

IEC: INDIANA ENTERPRISE CENTER OVERLAY

154.318 INTENT AND APPLICABILITY.

(A) *Intent.* The IEC: Indiana Enterprise Center Overlay District is established to promote and support the types of development envisioned for the area, which include advanced manufacturing base, smart logistics, agribusiness and agricultural uses, commercial and industrial opportunities, open space and conservation uses, while setting higher aesthetic and sustainability standards.

(B) *Applicability.*

(1) *Establishment of the IEC Overlay District.* The IEC Overlay District shall be designated by the Area Plan Commission or the Board of County Commissioners by separate ordinance and will overlay all other zoning districts with the exception of the A: Agricultural District.

(2) *Mapping.* A private property owner is not eligible to request the IEC Overlay District. Only the Area Plan Commission or the Board of County Commissioners may initiate an application to apply the IEC Overlay District to a given property.

(3) *Uses and Development Standards.* In the event of a conflict between the allowed uses or development standards for the IEC Overlay District and the allowed uses or development standards of the underlying base zoning district, the allowed uses and development standards set forth herein for the IEC Overlay District shall apply.

(4) *Development Activity.* The provisions of the IEC Overlay District shall apply when the following activities take place within the IEC Overlay:

(a) *New Development.* New development or change in use.

(b) *Agricultural Uses Exemption.* Development related to agricultural uses is exempt from the provisions of the IEC Overlay District.

154.319 LAND USE STANDARDS.

(A) *Land Use Permissions.* Table 154.319-1, *Permitted Uses* below sets forth the use permissions for the IEC Overlay District. The uses identified in Table 154.319-1 are defined in Section 154.329, *Definitions*, and are regulated as follows:

(1) “P” means the use is permitted by right and is not subject to further review.

(2) “C” means the use requires a public hearing and conditional use approval by the Board of Zoning Approval if the use is compliant with the standards of this Overlay and Section 154.564 *Conditional Uses*.

(3) “S” means the use requires a public hearing and special use approval subject to the standards established in subsection (E), *Special Use Standards*, below.

(B) *Prohibited Uses.* Except as otherwise expressly permitted herein, the following uses are prohibited in the IEC Overlay and shall not be interpreted as being allowed within the district:

(1) Slaughterhouse.

(2) Concentrated Animal Feeding Operations (CAFO)

(3) Confined Feeding Operations (CFO)

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- (4) Sewage Treatment Plants.
- (5) All Heavy Industrial Uses, as defined in Section 154.321.
- (6) Coal Burning Power Plants
- (7) Nuclear Power Plants
- (8) Mining and/or Processing of Sand, Gravel or Other Aggregate.
- (9) Junkyards and Salvage Yard.
- (10) Metal and Metal Scrap Shredder Operation.
- (11) Sanitary Landfill or Solid or Liquid Waste Disposal Facility.

(C) *Unlisted or Functionally Similar Uses.*

(1) *Authorization of Proposed Use.* If a proposed use is not specified in Table 154.319-1, *Permitted Uses*, and the Zoning Administrator has made a determination that the use is either a subcategory of a permitted use, or functionally similar to a use that is listed, then the use may be interpreted as a permitted use.

(2) *If Not Authorized Then Prohibited.* If the Zoning Administrator determines that a proposed use is not a subcategory of, or functionally similar to, a permitted or special use, then the use is a prohibited use.

(3) *Decision Criteria.* In addition to the standards in paragraph (D), *Performance Standards*, below, the following criteria shall be evaluated by the Zoning Administrator in deciding whether a proposed use is a subcategory of, or is functionally comparable to, a permitted or special use:

- (a) Parking demand;
- (b) Average daily and peak hour trip generation (all vehicles);
- (c) Impervious surface;
- (d) Solid waste generation;
- (e) Potentially hazardous conditions, such as projectiles leaving the site;
- (f) Use and storage of hazardous materials;
- (g) Character of buildings and structures;
- (h) Nature of impacts of operation; and
- (i) Hours of operation.

