



Memorandum

TO: Olivia Nix, MACOG, New Carlisle Steering Committee
FROM: Donovan Smith, AICP
SUBJECT: **Unified Development Ordinance Update: Annotated Outline and Summary of Changes**
DATE: December 22, 2025

The present draft of the Unified Development Ordinance (UDO) represents a comprehensive reorganization and modernization of New Carlisle's zoning and development regulations. The primary objective of this update is to consolidate, streamline, and clarify existing ordinances in order to improve usability, transparency, and consistency for residents, property owners, developers, and Town staff responsible for administration and enforcement.

Historically, New Carlisle's zoning regulations have evolved through incremental amendments, resulting in dispersed standards, repetitive provisions, and administrative procedures located across multiple articles. This draft UDO consolidates those provisions into a single, logically structured ordinance that groups related regulations into clear development categories. By doing so, the UDO reduces redundancy, improves navigation, and allows users to more easily understand how zoning districts, land uses, development standards, and review processes work together.

For residents, reorganized ordinance improves accessibility and predictability by using plain language, defined terms, consolidated tables, and consistent formatting. Development standards that apply town-wide are now clearly separated from district-specific requirements, making it easier for property owners to determine what is permitted on a site and what standards apply. Updated use tables and intent statements further clarify expectations for development within each zoning district and neighborhood type.

For administrators and decision-making bodies, the UDO streamlines implementation and enforcement by consolidating procedures, clearly identifying administrative versus discretionary actions, and aligning zoning districts with the Community Plan's future land use categories. Administrative processes for annexations, unlisted uses, and site plan review have been clarified to reduce ambiguity, improve consistency, and support efficient decision-making by staff, the Plan Commission, and the Board of Zoning Appeals.

For the development community, the UDO provides greater certainty and flexibility through standardized district structures, consolidated dimensional and building standards, and user-friendly tables for parking, signage, landscaping, and permitted uses. Ordinance aligns zoning districts with desired development patterns and densities, supports mixed-use and reinvestment opportunities, and reduces procedural complexity while maintaining appropriate public review and design standards.



TABLE OF CONTENTS – EXISTING AND PROPOSED

To improve the user experience of New Carlisle’s Zoning Ordinance, the following table of contents is proposed to create a structure that collects related standards into general development categories. Below is a Table of Contents for the Unified Development Ordinance, with a summary of changes and updates identified.

Existing Table of Contents	Proposed Table of Contents
Article Number / Name	Article Number / Name
152.001-022 Provisions of Common Applicability	1 – Purpose, Intent and Validity <i>(States the purpose and legal standing of the zoning ordinance)</i>
152.035-042 Zoning Districts and Zoning Maps	2 – Definitions
152.055-067 Nonconforming Lots, Uses, Buildings, Structures or Signs	3 – Districts and Uses <i>(Text establishing districts including a Use by District table and District Development sheets)</i>
152.080-090 Residential Districts	4 – General Standards <i>(Development of standards that apply throughout the town)</i>
152.115-125 Commercial/Town Center Districts	5 – Building Standards
152.140-147 Industrial Districts	6 – Site Development Standards <i>(Standards that apply to specific site improvements including parking, landscaping, lighting and signage)</i>
152.165-171 Planned Unit Development District	7 – Use Standards <i>(Standards that specifically state how certain uses shall be developed)</i>
152.185-194 Landscape Regulations	8 – Nonconformities
152.210-215 Lighting Regulations	9 – Administration and Enforcement <i>(Specifies how the ordinance shall be administered including site plan process, special use review, public hearing requirements, ZBA authority, text amendments and rezoning of property)</i>
152.230-236 Sign Regulations	10 – Historic Preservation Ordinance
152.250-256 Off-Street Parking Regulations	11 – Subdivision Control Ordinance



152.270-277 Off-Street Loading Regulations	12 – Appendix: Forms
152.290-295 Wireless Telecommunications Facilities	
152.305 Residential Facilities for the Mentally III	
152.330-332 Controlled Uses	
152.345-350 Wind Energy Conversion Systems	
152.365-368 Administration	
152.385-392 Development Review Procedures	
152.405-413 Enforcement	
152.425-426 Definitions and Interpretation	
152.440-446 Fines	



