” is intended to include the term “subdivider”, even though the personnel involved in successive stages of the project may differ.

Development

Any man-made change to improved or unimproved real estate including but not limited to:

1. Construction, reconstruction, or placement of a structure or any addition to a structure;
2. Installing a manufactured home on a site, preparing a site for a manufactured home or installing recreational vehicle on a site for more than one hundred

eighty (180) days;

3. Installing utilities, erection of walls and fences, construction of roads, or similar projects;
4. construction of flood control structures such as levees, dikes, dams, channel improvements, etc.;
5. Mining, dredging, filling, grading, excavation, or drilling operations;
6. Construction and/or reconstruction of bridges or culverts;
7. Storage of materials; or
8. Any other activity that might change the direction, height, or velocity of flood or surface waters. "Development" does not include activities such as the maintenance of existing buildings and facilities such as painting, re-roofing; or gardening, plowing, and similar agricultural practices.

District

A section of Marshall County for which uniform zoning regulations governing use, height, area, size, intensity of use of buildings and land, and open spaces about buildings, are established by the Zoning Ordinance.

Domestic Pets

Animals commonly used as household pets, protection, companions, and for the assistance of disabled persons. Domestic pets shall include animals that are cared for and treated in a manner acceptable for pet dogs, cats, and birds. Domestic pets shall include, but not be limited to, dogs, cats, parakeets, parrots, finches, spiders, guinea pigs, hamsters, gerbils, rats, mice, rabbits, aquarium fish, pot belly pigs, ferrets, and snakes if cared for in the manner described above.

Drives, Private

See Road, Private

Duplex

See Dwelling, Two-Family

Dwelling

A building or structure or portion thereof, conforming to all requirements applicable to the residential use districts of the Zoning Ordinance and Indiana Building Code used exclusively for residential occupancy, including single-family dwelling units, two-family dwelling units, and multi-family dwelling units, but excluding hotels, boarding houses, and lodging houses.

Dwelling Site

A site within a manufactured home park and/or mobile home park with required improvements and utilities that is leased for the long term placement of manufactured homes and/or mobile homes.



Dwelling Unit

Any structure or portion thereof designed for or used for residential purposes as a self sufficient or individual unit by one (1) family or other social association of persons and having permanently installed sleeping, cooking, and sanitary facilities.

Dwelling, Manufactured Home Type A

A dwelling unit built in a factory bearing a seal of compliance with Federal Manufactured Housing Construction and Safety Standards (42 U.S.C.A. 5401 et seq.) which has at least nine-hundred fifty (950) square feet of occupied space, and placed on a support system, enclosed with foundation skirting/siding and anchored to the ground in accordance with the One and Two Family Dwelling Code.

Dwelling, Manufactured Home Type B

A dwelling unit built in a factory bearing a seal of compliance with Federal Manufactured Housing Construction and Safety Standards (42 U.S.C.A. 5401 et seq.) which is at least twenty-three (23) feet in width for its entire length, has at least nine-hundred fifty (950) square feet of occupied space, and is installed and anchored on a permanent foundation and perimeter wall, according to the Indiana One and Two Family Dwelling Code, as amended, and its pitched roof and siding are of materials customarily used for site constructed dwellings.

Dwelling, Multi-Family

A residential building designed for or occupied by three (3) or more families, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling, Single-Family

A detached residential building unit designed for and occupied by one (1) family; and located on its own individual parcel.

Dwelling, Two-Family

A residential building containing two (2) dwelling units designed for occupancy by not more than two (2) families; and located on its own individual parcel.

E**Easement**

A grant by a property owner to specific persons, the general public, corporations, utilities, or others, for the purpose of providing services or access to the property.

Elevated Structure

A non-basement structure built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, or columns (posts and piers).

Elevation Certificate

A certified statement that verifies a structure's elevation information.

Emergency Program

The first phase under which a community participates in the NFIP. It is intended to provide a first layer amount of insurance at subsidized rates on all insurable structures in that community before the effective date of the initial FIRM.

Encroachment

The advance or infringement of uses, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

Existing Construction

Any structure for which the “start of construction” commenced before the effective date of the community’s first floodplain ordinance.

Existing Manufactured Home Park or Subdivision

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the Zoning Ordinance.

Expansion to an Existing Manufactured Home Park or Subdivision

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

F

FAA

Federal Aviation Administration.

Family

An individual, or two (2) or more persons related by blood, marriage, or adoption, or a group of not more than four (4) persons, not related by blood, marriage, or adoption, living together as a single housekeeping unit in a dwelling unit.

Farm

An area used for agricultural operations, forestry, the operating of a tree or plant nursery, or the production of livestock and poultry as well as those properties classified by the Internal Revenue Service as a farm.

Farm Animals

Animals commonly used for transportation, food, skins, and other by-products. Farm animals include, but are not limited to, horses, cattle, pigs, sheep, goats, mules, donkeys, miniature horses, miniature donkeys, camels, emu, ostrich, llamas, alpacas, rabbits, mink, fox, buffalo, chickens, turkeys, quail, pheasants, and other animals or fowl of similar characteristics.

FBFM

Flood Boundary and Floodway Map.



FCC

Federal Communications Commission.

FEMA

Federal Emergency Management Agency.

FHBM

Flood Hazard Boundary Map.

Financial Commitment

That sources of private or public funds or combinations thereof have been identified which will be sufficient to finance public facilities necessary to support development and that there is reasonable assurance that such funds will be timely put to that end.

Finished Floor Area

See Floor Area, Finished

FIRM

Flood Insurance Rate Map.

Five-hundred year flood (500-year flood)

The flood that has a 0.2 percent chance of being equaled or exceeded in any year.

Flood

A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow, the unusual and rapid accumulation, or the runoff of surface waters from any source.

Flood Boundary and Floodway Map (FBFM)

An official map on which the Federal Emergency Management Agency (FEMA) or Federal Insurance Administration (FIA) has delineated the areas of flood hazards and regulatory floodway.

Flood Hazard Boundary Map (FHBM)

An official map of a community, issued by FEMA, where the boundaries of the areas of special flood hazard have been identified as Zone A.

Flood Insurance Rate Map (FIRM)

An official map of a community, on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood Insurance Study (FIS)

The official hydraulic and hydrologic report provided by FEMA. The report contains flood profiles, as well as the FIRM, FBFM (where applicable), and the water surface elevation of the base flood.

Flood Prone Area

Any land area acknowledged by a community as being susceptible to inundation by water from any source. (See “Flood”)

Flood Protection Grade (FPG)

The elevation of the regulatory flood plus two feet at any given location in the SFHA. (see “Freeboard”)

Floodplain

The channel proper and the areas adjoining any wetland, lake, or watercourse which have been or hereafter may be covered by the regulatory flood. The floodplain includes both the floodway and the fringe districts.

Floodplain Management

The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

Floodplain management regulations

This ordinance and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power which control development in flood-prone areas. This term describes federal, state, or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage. Floodplain management regulations are also referred to as floodplain regulations, floodplain ordinance, flood damage prevention ordinance, and floodplain management requirements.

