

R1 Single Family Residential Districts are established to permit one- (1-) family dwellings in urbanizing areas of the County that may expect to be served by centralized sewer and water facilities in the immediate future. ~~Density shall not exceed two and one-half (2.5) dwelling units per gross acre with sewer services and one (1) dwelling unit per gross acre without sewer services.~~

R2 Residential Districts are established to permit medium density residential development of one- (1-) and two- (2) family dwelling units. ~~Density shall not exceed four (4) dwelling units per gross acre and one (1) dwelling unit per gross acre without sewer service.~~

R3 Residential Districts are established to permit two- (2-) family and multiple family dwellings in communities. Centralized water and sewer facilities are required for higher density development. ~~Density shall not exceed six (6) dwelling units per gross acre.~~

RMH Residential Mobile Home Districts are established to encourage the development of well-planned mobile home parks. Such Zoning Districts should abut upon a major collector road or street. Mobile home parks shall comply with all state regulations, as well as those general standards specified in this Ordinance.

LB Local Business Districts are established to provide areas for convenient business uses that tend to meet the daily shopping needs of the residents of an immediate neighborhood. These Zoning Districts should be carefully and strategically located.

GB General Business Districts are established to provide areas that are appropriate for all kinds of businesses and services, particularly large space users such as department stores, specialty stores and the like. Shopping centers are good examples of uses in the GB District. It is necessary that GB Districts be located along a major collector.

HB1 Highway Business Districts are established for highway-oriented businesses requiring large tracts of land but generally considered to be low traffic generators.

HB2 Intensive Highway Business Districts are established to provide for highway-oriented intensive uses or high traffic generators.

I1 Light Industrial Districts are established to encourage the development of industries and wholesale business establishments that are clean, quiet and free of hazardous or objectionable elements, that operate entirely within enclosed structures and generate little industrial traffic. These Zoning Districts are further proposed to act as transitional districts between Heavy Industrial Districts and Business Districts.

I2 Heavy Industrial Districts are established to provide for major manufacturing, processing, warehousing and research and testing operations. These activities require extensive community facilities and reasonably good access to major collectors and interstate highways. They may also have extensive open storage and service areas and may generate heavy industrial-type traffic (trucks, semis, etc.), but shall be prohibited if they create nuisances beyond the limitations of this Ordinance.

1. Permit required from the Indiana Department of Natural Resources.
2. See Section 11.0 for additional requirements.

5.7 USES PERMITTED IN FLOODWAY FRINGE FF SUBDISTRICTS

Within the FF Floodway Fringe Subdistricts, all facilities, structures and buildings listed as permitted by Commission Approved Use in Section 5.6 or within the Zoning District with which the FF Subdistrict is combined may be permitted, provided that the flood protection grade for all buildings shall be at least two (2) feet above the regulatory flood profile as established or approved by the Indiana Department of Natural Resources.

SECTION 6.0 ZONING: REGULATIONS FOR RR, R1, R2 and R3 DISTRICTS

The following regulations shall apply in all RR, R1, R2 and R3 Districts in addition to all the other requirements of this Code.

6.1 INTENT

- A. RR Rural Residential Districts are established to permit some degree of development in the rural areas of the County where public facilities are unavailable and to provide for more intense development where public facilities are available. Placing a maximum density of one (1) dwelling per twenty (20) acres for dwellings with individual sewage systems will help to avoid problems while allowing individual housing preference to be satisfied.
- B. R1 Single Family Residential Districts are established to permit single family dwellings in urbanizing areas of the County that may expect to be served by centralized sewer and water facilities in the immediate future. ~~Density shall not exceed two and one-half (2.5) units per gross acre with sewer services and one (1) dwelling unit per gross acre without sewer services.~~
- C. R2 Residential Districts are established to permit medium density residential development of one- (1-) and two - (2) family dwelling units. ~~Density shall not exceed four (4) dwelling units per gross acre and one (1) dwelling unit per gross acre without sewer service.~~
- D. R3 Residential Districts are established to permit two- (2-) family and multiple family dwellings in communities. Centralized water and sewer facilities are required for higher density development. ~~Density shall not exceed six (6) dwelling units per gross acre.~~

6.2 PERMITTED USES, ACCESSORY USES AND COMMISSION APPROVED USES

The following table identifies those uses that are permitted uses (P), permitted accessory uses (PA) or Commission Approved Uses (CA) in the RR, R1, R2 and R3 Districts, provided that they comply with the Property Development Standards set forth in Section 6.3 and Section 11.0.

