

Fees	Increase fees for Copies Increase Fees for Solar Change sf for Solar Medium, large and Farm Add Commercial Tower Fee Increase fees for Applications Add Solar and Wind Farm fees and applications	Proposed fee schedule is included.	
EV Charging stations	Needs added to ordinance as permitted or special exceptions and add in decommissioning/removal requirements	There are three levels of charging stations. Included are the definitions of each. Level 1 & 2 could be permitted in all districts possibly with a TRC requirement. Level 3 could be a special exception in all districts and a TRC required. All required to obtain an electrical and building permit	
Privacy fences	6' vs 4' in front yard??	Change the requirements to 6' in front yard, must sit 5' off of the Road right-of-way	
Privacy screens?	Would they be considered a privacy fence?	Picture included	
Sub-division ord.. all new residential developments offer or are within walking distance of a park, recreation area or open space	Thoughts? This is from our Comprehensive Plan	Walking distance- research shows walking distance is 10 minutes or less. Required for Sub-divisions with 4 or more lots?	
Retention ponds must be maintained	Need requirement language added	Added requirement in the landscaping codes. 5-81	
Additions and corrections needed as pointed out by K.K Gerhart Fritz		Changes on pgs 1-4, 7-15 included	
Solar requirements	Medium and Large Roof mount	Requires SE and TRC. Change language to require only a SE for med and large roof mount arrays	

Airport	Landscaping not required	Airport exempt, language added in the IR district	
HD District	Farmers market permitted Farm market and Roadside produce sales SE		
KW District	AS-05	All fences require a location improvement permit and must sit 2' off property lines.	
Article 5: 7.1	AS-01 A.. no accessory structure allowed without a primary structure..	This language needs removed from the Commercial Districts	
BZA/PC Petitions	All paperwork, notifications and publications done in house	If changed, the fees will be increased and Rules of procedure will need updated for all Boards	
HC	Mini -storage/warehouse and wholesale business permitted and SE		
SR	Language correction Golf course listed twice in SE		
ZMA Fulton	Now or when we do amendments at a later date	Map included	
ZMA Liberty Baptist	From SR to IR		
ZMA 9 th Street	From IN to DC		
ZMA Wabash	From IN to GC		
Solar Moratorium			
WE-03 Prohibition	Need to look into amending ordinance.		

Fulton County Area Plan Commission
Fee Schedule
Effective 01/01/2019

Copies

All Photocopies are \$0.10 per page (Co. Ordinance No. 031798)

Comprehensive Plan	\$4.80	\$6.80
Zone Ordinance	\$15.00	\$16.00
Subdivision Ordinance	\$5.10	\$5.15
Zone Map	\$0.10	

Additions/Changes in red

Permits

Location Improvement Permit *(unless otherwise specified)* \$50.00

* Portable structures under 120 sf do not require a permit

* Kewanna Incorporated Limits \$0.00

* Fulton Incorporated Limits \$0.00

Temporary Use Permit *(unless otherwise specified)* \$50.00

* Kewanna Incorporated Limits \$0.00

* Fulton Incorporated Limits \$0.00

\$3/sf

Signs

* Signs under 6 sf do not require a permit

Telecommunications Tower \$500.00

* Additional Antenna Placement \$50.00

Solar Array

* Micro under 120 Sf panel area \$40.00

* Small 120sf -1750sf panel area \$80.00

* Medium 1751 sf -43,560 sf panel area \$150.00

* Large 43,561sf -435,600 sf panel area \$250.00

* Farm 435,601 or more

\$75.00

\$125.00

\$225.00

\$325.00

\$25.00 per
acre

Wind Generating Tower (WECS)

* Noncommercial Tower \$175.00

* Commercial Towers

APC & BZA Application Fees

Site Plan Review - Commercial, Industrial, & Institutional/Recreational Districts \$175.00

Zone Map Amendment	\$500.00
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APC Subdivision Applications *(unless otherwise specified)*

* Residential Primary Plat: One & Two lot subdivisions allowed by ordinance	\$50.00	
* Residential Primary Plat	\$500.00	plus \$50/lot
* Residential Primary Plat - Rochester Incorporated Limits	\$250.00	plus \$25/lot
* Residential Secondary Plat	\$100.00	
* Commercial Primary Plat	\$1,500.00	
* Commercial Primary Plat - Rochester Incorporated Limits	\$1,000.00	
* Commercial Secondary Plat	\$250.00	

