

Zoning Districts

1.02 Zoning Districts

- A. Establishment of Standard Zoning Districts: Each of the standard zoning districts in the Unified Development Ordinance stand alone and is not a part of a hierarchy or pyramidal system of zoning. For example, what is permitted in one (1) zoning district is not related to what is permitted in another zoning district. Only those uses and development standards which are expressly permitted in the list for each zoning district apply to that zoning district.

For the purpose of this Unified Development Ordinance, the Town of Brownsburg has established the following standard zoning districts:

Standard District Code	Standard District Name	Standard District Purpose
PR	Parks and Recreation	This district is established for active and passive recreational areas, parks, linear trails, nature preserves, and other land in conservation.
AG	General Agriculture	This district is established for areas used for general agricultural purposes. This district is intended for land that may eventually be developed.
RE	Residential Estate	This district is established for single-family detached dwellings on estate sized lots.
R1	Low Density Single-family Residential	This district is established for single-family detached dwellings on large sized lots.
R2	Medium Density Single-family Residential	This district is established for single-family detached dwellings on medium sized lots.
R3	High Density Single-family Residential	This district is established for single-family detached dwellings on small sized lots.
TR	Traditional Residential	This district is established for single-family detached dwellings on very small lots. This district is intended primarily for historic plats and "traditional" neighborhoods.
M1	Low Density Multiple-family Residential	This district is established for single-family "attached" dwellings in the form of duplexes and triplexes.
M2	Medium Density Multiple-family Residential	This district is established for single-family attached dwellings in the form of condominiums, townhouses, and small apartment buildings.
M3	High Density Multiple-family Residential	This district is established for high density multiple-family dwellings in the form of apartment complexes.
MP	Manufactured Home Park	This district is established for leased lot developments (mobile or manufactured home parks) which typically lease dwelling sites for single-wide and double-wide manufactured homes.
IS	Institutional	This district is established for various institutional and office uses including governmental, hospital, educational, and religious institutions.
NC	Neighborhood Commercial	This district is established to accommodate the provision of small scale retail goods and services required for regular or daily convenience of nearby neighborhoods.
UC	Urban Commercial	This district is established to accommodate the unique mix of retail, commercial, entertainment, governmental, and professional uses with appropriate upper floor uses that occur in a village center setting.
C1	Moderate Intensity General Commercial	This district is established for a wide variety of retail, service, entertainment, and eating establishments that are small to medium in scale, and that in aggregate create a moderate intensity district.
C2	High Intensity General Commercial	This district is established for a wide variety of retail, service, entertainment, and eating establishments that are medium to large in scale, and that in aggregate create a high intensity district.
HC	Highway Commercial	This district is established for commercial uses that are closely related to the needs of the traveling public and interstate commerce, particularly along interstates and major state highways.
EC	Employment Center	This district is established for office uses in a technology or business park setting.
I1	Low Intensity Industrial	This district is established for low intensity industrial uses and light manufacturing facilities.
I2	High Intensity Industrial	This district is established for high intensity industrial uses and heavy manufacturing facilities.
MS	Motor Sports	This district will accommodate racing teams and other motor sport related enterprises.
RO	Regional Outdoor Entertainment	This district will accommodate large-scale regional entertainment facilities.
HI	High Impact	This district is established for specific uses that may have a high impact to the community.