Floodproofing (dry floodproofing)

A method of protecting a structure that ensures that the structure, together with attendant utilities and sanitary facilities, is watertight to the floodproofed design elevation with walls that are substantially impermeable to the passage of water. All structural components of these walls are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces.

(cont.)



Floodproofing Certificate

A form used to certify compliance for non-residential structures as an alternative to elevating structures to or above the FPG. This certification must be by a Registered Professional Engineer or Architect.

Floodway

The channel of a river or stream and those portions of the floodplains adjoining the channel which are reasonably required to efficiently carry and discharge the peak flood flow of the regulatory flood of any river or stream.

Floor Area

The sum of all horizontal surface areas of all floors of all roofed portions of a building enclosed by and within the surrounding exterior walls or roofs, or to the centerline(s) of party walls separating such buildings or portions thereof. Floor area of a building shall exclude exterior open balconies and open porches.

Floor Area, Finished

That portion of floor area constructed, completed, and usable for living purposes with normal living facilities which includes sleeping, dining, cooking, working, entertainment, common space linking rooms, areas for personal hygiene, or combination thereof. Floor area or portion thereof used only for storage purposes and not equipped for the facilities mentioned above shall not be considered Finished Floor Area.

Floor Area, Ground

That portion of Finished Floor Area located on the first (or nearest ground level) floor of the dwelling unit. The Main Floor Area of a primary structure does not include a garage, carport, deck, unfinished storage, patio, or open porch.

Foundation

The supporting member of a wall or structure.

Freeboard

A factor of safety, usually expressed in feet above the BFE, which is applied for the purposes of floodplain management. It is used to compensate for the many unknown factors that could contribute to flood heights greater than those calculated for the base flood.

Frequency

The number of cycles completed each second by a sound wave; measured in hertz (Hz).

Fringe

Those portions of the floodplain lying outside the floodway.

Front Line

With respect to a building, the foundation line that is nearest the front lot line.

Front Lot Line

For an interior or through lot, the line marking the boundary between the lot and the abutting street right-of-way or a lake or watercourse; and For a corner lot, the line marking the boundary between the lot and each of the abutting streets. For the purpose of determining the required front yard, the proposed right-of-way shall be used where it is greater than the existing right-of-way.

Front Yard

The horizontal space between the nearest foundation of a building to the front lot line, extending to the side lines of the lot, and measured as the shortest distance from that foundation to the front lot line.

Frontage

See Lot Frontage

Functionally dependent facility

A facility which cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, ship repair, or seafood processing facilities. The term does not include long-term storage, manufacture, sales, or service facilities.

G**Garage**

An attached or detached structure whose principal use is to house motor vehicles or personal property for the accommodation of related dwelling units or related business establishments.

Garage Sales

A public or private sale, conducted by the owner or occupier of a premises either inside or outside of a residence, garage, or other accessory building. An auction conducted by a State licensed auctioneer shall not be considered a garage sale.

Gasoline Station

Any building or premises used for the dispensing, sale, or offering for sale at retail to the public, automobile fuels stored only in underground tanks and located wholly within the lot lines; lubricating oil or grease for the operation of automobiles; and the sale and installation of tires, batteries, other minor accessories, and minor auto repair, but not including a bulk plant, conducting of major auto repairs, automobile wrecking, automobile sales.

B1, General Business District

The General Business category represents the central business district of Argos. It includes a mix of retail, office, institutional and other uses. It also allows some industrial uses plus single-family dwellings, two-family dwellings, group houses, garden apartments, and apartments.



Grade

The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the structure and the property line or, when the property line is more than five (5) feet from the structure, between the structure and a line five (5) feet from the structure.

Government Projects

Any building, structure, or alteration thereof paid for and used by the local, state or federal government entities.

Ground Floor Area

See Floor Area,

Guyed Tower

A communication tower that is supported, in whole or part, by guy wires and ground anchors.

H**Hardship**

A difficulty with regard to one's ability to improve land stemming from the application of the development standards of the Zoning Ordinance, which may or may not be subject to relief by means of variance. In and of themselves, self-imposed situations and claims based on a perceived reduction of or restriction on economic gain shall not be considered hardships. Self-imposed situations include the purchase of land with actual or constructive knowledge that, for reasons other than physical characteristics of the property, the development standards herein will inhibit the desired improvement; any improvement initiated in violation of the standards of the Zoning Ordinance; any result of land division requiring variance from the development standards of this Ordinance in order to render that site buildable.

Hardship(for flood hazard areas)

Hardship (as related to variances of Flood Hazard Area) means the exceptional hardship that would result from a failure to grant the requested variance. The Marshall County BZA requires that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is NOT exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

Height

See Structure Height

Highest Adjacent Grade

The highest natural elevation of the ground surface, prior to the start of construction, next to the proposed walls of a structure.

Historic structure

Any structure individually listed on the National Register of Historic Places or the Indiana State Register of Historic Sites and Structures.

HI, Heavy Industrial

The Heavy Industrial category is intended to provide areas for industrial activity, contracting, warehousing, and wholesaling that are heavy in impact because they are operated outdoors and/or have moderate or heavy negative effects, such as noise, dust, or vibration, on surrounding properties. The following policies should guide future land use in Industrial areas:

1. Heavy Industrial uses will require a complete range of infrastructure in order to remain viable. Convenient access to quality transportation facilities is also important.
2. Heavy Industrial uses should be heavily buffered from adjacent uses, and in general should be separated substantially from residential uses.

Home Based Business

A Home Based Business is an accessory use to a residential property carried out for gain by one or more residents of the property, which is clearly incidental and secondary to the use of the property for residential purposes.

Home Based Business is intended to provide for a base of operations for service oriented businesses that engage in work elsewhere other than the residential property where based. Such businesses might include but are not limited to landscaping, construction, excavating, septic service, etc.

Home Occupation

A Home Occupation is an accessory use to a residential dwelling carried out for gain by one or more residents of the dwelling, which is clearly incidental and secondary to the use of the dwelling for residential purposes.

Home Occupation uses may include but are not limited to hair dressers, barbers, tax preparers, accountants, attorneys.

Home Workshop

A Home Workshop is an accessory use to a residential property carried out for gain by one or more residents of the property, which is clearly incidental and secondary to the use of the property for residential purposes.

Home Workshop uses may include light fabricating, light manufacturing or processing activities, or related storage facilities.

Hospital

An institution devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment, or care for three (3) or more unrelated individuals suffering from illness, disease, injury, deformity, or other abnormal physical conditions. The term "hospital" does not apply to institutions operating primarily for treatment of insane persons, drug addicts, liquor addicts, and other types of cases necessitating restraint of patients, and the term "hospital" shall not include convalescent, nursing, shelter, or boarding homes.



Hotel

A building in which lodging or board and lodging are provided and offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. As such, it is open to the public. Compensation is usually assessed on a day-to-day basis.