ZONING DISTRICTS AND FUTURE USE CATEGORY AREAS SYNCHRONIZATION

One of the most effective ways to implement the goals and objectives of the Unified Development Ordinance is to make sure each zoning district and future land use category area has a corresponding zoning district that will allow for the various uses envisioned for those areas, has the same location in the community and specifies standards that are outlined in the Community Plan. The zoning diagnostic will outline ways the current zoning districts should be revised to reflect all the goals and policies for each future category area. The following table lists the future land use category areas and the current zoning districts.

Future Character Map Category	Current Zoning Districts	Proposed Zoning Districts
Suburban Neighborhood	R-1 Single Family	OSC - Open Space Conservation
Traditional Neighborhood	R-2 Single Family & Two Family	LR - Low-Density Residential
Mixed Residential Neighborhood	MF Multifamily	TD - Town Density Residential
Integrated Mixed-Use	OB Office Buffer	MR - Moderate Density Residential
Downtown	CB Community Business	MU - Mixed-Use District
Employment Center	TC Town Center	CB Community Business
	LI Light Industrial	TC Town Center
	GI General Industrial	LI Light Industrial
		GI General Industrial
Agro/Heritage Tourism	<i>Not in New Carlisle's Zoning Jurisdiction</i>	
Rural Management	<i>Not in New Carlisle's Zoning Jurisdiction</i>	
Parks & Nature Preserve	<i>Not in New Carlisle's Zoning Jurisdiction</i>	



ARTICLE 1 PURPOSE, INTENT, AND VALIDITY

Consolidates the foundational and legal provisions previously scattered throughout the ordinance. Title, authority, purpose, findings, interpretation, jurisdiction, applicability, transition rules, amendments, and compliance requirements are now located in a single article. This provides a clear framework for how the ordinance functions, when it applies, and how conflicts are resolved. Provisions related to land use, interpretation and transition from previous regulations are clarified and updated to support consistent administration.

Section	Changes / Notes
	Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)

ARTICLE 2 DEFINITIONS

Consolidates all zoning and development-related definitions into a single, clearly organized section to support consistent interpretation and application of the Unified Development Ordinance. Definitions that were previously repeated or dispersed throughout multiple chapters are now centralized, reducing ambiguity and improving ease of reference for residents, applicants, and administrators.

Section	Changes / Notes
	Consolidated Definition from Original Zoning Ordinance (See Detailed Section Table)

ARTICLE 3 DISTRICTS AND USES

Centralizes all zoning district-related content, including establishment of districts, the Official Zoning Map, map interpretation, annexations, and Planned Unit Developments. Residential, commercial, and industrial districts are no longer regulated through separate, repetitive district chapters. Instead, district intent statements, permitted uses, and development standards are organized through consolidated tables and cross-referenced standards. This allows users to understand *what* is allowed in each district and *where* to find applicable development requirements without navigating multiple sections.

Section	Changes / Notes
Section 3.01 Establishment Of Districts.	- Updated Zoning Districts to reflect density language, removing single family, 2 family, and multifamily uses with Low, Town, and Moderate Density residential Districts. - Remove Office Buffer District - Created Mixed Use District, on west end of town. (Reflected on Zoning Map) - Created Open Space Conservation (OSC) District for public parks, and rural land.



Section	Changes / Notes
Section 3.02 – 3.07	Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)
Section 3.08 - Zoning Of Newly Annexed Land To The Town.	- Relocated from 152.042 Annexations to Article 3 Districts and Uses, Section 3.08 - Updated permitted zoning districts to include Open Space Conservation, and Light Residential Zoning Districts - Added Administrative Annexation Process consistent with similar communities.
Section 3.09 Zoning Of Vacated Areas.	Added Administrative Text
Section 3.10 Application Of This Ordinance.	Added Administrative Text
Section 3.11 Determination Of Land Uses Not Listed In This Ordinance.	Added Administrative process for Zoning Borad of Appeals and Atoning Administrator for uses not mentioned in UDO
Section 3.12 Purpose Of Districts	Added intent statements and definitions for Zoning Districts
Section 3.13 Table Of Land Uses By Zoning District	- Added Updated and Adopted Permitted Use Table - Includes additional proposed uses. - Includes references for additional use standards
Section 3.14 Planned Unit Development District	Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)