Table 154.319-1, Permitted Uses		
Use Category	Specific Uses	Use Permission
Agricultural Uses		
Agriculture And Animal Services	Agriculture, including the Principal Dwelling Unit	P
	Agriculture Seed Sales	P
	Greenhouses, Wholesale and Retail	P
	Kennel	P

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Table 154.319-1, Permitted Uses		
Use Category	Specific Uses	Use Permission
	Veterinary Clinic and Hospital	P
Commercial, Civic, And Institutional Uses		
Automotive And Heavy Equipment Sales and Services	Automotive Accessory Store	S
	Automobile Service and Gas Station	S
	Automobile Laundries and Car Wash	S
	Garage For Storage, Repair, And Servicing of Motor or Recreational Vehicles	S
	Motor Vehicle Sales	S
Civic and Institutional Uses	Fire Station	P
	Medical Clinic or Hospital	P
	Police Station	P
Entertainment (Indoor)	Convention Halls and Meeting Halls	S
	Distillery, Brewery or Winery	P
Offices	Offices, Business and Professional	P
Parks and Open Areas	All Parks and Open Areas, Private or Public.	P
Passenger Terminal	Air, Railroad, And Water Freight Terminal	S
	Bus Station, Bus Terminal, Bus Garage, or Bus Lot	P
Restaurant	Restaurant	P
Retail, Repair, Sales, and Service	Building Material Sales	C
	Manufactured Home or Trailer Sales, Rentals, Parts, And Storage	C
	Recreational Vehicle Sales, Rentals, Parts, And Storage	C
Utilities	Electric Power Generating Facility, Private	S
	Electric Power Generating Facility, Public	C
	Electric Substation or Distribution Center	P
	Gas Regulator Station	P
	Radar Installation or Tower	P
	Radio And Television Studio, Station, or Tower	P
	Telephone Exchange, Telephone Transmission Equipment Building, or Microwave Relay Tower	P
	Utility Service Station, Electric, Gas, Telephone, and Water	P
	Waterworks, Reservoir, Pumping Station, Filtration Plant, And Sewage Treatment, Public	P
	Wireless Telecommunication Facility	C
Industrial Uses		
Manufacturing	Any Establishment Engaged in Production, Assembly, Disassembly, Cleaning, Servicing, Research, Testing, Repair, Storage, Warehouse or Distribution of Materials, Goods, or Products, such as battery cells, automobiles and other vehicles, and their respective components	P
	Appliances, Manufacturing, And Assembly	P
	Automobile Testing Grounds	S
	Contractor Yard and Office	P

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Table 154.319-1, Permitted Uses		
Use Category	Specific Uses	Use Permission
	Data Center	P
	Distribution Facilities and Truck Terminal	P
	Flex Industrial	P
	Food Production, Storage, and Warehouse	P
	Highway Maintenance Shop and Yard	P
	Manufacturing Retailer	P
Warehousing and Freight Movement	Railroad Switching and Classification Yard	S
Waste-Related Service	Battery Cell Drop-Off and Recycling Center	S
	Recycling Drop-Off Center	P
	Recycling Processing Center	S
Accessory Uses		
Civic and Institutional	Child Care Center	C
Utilities	Renewable Energy System	C
	Solar-Parking Lot Canopy	P
	Solar Energy System, per §§154.511-154.516	P

(D) *Conditional Use Standards.* This subsection sets out the development standards for uses permitted as Conditional Uses within the IEC Overlay subject to approval by the Board of Zoning Appeals (those signified by “C” in the table above).

(1) *All Uses.*

(a) *Performance Standards.* All conditional uses in the IEC Overlay shall comply with the performance standards established in Section 154.073, *Performance Standards*, and the noise control standards for industrial zoned properties in Section 130.03 of the County Code of Ordinances.

(2) *Electric Power Generating Facilities, Public.*

(a) Nonrenewable power generation facilities and all associated building and structures (including outdoor storage and/or operations) shall not be located within 200 feet of any property line;

(b) Renewable energy systems shall be subject to the standards established in §§ 154.505 to 154.516.

(3) *Wireless Telecommunication Facilities.* Wireless telecommunication facilities shall be established per the requirements of § 154.457(C)(1)(a).

(E) *Special Use Standards.* This subsection sets out the criteria to be used in deciding the appropriateness of a special use and the application of standards or conditions for such uses. The standards of this subsection apply to all special uses set out in Permitted Use table 154.319-1, above.