LI, Industrial District

The Industrial category is intended to provide areas for industrial activity, contracting, warehousing, and wholesaling that are low in impact because they are operated entirely indoors and have little or no negative effects, such as noise, dust, or vibration, on surrounding properties.

HI, Heavy Industrial District

The Heavy Industrial category is intended to provide areas for industrial activity, contracting, warehousing, and wholesaling that are heavy in impact because they are operated outdoors and/or have moderate or heavy negative effects, such as noise, dust, or vibration, on surrounding properties.

Impervious Surface

Any material that prevents absorption of stormwater into the ground.

Improvement Location Permit

A permit allowing a person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure or before starting any construction, excavation, or work within a subdivision within its jurisdiction, or the pursuit of changes to the condition of the land.

Incidental

A minor occurrence or condition which is customarily associated with a permitted use and is likely to ensue from normal operations.

Increased Cost of Compliance (ICC)

The cost to repair a substantially damaged structure that exceeds the minimal repair cost and that is required to bring a substantially damaged structure into compliance with the local flood damage prevention ordinance. Acceptable mitigation measures are elevation, relocation, demolition, or any combination thereof. All renewal and new business flood insurance policies with effective dates on or after June 1, 1997, will include ICC coverage.

Industrial District

Refers to the LI Industrial and HI, Heavy Industrial Zoning Districts.

Institutional Facility for the Developmentally Disabled/Mentally III

A residential facility that provides care, supervision and protection and operates under a license issued under IC 12-16.4; provides for delivery of mental health services that are appropriate to the needs of the individual; and, complies with the rules adopted under IC 4-22-2 by the Division of Family and Children (For reference see Indiana Code 12-7-2)

Interested Party

Interested parties shall include, but are not limited to, those persons, groups, property owners or other entities which are considered or consider themselves to be affected by a change in land use or the intended results of a petition.

Interior Lot

See Lot, Interior

Interstate

See Limited Access Highway

J**Junk**

Scrap material, including but not limited to the following:

1. Automotive or machinery equipment or parts, including used automotive tires;
2. Cloth and clothing;
3. Manufactured clay and porcelain products;
4. Manufactured plastic products;
5. Manufactured rubber products;
6. Paper and paper products;
7. Recyclable products of all kinds;
8. Scrap metal, including copper, brass, iron, steel, ferrous and nonferrous material;
9. Wood and wood products;
10. Wrecked and/or dismantled vehicles;
11. Inoperable and exposed appliances;
12. Building debris;
13. Unused fill;
14. Old cable or cordage.



Junk Yard

A place, usually outdoors, where waste or discarded property, other than organic matter, including but not limited to automobiles and farm implements and trucks, is accumulated and is or may be salvaged for reuse or resale; this shall not include any industrial scrap metal yard. The storage, dealing in or the permitting of the accumulation of significant quantities of combustible, organic or nonmetal scrap materials such as, but not limited to, wood, paper, rags, garbage, tires, bones and shattered glass on the premises of such an establishment will disqualify it from being classified as a scrap metal yard, and the same will be classified as a junk yard.

Jurisdiction

All land within the limits of Marshall County, Indiana but not the planning jurisdictions of incorporated cities and towns or property owned by the State of Indiana or Federal government.

K**Kennel**

An establishment wherein any person engages in the business of boarding, breeding, buying, keeping, letting for hire, training for a fee, or selling three (3) or more dogs, cats, or other small domesticated pets; or

Any premises on which five (5) or more dogs, cats, and/or other small domesticated pets over four (4) months of age are kept.

L**Landscaping**

The improvement of a lot with grass, shrubs, trees, and other vegetation and/or ornamental objects. Landscaping may include pedestrian walks, flower beds, berms, fountains and other similar natural and man-made objects designed and arranged to produce an aesthetically pleasing effect.

Large Wind System

A WECS that has a nameplate capacity (manufacturer's rating) of more than 50 kilowatts per wind tower, or a total height of more than 140', or a swept area of more than 40'. Any WECS meeting one or more of these criteria shall be considered a large wind system.

Lattice Tower

A guyed or self-supporting three or four sided, open, steel frame structure used to support telecommunications equipment.

Legal Nonconforming Lot of Record

Any legally established and recorded lot prior to the date specified in the Subdivision Control Ordinance, or its subsequent amendments, that no longer meet the lot specific development standards.

Legal Nonconforming Sign

Any sign lawfully existing on the effective date of the Zoning Ordinance, or amendment thereto, that does not conform to all the standards and regulations of the Zoning Ordinance.

Legal Nonconforming Use

Any continuous, lawful use of structures, land, or structures and land in combination established prior to the effective date of the Zoning Ordinance or its subsequent amendments that is no longer a permitted use in the district where it is located.

Letter of Map Amendment (LOMA)

An amendment to the currently effective FEMA map that establishes that a property is not located in a Special Flood Hazard Area (SFHA). A LOMA is only issued by FEMA.

Letter of Map Revision (LOMR)

An official revision to the currently effective FEMA map. It is issued by FEMA and changes flood zones, delineations, and elevations.

Letter of Map Revision Based on Fill (LOMR-F)

An official revision by letter to an effective NFIP map. A LOMR-F provides FEMA's determination concerning whether a structure or parcel has been elevated on fill above the BFE and excluded from the SFHA.

License

The rights and obligations extended by the Plan Commission to an operator to own, construct, maintain, and operate its system within the jurisdiction of the Plan Commission for the sole purpose of providing services to persons or areas outside the jurisdiction.

Limited Access Highway

Any roadway that operates at a high service level, consists of limited access, is divided, carries region-wide traffic and is generally classified as part of the interstate system.

LI, Light Industrial District

The Industrial category is intended to provide areas for industrial activity, contracting, warehousing, and wholesaling that are low in impact because they are operated entirely indoors and have little or no negative effects, such as noise, dust, or vibration, on surrounding properties. The following policies should guide future land use in Industrial areas:

1. Industrial uses will require a complete range of infrastructure in order to remain viable. Convenient access to quality transportation facilities is also important.
2. Industrial uses should be heavily buffered from adjacent uses, and in general should be separated substantially from residential uses.

Local Road

A road designed primarily to provide access to abutting properties and discourage through traffic.

Local Street

See Local Road



Lodging House

See Boarding House.

Lot

A contiguous area of land separated from other areas of land by separate description for purpose of sale, lease, transfer of ownership or separate use. It may be a single parcel separately described or a combination of such parcels when adjacent to one another and used as one (1) lot.

Lot Coverage

The area of a zoning lot occupied by the principal building and any accessory structures.

Lot Depth

The horizontal distance between the front and rear lot lines.

Lot Frontage

All property of a lot fronting on a street right-of-way or common, private drive, as measured between side lot lines.

Lot of Record

A lot which is a part of a subdivision recorded in the office of the County Recorder, or a parcel or lot described by metes and bounds, and a description of what has been so recorded.

Lot Width

The distance as measured between the side lot lines at the front set back line.

Lot, Buildable

Any lot upon which a building or structure is allowed to be constructed and occupied by the regulations of Marshall County. Generally, the lot shall have frontage on and access to an improved street, meet minimal setbacks, and have all necessary utilities available. The lot to be buildable shall have been created in accordance with the provisions of the ordinance in effect at the time the lot was recorded.

Lot, Corner

A lot situated at the intersection of two (2) streets or which fronts a street on two (2) or more sides forming an interior angle of less than one-hundred and thirty-five (135) degrees.

Lot, Developed

A lot with buildings or structures.

Lot, Improved

See Lot, Buildable

Lot, Interior

A lot other than a corner lot or a through lot.

Lot, Through

A lot fronting on two (2) parallel or approximately parallel streets, or abutting two (2) streets which do not intersect at the boundaries of the lot. Also includes lots fronting on both a street and a watercourse or Lake.

Lowest adjacent grade

The lowest elevation, after completion of construction, of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure.

Lowest Floor

The lowest of the following:

1. The top of the lowest level of the structure;
2. The top of the basement floor;
3. The top of the garage floor, if the garage is the lowest level of the structure;
4. The top of the first floor of a structure elevated on pilings or pillars;
5. The top of the floor level of any enclosure, other than a basement, below an elevated structure where the walls of the enclosure provide any resistance to the flow of flood waters unless:
 - a). the walls are designed to automatically equalize the hydrostatic flood forces on the walls by allowing for the entry and exit of flood waters by providing a minimum of two openings (in addition to doorways and windows) in a minimum of two exterior walls having a total net area of one (1) square inch for every one square foot of enclosed area. The bottom of all such openings shall be no higher than one (1) foot above the exterior grade or the interior grade immediately beneath each opening, whichever is higher; and,
 - b). such enclosed space shall be usable solely for the parking of vehicles and building access.

M

Maneuvering Space

An open space in a parking area which is immediately adjacent to a parking space; is used for and/or is necessary for turning, backing or driving forward a motor vehicle into such parking space, but is not used for the parking of or storage of motor vehicles.

Manufactured Home Park

A parcel of land containing two (2) or more dwelling sites, with required improvements and utilities, that are leased for long term placement of Mobile Home Dwellings and/ or Manufactured Home Dwellings, and shall include any street used or intended for use as part of the facilities of such Mobile Home Park. A Manufactured Home Park does not involve sales of Mobile Home Dwellings or Manufactured Home Dwellings in which unoccupied units are parked for inspection or sale.



Manufactured Home

A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle.”

Map Amendment

A change to an effective NFIP map that results in the exclusion from the SFHA of an individual structure or a legally described parcel of land that has been inadvertently included in the SFHA (i.e., no alterations of topography have occurred since the date of the first NFIP map that showed the structure or parcel to be within the SFHA).

Map panel number

The four-digit number followed by a letter suffix assigned by FEMA on a flood map. The first four digits represent the map panel, and the letter suffix represents the number of times the map panel has been revised. (The letter “A” is not used by FEMA, the letter “B” is the first revision.)

Market value

The building value, excluding the land (as agreed to between a willing buyer and seller), as established by what the local real estate market will bear. Market value can be established by independent certified appraisal, replacement cost depreciated by age of building (actual cash value), or adjusted assessed values.

Master Plan

See Comprehensive Plan.

Meteorological Tower

Towers which are erected primarily to measure wind speed and direction plus other data, excluding towers and equipment used by airports, the Indiana Department of Transportation, or other similar applications to monitor weather conditions. The meteorological tower must meet the minimum distance of ½ mile from the sides of the private airport extending parallel to the airport sides and one mile from each end of the runway (excluding heliports).

Meteorological Tower, Operational Support

Towers which are erected primarily to measure wind speed and direction plus other data in support of an operating WECS, excluding towers and equipment used by airports, the Indiana Department of Transportation, or other similar applications to monitor weather conditions. The meteorological tower must meet the minimum distance of ½ mile from the sides of the private airport extending parallel to the airport sides and one mile from each end of the runway (excluding heliports).

MH, Manufactured Home District

Areas designated as Manufactured Home are able to support the heavy infrastructure and transportation needs of these typically high residential density neighborhoods. These area shall be adequately served by municipal sewer and water service and be in close proximity to emergency services.

Micro Wind System.

A building-mounted wind system that has a nameplate capacity (manufacturer's rating) of 10 kilowatts or less, and projects no more than 15' above the highest point of the roof; such building-mounted wind systems shall not be considered a wind energy conversion system. Micro wind systems are subject to regulations in all zoning districts

Mitigation

Sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. The purpose of mitigation is two fold: to protect people and structures, and to minimize the cost of disaster response and recovery.

Mobile Home

See Dwelling, Mobile Home.

Mobile Home Park

See Manufactured Home Park.

Monopole Tower

A communication tower consisting of a single pole constructed without guy wires and ground anchors.

Motel

An establishment consisting of a group of attached or detached living or sleeping accommodations with bathroom and closet space, located on a single zoning lot, and designed for use by transient automobile tourists. A motel furnishes customary services such as maid service and laundering of linen, telephone, secretarial, or desk service, and the use and upkeep of furniture.

Motor Home

See Recreational Vehicle.

Motor Vehicle

Any passenger vehicle, truck, tractor, tractor-trailer, truck-trailer, trailer, or semi-trailer propelled or drawn by mechanical power.

Mural

A painting on the side of a building, wall, or structure; or a painting on the ground or the ceiling of a building or structure. A mural that does not function as a sign is not regulated by this Ordinance. Murals that function as a sign are regulated in this Ordinance as a Wall Sign.

National Flood Insurance Program (NFIP)

The federal program that makes flood insurance available to owners of property in participating communities nationwide through the cooperative efforts of the Federal Government and the private insurance industry.

N



National Geodetic Vertical Datum (NGVD) as corrected in 1929

A vertical control used as a reference for establishing varying elevations within the floodplain.

New Construction

Any structure for which the “start of construction” commenced after the effective date of the community’s first floodplain ordinance.

New Manufactured Home Park or Subdivision

Means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the community’s first floodplain ordinance.

Nonconforming Building

A building, structure, or portion thereof, which was designed, erected, or structurally altered such that it does not conform to the regulations of the zoning district in which it is located.

Nonconforming Lot of Record

A lot which was created such that it does not conform to the regulations of the zoning district in which it is located.

Nonconforming Sign

A sign or portion thereof, which was designed, erected, or structurally altered such that it does not conform to the regulations of the zoning district in which it is located.

Nonconforming Use

A use which does not conform with the use regulations of the zoning district in which it is located.

North American Vertical Datum of 1988 (NAVD 88) as adopted in 1993

A vertical control datum used as a reference for establishing varying elevations within the floodplain.

Nursing Home

A private home for the care of the aged or infirm, or any other person in need of nursing care and which does not contain equipment for surgical care or for treatment of disease or injury, and is not primarily designed for mental patients or alcoholics.



Obstruction

Includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, canalization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation, or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water; or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

Official Zoning Map

A map of Marshall County, Indiana, that legally denotes the boundaries of zoning districts as they apply to the properties within the planning jurisdiction.

Official Zoning Map Copies

A map of Marshall County, Indiana, that legally denotes the boundaries of zoning districts as they apply to the properties within the planning jurisdiction. These maps may be out of date.

One-hundred year flood (100-year flood)

The flood that has a one-percent (1%) chance of being equaled or exceeded in any given year. Any flood zone that begins with the letter A is subject to the one percent annual chance flood. See “Regulatory Flood”.

One-percent annual chance flood

The flood that has a one-percent (1%) chance of being equaled or exceeded in any given year. Any flood zone that begins with the letter A is subject to the one-percent annual chance flood. See “Regulatory Flood”.

Open Space

An area of land not covered by buildings, parking structures, or accessory uses except for recreational structures. Open space may include nature areas; streams and flood plains; meadows or open fields containing baseball, football, and soccer fields, golf courses, swimming pools, bicycle paths, etc. Open Space does not include street rights-of-way, platted lot area, private yard, patio areas, or land scheduled for future development.

Outdoor Storage

See Storage, Outdoor.

Owner

Any person, group, of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land, or their legal representative.

P

Parcel

See Lot.



Parking Space, Automobile

Space within a public or private parking area for the storage of one (1) passenger automobile or commercial vehicle under a one and one-half (1-1/2) ton capacity.

Participating community

Any community that voluntarily elects to participate in the NFIP by adopting and enforcing floodplain management regulations that are consistent with the standards of the NFIP.

Paved

A durable surface for parking, driving, riding or similar activities that utilizes asphalt, concrete, brick, paving blocks or similar material. Crushed gravel, stone, rock, or dirt, sand or grass are not permitted as a paved surface.

Performance Surety

An amount of money or other negotiable security paid by the subdivider, developer, or property owner or his surety to the County which guarantees that the developer will perform all actions required by the County regarding an approved plat or other land development, and provides that if the subdivider, developer, or property owner defaults and fails to comply with the provisions of approval, the subdivider, developer, or property owner or his surety will pay damages up to the limit of the surety, or the surety will itself complete the requirements of the approval.

Permanent Foundation

A structural system for transposing loads from a structure to the earth at a depth below the established frost line without exceeding the safe bearing capacity of the supporting soil.

Permanent Open Space

Permanent open space shall be defined as parks, playgrounds, landscaped green space, and natural areas, not including schools, community centers or other similar areas in public ownership.

Person

A corporation, firm, partnership, association, organization, unit of government, or any other group that acts as a unit, as well as a natural person.

Petitioner

Any person or group of persons, developer or developers, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land, or their legal representative.

Physical Map Revision (PMR)

An official republication of a community's FEMA map to effect changes to base (1-percent annual chance) flood elevations, floodplain boundary delineations, regulatory floodways, and planimetric features. These changes typically occur as a result of structural works or improvements, annexations resulting in additional flood hazard areas, or correction to base flood elevations or SFHAs.

Plan

See Comprehensive Plan.

Plan Commission

See Advisory Plan Commission.

Planned Unit Development

A Planned Unit Development is an area under single ownership or control to be developed in conformance with an approved Secondary Plan, consisting of a map showing the development area and all improvements to the development area, a text which sets forth the uses and the development standards to be met, and exhibits setting forth any aspects of the plan not fully described in the map and text. The uses and standards expressed in the Secondary Plan constitute the use and development regulations for the Planned Unit Development site in lieu of the regulations for the underlying district.

Planning Department

A department within the county government that performs the administrative function for the Planning Commission and other functions as directed by the Planning Commission and/or Board of County Commissioners.

Planning Advisor

The person appointed by and/or delegated the responsibility for the administration of the Zoning and Subdivision Control Ordinance regulations by the Argos Town Council.

Planning Jurisdiction

The area that a municipality has planning authority as drawn by each community in compliance with IC 36-7-4 et al. For the planning jurisdiction of Marshall County see Jurisdiction Area.

Porch

A roofed-over structure projecting out from the wall or walls of a main structure and commonly open to the weather in part.

Post-FIRM construction

Construction or substantial improvement that started on or after the effective date of the initial FIRM of the community or after December 31, 1974, whichever is later.

Pre-FIRM construction

Construction or substantial improvement, which started on or before December 31, 1974, or before the effective date of the initial FIRM of the community, whichever is later.

Practical Difficulty

A difficulty with regard to one's ability to improve land stemming from regulations of the Zoning Ordinance. A practical difficulty is not a "hardship," rather it is a situation where the owner could comply with the regulations within the Zoning Ordinance, but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.



Preexisting Towers and Antennas

Any tower or antenna for which a permit has been issued prior to the effective date of these regulations are exempt from the requirements of these regulations so long as the tower or antennas are not modified or changed.

Primary Building/Structure

The building or structure in which the primary use of the lot or premises is located or conducted, with respect to residential uses, the primary building or structure shall be the main dwelling.

Primary Use

The main use of land or buildings as distinguished from an accessory use. A principal use may be either a permitted use or a special use.

Private Professional Office

An office used by members of a recognized profession such as architects, artists, dentists, engineers, lawyers, musicians, physicians, surgeons or pharmacists, and Realtors or insurance agents and brokers.

Probation

A means of formally notifying participating communities of violations and deficiencies in the administration and enforcement of the local floodplain management regulations.

Property Owner of Record

The person(s) identified as the property owner on the most recent list prepared and maintained by the Marshall County Assessor's Office.

Public Improvements

Any storm drainage facility, street, highway, parkway, sidewalk, pedestrian-way, tree, lawn, off-street parking area, lot improvement, utility, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

Public Property

Any real property, easement, air space, or other interest in real estate, including a street, owned and/or controlled by any governmental unit.

Public safety and nuisance

Anything which is injurious to the safety or health of an entire community, neighborhood or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin.

Public Sewerage System

A community sewer system including collection and treatment facilities owned and maintained by a municipality of sewer utility.

Public Road

All property dedicated or intended for public highway, freeway, or roadway purpose and subject to public easements therefore.

Public Utility

Any person, firm, or corporation duly authorized to furnish under public regulation to the public, electricity, gas, steam, telephone, fiber optics, transportation, water, or sewerage systems.

Public Water System

A community water supply system including existing and new wells and/or surface water sources and intakes, treatment facilities, and distribution lines and includes such of the above facilities owned and maintained by a municipality of utility.

Public Works Agreement

A contract, between the developer and the County to complete the necessary improvements in accordance with the approved plans and specifications by a given date.

Public/Private Parking Area

A group of parking spaces in an open area not including any part of a street or alley, designed or used for temporary parking of motor vehicles.

Q

R

R1 Single Family Residential District

The Single Family Residential District refers to medium density residential development surrounding the core neighborhoods around Argos’s downtown. This includes older neighborhoods directly adjacent to the downtown as well as other areas that have developed in a similar fashion. Use within the Single Family District will be primarily single-family residential in nature. Other uses in this category include schools, parks, and small-scale churches or institutional facilities.

R2 & R3 Two Family & Group Home District

The Two Family & Group Home District designation provides the opportunity for medium and high density residential housing. This encompasses area with the highest residential densities in Argos. This includes land already developed as apartment complexes, and condominiums. Uses include single-family dwellings, two-family dwelling, group houses, garden apartments, and apartments.

Racetrack

Any venue for the sport of racing or competing where participants drive, ride, or control motorized vehicles. A racetrack may or may not have areas for spectators. Racetrack includes, but is not limited to oval track racing, drag racing, motorcross, tractor pulling, go-carts racing, remote control airplane flying, and similar uses.



Rear Lot Line

The lot line that is opposite the front lot line and farthest from it, except that for a triangular or other irregularly-shaped lot, the line ten feet long, parallel to the front lot line, and wholly within the lot, that is farthest from the lot line.

Rear Yard

The horizontal space between the nearest foundation of a building to a rear lot line and that rear lot line, extending to the side lines of the lot, and measured as the shortest distance from the foundation to the rear lot line. The rear yard of a corner lot shall be that yard at the opposite end of the lot from the front yard.

Recreational Vehicle Park/Campground

Any site, lot, field, or tract of land designed with facilities for short term occupancy by recreational vehicles and/or other camping equipment but not including mobile or manufactured homes.

Recreational Vehicle

A vehicle which is (1) built on a single chassis; (2) 400 square feet or less when measured at the largest horizontal projections; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling, but as quarters for recreational camping, travel, or seasonal use.

Registered Land Surveyor

A land surveyor properly licensed and registered or through reciprocity permitted to practice in the State of Indiana.

Registered Professional Engineer

An engineer properly licensed and registered or through reciprocity permitted to practice in the State of Indiana.

Regular program

The phase of the community's participation in the NFIP where more comprehensive floodplain management requirements are imposed and higher amounts of insurance are available based upon risk zones and elevations determined in a FIS.

Regulatory Flood

The flood having a one percent (1%) chance of being equaled or exceeded in any given year, as calculated by a method and procedure that is acceptable to and approved by the Indiana Department of Natural Resources and the Federal Emergency Management Agency. The regulatory flood elevation at any location is as defined in Article 6 070 B of this ordinance. The "Regulatory Flood" is also known by the term "Base Flood", "One-Percent Annual Chance Flood", and "100-Year Flood".

Regulatory Floodway

The channel of a river or stream and those portions of the flood plains adjoining the channel which are reasonably required to efficiently carry and discharge peak flow of the regulatory flood of any river or stream and, is that area covered by floodwaters in significant downstream motion or covered by significant volumes of stored water during the occurrence of the regulatory flood.

Repetitive loss

The flood-related damages sustained by a structure on two separate occasions during a 10-year period ending on the date of the event for which the second claim is made, in which the cost of repairing the flood damage, on the average, equaled or exceeded 25% of the market value of the structure at the time of each such flood event.

Residential District

Refers to the R1, Town Residential, R2 & R3 Multi Family Residential, and MH, Manufactured Home Districts.

Residential Facility for the Developmentally Disabled/Mentally Ill

A residential facility which provides residential services for mentally ill individuals as described in I.C. 12-28-4 (7-10). No two Residential Facilities for the Mentally Ill shall be within three thousand (3,000) feet of one another in the Marshall County planning jurisdiction as stated in Indiana Code.

Right-of-Way

A strip of land occupied or intended to be occupied by transportation facilities, public utilities, or other special public uses. Rights-of-way intended for any use involving maintenance by a public agency shall be dedicated to the public use by the maker of the plat on which such right-of-way is established.

Road, Arterial

A road with access control, restricted parking, and that collects and distributes traffic to and from collectors. Shown as Major Arterial and Minor Arterial Roads in the Marshall County Comprehensive Plan, Thoroughfare Plan.

Road, Collector

A road designed to facilitate the collection of traffic from local streets and to provide circulation within neighborhood areas and convenient ways to reach arterial streets. Shown as Major Collector and Minor Collector Roads in the Marshall County Comprehensive Plan, Thoroughfare Plan.

Road, Local

All county roads not designated as Arterial Roads or Collector Roads. These are low capacity roads whose function is to provide direct access to homes and property.

Road, Private

Vehicular streets and driveways which are wholly within private property except where they intersect with other streets within public rights-of-way and are maintained by the owner(s).

Road, Public

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

Road

Any vehicular route that



Definitions

1. Is an existing state, county, or municipal roadway;
2. Is shown upon a plat approved pursuant to law;
3. Is approved by other official action; or
4. Is shown on a plat duly filed and recorded in the office of the county recording officer prior to the appointment of a planning board and the grant to such board to review plats; includes the land between the street lines, whether improved or unimproved.

Roof and/or Building Mount Facility

A low power mobile radio service telecommunications facility in which antennas are mounted to an existing structure on the roof (including rooftop appurtenances) or building face.

ROW

See Right-of Way.

S

Satellite Dish/Antenna

An apparatus capable of receiving communications from a transmitter relay located in a planetary orbit, or broadcasted signals from transmitting towers.

Sawmill (portable)

The placement of a portable sawmill on a property to be used thirty (30) days or less per calendar year.

Scenic View

A scenic view is a view that may be framed, wide angle, or panoramic and may include natural and/or man-made structures and activities. A scenic view may be from a stationary viewpoint or be seen as one travels along a roadway, waterway, or path. A view may be to a far away object, such as a mountain, or of a nearby object.

School

A public or private institution which offers instruction in any of the branches of learning and study comparable to that taught in the public schools under the Indiana School Laws, including pre-kindergarten, kindergarten, elementary school, and junior and senior high schools, but excluding trade, business, or commercial schools.

Scrap Metal Yard

A general industrial use established independent or ancillary to and connected with another general industrial use, which is concerned exclusively in new and salvaged metal pipes, wire, beams, angles, rods, machinery, parts, filings, clippings, and all other metal items of every type, and which acquires such items incidental to its connection with the other general industrial use or by purchase, consignment or bailment which stores, grades, processes, melts, cuts, dismantles, compresses, cleans, or in any way prepares said items for reuse by the connected other general industrial use or for storage, sale or shipment and use in other industries or businesses including open hearth, electric furnaces and foundry operations; such an establishment shall not include junk yards, dumps, or automobile graveyards.

Section 1316

That section of the National Flood Insurance Act of 1968, as amended, which states that no new flood insurance coverage shall be provided for any property that the Administrator finds has been declared by a duly constituted state or local zoning authority or other authorized public body to be in violation of state or local laws, regulations, or ordinances that intended to discourage or otherwise restrict land development or occupancy in flood-prone areas.

Self Service Storage Facility or Mini Storage

Self-service storage facility means any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to such facility for the purpose of storing and removing personal property.

Self-Support Tower

A communication tower that is constructed without guy wires and ground anchors.

Setback

The minimum horizontal distance between the building line and a lot line or right-of-way.

SFHA or Special Flood Hazard Area

Special Flood Hazard Area (SFHA) means those lands within the jurisdictions of Marshall County subject to inundation by the regulatory flood. The SFHAs of the Marshall County are generally identified as such on the Marshall County and Incorporated Areas Flood Insurance Rate Map prepared by the Federal Emergency Management Agency, dated November 16, 2011. (These areas are shown on a FHBM or FIRM as Zone A, AE, A1- A30, AH, AR, A99, or A0).

Sexually Oriented Business

A use defined by Marshall County's Sexually Oriented Business Ordinance.

Shared Housing

Any dwelling unit which the owner allows to be occupied by unrelated persons living as a single housekeeping unit, provided that the number of occupants does not exceed twice the number of bedrooms, and that the total number of unrelated occupants does not exceed four (4) regardless of the number of bedrooms.



Shooting Ranges

In this ordinance, unless the context otherwise requires, “Outdoor Shooting Range” or “Range” means a permanently located and improved area that is designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder or any other similar sport shooting in an outdoor environment. Outdoor shooting range does not include any area for the exclusive use of archery or air guns or a totally enclosed facility that is designed to offer a totally controlled shooting environment that includes impenetrable walls, floor, and ceiling, adequate ventilation, lighting systems and acoustical treatment for sound attenuation suitable for the ranges approved use.

Side Lot Line

A lot boundary line other than a front or rear lot line.

Side Yard

The horizontal space between the nearest foundation of a building to the side lot line and that side lot line, unoccupied other than by architectural appurtenances projecting not more than twenty-four (24) inches into that space; steps or terraces not higher than the level of the first floor of the building; and open lattice-enclosed fire escapes, fireproof outside stairways and balconies projecting not over twenty-four (24) inches into that space.

Sign

Any name, identification, description, display, or illustration which is affixed to, painted, or represented directly or indirectly upon a building, structure, or piece of land, and which directs attention to an object, product, place, activity, person, institution, organization, or business.

Sign, Ground

A sign in which the bottom edge of the sign is permanently affixed to the ground. A monument sign is another name for a Ground Sign.

Sign, Mural

A sign painted onto the side of a building, wall, ground, or structure. A mural sign is regulated as a wall sign in the Zoning Ordinances. Mural's not meeting the definition of a sign are not regulated by the Zoning Ordinance.

Sign, Off-Premise

A sign which directs attention to a business, commodity, service, organization, or entertainment conducted, sold, or offered elsewhere than upon the premises where such sign is located or to which it is affixed. This includes billboard and outdoor advertising signs.

Sign, Off-Premise - Rural Outdoor Sign

Any sign that is a freestanding device, fixture or placard that uses any color, form, graphic, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public and which is:

- (1) located only on AG zoned property;
- (2) unrelated to the property on which it is erected and maintained;
- (3) 6 sq.ft. or less;
- (4) not located within sight of any Federal-Aid Primary Highway, any road on the National Highway System, any Interstate System, or any roadway designated an Indiana Scenic Byway ;and
- (5) not in any public right-of-way.

Sign, Portable

Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A or T-frames; menu or sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in normal day-to-day operations of the business.

Sign, Temporary

An on-premise advertising or identification device not fixed to a permanent foundation, for the purpose of conveying information, knowledge, or ideas to the public about a subject related to the activities on the premises upon which it is located.

Site Development Plan (Site Plan)

The plan indicating the location of existing and proposed buildings, structures, paved areas, walkways, vegetative cover, landscaping and screening within a site proposed for development which is to be submitted to the plan commission and/or staff for approval prior to the release of improvement location permits on the site.

Small Wind System.

A WECS that has a nameplate capacity (manufacturer's rating) less than or equal to 50 kilowatts per wind tower, and a total height of 140' or less, and a swept area of 40' or less.

Solar Energy System. (SES)

"Solar Energy System means any device or structural design feature whose primary purpose is to generate energy for interior lighting or provide for the collection, storage or distribution of solar energy for space heating, space cooling, electricity generation or water heating."

Solid Fill

Any substantial operation, which adds earth, concrete, or other inert material primarily to raise the grade of a parcel of ground. This in no way permits the use of sanitary landfill material, hazardous waste material or any other substance regulated by the State of Indiana. The intent of this Special Use is to regulate the filling of land by earthen material to change the contour of the ground.



Special Exception

A use that is designated by the Zoning Ordinance as being permitted in the district concerned if it meets special conditions, is found to be appropriate and upon application, is specifically authorized by the Board of Zoning Appeals. Also known as a special exception.

Special Flood Hazard Area (SFHA)

Those lands within the jurisdictions of the Marshall County subject to inundation by the regulatory flood. The SFHAs of the Marshall County are generally identified as such on the Marshall County and Incorporated Areas Flood Insurance Rate Map prepared by the Federal Emergency Management Agency, dated November 16, 2011. (These areas are shown on a FHBM or FIRM as Zone A, AE, A1- A30, AH, AR, A99, or AO).

Special Use:

A use that is designated by the Zoning Code as being permitted in the district concerned if it meets special conditions, is found to be appropriate and upon application, is specifically authorized by the Board of Zoning Appeals. Also known as a special exception.

Staff

Staff included Clerk's Office Employees and Plan Advisor.

Start of Construction

Includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement or permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footing, installation of piles, construction of columns, or any work beyond the stage of excavation for placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Stealth Facility

Any communications facility which is designed to blend into the surrounding environment. Examples of stealth facilities may include architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure, antennas integrated into architectural elements, and antenna structures designed to look like light poles. (See also Alternative Tower Structure).

Storage, Outdoor

The outdoor accumulation of goods, junk, cars, busses, tractor trailers, railroad cars, equipment, products, or similar materials for permanent or temporary holding.

Story

That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding fourteen (14) feet in height shall be considered as an additional story for each fourteen (14) feet or fraction thereof.

Structural Alterations

Any change in the supporting members of a building or structure such as bearing walls, partitions, columns, beams or girders, or any substantial change in the footprint or increasing size of living space. Also, substantial roofing and siding work when repairs are made to the structure beneath.

Structure

A structure that is principally above ground and is enclosed by walls and a roof. The term includes a gas or liquid storage tank, a manufactured home, or a prefabricated building. The term also includes recreational vehicles to be installed on a site for more than 180 days.

Structure Height

The vertical distance measured from the lot ground level to the highest point of the roof.

Subdivision

The division of a lot, tract or parcel of land into two (2) or more lots, parcels, sites or other divisions of land for the purpose, whether immediate or future, of transfer of ownership or for building development. It includes resubdivision and when appropriate to the context, relates to the process of resubdividing or to the land or territory subdivided.