ARTICLE 4 GENERAL STANDARDS

Article 4 establishes development standards that apply broadly across all zoning districts unless specifically modified elsewhere in the ordinance. This article consolidates general requirements that were previously repeated within individual district chapters, including accessory uses and structures, temporary uses, performance standards, private street requirements, design standards, and clear sight area regulations.

By grouping these universally applicable standards into a single article, the UDO reduces redundancy and ensures consistent application across residential, commercial, and industrial development. Article 4 improves usability by allowing property owners and applicants to quickly identify baseline requirements that apply to all development, while also supporting efficient administration and enforcement through clear, ordinance-wide standards.

Section	Changes / Notes
Section 4.01 Clear Vision Area	Added Standards to establish clear line of sight of 10; for residential and 25' for commercial access areas
Section 4.02 Requirements For All Private Streets And Private Alleys.	Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)
Section 4.03 Exemption For Anti-Terrorism Devices And Portable Towers.	Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)
Section 4.04 Additional Development Standards	Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)
Section 4.05 Design Standards	Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)
Section 4.06 Accessory Uses, Buildings, And Structures	Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)
Section 4.07 Temporary Uses, Buildings, And Structures	Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)
Section 4.08 Performance Standards	Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)



ARTICLE 5 BUILDINGS STANDARDS

Article 5 consolidates building-related regulations into a unified framework that applies consistently across zoning districts. Rather than repeating dimensional standards and building requirements within each district, this article establishes building types, height, setbacks, and form-related standards in one location, with clear references to applicable zoning districts.

The article introduces a building type approach that aligns development form with the intent of each district, supporting compatibility and predictable development outcomes. Graphics, tables, and consolidated standards improve clarity for applicants and reviewers, while allowing flexibility in building placement through contextual provisions such as effective front yard setbacks. Article 5 simplifies both design review and enforcement by providing a clear, centralized reference for all building standards.

Section	Changes / Notes
Section 5.01 Building Types by District	Added Matrix of permissible building types such as Detached Residential, Accessory Dwelling Units, Townhomes, Maker Spaces, and Hotel buildings by their respective districts.
Section 5.02 Building Type Standards	- Added established effective front yard language to allow front yards to adjust to adjacent building context front yard setback. - Added graphics and details for building types for all zoning districts. - Consolidate building dimensional standards for all zoning districts.

ARTICLE 6 SITE DEVELOPMENT STANDARDS

Article 6 brings together all site-related development standards into a single, comprehensive article addressing how sites are designed, improved, and maintained. This includes lot regulations, landscaping, lighting, signage, off-street parking, and loading requirements. Standards that were previously narrative, repetitive, or scattered throughout the ordinance have been consolidated, clarified, and reformatted into tables and subsections.

The article improves predictability and efficiency by aligning site design standards with the permitted use table and zoning districts, while providing clearer administrative review criteria. Updated landscaping and lighting standards emphasize maintainability, public safety, and compatibility with surrounding development. Sign, parking, and loading regulations are simplified and standardized, making Article 6 a central reference for site plan review and implementation.

Section	Changes / Notes
Section 6.01 Lot Regulations	Added dimensional standards for newly created lots to use consistent in lot development
Section 6.02 Landscape Regulations	- Updated General Standards with more developer friendly language and clear administrative review process. - Added Landscape maintenance and installation requirements.



