

**TABLE OF CONTENTS**  
**CHAPTER 80: AREA ZONING CODE**

**RIPLEY COUNTY, INDIANA**

<b>SECTION</b>	<b>PAGE</b>
PREAMBLE	1
80.01: SHORT TITLE	3
80.02: ESTABLISHMENT OF DISTRICTS AND ZONE MAP	3
(A) Districts and Designations	3
(B) Zone Map	3
(C) Flood Plain District	4
80.03: INTERPRETATION OF DISTRICT BOUNDARIES	4
(A) Centerlines of Streets and Boundaries	4
(B) Existing Lines	4
(C) Railroad Lines	4
(D) Shore Lines and Waterways	4
(E) Use of Scale on Zone Map	4
(F) Board May Determine	4
(G) Vacations and Relocations	4
(H) Lines Splitting Lots	5
80.04: APPLICATION OF DISTRICT REGULATIONS	5
(A) Regulations Apply	5
(B) Lot Areas and Yards May not be Encroached Upon	5
(C) Yards Are Separate	5
(D) No Reduction in Yards	5
80.05: PROCEDURE RELATING TO AREA, WHICH MAY BECOME SUBJECT TO ZONING	5
80.06 GENERAL PERFORMANCE STANDARDS	6
(A) Fire Protection	6
(B) Electrical Disturbance	6
(C) Noise	6
(D) Vibration	6
(E) Odor	6
(F) Air Pollution	6
(G) Heat and Glare	6
(H) Water Pollution	6
(I) Waste Matter	6

<b>SECTION</b>	<b>PAGE</b>
80.07 NONCONFORMING BUILDINGS AND USES	7
(A) May Be Extended	7
(B) May Be Changed	7
(C) Use Cannot Be Changed To Nonconforming Use	7
(D) No Building Erected On Nonconforming Use Premises	7
(E) Temporary Nonconforming Use	7
(F) Discontinuance of Nonconforming Use	7
(G) Damage to Nonconforming Use	7
(H) Honoring Previous Permits	8
(I) Buildings May Be Made Safe	7
(J) Nonconforming Use Resulting From Amendment	7
(K) Nonconforming Use in Flood Plain District	7
 80.08: NONCONFORMING LOT AREAS AND WIDTHS	 7
 80.09: A-1 PRIME AGRICULTURE DISTRICT	 8
(A) Permitted Uses	8
(B) Other Requirements for the A-1 District	8
(C) Method for Reclassifying an A-1 District to an A-2 District for Subdivision Purposes	 8
 80.10: A-2 AGRICULTURE DISTRICT	 9
(A) Permitted Uses	9
(B) Other Requirements for the A-2 District	9
 80.11: FR FOREST RECREATION DISTRICT	 10
(A) Permitted Uses	10
(B) Other Requirements for the FR District	10
 80.12: R-1 SINGLE-FAMILY RESIDENCE DISTRICT	 10
(A) Permitted Uses	10
(B) Other Requirements for the R-1 District	10
 80.13: R-2 MULTI-FAMILY RESIDENCE DISTRICT	 11
(A) Permitted Uses	11
(B) Other Requirements for the R-2 District	11
 80.14: R-3 MULTI-FAMILY RESIDENCE DISTRICT	 11
(A) Permitted Uses	11
(B) Other Requirements for the R-3 District	12
 80.15: LB LOCAL BUSINESS DISTRICT	 12
(A) Permitted Uses	12
(B) Other Requirements for the LB District	14