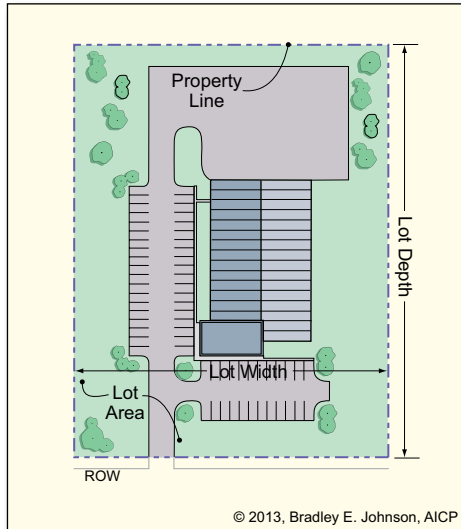
Low Intensity Industrial (I1) District

2.37 Low Intensity Industrial (I1) District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The I1 (Low Intensity Industrial) District is intended to be used as follows:</p> <p>Use, Type, and Intensity</p> <ul style="list-style-type: none"> • Low to moderate intensity industrial uses • Business parks, distribution operations, and industrial parks • Stand alone buildings or multiple primary structures <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Buffer between heavier industrial uses and lower intensity districts <p>Development Standards</p> <ul style="list-style-type: none"> • Enact quality time, place, and manner development standards that minimize the impacts on surrounding areas • Allow small outdoor storage areas with screening • Minimize light, noise, water, and air pollution <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • PR, AG, IS, C2, HC, EC, I1, I2, and MS 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • wind turbine system, small <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> • automobile oriented business (type 3) • broadcast studio • exterminator • lumberyard • office, construction trade • office, general • printing, commercial • self-storage warehouse • software development • tool/equipment rental (indoor) • tool/equipment rental (outdoor) • trade or business school • veterinary hospital <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> • assembly • bottling/canning • brewery • composting facility • distribution facility • dry cleaning processing • flex space • freight terminal • industrial park • materials recycling (type 1) • printer, industrial • produce terminal • research center, general • research center, medical • sign fabrication • storage tanks (non-hazardous) • testing lab, electronics • testing lab, materials • tool and die shop • utility facility, above ground • warehouse • welding service • wholesale business <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> • government operations facility • recycling collection point • water tower 	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> • wind turbine system, large <p>Agricultural Special Exception Uses</p> <ul style="list-style-type: none"> • agricultural products, processing • agricultural products, storage • grain elevator <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> • party facility • recreation center (indoor) • restaurant • sports field (indoor) • wellness facility <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> • bio-diesel production • broadcast facility • fleet vehicle storage • food processing • liquid fertilizer distribution • materials recycling (type 2) • metal casting • outdoor storage • telecommunication facility • transfer station <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> • school (P-12), public • transit station (local hub)

Low Intensity Industrial (I1) District

2.38 Low Intensity Industrial (I1) District Development Standards



Minimum Lot Area

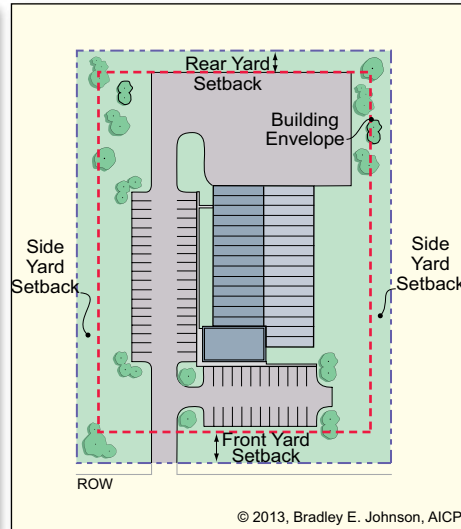
- 1 acre

Minimum Lot Width

- 100 feet

Sewer and Water

- sewer utility connection is required
- water utility connection is required



Minimum Front Yard Setback

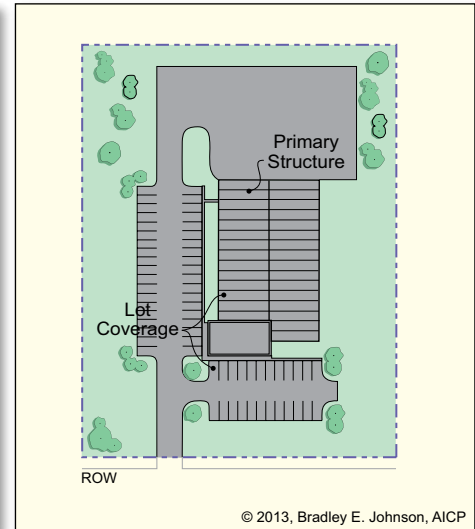
- 35 feet for primary structure
- 45 feet for accessory structure