(1) *All Uses.* In review of Special Use Permit applications, the Area Board of Zoning Appeals and the County Council shall utilize the provisions for approval established in Section 154.563, with the additional performance standards below:

(a) The proposed special use is consistent with the vision and guiding principles set forth in the IEC Area Management Plan;

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(b) The use is consistent with the purpose and intent of the IEC Overlay; and

(c) The characteristics of the special use will be compatible with the types of uses permitted in the Overlay.

(2) *Electric Power Generating Facilities, Private.*

(a) Nonrenewable power generation facilities and all associated building and structures (including outdoor storage and/or operations) shall not be located within 200 feet of any property line;

(b) Renewable energy systems shall be subject to the standards established in §§ 154.505 to 154.516.

(F) *Accessory Uses, Building and Structures.*

(1) Accessory uses in the IEC Overlay shall be permitted according to the requirements of Section 154.070. The following accessory uses shall also be permitted and be incidental to and on the same lot as a permitted principal use:

(a) *Renewable Energy Systems.* Renewable energy systems shall be permitted as an accessory uses subject to the requirements of Sections 154.505 through 154.516.

(b) *Solar – Parking Lot Canopy.* A solar energy system (SES) serving as a parking lot canopy shall include a supporting framework that is placed on, or anchored in, the ground and that is independent of any building or other structure, which is used in a parking lot or the top story of a parking structure to shade vehicles parked in such lot or structure. The following standards shall apply:

(i) *Size.* The system shall not exceed 50 percent of the principal building footprint or 50 percent of the parking area, whichever is greater.

(ii) *Maximum Height.* The height of the framework shall not exceed 15 feet so as to provide clearance for vehicle parking.

(iii) *Clearance.* The minimum clearance at the lowest point of the framework shall be seven and a half feet.

(iv) *Location.* The SES parking lot canopy shall be permitted in the interior side or rear yard only.

(v) *Screening.* All SES parking lot canopy structures shall be screened from abutting residential properties.

(vi) *Signage.* No signage shall be permitted upon the parking lot canopy except for required manufacturing plates or safety labeling.

(c) *Child Care Center.* A child care center shall be permitted as an accessory use provided that:

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(i) There is no outside evidence of the child care center on the property other than an outdoor play area; and

(ii) The child care center shall only be for children of employees of the principal use.

(2) *Fencing.* Notwithstanding anything to the contrary contained in the Saint Joseph County Code of Ordinances, fences (including chain link, solid, architectural screen, lattice-work or masonry) located in a minimum front yard or in the buildable area of a lot located between the front line of the primary building and the minimum front yard shall not exceed eight (8) feet in height above grade.

(G) *Temporary Uses.* Temporary uses in the IEC Overlay shall meet the requirements of Section 154.071, *Temporary Uses, Buildings and Structures.*

(H) *Performance Standards; Exceptions to Maximum Noise Level.* Notwithstanding anything to the contrary contained in Sections 154.073, 130.02 and 130.03 of the Saint Joseph County Code of Ordinances, for Industrial Uses in the IEC Overlay the following are exceptions from the standards in those Sections, which exceptions may be heard beyond a lot line:

(1) Noises emanating from construction activities related to the initial construction of a building through the date one year following the issuance of a final certificate of occupancy for the building.

(2) Noises emanating from construction activities related to the expansion and renovation of a building between the hours of 7:00 a.m. and 7:00 p.m., which commences at any time after the expiration of the period covered by subsection (1) above.

(3) Noise emanating from a site that is occasional and/or temporary in nature, such as a lawn and landscaping maintenance, and loading and unloading, that takes place between the hours of 7:00 a.m. and 7:00 p.m.

(4) Emergency warning devices and equipment operated in conjunction with emergency situation, including the routine testing of such warning devices during daytime hours.

154.320 LANDSCAPING AND SCREENING.

(A) *Western Boundary.* All new development on parcels located along the Western boundary of the IEC Overlay District shall provide a landscape buffer running the length of the Western boundary of the parcel that satisfies the following requirements and the landscaping and planting requirements set forth in Section 154.332 of the Saint Joseph County Code of Ordinances shall not be required for the Western boundary of these parcels:

(1) *Width.* The width of the landscape buffer shall be a minimum of 50 feet.