<b>SECTION</b>	<b>PAGE</b>
80.16: RB ROADSIDE BUSINESS DISTRICT	14
(A) Permitted Uses	14
(B) Other Requirements for the RB District	15
80.17: GB GENERAL BUSINESS DISTRICT	16
(A) Permitted Uses	16
(B) Other Requirements for the GB District	17
80.18: IB INTERCHANGE BUISNESS DISTRICT	17
(A) Permitted Uses	17
(B) Other Requirements for the IB District	18
80.19: I-1 ENCLOSED INDUSTRIAL DISTRICT	18
(A) Permitted Uses	18
(B) Other Requirements for the I-1 District	19
(C) Performance Standards for Enclosed Industrial Uses	19
80.20: I-2 OPEN INDUSTRIAL DISTRICT	21
(A) Permitted Uses	21
(B) Other Requirements for the I-1 District	23
(C) Performance Standards for Open Industrial Uses	23
80.21: FP FLOOD PLAIN DISTRICT	25
(A) Statement of Purpose	25
(B) Definitions	26
(C) Duties of the Administrator	28
(D) Regulatory Flood Elevation	29
(E) Improvement location permit	29
(F) Preventing Increased Damages	30
(G) Protecting Buildings	31
(H) Other Development Requirements	33
(I) Variances	34
(J) Disclaimer of Liability	34
80.22: UD UNIT DEVELOPMENT PLAN DISTRICT	35
(A) Statement of Purpose	35
(B) Applicability	35
(C) Procedure	36
(D) Abandonment or Expiration	39
(E) Recording	39
(F) Permit	39
(G) Covenants and Maintenance	39
(H) Limitation on Rezoning	41

<b>SECTION</b>	<b>PAGE</b>
80.23: CONTINGENT USES	41
(A) Contingent Uses Permitted	41
(B) Other Requirements for Contingent Uses	42
(C) Development Disabilities Residential Facilities Permitted	42
80.24: SPECIAL EXCEPTIONS	43
(A) Definition and Basis of Approval	43
(B) Procedure for Approval	43
(C) Existing Use May Be A Conforming Use	45
(D) Temporary Certificates	45
(E) Special Exceptions and Districts Where They May Be Permitted	45
(F) Other Requirements for Special Exceptions	50
80.25: BUILDING SETBACK LINES	81
(A) Front Yard	81
(B) Conflict – Setback Requirements	82
(C) Exceptions	82
80.26: YARD EXCEPTIONS	82
(A) Application	82
(B) Yard Encroachments	82
(C) Projections	82
(D) Alley Abutting Rear or Side Yard	83
(E) Side Yards	83
(F) Tapered Yard Formula (for Accessory Building)	83
(G) Fences	83
(H) Screening and Minor Accessory Uses	84
(I) Intersection Visibility	84
(J) Storage	85
80.27: ACCESS AND FRONTAGE	85
80.28: ONE PRIMARY BUILDING PER LOT	85
80.29: CONVERSIONS	85
(A) Certain Conversions Discouraged	85
(B) Consistent with Purposes	85
(C) Appearance and Repair	86
(D) Exception	86
80.30: MANUFACTURED HOME AND MOBILE HOME PERMITTED	86
(A) Manufactured Homes	86
(B) Mobile Homes	86
(C) Mobile Homes Permitted According to Certain Conditions	86
(D) Classification of Mobile Homes	86

<b>SECTION</b>	<b>PAGE</b>
80.31: HEIGHTS	87
(A) Normal Maximum Building Heights	87
(B) Height Exceptions	87
80.32: SUPPLEMENTARY BUSINESS STANDARDS	88
(A) General Standards	88
(B) Traffic Congestion	88
(C) Open-Air Business	89
80.33: ACCESSORY USES	89
(A) Intent	89
(B) Interpretation	89
(C) Application of Accessory Uses	90
80.34: TEMPORARY USES	93
(A) Intent	93
(B) General Provisions	93
(C) Uses Which May be Permitted By the Board	93
(D) Standards	94
80.35: HOME OCCUPATIONS	95
(A) Purpose	95
(B) Intent	95
(C) Levels	95
(D) Permit Required	95
(E) Signs	96
(F) Home Occupations	96
(G) Rural Home Occupations	98
80.36: OFF-STREET PARKING AND LOADING	100
(A) Intent	100
(B) Scope	100
(C) General Provisions	102
(D) Minimum Parking Requirements	103
(E) Off-Site Parking Facilities	106
(F) Development Standards	107
(G) Loading Requirements	109
80.37: SIGNS	109
(A) Definitions	109
(B) Application	110
(C) Advertising Signs or Billboards	112
(D) Business Signs	112
(E) Certain Identification Signs	113
(F) Accessory Signs and Sign Structures	114
(G) Maintenance and Removal	114
(H) General Provisions	115