Minimum Side Yard Setback

- 20 feet for primary and accessory structure

Minimum Rear Yard Setback

- 20 feet for primary and accessory structure



Maximum Lot Coverage

- 70% of lot area

Minimum Main Floor Area

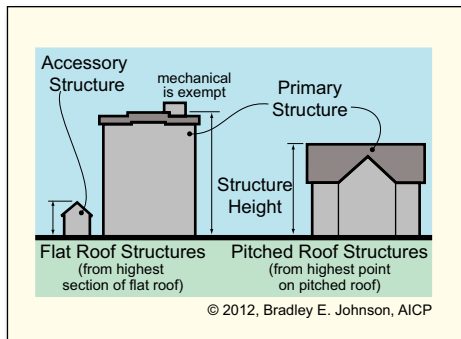
- 500 square feet

Maximum Main Floor Area

- 150,000 square feet

Maximum Primary Structures

- 5



Maximum Structure Height

- 50 feet for primary structure
- 35 feet for accessory structure
- 3 stories

Additional Development Standards that Apply

Accessory Structure	Lighting	Structure
• AS-01 5-03	• LT-01 5-41	• ST-01 5-114
• AS-13 5-09	• LT-05 5-42	Telecommunication
Architectural	Loading	• TC-01 5-115
• AR-05 5-13	• LD-01 5-43	Temporary Use
Canopy and Portico	Lot	• TU-01 5-117
• CP-01 5-14	• LO-01 5-44	• TU-04 5-118
Density and Intensity	Outdoor Storage	Trash Receptacle
• DI-01 5-15	• OS-04 5-49	• TR-01 5-120
Environmental	Parking	Vision Clearance
• EN-01 5-16	• PK-01 5-50	• VC-01 5-121
Fence and Wall	• PK-07 5-52	Wind Turbine Systems
• FW-01 5-17	Setback	• WT-01 5-122
• FW-07 5-20	• SB-01 5-62	• WT-02 5-124
Floor Area	Sewer and Water	
• FA-01 5-21	• SW-01 5-64	
Height	Signs	
• HT-01 5-22	• SI-01 5-66	
Landscaping	• SI-13 5-108	
• LA-01 5-28	• SI-15 5-112	
• LA-03 5-37	Special Exception	
• LA-04 5-40	• SE-01 5-113	

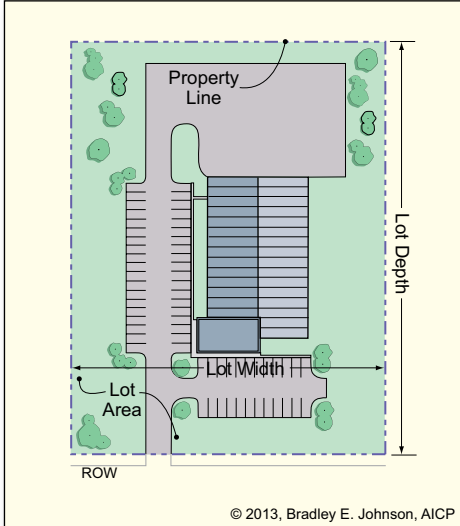
High Intensity Industrial (I2) District

2.39 High Intensity Industrial (I2) District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The I2 (High Intensity Industrial) District is intended to be used as follows:</p> <p>Use, Type, and Intensity</p> <ul style="list-style-type: none"> Moderate to high intensity industrial uses Business parks, distribution operations, and industrial parks Stand alone buildings or multiple primary structures <p>Application of District</p> <ul style="list-style-type: none"> Existing and new development Buffer between heavier industrial uses and lower intensity districts <p>Development Standards</p> <ul style="list-style-type: none"> Enact quality time, place, and manner development standards that minimize the impacts on surrounding areas Allow small outdoor storage areas with screening Minimize light, noise, water, and air pollution <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> PR, AG, IS, C2, HC, EC, I1, I2, and HI 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> wind turbine system, small <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> agricultural products, processing agricultural products, storage <p>Commercial Permitted Uses</p> <ul style="list-style-type: none"> tool/equipment rental (outdoor) <p>Industrial Permitted Uses</p> <ul style="list-style-type: none"> assembly bio-diesel production bottling/canning brewery broadcast facility composting facility distribution facility dry cleaning processing fleet vehicle storage flex space food processing freight terminal heavy equipment repair industrial park liquid fertilizer distribution manufacturing, light materials recycling (type 1) materials recycling (type 2) metal casting outdoor storage printer, industrial produce terminal sign fabrication stone cutting storage tanks (non-hazardous) telecommunication facility testing lab, electronics testing lab, materials tool and die shop transfer station utility facility, above ground warehouse welding service wholesale business <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> government operations facility recycling collection point water tower 	<p>Accessory Special Exception Uses</p> <ul style="list-style-type: none"> wind turbine system, large <p>Commercial Special Exception Uses</p> <ul style="list-style-type: none"> crematory restaurant sports field (indoor) <p>Industrial Special Exception Uses</p> <ul style="list-style-type: none"> chemical manufacturing concrete plant incinerator manufacturing, heavy meat processing mining, rock or sand research center, general testing, general <p>Institutional Special Exception Uses</p> <ul style="list-style-type: none"> transit station (local hub)