(2) *Plantings.* The landscape buffer shall contain at least one (1) tree for each 35 linear feet of the Western boundary line of the parcel. Existing trees, and trees required to satisfy other landscaping requirements set forth in this Overlay, e.g., Sections 154.320 (B) and (C), and in other Sections of the Saint Joseph County Code of Ordinances, may be allocated toward this minimum tree requirement.

(3) *Berm.* The landscape buffer may include a berm with a maximum height of 20 feet above grade. Any berm will gradually blend to existing grade as it approaches the boundary lines.

(4) *Exemptions.* No landscape buffer is required for that portion of the Western boundary of a parcel proposed for development that contains a permanent resource feature, such as a water body, river or stream, natural drainage channel, wetland or riparian area, wooded area, or a public park. Interruptions of the landscape buffer for access, maintenance and fire roads are acceptable.

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(B) *Foundation Landscaping.* The foundation landscaping requirements set forth in Section 154.333 of the Saint Joseph County Code of Ordinances shall not be required for Flagship Parcels or Flagship Buildings. Flagship Parcels and Flagship Buildings shall have:

(i) plantings around the principal entrance of each building in an area that extends not less than 125 feet on each side of the entrance; and

(ii) no less than one (1) tree for each 50 linear feet of building façade that is adjacent to a public road, and not less than one (1) shrub per 20 linear feet of building façade that is adjacent to a public road.

(iii) existing trees and shrubs, and trees and shrubs required to satisfy other landscaping requirements set forth in this Overlay, *e.g.*, Sections 154.320(A) and (C), and in other Sections of the Saint Joseph County Code of Ordinances, may be allocated toward this required minimum tree and shrub requirement for Flagship Buildings and Flagship Parcels.

(C) *Minimum Plantings for Car Parking Areas.*

(i) The planting and screening requirements set forth in Sections 154.334 and 154.335 of the Saint Joseph County Code of Ordinances shall not be required for Flagship Parcels or Flagship Buildings.

(ii) Uncovered car parking areas for Flagship Parcels and Flagship Buildings shall include no less than one (1) tree per 10 parking spaces, which may be located on one (1) or more landscape islands located within the uncovered car parking areas, or in the first 15 ft. of the landscaped area that surrounds the perimeter of the uncovered car parking areas.

(D) *Required Native Landscaping.* Landscaping shall utilize plant species native to Indian as provided below:

(i) *Deciduous Trees.* 50 percent of all provided deciduous trees shall be species native to Indiana or native cultivators.

(ii) *Flowering Plants.* 50 percent of all provided flowering plants shall be species native to Indiana. All wildflowers provided shall be species native to Indiana.

(iii) *Invasive Plants.* Species appearing on the Official Indiana Invasive Species Council Invasive Plant List (available at <https://www.entm.purdue.edu/iisc/invasiveplants.html>) shall not be planted.

(iv) *Groundcover.* All groundcover requirements shall be compliant with the standards established in Section 154.331 (E), Groundcover. All required grasses or natural vegetation shall be planted or preserved with native vegetation to the maximum extent practicable. If an area or areas of turf grass are provided, islands of native grasses and wildflowers shall be provided within the turfed areas. The cumulative area of native grass and wildflower islands shall be 5% of the total turfed area.

(v) *Conservation of Natural Features.* Development site shall be designed to the extent reasonably practicable so that existing natural features, native plants and existing trees, wetlands, hedgerows, and natural drainage patterns are protected, extended, or enhanced.

154.321 DEFINITIONS.

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application. In addition to the definitions contained in Section 154.636, Definitions, the following definitions shall apply to the IEC Overlay.

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AGRICULTURE. Any use that supports agricultural pursuits, including: farming; dairying; pasturage; apiculture; horticulture; floriculture; viticulture; truck gardening; and animal husbandry. Does not include confined feeding operations.

AGRICULTURE AND ANIMAL SERVICES. A use category primarily related to the raising of animals and crops and the secondary enterprises associated with agricultural production.