Table 6

RR, R1, R2, R3: Permitted Uses, Accessory Uses and Commission Approved Uses

Uses	RR 5+ Acres	RR <5 Acres	R1	R2	R3
Accessory Structure (See Section 10.1)	PA	PA	PA	PA	PA
Assembly Hall for Use by Nonprofit Organization					CA
Boarding or Lodging House					P
Counselor's Office					CA
Chiropractor's Office					CA
Charitable Institution				CA	CA
Country Club			CA	CA	CA
Dwelling, Farm	P	P	P		
Dwelling, Multi-Family With Sewer System			P	P	P
Dwelling, One-Family, Conventional Home	P	P	P	P	P
Dwelling, One-Family, Mobile Home (Subject to the requirements of Section 10.4.)				CA	CA
Dwelling, One-Family, Modular Home	P	P	P	P	P
Dwelling, Two-Family				P	P
Fence (See Section 6.3)	PA	PA	PA	PA	PA
Funeral Home or Mortuary					CA
Golf Course			CA	CA	CA
Group Home (See Note)				CA	P
Home Occupation	PA	PA	PA	PA	PA
Kindergarten or Day Care Center			CA	CA	CA
Library or Museum	CA	CA	CA	CA	CA
Livestock	P	CA			
Local, Regional State, or Federal Agency	P	P	P	P	P
Medical or Dental Office					CA
Municipal or Government Building	CA	CA	CA	CA	CA
Nursing Home, Home for the Aged				P	P
Park or Recreational Facility, Public	CA	CA	CA	CA	CA
Planned Unit Development			CA	CA	CA
Poultry	P	CA			
Police or Fire Station	CA	CA	CA	CA	CA
Railroad Right of Way and Necessary Uses	PA	PA	PA	PA	PA
School	PA	PA	PA	PA	PA
Sign (See Section 6.3)	PA	PA	PA	PA	PA
Swimming Pool	PA	PA	PA	PA	PA
Utility	CA	CA	CA	CA	CA
Wireless Communication	P	CA	CA	CA	CA

Note: Group homes are permitted such staff as are necessary to adequately manage the home, but not to exceed two (2) staff members residing in the home at any time.

6.3 PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to all land and structures in the RR, R1, R2 and R3 Districts, as indicated:

Table 7
RR, R1, R2, R3: Property Development Standards

A. Maximum Density¹	RR	R1	R2	R3
With Septic Systems (1 unit/lot)	1 unit/20 acres	65,340 sf	65,340 sf	
With Septic Systems (2 units/lot)			87,120 sf	
With Sewer Systems (1 unit/lot)	1 unit/20 acres	6,000 sf	6,000 sf	6,000 sf
With Sewer Systems (2 units/lot)			26,136 sf	17,424 sf
With Sewer Systems (2 units/lot or more)	Add 6,000 square feet for each additional unit in R3.			
B. Minimum Lot Width				
With Septic Systems	150 ft.	150 ft.	100 ft.	n. a.
With Sewer Systems	150 ft.	50 ft.	50 ft.	50 ft.
For Corner Lots	Increase width by 25 percent.			
C. Maximum Building Height				
In stories	2.5	2.5	2.5	3
In feet	35 ft.	35 ft.	35 ft.	35 ft.
D. Minimum Primary Building Size (sq. ft.)				
One-Family, One Story (ground floor area)	1,250	1,200	900	
One-Family, Two Story (ground floor area)	1,000	900	720	
Two-Family, One Story			1,440	1,440
Two-Family, Two Story			1,440	1,440
Multi-Family, One Story (3 units)				1,800
Multi-Family, Two Story (3 units)				1,800
Multi-Family, Each Additional Unit				500
E. Minimum Front Yard Setback				
Lots abutting a Major Collector Road or Street	85 ft.	65 ft.	65 ft.	55 ft.
Lots abutting a Minor Collector Road or Street	60 ft.	40 ft.	40 ft.	30 ft.
Lots abutting a Local Road or Street	40 ft.	30 ft.	30 ft.	30 ft.
Former E-R12 or E-R13	Avg.	Avg.	Avg.	Avg.
F. Minimum Side Yard Setback (Two Required)				
Each Yard	25 ft.	10 ft.	10 ft.	10 ft.
Former E-R12 or E-R13			5 ft.	
G. Minimum Rear Yard Setback				
Each Lot	35 ft.	30 ft.	25 ft.	20 ft.
Former E-R12 or E-R13			10 ft.	
H. Other Requirements				
<ol style="list-style-type: none"> 1. The minimum lot size in the RR District shall be 1.5 acres, unless otherwise required by the Henry County Health Department for proper sewerage. 2. See Section 11.0 for Off-Street Parking, Outdoor Advertising and Loading Requirements. 				