<b>SECTION</b>	<b>PAGE</b>
80.38: PARKING AND STORAGE OF CERTAIN VEHICLES	116
(A) Automotive Vehicles	116
(B) Commercial Vehicles	117
80.39: ADMINISTRATION	117
(A) Enforcement Officer	117
(B) Improvement Location Permits	117
(C) Application for Improvement Location Permit	117
(D) Basic Duties of Executive Director	118
(E) Responsibility of Executive Director	119
(F) Relocation of Proposed Building, Structure or Exit	119
(G) Certificate of Compliance for Industrial Uses	119
(H) Site Plans Must Be Filed for Record	120
(I) Special Exception	120
(J) Certificate of Occupancy	120
(K) Completion of Improvements	120
(L) Temporary Certificates	120
(M) Change of Use	120
(N) Coincidental Application	120
(O) Certificates of Occupancy Filed for Record	121
(P) Excavations	121
(Q) Health and Safety	121
(R) Time Limit	121
(S) Proper Compliance	121
(T) Soil and Drainage Conditions Met	121
(U) Temporary Improvement Location Permit	122
(V) Issuance of Permits	122
(W) Certain Requirements Regarding Real Estate Transfers	122
(X) Erroneously Issued Permits – Restrictive Covenants	122
(Y) Criteria and Standards for Surveys and Divisions of Land	122
(Z) Exempt Divisions Included	122
(AA) Building Permit Required – Persons Responsible	123
80.40: BOARD OF ZONING APPEALS	123
(A) Organization	123
(B) Rules	123
(C) Meetings Open to Public	123
(D) Appeals Jurisdiction	123
(E) Exceptions and Uses	124
(F) Variances From Development Standards of Zoning Code	124
(G) Variances from Use District or Classification	124
(H) Variances in FP District	124
(I) Appeals to Board – Grounds – Transmission of Record – Disposition	124
(J) Writ of Certiorai	125

<b>SECTION</b>	<b>PAGE</b>
80.41: GENERAL PROVISIONS	125
(A) Interpretation	125
(B) Non-Interference With Greater Restrictions Otherwise Imposed	125
(C) Use	125
(D) Height	125
(E) Yard, Lot Area, and Size of Building	126
(F) Parking Space: Loading and Unloading Berths	126
(G) Building Relocated	126
(H) Farms Exempt	126
(I) Public Utility Installations Exempt	126
(J) Mineral Extraction	126
(K) Invalidity of Portions	126
(L) Amendments	127
80.42: SOIL SURVEY, DRAINAGE, EROSION AND SEDIMENT CONTROL	126
(A) Definitions	127
(B) Plan for Minimizing Erosion	128
(C) Measures to Minimize Erosion and Sedimentation	129
(D) Making Sites More Suitable	129
(E) Excavations and Fills	130
(F) General Provisions	130
(G) Responsibility of Applicant	139
(H) Design Standards	131
(I) Plan Approval	131
80.43: DEFINITIONS	131
80.44: FILING FEES AND FORMS	148
(A) Application Forms	148
(B) Improvement Location Permit Fee	148
(C) Certificate of Occupancy Fee	148
(D) Fees for Amendments, Appeals and Requests	148
(E) Fees Must Be Paid	149
(F) Fees Not Returnable	149
(G) Publication Costs	149
(H) Coincidental Applications	149
80.45: SPECIFICATIONS	149
(A) Figure 1, Lot and Yard Requirements	149
(B) Flood Insurance Criteria and Maps	150
80.46: INDIANA DRAINAGE CODE REQUIREMENTS	150
(A) 75-foot Drainage Right-of-Way	150
(B) Use of Drainage Right-of-Way	150

<b>SECTION</b>	<b>PAGE</b>
80.47 COMPLAINTS	150
80.48 REPEALER	150
80.49: CELLULAR/WIRELESS/PERSONAL COMMUNICATION FACILITIES AND TOWERS	150
(A) General Provisions	150
(B) Definitions	151
(C) Wireless Communication Facility Application Procedure and approval process	153
(D) General Wireless Communication Facility Performance Standards	156
(E) Zoning Specific, Cellular/Wireless/Personal Communication Facility Performance Standards	158
(F) Construction of Cellular/Wireless/Personal Communications and Towers	159
80.99: REMEDIES AND PENALTIES	160
(A) Remedies and Enforcement	160
(B) Violations As Common Nuisance	160
(C) Penalty	160
(D) FP Flood Plain District Violations	160
(E) Continuation of Violation	160
PASSAGE	161
FIGURE 1 – FOLLOWS	
<b>ZONE MAP:</b>	