AGRICULTURE SEED SALES. Facility supporting the sale of agriculture seeds as a primary use.

APPLIANCES, MANUFACTURING, AND ASSEMBLY. Any use that supports the manufacturing and/or assembly of manufacturing of parts for appliance and electronic devices.

AUTOMOTIVE ACCESSORY STORES. Retail use that focuses primarily on the sale of accessories for cars, trucks, and other automobiles.

AUTOMOTIVE AND HEAVY EQUIPMENT SALES AND SERVICES. A use category involving direct sales of and service to passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

AUTOMOBILE SERVICE AND GAS STATIONS. A building, lot, structure, or facility having pumps and storage tanks where fuel, gasoline, oil or other similar products are dispensed, sold or offered for sale at retail only. Vehicle repair service is minor and incidental and shall include accessory uses such as car washes and food marts.

AUTOMOBILE TESTING GROUNDS. Land and ancillary buildings to support the services associated with automobile testing, including race tracks and vehicle storage yards and facilities.

BUILDING AND/OR CONTRACTOR MATERIALS STORAGE YARDS. Land and buildings used to store contractor materials.

BUILDING MATERIAL SALES. Facility supporting the sale of building materials.

CHILD CARE CENTER. Any institution or place with or without a stated educational purpose, where three or more children six years of age or younger, who are not of common parentage and who are apart from their parent or guardian, are cared for during all or part of the day.

CIVIC AND INSTITUTIONAL USES. A use category involving uses of a public, nonprofit, or charitable nature providing social activities, governmental and medical services, training, or counseling to the general public on a regular basis, without a residential component.

CONCENTRATED ANIMAL FEEDING OPERATION (CAFO). Any property or contiguous properties and all structures and animals contained thereon that are owned in whole or in part by the same person(s) which confines 1000 animal units for at least 45 days in a 12 month period where there is insufficient growing vegetation in the confinement area during the normal growing season to sustain the animals. Each of the number, types, and sizes of animals listed in divisions (1) through (13) below is defined to be 1000 animal units. Any combination of the animal numbers, types, and sizes shown below which equals or exceeds 1000 animal units shall constitute a CAFO: (Ord. 68-09)

- (1) 700 mature dairy cows whether milked or dry;
- (2) 1,000 beef cattle or heifers; (3) 2,500 swine weighing more than 55 pounds;
- (4) 10,000 swine weighing less than 55 pounds;
- (5) 30,000 ducks (other than properties that use liquid manure systems);
- (6) 5,000 ducks (properties using liquid manure systems);
- (7) 30,000 chickens (properties using liquid manure handling systems);
- (8) 125,000 chickens except layers (other than properties using liquid manure handling systems);
- (9) 82,000 laying hens (other than properties using liquid manure handling systems);
- (10) 1,000 veal calves;
- (11) 500 horses;
- (12) 10,000 sheep or lambs; or
- (13) 55,000 turkeys.

CONFINED FEEDING OPERATION (CFO). The feeding of livestock, poultry, and/or small animals for commercial purposes, usually in lots, pens, sheds or buildings where food is supplied primarily by means other than grazing, foraging or other natural means.

DATA CENTER. A location housing one or more large computer systems and related equipment, concerned with building, maintaining, or processing data and providing other data processing services.

DISTILLERY, BREWERY, OR WINERY. A facility for the production and/or packaging of alcoholic beverages for distribution, retail, or wholesale, on or off premises.

DISTRIBUTION FACILITIES AND TRUCK TERMINALS. Any use that supports the logistics, warehousing, and transportation requirements of a distribution facility or lot for trucking.

ELECTRIC TRANSMISSION AND DISTRIBUTION AND RELAY STATION. Any use that supports the transmission and distribution of electricity, including electric relay stations.

ELECTRIC POWER GENERATING PLANT. A power plant the purpose of which is to generate electric power for sale on the wholesale power market.

ENTERTAINMENT (INDOOR). A use category generally involving commercial uses, varying in size, providing daily or regularly scheduled recreation-oriented activities in an indoor setting.

FLAGSHIP BUILDINGS: A single building that covers 500,001 or more square feet of gross floor area, or multiple buildings on single parcel that cover 500,001 or more square feet of gross floor area in the aggregate.