Mobile Home Park	\$2,000.00 plus \$50/lot
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BZA Applications

* Development Standard Variance	\$175.00	\$225.00
* Special Exception <i>*Except Wind and Solar Farms</i>	\$175.00	\$225.00
* Administrative Appeal	\$175.00	\$225.00

*Solar Farm Application	\$2500.00 plus \$1 per panel acre
*Wind Farm Application	\$2500.00 Plus \$200 per tower



Early Bird Fee	3 times the normal permit/application fee plus \$20/foot in height of the structure
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Electric Vehicle Charging Station Guidelines

The electric vehicle market is growing dramatically and is emerging as the future of transportation. All major auto manufacturers have announced plans to electrify a significant portion of their production over the next 3-5 years. With the increased number of electric vehicles comes the need to provide an EV charging infrastructure in private and public settings that supports the anticipated number of vehicles. Many establishments, particularly national retailers, have already begun to add a limited number of EV charging stations to their sites. It is anticipated that this trend will not only continue but intensify. Unfortunately, current City Ordinances and Building Codes have yet to be updated with specific requirements for EV charging stations.

With this in mind, the City of Rochester Hills has prepared the following guidelines for property owners and developers to use when considering adding EV charging stations to their particular sites. The City has determined it is a best practice to follow the requirements for EV charging stations found within the 2021 International Building Code and the 2017 Standard for Accessible and Usable Facilities. The City promotes the installation and preparation for adding EV charging stations for tenants, customers, staff and others who may use their facility.

Types of EV Charging Stations

To begin it is important to understand some of the terminology associated with EV charging. Currently there are 3 levels of EV charging based on power levels. The higher the level the faster the charging can occur.

- **Level 1** – Level 1 uses a common 120-volt household outlet. It is the slowest way to charge and adds between 3 and 5 miles of range per hour of charging. These are typically located in private homes where vehicle use is for shorter travel distances and charge times can be longer.
- **Level 2** – Level 2 charging is the most widely used level for daily EV charging? EV chargers can be installed at home, workplace, as well as public locations like shopping malls. Level 2 charging can replenish between 12 and 80 miles per hour of charging, depending on the power output of the Level 2 charger.
- **Level 3** – Level 3 is sometimes referred to as DC Fast Charging (DCFC) and is currently the fastest type of charging. These chargers can recharge an EV at a rate of 3 to 20 miles per minute of charging. These units use direct current (DC) versus the alternating current (AC) used by the Level 1 and 2 chargers. The voltage of the DCFC charger is much higher than is available in most residences.

of such a tract of land into Lots of Record.

Plat, Primary: The primary plat, pursuant to I.C. 36-7-4-700 series, is the plat and plans upon which the approval of a proposed subdivision are based. The primary plat and plans shall be subject to public notice and public hearing according to law and according to Plan Commission rules. (Under former state statutes, the primary plat was referred to as a “preliminary” plat.)

Plat, Secondary: The secondary plat, pursuant to I.C. 36-7-4-700 series, is the final plat document in recordable form. A secondary plat shall substantially conform with the preceding primary plat, or section thereof. The secondary plat and plans are not subject to public notices and public hearings.

Porch: A roofed-over structure projecting out from the wall or walls of a main structure and commonly open to the weather in part.

Practical Difficulty: A difficulty with regard to one’s ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a “hardship,” rather it is a situation where the owner could comply with the regulations within this Ordinance, but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Preexisting Towers and Antennas: Any tower or antenna for which a permit has been issued prior to the effective date of these regulations are exempt from the requirements of these regulations so long as the tower or antennas are not modified or changed.

Primary Arterial: A street with access control, restricted parking, and that collects and distributes traffic to and from minor arterials, as depicted by the Transportation Plan element within the Comprehensive Plan.

Primary Plat: See Plat, Primary.

Primary or Principal Building/Structure: The building or structure in which the principal use of the lot or premises is located or conducted, with respect to residential uses, the principal building or structure shall be the main dwelling. Only one primary single-family structure shall be allowed on any one lot at any time.