High Intensity Industrial (I2) District

2.40 High Intensity Industrial (I2) District Development Standards



Minimum Lot Area

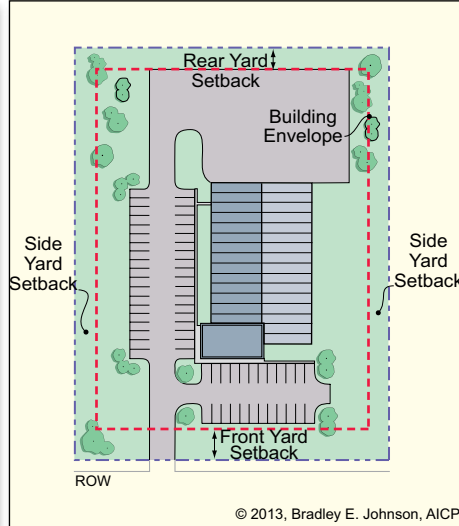
- 3 acres

Minimum Lot Width

- 250 feet

Sewer and Water

- sewer utility connection is required
- water utility connection is required



Minimum Front Yard Setback

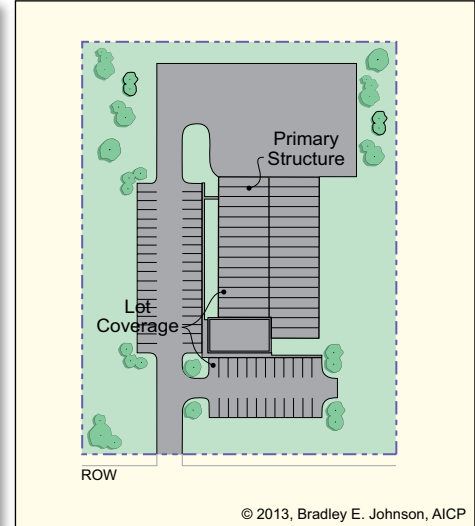
- 45 feet for primary and accessory structure

Minimum Side Yard Setback

- 20 feet for primary and accessory structure

Minimum Rear Yard Setback

- 20 feet for primary and accessory structure



Maximum Lot Coverage

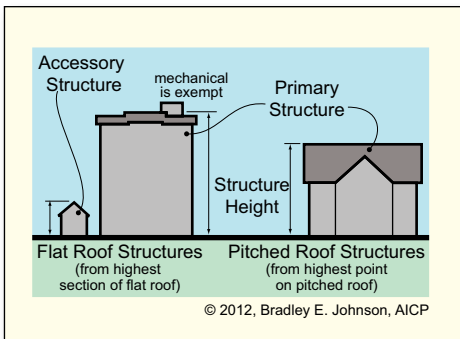
- 70% of lot area

Minimum Main Floor Area

- 500 square feet

Maximum Primary Structures

- 10



Maximum Structure Height

- 50 feet for primary structure
- 35 feet for accessory structure
- 3 stories

Additional Development Standards that Apply

Accessory Structure		Loading		Temporary Use	
• AS-01.....	5-03	• LD-01.....	5-43	• TU-01.....	5-117
• AS-13.....	5-09	Lot		Trash Receptacle	
Architectural		• LO-01.....	5-44	• TR-01.....	5-120
• AR-05.....	5-13	Outdoor Storage		Vision Clearance	
Canopy and Portico		• OS-04.....	5-49	• VC-01.....	5-121
• CP-01.....	5-14	Parking		Wind Turbine Systems	
Density and Intensity		• PK-01.....	5-50	• WT-01.....	5-122
• DI-01.....	5-15	• PK-07.....	5-52	• WT-02.....	5-124
Environmental		Setback			
• EN-01.....	5-16	• SB-01.....	5-62		
Fence and Wall		Sewer and Water			
• FW-01.....	5-17	• SW-01.....	5-64		
• FW-07.....	5-20	Signs			
Floor Area		• SI-01.....	5-66		
• FA-01.....	5-21	• SI-13.....	5-108		
Height		• SI-15.....	5-112		
• HT-01.....	5-22	Special Exception			
Landscaping		• SE-01.....	5-113		
• LA-01.....	5-28	Structure			
• LA-03.....	5-37	• ST-01.....	5-114		
• LA-04.....	5-40	Telecommunication			
Lighting		• TC-01.....	5-115		
• LT-01.....	5-41				
• LT-05.....	5-42				