Section	Changes / Notes
	- Added Masonry Wall, Fence, Screening Requirements - Simplified process of identifying which types of landscape screening in appropriate for development based on zoning districts. - Added Plant Material, Specialists, and prohibited species list. - Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)
Section 6.03 Lighting Regulations	- Updated Site Lighting review requirements - Revised lighting calculations to include measurements by footcandles, to measure lighting intensity. - Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)
Section 6.04 Sign Regulations	- Converted narrative dimension sign standards into tables by district. - Added Billboard Signs, not permitted in any zoning district. - Added additional sign standards for awning, canopy, Marquee, incidental, suspended, outdoor display, and wall signs. - Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)
Section 6.05 Off-Street Parking Regulations	- Updated Parking Standard and Space Requirements to align with updated use table. - Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)
Section 6.06 Off-Street Loading Regulations	- Updated Parking Standard and Space Requirements to align with updated use table. - Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)

ARTICLE 7: USE STANDARDS

Consolidates standards that apply only to specific uses, regardless of zoning district. Previously standalone or scattered regulations—such as home occupations, wireless telecommunications facilities, controlled uses, residential facilities, wind energy systems, and recycling facilities—are now grouped into a single article. This structure ensures that additional requirements tied to specific uses are easy to locate and consistently applied when referenced from the permitted use table.

Section	Changes / Notes
Section 7.01 – 7.39	- Additional Standards for uses identified in Updated Permitted Use Table - Include Home Occupation, Short Term Rentals, - Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)



ARTICLE 8 NONCONFORMITIES

Retains the substance of the existing ordinance while reorganizing nonconforming lot, structure, use, and sign regulations into a single, clearly numbered article. This improves predictability for property owners and staff when evaluating expansion, repairs, discontinuation, or reconstruction of nonconforming development.

Section	Changes / Notes
Section 8.01 – 8.13	Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)

ARTICLE 9 ADMINISTRATION AND ENFORCEMENT

Consolidates all administrative authority, development review procedures, enforcement provisions, and fines into a single article. Responsibilities of the Town Council, Plan Commission, Board of Zoning Appeals, and staff are clearly identified. Application procedures, amendments, variances, enforcement actions, penalties, and appeals are streamlined to support efficient and consistent administration.

Section	Changes / Notes
Section 9.01 – 9.05	Consolidated Content from Original Zoning Ordinance (See Detailed Section Table)
Section 9.02	Removed administrative plan review timeline

ARTICLE 10 HISTORIC PRESERVATION ORDINANCE

Article 10 incorporates the Town's Historic Preservation Ordinance into the Unified Development Ordinance to ensure consistency with zoning and development regulations. By integrating historic preservation standards into the UDO framework, the article clarifies how preservation review interacts with zoning approvals, site development standards, and administrative procedures.

This article retains the intent and substance of the adopted historic preservation regulations while improving coordination, organization, and ease of reference. Property owners, applicants, and reviewing bodies benefit from having preservation requirements clearly aligned with zoning processes, supporting the protection of historic resources while allowing appropriate reinvestment and redevelopment.

Section	Changes / Notes
Section 10.01 – 10.20	- Consolidated Content from Original Historic Preservation Ordinance (See Historic Ordinance Memo) (See Historic Resources Memo)



ARTICLE 11 SUBDIVISION CONTROL ORDINANCE

Article 11 consolidates the Town’s Subdivision Control Ordinance into the Unified Development Ordinance, creating a single, coordinated regulatory framework for land development. This article governs the division of land, infrastructure requirements, plat approval procedures, and related standards that guide orderly growth and development.

Integrating subdivision regulations into the UDO improves coordination between zoning, site development, and subdivision review, reducing procedural confusion and conflicting standards. Article 11 supports efficient administration by clearly outlining responsibilities, review processes, and approval criteria, while ensuring that new development aligns with the Town’s long-term planning goals and infrastructure capacity.

Section	Changes / Notes
Section 11.01 – 11.09	Consolidated Content from Original Subdivision Control Ordinance

ARTICLE 12 APPENDIX A: FORMS

Section	Changes / Notes
Section 12.01 – 12.06	Consolidated Content from Original Zoning Control Ordinance



ANNOTATED TABLE OF CONTENTS

The Table of Contents for the Unified Development Ordinance reflects a comprehensive reorganization of the Town's existing zoning regulations into a more logical, consolidated, and user-friendly structure. Rather than repeating similar standards within each zoning district or dispersing related regulations across multiple articles, the draft UDO reorganizes content by function and applicability. This approach improves clarity, reduces redundancy, and allows residents, applicants, and administrators to more easily locate and apply relevant standards.

Zoning Ordinance Table of Contents

Article / Topic	Section (Number & Title)	New Section	Notes
Provisions of Common Applicability	152.001 Title	Article 1	
	152.002 Statutory authority	Article 1 - Section 1.01	
	152.003 Purpose	Article 1 - Section 1.02	
	152.004 Findings for adoption of this chapter	Article 1 - Section 1.03	
	152.005 Effective date	Article 1 - Section 1.04	
	152.006 Prior or conflicting ordinances	Article 1 - Section 1.05	
	152.007 Separability	Article 1 - Section 1.06	
	152.008 Eminent domain or use	Article 1 - Section 1.07	
	152.009 Interpretation of this chapter/conflict with other ordinances	Article 1 - Section 1.08	
	152.010 Jurisdiction	Article 1 - Section 1.09	



152.011 Subdivision of land	Article 1 - Section 1.10
152.012 Scope and application	Article 1 - Section 1.11
152.013 Private provisions	Article 1 - Section 1.12
152.014 Determination of land uses not listed in this chapter	Article 3 - Section 3.11
152.015 Saving provision for pending enforcement actions	Article 1 - Section 1.13
152.016 Transition rules	Article 1 - Section 1.14
152.017 Amendments to this chapter	Article 1 - Section 1.15
152.018 Compliance required for use and development of real property	Article 1 - Section 1.16
152.019 Exemptions for transportation, communication, and utility lines	Article 1 - Section 1.17
152.020 Clear area requirements	Article 4 - Section 4.01
152.021 Requirements for all private streets and private alleys	Article 4 - Section 4.02
152.022 Exemption of anti-terrorism devices and portable towers	Article 4 - Section 4.03
Zoning Districts and Zone Maps	
152.035 Establishment of districts	Article 3 - Section 3.01
152.036 Order of districts	Article 3 - Section 3.02
152.037 Official Zone Map	Article 3 - Section 3.03
152.038 Identification of the Official Zone Map	Article 3 - Section 3.04



	152.039 Official Zone Map changes	Article 3 - Section 3.05	
	152.040 Retention and preservation of record	Article 3 - Section 3.06	
	152.041 Interpretation of the Official Zone Map	Article 3 - Section 3.07	
	152.042 Zoning of newly annexed land to the town	Article 3 - Section 3.08	Amended Text for Low Density and Open Space Districts, Includes Reviewed Content
Nonconforming Lots, Uses, Buildings, Structures, or Signs	152.055 Intent	Article 8 - Section 8.01	
	152.056 Incompatibility of legally established nonconforming uses	Article 8 - Section 8.02	
	152.057 Avoidance of undue hardship	Article 8 - Section 8.03	
	152.058 Legally established nonconforming lots	Article 8 - Section 8.04	
	152.059 Legally established nonconforming buildings or structures (excluding signs)	Article 8 - Section 8.05	
	152.060 Legally established nonconforming uses of land	Article 8 - Section 8.06	
	152.061 Discontinuation of legally established nonconforming uses of land	Article 8 - Section 8.07	
	152.062 Legally established nonconforming uses within legally established nonconforming buildings or structures	Article 8 - Section 8.08	
	152.063 Repairs and maintenance of legally established nonconforming buildings or structures (excluding signs)	Article 8 - Section 8.09	
	152.064 Legally established nonconforming signs	Article 8 - Section 8.10	
	152.065 Determination of cost of construction	Article 8 - Section 8.11	



