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 Joetta Mitchell
 Kosciusko County Recorder IN
 Recorded as Presented



Ordinance #: 21-07-20-001

AN ORDINANCE AMENDING, AND TO AMEND THE KOSCIUSKO COUNTY ZONING ORDINANCE, ORDINANCE NUMBER 75-1 Misc. Record 53, Pg. 130,

TABLE A:

Public Use

Permitted Uses	Exception Uses
1. Churches & Temples 2. Schools 3. Libraries 4. Municipal or Government Buildings 5. Cemeteries 6. Public Parks & Playgrounds 7. Accessory Uses 8. Essential Services 9. Micro Wind System 10. Micro Solar Energy System 11. Small Solar Energy System 12. Medium Solar Energy System 13. Child Day Care Services (non occupied home)	1. Crop Farming 2. Golf Courses 3. Mineral Extraction 4. Airport 5. Public Institutions 6. Hospitals 7. Church Camps 8. Not for profit Camps

Agricultural

Permitted Uses	Exception Uses
301 Agriculture 302 Churches, temples, or other similar places of worship 303 Public & Parochial Schools 304 Public Parks & Playgrounds 305 Single Family Dwellings 306 Accessory Uses 307 Essential Uses 308 Greenhouses & Nurseries (wholesale) 309 Private Swimming Pools 310 Home Office 311 Micro Wind System 312 Micro Solar Energy System 313 Small Solar Energy System	1. Animal Kennels 2. Commercial Recreation 3. Cemeteries 4. Fire Stations 5. Golf Courses 6. Hospitals & Clinics 7. Home Occupations 8. Mineral Extraction 9. Mobile Home Parks 10. Municipal Buildings and Libraries 11. Nursery Schools 12. Nursing Homes 13. Public Utility Buildings 14. Planned Unit Development

<p>314 Medium Solar Energy System 315 Large Solar Energy System (When on 3 acres of ground or more)</p>	<p>15. Parking Lots 16. Private Clubs & Camps 17. Private Air Strip 18. Sanitary Landfill 19. Swimming Pools 20. Two Family Dwelling 21. Veterinary Hospital 22. Automobile Graveyard 23. Campgrounds 24. Public or Semi-public Swimming Pools 25. Storage Warehouses 26. Junkyard 27. Scrape Metal Processing Facility 28. Agricultural Equipment Sales & Service 29. Water & Sewage Treatment Plants 30. Feed Mill 31. Marinas, if the property is adjacent to a lake, river, or stream 32. Public Use Structures 33. Home Based Business 34. Greenhouses & Nurseries (retail) 35. Communication Towers 36. Agricultural Tack Shop 37. Agricultural Related Trucking Operation 38. Agricultural Product Processing 39. Fertilizer Sales, Processing and Storage 40. Child Day Care Services (non-occupied home)</p>
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Residential

Permitted Uses	Exception Uses
<p>1. Churches, temples, or other similar places of worship 2. College Buildings & Grounds 3. Public & Parochial Schools 4. Public Parks & Playgrounds 5. Single Family Dwellings 6. Two-Family Dwellings 7. Accessory Uses</p>	<p>1. Agriculture 2. Multi-Family Dwellings 3. Cemeteries 4. Fire Station 5. Funeral Homes 6. Home Occupations 7. Mobile Home Parks 8. Municipal Buildings & Libraries</p>

<ul style="list-style-type: none"> 8. Essential Uses 9. Private Swimming Pool 10. Grain Farming 11. Home Office 12. Micro Wind System 13. Micro Solar Energy System 	<ul style="list-style-type: none"> 9. Nursery Schools 10. Nursing Homes 11. Parking Lots 12. Planned Unit Developments 13. Private Clubs 14. Public Utility Buildings 15. Rooming Houses 16. Public or Semi public Swimming Pools 17. Water & Sewage Treatment Plants 18. Marinas, when this property is adjacent to a lake, river, or stream 19. Accessory uses located on a lot or tract separate from the principal use. 20. Commercial Warehousing 21. Child Day Care Services (non occupied home)
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Commercial

Permitted Uses	Exception Uses
<ul style="list-style-type: none"> 1. Cleaning & Laundry Plant 2. Eating & Drinking Establishments 3. Fire Station 4. Offices & Banks 5. Parking Lots 6. Personal Services 7. Printing Shops 8. Private Clubs 9. Private Parks & Playgrounds 10. Public Utility Buildings 11. Retail Businesses 12. Accessory Uses 13. Essential Services 14. Greenhouses & Nurseries (Wholesale & Retail) 15. Micro Wind System 16. Micro Solar Energy System 17. Small Solar Energy System 	<ul style="list-style-type: none"> 1. Animal Kennels 2. Motorized Vehicle Sales, Service, & Repair 3. Churches, temples, or other similar places of worship 4. Commercial Recreation 5. Commercial Schools 6. Drive-In Businesses 7. Farm Implement Sales & Services 8. Funeral Homes 9. Hotels & Motels 10. Hospitals & Clinics 11. Livestock Auctions 12. Mobile Home Parks 13. Multi-Family Dwellings 14. Planned Unit Development 15. Public & Parochial Schools 16. Public Transportation Terminals 17. Research Laboratory 18. Single Family Dwellings 19. Theaters 20. Wholesale Businesses 21. Warehouses 22. Veterinary Hospital

	23. Campgrounds 24. Marina 25. Sexually Oriented Business 26. Communication Towers * 27. Home Office 28. Manufactured Homes Sales & Service 29. Manufacturing 30. Medium Solar Energy System 31. Child Day Care Services (non occupied home)
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Limited Industrial

Permitted Uses	Exceptional Uses
1. Fabricating 2. Manufacturing 3. Processing 4. Wholesaling 5. Warehousing 6. Ancillary Related Offices 7. Micro Wind System 8. Micro Solar Energy System 9. Small Solar Energy System 10. Medium Solar Energy System 11. Large Solar Energy System 12. Child Day Care Services (non occupied home)	1. Motels 2. Planned Unit Developments 3. Restaurants 4. Agriculture 5. Airports 6. Communication Towers * 7. Manufactured Homes Sales & Service 8. Motorized Vehicle Service and Repair 9. WECS Large

Light Industrial "I-2"

Permitted Uses	Exceptional Uses
1. Fabricating 2. Manufacturing 3. Processing 4. Wholesaling 5. Warehousing 6. Ancillary Related Offices 7. Micro Wind System 8. Micro Solar Energy System 9. Small Solar Energy System 10. Medium Solar Energy System 11. Large Solar Energy System 12. Child Day Care Services (non-occupied home)	1. Motels 2. Planned Unit Developments 3. Restaurants 4. Agriculture 5. Airports 6. Salvage Yards 7. Communication Towers * 8. Manufactured Homes Sales & Service 9. Motorized Vehicle Service and Repair 10. WECS Large

Heavy Industrial "I-3"

Permitted Uses	Exceptional Uses
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1. Heavy Fabricating	1. Planned Unit Developments
2. Manufacturing	2. Restaurants
3. Processing	3. Airports
4. Extraction	4. Mineral Extraction
5. Heavy Repair & Dismantling Industries including open land operations	5. Salvage Yards
6. Ancillary Related Offices	6. Manufacturing & Processing of Explosive Materials
7. Ready Mix Concrete Plant or Asphalt Plants	7. Scrape Metal Processing Facility
8. Micro Wind System	8. Agriculture
9. Micro Solar Energy System	9. Communication Towers *
10. Small Solar Energy System	10. Manufactured Homes Sales & Service
11. Medium Solar Energy System	11. WECS Large
12. Large Solar Energy System	12. Commercial Solar Energy System Farm
	13. Child Day Care Services (non occupied home)

* See section 3.25 communication towers.

Table F: Parking Requirements

Use	Parking Spaces Required
Single Family, Two-Family Residential	2 per dwelling
Multi-family	4 per dwelling unit *
Church, Temple, & School	1 per 4 seats in principal assembly room
Hotel, Motel, & Boarding School	1 for each living or sleeping unit
Child Day Care Services (non occupied home)	1 each full-time care giver and 1 for every two children approved for. (i.e. 16 children = 8 parking spaces)
Private Club or Lodge	1 per 4 members
College, Residential Hall, Fraternity, or Sorority	1 per 4 occupants
Theater	1 per 4 seats
Hospital or Rest Home	1 per 3 beds & 1 for each 2 employees on maximum shifts
Professional Offices, Wholesale Houses, & Medical Clinics	1 for every 250 square feet of floor space
Retail Businesses, Eating & Drinking Places, & Personal Service Establishments	1 for every 100 square feet of area
Bowling Alleys	5 for each lane
Recreational or Assembly Places e.g., Dance Halls, Night Clubs, Funeral Homes, Public Buildings	1 for every 100 square feet of service floor space
Industrial	1 for each 2 employees on maximum shift

- All above parking spaces shall be a minimum of 180 square feet in size.
- In instances, that the above calculations produce a partial space the number will be rounded up.
- For Multi-family parking requirements, any enclosed or covered parking area will be factored toward the total required spaces.

3.16.1 Parking spaces may be located on a lot other than that containing the principal use upon approval of the Board of Zoning Appeals.

3.31 Child Day Care Services (non occupied home)

An establishment providing care, supervision, and protection of children in a private residential structure. A residential structure in which at least six (6) and no more than sixteen (16) children at any time receive child care from a provider:

- (a) while unattended by a parent, legal guardian, or custodian;
- (b) for regular compensation; and
- (c) 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*

3.31.1 Signage – signage shall be allowed as follows;

- a. Residential District – No larger than 12 square foot
- b. Agricultural District – No Larger than 24 square foot
- c. Commercial or Industrial 1 or 2 District – As allowed under section 3.19.4

3.31.2 Fencing – Any outdoor play area shall be secured by ordinance compliant fencing.

3.31.3 Parking shall be compliant with Table F of this ordinance

3.31.4 Sewage and Water – All sewage and water facilities must have proper approval for the overseeing authority.

ARTICLE 9 – DEFINITIONS

9.1 **General:** Certain words used in this Ordinance are defined below. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; and the word "shall" is mandatory and not permissive.

Child Day Care Services

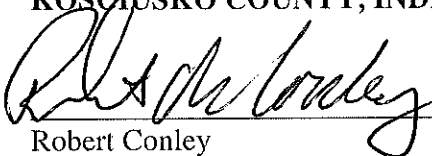
An establishment providing care, supervision, and protection of children in a private residential structure, not occupied by a permanent residence, in which at least six (6) and no more than sixteen (16) children at any time receive child care from a provider:


- (a) while unattended by a parent, legal guardian, or custodian;
- (b) for regular compensation; and
- (c) 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.

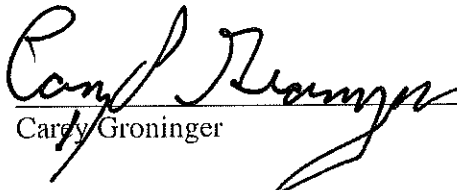
ARTICLE 2: Adoption

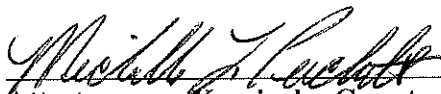
Section 1. This Ordinance shall be in full force and effective on the 20th day of July, 2021 and is intended to replace and amend those sections referenced within and related. Passed and adopted at a regular and duly constituted meeting of the Board of Commissioners of Kosciusko County, Indiana on this the 20th day of July, 2021.

**BOARD OF COMMISSIONERS OF
KOSCIUSKO COUNTY, INDIANA**

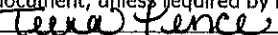

Robert Conley


Brad Jackson


Cary Groninger


Attest: **Kosciusko County Auditor**
Michelle Puckett

I affirm, under the penalties for perjury,
that I have taken reasonable care to redact
each Social Security number in this
document, unless required by law.


Tara Pence