Primary Structure Within A WECS Project Boundary: for each property, the structure that one (1) or more persons occupy the majority of time on that property for either business or personal reasons. Primary structure includes structures such as residences, commercial buildings, hospital, and day care facilities.

Principal Use: The main use of land or buildings as distinguished from an accessory use. A principal use may be either a permitted use or a special exception.

Privacy Fence: A privacy fence ~~must~~ be to the side and rear of primary structures (except within the commercial and industrial districts as long as no vision clearance hazard results), be permitted up to the property line unless otherwise specified by this ordinance, a maximum height of six (6) feet unless otherwise specified by this ordinance, and is at least 90 percent opaque, unless otherwise specified throughout this ordinance. A privacy fence may only be made of wood and/or vinyl. It may not consist of metal, cars, mobile homes, or any other material other than wood or vinyl.

Private Street: See Street, Private

Production Agricultural Operation: a farm operation including the production, preparation and marketing of crops, livestock and livestock products that are produced on land that is owned or rented, contiguous



Article Five

Section Nine - Kewanna Development Standards

5-9.0 Interpretation

The following development standards listed within Section Nine are applicable within the Kewanna (KW) Zone District listed within the Fulton County Zoning Ordinance (except as may otherwise be provided within this ordinance).

5-9.1 Accessory Structures Standards (AS)

AS-01: Accessory Uses shall comply with all development standards of the applicable zoning District unless an exception is provided for specifically in this ordinance.

A. Accessory Uses shall not encroach upon any platted easements unless specifically authorized by the terms of the easement or by written consent of the agency in whose favor the easement is granted.

B. Underground facilities shall not be located in, or under, any required Front, Side or Rear Yard Setback.

AS-02: An accessory structure that is portable, as well as, 120 square feet or less, does not require a permit from the Area Plan Commission, but must conform to the setbacks within the Kewanna Town District.

AS-03: Accessory Building, or Structure: Defined as, a building or structure which:

A. is subordinate to a principal building or structure in area, intent, and/or purpose;

B. contributes to the comfort, convenience, or necessity of occupants of the principal building, structure, or principal use;

C. does not alter or change the character of the premises;

D. is located on the same zoning lot as the principal building, structure, or use;

E. conforms to the setback and other requirements of this Ordinance unless otherwise provided for by this Ordinance.

AS-04: Accessory Uses: Drive Through and Canopied Facilities

A Drive through facilities (including drive-through banking) - shall be so designed that:

a. drive through lanes do not conflict with the safe and efficient flow of traffic into and out of required Parking Spaces or Loading Spaces;

b. drive through lanes have a "bail out" capability;

c. provide at least five (5) waiting spaces prior to the first ordering, pick-up or service facility; and,

d. provide at least one waiting space after the last pick-up or service facility.

B. Gasoline dispensers and Canopies - shall not be located within any required Front, Side or Rear Yard Setback or Bufferyard and shall be provided with adequate on-site maneuverability so as to avoid any interference with through traffic on any public Right-of-Way.

AS-05: Privacy Fences

A. Privacy fences shall setback a minimum of two (2) feet from any front, side, and/or rear yard property line ~~but do not~~ and require a Location Improvement Permit.

5-9.2 Adult Entertainment Business Standards (BY)

AU-01: In the development and adoption of this Article, it is recognized that there are some Adult Entertainment Business uses which due to their very nature have certain objectionable operational characteristics particularly when located in close proximity to residential neighborhoods, thereby having a deleterious impact upon property values and the quality of life in such surrounding areas. It has been acknowledged by communities across the nation that state and local governmental entities have a special concern in regulating the operation of such Adult Entertainment Businesses under their jurisdiction to ensure that these adverse effects will not contribute to the blighting or down grading of adjacent neighborhoods. The special regulations deemed necessary