- D. HB2 Intensive Highway Business Districts are established to provide for highway-oriented intensive uses or high traffic generators.

8.2 PERMITTED USES, ACCESSORY USES AND COMMISSION APPROVED USES

The following table identifies those uses that are permitted uses (P), permitted accessory uses (PA) or Commission Approved Uses (CA) in the LB, GB, HB1 and HB2 Districts, as indicated, provided that they comply with the Property Development Standards set forth in Section 8.3 and Section 11.0.

Table 10
LB, GB, HB1 and HB2: Permitted Uses, Accessory Uses and Commission Approved Uses

Use	LB	GB	HB 1	HB 2
Accounting, Auditing and Bookkeeping Service	P	P		
Advertising Structure		P	P	P
Agricultural Credit Institution	P	P		
Amusement Enterprise (Billiards, Arcade Games of Skill or Science, Video/Electronic Games)		CA		
Antique and/or Secondhand Store	P	P		
Apartment for Residential Use in Business Building, subject to Section 10.1 E	P	P		
Apparel Shop	P	P	CA	CA
Appliance Store, Household	CA	P		
Assembly Hall for Use by Nonprofit Organization	CA	CA		
Attorney's Office	P	P		
Automobile Body Shop and/or Painting		CA	CA	
Automobile Parts Store	P	P		CA
Automobile Rental and/or Leasing Agency		P	CA	P
Automobile Repair Shop	CA	CA		P
Automobile Sales, New and/or Used		P	CA	P
Bait Sales, Live	P	P		
Bakery, Retail, Baking and Selling	CA	P		
Bakery, Retail, Selling Only	CA	P		P
Bank or Financial Institution	CA	P		P
Banking or Savings Service, Drive-In	CA	CA		P
Barber Shop	P	P		
Beauty Shop	P	P		

1. That the apartment is an accessory use to the primary business use.
2. That the ~~business~~ residential use complies with the property development standards set forth for ~~one (1) family residences~~ in R3 Districts.

10.2 SETBACKS

A. Vision Clearance at Intersections

At the intersection corner of each corner lot, the triangular space determined by the two (2) lot lines at that corner and by a diagonal line connecting the two (2) points on those lot lines that are fifteen (15) feet respectively from the corner shall be kept free of any obstruction to vision between the heights of three (3) and twelve (12) feet above the established trafficway grade.

B. Corner Lots

On corner and reversed corner lots, the side yard setback shall be the same as the front yard setback on adjoining lots.

C. Average of Lots in Block

Where twenty-five (25) percent or more of the lots in a block are occupied by buildings, the average of the setbacks of such buildings determines the dimensions of the front yard setback in the block; however, if there is no other building within three hundred thirty (330) feet of the proposed building, in either direction, then the standard setback for the Zoning District shall apply.

D. Subdivision Setbacks

Front yard or building setback lines established in recorded Subdivisions shall be the setback for accessory uses, except when such building setback lines are less restrictive; then the requirements of the Zoning District shall apply.

10.3 WATER POLLUTION

No authorization of a use under this Ordinance includes the authority to discharge liquid or solid wastes into public waters except as permitted under the applicable laws of the State of Indiana. Plans and specifications for proposed sewage and other waste treatment and disposal facilities must be approved per the applicable laws of the State of Indiana.

10.4 MANUFACTURED HOME REGULATIONS

The following regulations shall apply to manufactured homes that are located outside a mobile home park:

A. Emergency Occupation

In the event of an emergency requiring the housing of a family member due to the loss of regular or conventional living quarters, the Zoning Administrator may issue an Improvement Location Permit for the occupancy of a mobile home for temporary housing, for a period not to exceed one (1) year or twelve (12) months, upon approval by the Planning Commission, provided: