

# ZONING DISTRICTS

What districts are missing?

- One or more mixed use districts

Are any of the districts redundant?

- Districts with the same color shading in the table to the right have the same or very similar dimensional requirements.
- If you're standing on the sidewalk, can you tell the difference between a 20' setback and a 25' setback?
- In most instances, the difference lies in the permitted use groups.
- Is the additional district warranted given the nature of those uses, or could the potential impact of the additional uses be mitigated with use specific standards?

Should height be based on feet, number of stories or a combination of the two?

Does maximum lot coverage matter if you can meet the setback, parking, landscaping, stormwater and other development standards?

Should we be regulating the minimum livable area of residential units?

- What about minimum building footprint?

STANDARDS FOR PRINCIPAL BUILDINGS ON INDIVIDUAL LOTS (EVANSVILLE AND VANDERBURGH COUNTY ZONING ORDINANCES)										
District	Permitted Use Groups	Maximum Height (feet)	Minimum Lot Size (s.f.)	Minimum Lot Width (ft.)	Minimum Front Yard (ft.)	Minimum Side Yard (ft.)	Minimum Side Yard, Corner Lot (ft.)	Minimum Rear Yard (ft.)	Maximum Lot Coverage	Green Space Required
Agricultural (A)	1, 2, 17, 18, 19	35	6,000	60	25	5	10	25	30%	100% FRONT YARD IN ALL ZONES
Residential-1 (R-1)	1, 2	35	6,000	60	25	5	10	25	30%	
Residential-2 (R-2)	1, 2, 3	35	5,000	50	25	5	10	25	40%	
Residential-3 (R-3)	1, 2, 3, 4	35	5,000	50	20	5	10	20	40%	
Residential-4 (R-4)	1, 2, 3, 4, 6	40	5,000	50	20	5	10	20	40%	
Residential-5 (R-5)	1, 2, 3, 4, 6	150	5,000	50	20	5	10	20	40%	
Commercial Office-1 (CO-1)	1, 3, 4, 5, 6, 20	35	6,000	60	20	5	10	-	40%	
Commercial Office-2 (CO-2)	1, 3, 4, 5, 6, 20	35	6,000	60	20	5	10	-	40%	
Neighborhood Commercial (C-1)	4, 5, 6, 7, 20	35	-	-	10	5	10	-	75%	
Community Commercial (C-2)	4, 5, 6, 7, 8	50	-	-	10	-	5	-	75%	
Central Business (C-3) <sup>1</sup>	4, 5, 6, 7, 8, 9	-	-	-	-	-	-	-	-	
General Commercial (C-4)	5, 7, 8, 9, 10, 11, 19, 21	50	-	-	10	-	5	-	75%	
Waterfront Recreational/ Residential (W-R)	1, 3, 4, 12, 19, 20	35	-	-	20	-	5	-	75%	
Waterfront Industrial (W-I)	10, 11, 13, 14, 15, 16	-	-	-	10	-	5	-	75%	
Airport (AIR) <sup>2</sup>	5, 7, 8, 9, 10, 11, 13, 14, 15, 17, 18, 19	PER FAA	-	-	-	-	5	-	75%	
Light Industrial (M-1)	5, 7, 8, 9, 10, 11, 14, 19, 21	-	-	-	10	-	5	-	75%	
General Industrial (M-2)	7, 8, 9, 10, 11, 13, 14, 15, 19, 21	-	-	-	10	-	5	-	75%	
Industrial (M-3) <sup>3</sup>	9, 10, 11, 13, 14, 15, 16, 21	-	-	-	10	-	5	-	75%	
Floodway (F-1)	n/a	-	-	-	-	-	5	-	10%	
Planned Unit Development (PUD)	AS APPROVED BY THE PUD DISTRICT ORDINANCE									
Conservancy (CON)	17, 18	35	-	-	-	-	-	-	30%	

<sup>1</sup> The C-3 district is not included in Vanderburgh County Zoning Ordinance

<sup>2</sup> Use groups 5, 7, 8, 9 not permitted in AIR district in Vanderburgh County Zoning Ordinance

<sup>3</sup> Use group 9 not permitted in M-3 district in Vanderburgh County Zoning Ordinance



# CLASSIFICATION OF USES

Use classifications...not use groups!

- Permitted versus Special Exception
- Permanent versus Temporary
- Principal versus Accessory

Which uses should have additional use specific standards applied to them?

- If the standards are met, the use is permitted.
- It does not need additional conditional use/ special exception approval.

## AGRICULTURE

Crop and tree farming, including greenhouses  
Forestry operations  
On-farm sales (farm markets, roadside stands)  
Agritourism  
Confined Feeding Operations  
Farm Products Processing  
Grain Elevator

## RESIDENTIAL

Accessory Dwelling Unit  
Cottage Court  
Live/Work Unit  
Manufactured Home  
Multi-family  
Single-Family, attached  
Single-Family, detached  
Upper Floor Housing  
Two-Family (duplex)  
Three/Four-Family

## COMMERCIAL

Agriculture Equipment / Chemical Sales, Distribution, Storage  
Animal care, Veterinary Clinic  
Assembly, Commercial  
Bar Or Drinking Place  
Brewery, Distillery, Winery  
Building Material Sales  
Car Wash  
Carpenter shops, electrical, plumbing and heating shops, furniture upholstery and similar establishments  
Check Cashing and Title Loan Business  
Commercial Printing  
Family Child Care Homes  
Child Care Center, Day Care  
Dry Cleaner  
Equipment Sales, Rental, Repair  
Family Child Care Home  
Farmer's Market  
Financial Services  
Funeral Home, Mortuary  
Gas Station  
Liquor Store  
Medical Office  
Motor Vehicle Sales and Rental

Motor Vehicle Service, Major  
Motor Vehicle Service, Minor  
Nursery / Garden Supply  
Office  
Personal Services  
Restaurant with drive-in or drive-through  
Restaurant without drive-in or drive-through  
Retail Store  
Sexually-Oriented Business  
Studios for Work or Teaching  
Tattoo or Body Art

## INSTITUTIONAL

Assembly, Institutional and Civic  
Cemetery  
College or University  
Community Center, Civic Center  
Emergency Medical Facility/Urgent Care/Surgery Center  
Hospital  
Library  
Meeting, Banquet, or Conference Facility  
Museum  
Park  
School, primary or secondary

## INDUSTRIAL

Fabrication, light  
Manufacturing, heavy  
Mini-warehouse, personal storage  
Mining, quarrying and crude petroleum or natural gas production  
Outdoor storage  
Research and Development  
Warehouse and Logistics  
Wholesale business  
Junk, Scrap, or Salvage Yards

## LODGING

Bed and Breakfast  
Short Term Rentals, Owner Occupied  
Short Term Rentals, Non-Owner Occupied  
Convalescent homes, nursing homes, assisted living facilities  
Hotel, Motel  
Residential Care Facility  
Group Home  
Sober Living Facility  
Fraternities and Sororities

## RECREATION

Athletic Fields  
Campground  
Indoor Commercial Recreation  
Outdoor Commercial Recreation  
Golf Course, Country Club  
Shooting Range or Archery  
Stadium

## TRANSPORTATION

Airport  
Inland Water Freight Transportation  
Boat Harbor, Marina  
Heliport, Not Associated with Emergency Medical Services  
Railroad Facilities  
Truck Terminals

## UTILITY

Public or Quasi-public Utilities and Related Facilities  
Wireless Communication Facility

## ACCESSORY

Collection Boxes  
Customary Accessory Use and Structure  
Drive Up or Drive Through Facilities  
Home Occupation  
Individual Service (ATM, Redbox)  
Outdoor Display and Sales, On-going  
Solar Energy System  
Wind Energy System

## TEMPORARY

Construction Trailer or Sales Office  
Mobile Food Sales  
Outdoor Display and Sales, Temporary  
Special Event  
Season Event