	152.066 Reconstruction, remodeling or enlargement of a legally established nonconforming single-family dwelling or 2 family dwelling	Article 8 - Section 8.12	
	152.067 Agricultural nonconforming use	Article 8 - Section 8.13	
Residential Districts	152.080 R1 – Single Family District	Intent - Article 3 - Section 3.12, Permitted Uses - Article 3 - Section 3.13, Development Standards - Article 5 - Section 5.01-5.17	
	152.081 R2 – Single Family and 2 Family District	Intent - Article 3 - Section 3.12, Permitted Uses - Article 3 - Section 3.13, Development Standards - Article 5 - Section 5.01-5.17	
	152.082 MF – Multifamily District	Intent - Article 3 - Section 3.12, Permitted Uses - Article 3 - Section 3.13, Development Standards - Article 5 - Section 5.01-5.17	
	152.083 Accessory uses, buildings, and structures	Article 4 - Section 4.06	Consolidated all references into section
	152.084 Temporary uses, buildings, and structures	Article 4 - Section 4.07	Consolidated all references into section
	152.085 Home occupations	Article 7 - Section 7.22	Added to use Standards, Includes Reviewed Content
	152.086 Performance standards	Article 4 - Section 4.08	Consolidated all references into section
	152.087 Zoning violations in Residential Districts	Article 9 - Article 9.04	Consolidated all references into section
	152.088 Additional development standards	Article 4 - Section 4.04 & 4.05	Consolidated all references into section
	152.089 Requirements for all private streets and private alleys	Article 4 - Section 4.02	Consolidated all references into section
	152.090 Neighborhood recycling collection points	Article 7 - Section 7.45	Added to use Standards



Commercial/Town Center Districts	152.115 OB – Office Buffer District	Intent - Article 3 - Section 3.12, Permitted Uses - Article 3 - Section 3.13, Development Standards - Article 5 - Section 5.01-5.17	
	152.116 LB – Local Business District	Intent - Article 3 - Section 3.12, Permitted Uses - Article 3 - Section 3.13, Development Standards - Article 5 - Section 5.01-5.17	
	152.117 CB – Community Business District	Intent - Article 3 - Section 3.12, Permitted Uses - Article 3 - Section 3.13, Development Standards - Article 5 - Section 5.01-5.17	
	152.118 TC – Town Center District	Intent - Article 3 - Section 3.12, Permitted Uses - Article 3 - Section 3.13, Development Standards - Article 5 - Section 5.01-5.17	
	152.119 Accessory uses, buildings, and structures	Article 4 - Section 4.06	Consolidated all references into section
	152.120 Temporary uses, buildings, and structures	Article 4 - Section 4.07	Consolidated all references into section
	152.121 Home occupations	Article 7 - Section 7.22	Added to use Standards, Includes Reviewed Content
	152.122 Performance standards	Article 4 - Section 4.08	Consolidated all references into section
	152.123 Zoning violations in Commercial/Town Center Districts	Article 9 - Article 9.04	Consolidated all references into section
	152.124 Additional development standards	Article 4 - Section 4.04 & 4.05	Consolidated all references into section
	152.125 Requirements for all private streets and private alleys	Article 4 - Section 4.02	Consolidated all references into section
Industrial District	152.140 LI – Light Industrial District	Intent - Article 3 - Section 3.12, Permitted Uses - Article 3 - Section 3.13, Development Standards - Article 5 - Section 5.01-5.17	



	152.141 GI – General Industrial District	Intent - Article 3 - Section 3.12, Permitted Uses - Article 3 - Section 3.13, Development Standards - Article 5 - Section 5.01-5.17	
	152.142 Accessory uses, buildings, and structures	Article 4 - Section 4.06	Consolidated all references into section
	152.143 Temporary uses, buildings, and structures	Article 4 - Section 4.07	Consolidated all references into section
	152.144 Performance standards	Article 4 - Section 4.08	Consolidated all references into section
	152.145 Zoning violations in Industrial Districts	Article 9 - Article 9.04	Consolidated all references into section
	152.146 Additional development standards	Article 4 - Section 4.04 & 4.05	Consolidated all references into section
	152.147 Requirements for all private streets and private alleys	Article 4 - Section 4.02	Consolidated all references into section
Planned Unit Development District	152.165 Intent	Article 3 - Section 3.14 (a)	
	152.166 Permitted uses, development standards, and minimum requirements	Article 3 - Section 3.14 (b)	
	152.167 Procedure for approval of a Planned Unit Development	Article 3 - Section 3.14 (c)	
	152.168 Modification of preliminary plan or secondary approval	Article 3 - Section 3.14 (d)	
	152.169 Secondary plat approval	Article 3 - Section 3.14 (e)	
	152.170 Maintenance of common open space	Article 3 - Section 3.14 (f)	
	152.171 Appeals from Executive Director's decisions	Article 3 - Section 3.14 (g)	