Am

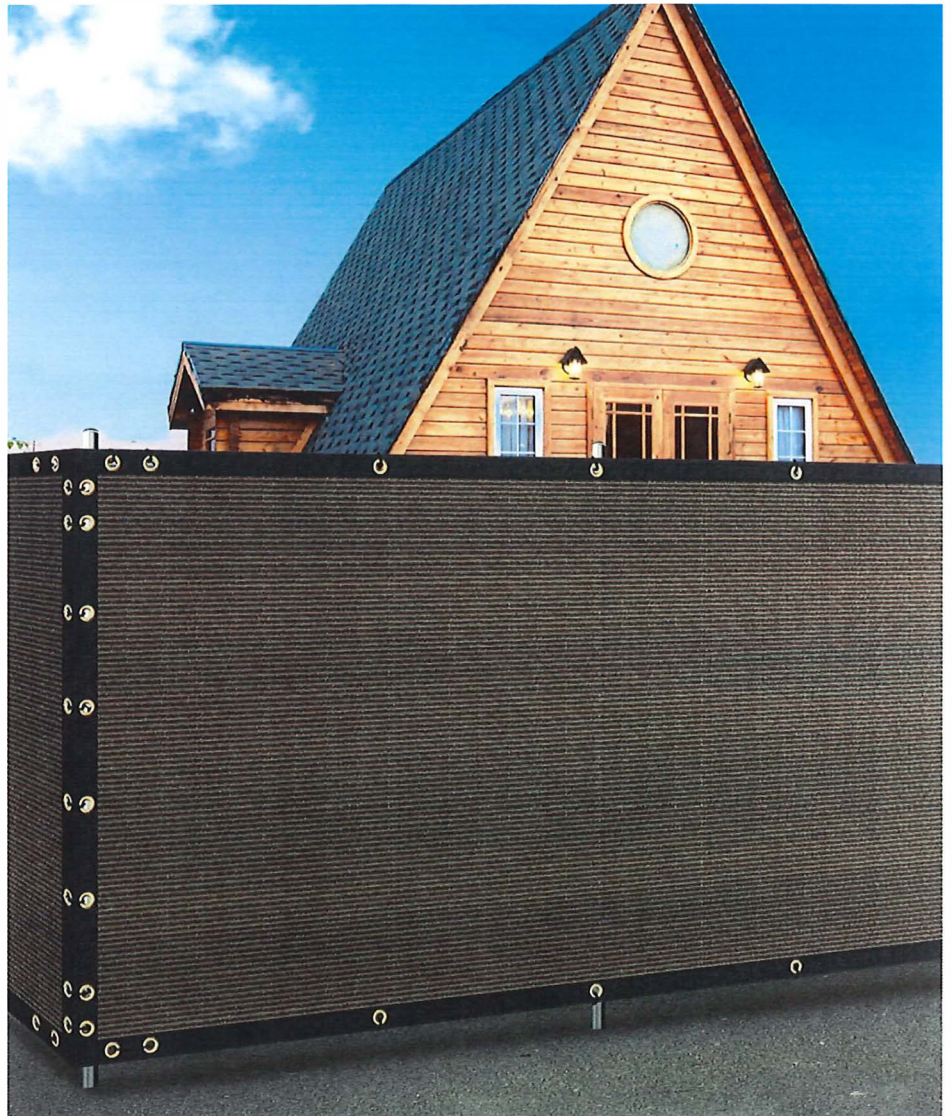
Patio,

6'

Me

Wa

Bro



Add to List

Add to Baby Registry

Add to Registry & Gifting

Have one to sell?

Sell on Amazon

Purchase options and add-ons

Payment plans

\$10.17/mo (6 mo) at example APR of 30%
 (rates from 10-30% APR)

- ✓ **【Material】** - Made of commercial grade new HDPE (High Density Polyethylene), allowing air to go through and resisting water and all weather condition. Passed HD50505 TEST, it has excellent tenacity, can resist UV rays & wind, prevent fading, and maintain strength for a long time.
- ✓ **【Rust-proof Grommets & Reinforced Binding】** - Reinforced stitching is neatly sewn along all edges without threads coming off. Grommets are more dense, 4 grommets at each corner of the fence, tough and reinforced brass grommets placed about 12" apart vertically and

Public Sites and Open Space Standards

4-1.15 Public Sites and Open Space

- A. The subdivider may be required to plat a minimum of eight hundred and seventy five (875) square feet of open space for each dwelling unit to be constructed when the density of such development is one (1) dwelling unit per three fourths (3/4) acre or greater. A dwelling unit shall be defined as a single-family home, condominium, or apartment/rental unit.
- B. The subdivider shall reserve the open space acreage for public use. The land may be deeded by the subdivider to a duly organized homeowners association within the subdivision.
- C. Easements, crosswalks, and road frontage to provide public access to the open space shall be shown on the secondary plat.
- D. Existing natural features which add value to residential development and enhance the attractiveness of the community shall be preserved in the design of the subdivision and should be incorporated into dedicated open space.
- E. Easements, roadways, and rights-of-way cannot be considered open space.
- F. All open space shall be usable spaces for normal recreation. Narrow strips of land throughout a development and similar (marginal) areas shall not be considered open space.
- G. Plan Commission may waive any or all public sites and open space standards when applicable.