FLAGSHIP PARCELS: One or more commonly owned parcels of land that consist of one hundred fifty (150) acres or more.

FLEX INDUSTRIAL. A commercial/industrial use specializing in the manufacturing, assembly or processing of industrial, business or consumer goods; usually from basic finished inputs such as metal, stone, glass, plastic, or rubber. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. This use may incorporate

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uses such as, but are not limited to, the fabrication or assembly of prefabricated parts, bottling or canning, building or development contractors, and food processing. This definition also includes other uses that the Zoning Administrator or their designee interprets to be functionally similar to a land use in this permitted use.

GARAGES FOR STORAGE, REPAIR, AND SERVICING OF MOTOR VEHICLES.

- (1) ***GARAGE, PUBLIC.*** Any building where automotive vehicles are painted, repaired, rebuilt, reconstructed, or stored for compensation.
- (2) ***GARAGE, STORAGE.*** A building or premises used for housing only of motor vehicles pursuant to previous arrangements and not by transients; and where no equipment or parts are sold and vehicles are not rebuilt, serviced, repaired, hired, or sold, except that fuel, grease, or oil may be dispensed within the building to vehicles stored therein.

GREENHOUSES, WHOLESALE, AND RETAIL. A commercial business that specializes in the wholesale or retail sale of plants and horticultural products.

HEAVY EQUIPMENT, STORAGE. Any facility constructed to support the storage of heavy equipment and machinery.

HEAVY INDUSTRIAL. Manufacture, assembly, or processing of acid, acetylene, gas, ammonia, asphalt, bones, celluloid, cement, creosote, disinfectant, dyes or inks, fat, fertilizer, fireworks, glue, grease, gunpowder, gypsum, insecticide, lard, lime, paint, petroleum, plaster of Paris, poison, rubber, tar, turpentine, varnish, vinegar, or yeast.

HIGHWAY MAINTENANCE SHOPS AND YARDS. Land and buildings used to store and maintain vehicles and materials used for highway maintenance.

HOSPITALS. Facility supporting the primary operations associated with the medical needs of patients, including surgery, in-patient, and/or out-patient care.

KENNEL. Any premise or portions thereof on which animals are maintained, boarded, bred, or cared for, in return for remuneration, or are kept for the purpose of sale.

MANUFACTURING. A use category consisting of uses engaged in the production, assembly, disassembly, cleaning, servicing, research, testing, repair, or storage of materials, goods, and products with few customers, especially the general public, coming to the site.

MICRO-MANUFACTURING. Use specializing in the retail or business-to-business production of artisan goods that are produced in small quantities using small hand tools or light machinery including, but not limited to, 3-D printers or computer numerical control routers.

MINING OPERATIONS AND PROCESSING OF SAND, GRAVEL, OR OTHER AGGREGATE. Use specializing in the processing of sand, gravel, and other aggregate from mining operations.

MOTOR VEHICLE SALES. Use specializing in the sale of automobiles, not including recreational vehicles (RVs).

OFFICES. *A use category uses conducted in an office setting and generally focusing on business, professional, or financial services.*

OFFICES, BUSINESS, AND PROFESSIONAL. A building or campus of buildings with the primary use of offices for businesses and professional services. Secondary uses of small cafes and restaurants may support these office uses.

PARKS AND OPEN AREAS. *A use category focusing on natural areas consisting mostly of vegetation, passive or active outdoor recreation areas, or community gardens, and having few structures.*

PASSENGER TERMINAL. A use category involving uses providing facilities for the takeoff and landing of airplanes and helicopters, and terminals for taxi, rail, or bus service.

PUBLIC PARK – ACTIVE. An open space improved with passive features, including but not limited to: park benches; picnic tables; gazebos; recreational trails; etc. and maintained for the continued use and enjoyment of area residents;

PUBLIC PARK – PASSIVE. An open space improved with passive features, including but limited to: park benches, picnic tables; gazebos; and recreational trails;

PUBLIC UTILITY AND SERVICE USES. Any of the following:

- (1) Bus stations, bus terminals, bus garages, and bus lots;
- (2) Electric substations and distribution centers;
- (3) Fire stations;
- (4) Gas regulator stations;
- (5) Police stations;
- (6) Railroad passenger stations;
- (7) Telephone exchanges, telephone transmission buildings, and microwave relay towers;
- (8) Utility service stations, electric, gas, telephone, and water; and,
- (9) Waterworks, reservoirs, pumping stations, and filtrations plants, and sewage treatment plants.