Landscape Regulations	152.185 Intent	Article 6 - Section 6.01
	152.186 General landscaping provisions	Article 6 - Section 6.02
	152.187 Landscaping of required perimeter yards and residential bufferyards	Article 6 - Section 6.02
	152.188 Foundation landscaping	Article 6 - Section 6.02
	152.189 Interior off-street parking area landscaping	Article 6 - Section 6.02 (F)
	152.190 Off-street parking area screening	Article 6 - Section 6.02 (G)
	152.191 Minimum plant material sizes at time of planting	Article 6 - Section 6.02 (9-10)
	152.192 Installation of landscaping	Article 6 - Section 6.02 (J)
	152.193 Maintenance of landscaping	Article 6 - Section 6.02 (K)
	152.194 Alternate landscape plan approval	Article 6 - Section 6.02 (13) (F)
Lighting Regulations	152.210 Intent	Article 6 - Section 6.03 (a)
	152.211 General requirements	Article 6 - Section 6.03 (c)
	152.212 Special regulations for sport and athletic field lights	
	152.213 Exempt lights	Article 6 - Section 6.03 (e)
	152.214 Temporary lights	Article 6 - Section 6.03 (f)
	152.215 Prohibited lights	Article 6 - Section 6.03 (g)



Sign Regulations	152.230 Intent	Article 6 - Section 6.04 (a)
	152.231 Exempt signs	Article 6 - Section 6.04 (e)
	152.232 Prohibited signs	Article 6 - Section 6.04 (g)
	152.233 On-premises signs: R1, R2, and MF districts	EXPANDED
	152.234 On-premises signs: OB, LB, and CB Districts and all Industrial Districts	EXPANDED
	152.235 On-premises signs: TC District	EXPANDED
	152.236 Off-premises signs	Article 6 - Section 6.04 (i)
Off-Street Parking Regulations	152.250 Intent	Article 6 - Section 6.05 (a)
	152.251 Applicability	Article 6 - Section 6.05 (b)
	152.252 Existing parking areas	Article 6 - Section 6.05 (c)
	152.253 Location of parking areas	Article 6 - Section 6.05 (d)
	152.254 Design and construction of off-street parking areas	Article 6 - Section 6.05 (e)
	152.255 Minimum number of required off-street parking spaces	Article 6 - Section 6.05 (f)
	152.256 Required parking for the disabled	Article 6 - Section 6.05 (g)
	152.257 Bicycle racks	Article 6 - Section 6.05 (h)
	152.258 Required Off-Street Parking Table	Article 6 - Section 6.05 (i)



Off-Street Loading Regulations	152.270 Intent	Article 6 - Section 6.06 (a)
	152.271 Loading for buildings, structures, or uses	Article 6 - Section 6.06 (b)
	152.272 Design and construction of loading areas	Article 6 - Section 6.06 (c)
	152.273 Location of off-street loading spaces	Article 6 - Section 6.06 (d)
	152.274 Use of required loading area	Article 6 - Section 6.06 (e)
	152.275 Surface of loading areas	Article 6 - Section 6.06 (f)
	152.276 Special regulations for gasoline service stations	Article 6 - Section 6.06 (g)
	152.277 Minimum number of off-street loading spaces	Article 6 - Section 6.06 (h)
Wireless Telecommunications Facilities	152.290 Intent and policy	Article 7 - Section 7.44 (a)
	152.291 Wireless telecommunications facilities requirements	Article 7 - Section 7.44 (b)
	152.292 Siting hierarchy of wireless telecommunications facilities	Article 7 - Section 7.44 (c)
	152.293 Development standards	Article 7 - Section 7.44 (d)
	152.294 Abandonment and removal of telecommunications towers, antenna arrays, associated equipment, and buildings	Article 7 - Section 7.44 (e)
	152.295 Limitations on special exceptions	Article 7 - Section 7.44 (f)
Residential Facilities for the Mentally Ill	152.305 Locations	Article 7 - Section 7.46
Controlled Uses	152.330 Controlled uses generally	Article 7 - Section 7.47 (a)