Substantial Damage

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

Substantial Improvement

Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures that have incurred “substantial damage” regardless of the actual repair work performed. The term does not include improvements of structures to correct existing violations of state or local health, sanitary, or safety code requirements or any alteration of a “historic structure”, provided that the alteration will not preclude the structures continued designation as a “historic structure”.

Surety

An amount of money or other negotiable security paid by the subdivider, developer, or property owner or his surety to the County which guarantees that the subdivider will perform all actions required by the County regarding an approved plat or in other situations, and provides that if the subdivider, developer, or property owner defaults and fails to comply with the provisions of his approval, the subdivider, developer, or property owner or his surety will pay damages up to the limit of the bond, or the surety will itself complete the requirements of the approval.

Suspension

The removal of a participating community from the NFIP because the community has not enacted and/or enforced the proper floodplain management regulations required for participation in the NFIP.

Swept area.

Definitions

The diameter of the least circle encompassing all blades for a WECS.

Swimming Pool

A self-contained body of water at least eighteen (18) inches deep and eight (8) feet in diameter or width and used for recreational purposes. It may be above or below ground level, and shall be considered an accessory structure/use.

T

Telecommunications

The transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.

Temporary Use/Structure

A land use or structure established for a limited and fixed period of time with the intent to discontinue such use or structure upon the expiration of the time period.

Temporary Wireless Communication Facility

Any tower, pole, antenna, etc. designed for use while a permanent wireless facility is under construction, or for a special event or conference where a majority of people attending are wireless users.

Theater

A facility for audio and visual productions and performing arts, excluding adult motion picture theaters and adult entertainment businesses.

Thoroughfare Plan

The official plan adopted as part of the Marshall County Comprehensive Plan or as subsequently amended, which includes a street plan, sets forth the location, alignment, dimensions, identification, and classification of existing and proposed streets, and other thoroughfares.

All proposed right-of-way widths shall be treated as front property lines for the purpose of determining front yards and front setbacks except where the existing right-of-way is greater than the proposed right-of-way in which case the existing right-of-way shall be used. In no case shall there be any structures or signs located in the proposed right-of-way.

Total height.

Regarding WECS, the distance measured from the ground level at the base of the tower to the highest extension of the blade or rotor.

Tower

Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes, but is not limited to radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, and alternative tower structures.

Transportation Facilities

Capital facilities related to air, water, or land transportation.

U

Use

The purposes of which land, building, or structure thereon is designed, arranged, or intended, or for which it is occupied, maintained, let, or leased.

V

Variance

A grant of relief from the requirements of this ordinance, which permits construction in a manner otherwise prohibited by this ordinance where specific enforcement would result in unnecessary hardship.

Variance, Development Standards

A specific approval granted by a Board of Zoning Appeals in the manner prescribed by the Zoning Ordinance, to deviate from the development standards (such as height, bulk, area) that the Ordinance otherwise prescribes.

Variance, Use

The approval of a use other than that prescribed by the Zoning Ordinance.

Variety Store

A retail establishment that sells a multitude of consumer goods.

Vehicle

A device used as a mode of transportation of persons and/or goods including but not limited to automobiles, semi-tractor trailers, all types of trailers, snowmobiles, recreational vehicles, motorcycles and like devices.

Vehicle, Inoperable

A vehicle which due to mechanical defect or failure or incorrect or unapparent licensing is not physically or legally able to be operated.

View Corridor

A view corridor is a three-dimensional area extending out from a viewpoint. The width of the view corridor depends in the focus of the view. The focus of the view may be a single object which would result in a narrow corridor, or a group of objects, such as a downtown skyline, which would result in a wide corridor. Panoramic views have very wide corridors and may include a 360 degree perspective. Although the view corridor extends from the viewpoint to the focus of the view, the mapped portion of the corridor extends from the viewpoint and is based on the area where base zone heights must be limited in order to protect the view.

Violation

Violation means the failure of a structure or other development to be fully compliant with this ordinance. A structure or other development without the elevation, other certification, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

W



Definitions

Watercourse

A lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Water surface elevation

The height, in relation to the North American Vertical Datum of 1988 (NAVD 88) or National Geodetic Vertical Datum of 1929 (NGVD) (other datum where specified) of floods of various magnitudes and frequencies in the floodplains of riverine areas.

Wind Energy Conversion System (WECS).

The equipment that converts and then stores or transfers energy from the wind into usable forms of energy and includes any base, blade, foundation, generator, nacelle, rotor, wind tower, transformer, turbine, vane, wind farm collection system, wire, or other component used in the system.

Wind Farm.

Two or more large wind systems on a single property or aggregated properties.

Wind Farm Collection System.

All the low-voltage wiring and cabling connecting any wind turbine with another wind turbine or to a place where voltage is stepped up, commonly known as a substation or switching station.

Wind Tower.

The monopole, freestanding, or guyed structure that supports the energy capture, conversion, storage and transfer components of a WECS. These wind towers are not attached to any building.

Wireless Communication Facility

An all-encompassing definition; any towers, poles, antennas, or other structures intended for use in connection with transmission or receipt of radio or television signals, or any other spectrum-based transmissions/receptions.

Wireless Telecommunications Services

Licensed public commercial telecommunications services, including but not limited to cellular, digital, personal communication services (PCS), enhanced specialized mobilized radio (ESMR), paging, and other similar services that are marketed to the general public.

X

X zone

The area where the flood hazard is less than that in the SFHA. Shaded X zones shown on recent FIRMs (B zones on older FIRMs) designate areas subject to inundation by the flood with a 0.2 percent chance of being equaled or exceeded (the 500-year flood). Unshaded X zones (C zones on older FIRMs) designate areas where the annual exceedance probability of flooding is less than 0.2 percent.

Y

Yard

A space on the same lot with a principal building that is open and unobstructed except as otherwise authorized by this ordinance.

Yard, Front

A yard extending along the full length of the front lot line between the side lot lines.

Yard, Rear

A yard extending along the full length of the rear lot line between the side lot lines.

Yard, Side

A yard extending along a side lot line from the front yard to the rear yard.

Yard, Corner Side

A side yard which adjoins a public street, road, or highway.

Yard, Interior Side

A side yard which is located immediately adjacent to another lot or to an alley separating such side yard from another lot.

Z

Zone

A zone means portions of the SFHA in which the principal source of flooding is runoff from rainfall, snowmelt, or a combination of both. In A zones, floodwaters may move slowly or rapidly, but waves are usually not a significant threat to buildings. These areas are labeled as Zone A, Zone AE, Zones A1-A30, Zone AO, Zone AH, Zone AR and Zone A99 on a FIRM or FHBM. The definitions are presented below:

A99

Areas subject to inundation by the one-percent annual chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No base flood elevations or depths are shown. Mandatory flood insurance purchase requirements apply.

Zoning District

See District Zoning Map; See Official Zoning Map





Michigan St.

ARGOS - IND.

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Notes

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Suggestions for Future Changes

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