RAILROAD SWITCHING YARDS. Land and buildings used to store trains and allow trains to reverse and/or switch tracks.

RECREATIONAL VEHICLE (RV) SALES, RENTALS, PARTS, AND STORAGE. Land and buildings used in the storage, rental, and/or sale of recreational vehicles (RVs), including retail sales of parts.

RECREATIONAL VEHICLE (RV). A vehicular-type portable structure without permanent foundation that can be towed, hauled or driven and primarily designed as a temporary living accommodation for recreational, camping and travel use, including, but not limited to: travel trailers, truck campers, camping trailers, self-propelled motor homes; personal watercrafts; and, boats.

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RECYCLING DROP-OFF CENTERS. A facility open to the public, where household recyclables are collected for transfer to a processing center or markets. Recyclables include glass, plastic, newspapers, other paper products, cans, cardboard, Styrofoam and other types of plastic, but shall not include hazardous waste or substances, motor oils, and fuels. May also include a facility for the collection of used clothing and household goods.

RESTAURANTS. A use category involving establishments that prepare and sell food and beverages for on-premises or off-premises consumption and consisting of the following specific uses:

- (1) **RESTAURANT, DRIVE IN.** Any family restaurant or fast food restaurant designed to permit or facilitate the serving of food or beverages directly to, or permitted to be consumed by patrons in or on motor vehicles parking or stopped on the premises.
- (2) **RESTAURANT, DRIVE-THROUGH.** Any family restaurant or fast food restaurant designed to permit or facilitate the serving of food or beverages directly to patrons in or on motor vehicles at a drive-through facility.
- (3) **RESTAURANT, FAMILY.** Any establishment whose main business function is the retail sale of food for consumption on the premises, and which does not have on the premises an area from which minors are excluded pursuant to I.C. 7.1-5-7-9, 7.1-5-7-10 and 7.1-5-7-11 or pursuant to any policy of the establishment.
- (4) **RESTAURANT, FAMILY WITH LOUNGE.** Any family restaurant which has on the premises an area constituting not more than 25% of the gross floor area from which minors are excluded pursuant to I.C. 7.1-5-7-9, 7.1-5-7-10 and 7.1-5-7-11 or pursuant to any policy of the establishment.
- (5) **RESTAURANT, FAST FOOD.** An establishment whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to-consume state for consumption either within the restaurant building, on-premise or off-premise.

RETAIL REPAIR, SALES, AND SERVICE. A use category consisting of companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal services or repair services to the general public.

TRAILER. A vehicle, house car, camp car, or any portable or mobile vehicle on wheels, skids, rollers, or blocks, either self-propelled or by any other means, which is used or designed to be used for dwelling, lodging, commercial or agricultural purposes.

TRAILER SALES, RENTALS, PARTS AND STORAGE. Land and buildings used in the storage, rental, and/or sale of trailers, including retail sales of parts.

UTILITIES. A use category consisting of public or private infrastructure serving a limited area or the general community with or without on-site personnel.

VETERINARY CLINIC AND HOSPITALS. A medical facility, including an animal hospital, for the treatment of animals.

WAREHOUSING AND FREIGHT MOVEMENT. A use category consisting of uses involved in the storage or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer with little on-site sales activity to customers.

WASTE-RELATED SERVICE. A use category characterized by uses receiving solid or liquid wastes from others for transfer to another location and uses that collect sanitary wastes or that manufacture or produce goods or energy from the composting of organic material.

WINERY. Facility specializing in the production, processing, and distribution of wine, including on-site retail sale of wine and wine-related products.

WIRELESS TELECOMMUNICATION FACILITIES. Any facility constructed by or constructed for use by a licensed wireless telecommunication service provider and which consists of the equipment and structures involved in the receiving and transmitting of electromagnetic waves associated with wireless telecommunication services.