	152.331 Additional development standards for controlled uses	Article 7 - Section 7.47 (b)
	152.332 Definitions for adult businesses	Article 7 - Section 7.47 (c)
Wind Energy Conversion Systems	152.345 Intent	Article 7 - Section 7.48 (a)
	152.346 Wind energy conversion systems; generally,	Article 7 - Section 7.48 (b)
	152.347 Small wind energy conversion systems; development standards	Article 7 - Section 7.48 (c)
	152.348 Wind energy facility; general	Article 7 - Section 7.48 (d)
	152.349 Wind energy facility; approval	Article 7 - Section 7.48 (e)
	152.350 Wind energy facility; abandonment, discontinuation, or decommissioning	Article 7 - Section 7.48 (f)
Administration	152.365 Town Council	Article 9 - Section 9.01 (a)
	152.366 Area Plan Commission	Article 9 - Section 9.01 (b)
	152.367 Board of Zoning Appeals	Article 9 - Section 9.01 (c)
	152.368 Staff agencies	Article 9 - Section 9.01 (d)
Development Review Procedures	152.385 Intent	Article 9 - Section 9.02 (a)
	152.386 Improvement location permits	Article 9 - Section 9.02 (b)
	152.387 Compliance with other laws, ordinances, rules, or regulations	Article 9 - Section 9.02 (c)
	152.388 Application form and plan requirements	Article 9 - Section 9.02 (d)



	152.389 Zoning ordinance amendment procedures	Article 9 - Section 9.02 (e)
	152.390 Variance and special exception procedures	Article 9 - Section 9.02 (f)
	152.391 Modification or termination of commitments	Article 9 - Section 9.02 (g)
	152.392 Combined hearing procedure	Article 9 - Section 9.02 (h)
Enforcement	152.405 Authority	Article 9 - Section 9.03 (a)
	152.406 Alleged violations	Article 9 - Section 9.03 (b)
	152.407 Responsibility for violations	Article 9 - Section 9.03 (c)
	152.408 Inspection of property; right of entry	Article 9 - Section 9.03 (d)
	152.409 Cease and desist order	Article 9 - Section 9.03 (e)
	152.410 Violations	Article 9 Section 9.04
	152.411 Remedies or penalties for violation	Article 9 Section 9.04
	152.412 Fines	Article 9 Section 9.05
	152.413 Additional remedies	Article 9 Section 9.04
Definitions	152.425 Interpretation of terms or words	-
	152.426 Definitions	-
Fines	152.440 Intent	Article 9 Section 9.04



	152.441 All Residential Districts	Article 9 Section 9.04
	152.442 All Commercial/Town Center Districts and all Industrial Districts	Article 9 Section 9.05
	152.443 All wireless telecommunications facilities	Article 9 Section 9.06
	152.444 Payment of all fines prescribed by this subchapter for zoning violations	Article 9 Section 9.07
	152.445 Failures of person who receives a citation; enforcement	Article 9 Section 9.08
	152.446 Violations in a Planned Unit Development (PUD) District	Article 9 Section 9.09
Appendices	Appendix A – Permitted Use Table	Article 3 - Section 3.13
	Appendix B – Forms	
	B-1 Area Plan Commission Commitments	
	B-2 Area Plan Commission Modification of Commitments	
	B-3 Board of Zoning Appeals Commitments	
	B-4 Board of Zoning Appeals Modification of Commitments	
	B-5 Consent Form	
	B-6 Consent Form	



Additional Ordinance Recommendation

- Rental Ordinance
- Business License and Administration ordinance
- Sub-Division Amendments