adjacent to one another. The need for Buffer Yard Standards stems from the periodic occurrence of two (2) adjacent zoning districts conflicting or have the potential of conflicting. If a property in a VC district is adjacent to any other district other than the VC District, an additional ten (10) feet of setback shall be required in addition to the normal setback on the yard(s) abutting the other zoning district.

BY-03: A general purpose of zoning is to protect conflicting Zoning Districts from being adjacent to one another. The need for Buffer Yard Standards stems from the periodic occurrence of two adjacent Zoning Districts conflicting or have the potential of conflicting. The following Buffer Yard Standards only apply along the property lines where two conflicting Zoning Districts meet.

If a GC or HC District is adjacent to SR, RR, R1, R2, R3, or MP. A buffer shall be installed on the property located in the GC or HC district. The following buffer standards shall apply:

- A. The developer or owner of the subject property is responsible for installing the Buffer Yard.
- B. The adjacent property owner shall not have to participate in installing the Buffer Yard.
- C. An additional twenty (20) feet of setback shall be required in addition to the normal setback.
- D. One (1) deciduous canopy tree and two (2) needled evergreen trees must be planted for every twenty (20) feet of contiguous boundary with conflicting district.
- E. All trees must be planted within five (5) to fifteen (15) feet from the property line.
- F. An irregular line or row of trees is preferred.
- G. All trees must have at least a one (1") to two inch (2") caliper, be properly maintained, and be replaced if the tree dies, is diseased, or is damaged.

5-7.5 Landscaping Standards (LS)

LS-01: Landscaping is an essential part in the design and development of a site. Such plantings are a benefit to the environment, public health, safety, comfort, convenience and general welfare of the community. These standards will result in the reduction of storm water runoff, glare, heat build-up, following general standards apply.

- A. No landscaping materials, vegetation, plants, shrubs, trees, retaining walls, bedding, lighting, or mounds may extend into any existing or proposed right-of-way or easement without the written permission from the agency that established the right-of-way or easement.
- B. No trees may be planted within five (5') feet of sidewalks, streets, curbs, gutters, drainage tile, or other infrastructure, unless approved otherwise by the planning commission.
- C. The species of trees and plants for proposed landscape plan may be subject to approval of plan commission or its designees.
- D. All landscaping must be properly maintained (i.e. pruning, replacing plants and/or trees that have died, is diseased or damaged, etc.)

E. Retention and detention ponds must be properly maintained



to encourage the establishment and maintenance of reasonable community standards for the physical environment. If two or more provisions within this ordinance are in conflict or are inconsistent with one another, then the provision which is most restrictive shall control.

1-1.8 Jurisdiction Area

This Ordinance shall apply to all land within Fulton County, Indiana.

1-1.9 Application

It is not intended by this Ordinance to interfere with, abrogate or amend any existing easements, covenants, or other agreements, between parties, nor is it intended by this Ordinance to repeal, abrogate, annul, or in any way interfere with any existing provisions of laws or ordinances or any rules, regulations, or permits previously adopted or issued pursuant to law relating to the use of building or premises.

Where this Ordinance imposes a greater restriction upon the use of buildings or premises than is imposed or required by such existing provisions of law or by such rules, regulations, agreements, covenants, or permits, the provisions of this Ordinance shall control; but where private covenants, permits, agreements, rules or regulations impose a greater restriction than is imposed by this Ordinance, the greater restriction shall control.

1-1.10 Repealer

The Fulton County and the City of Rochester, Indiana, do hereby repeal the Fulton County Advisory Comprehensive Plan, Fulton County Advisory Zoning and Subdivision Ordinances, the Fulton County Advisory Official Zone Map, the City of Rochester Comprehensive Plan, the City of Rochester Zoning and Subdivision Ordinances, and the City of Rochester Official Zone Map. The aforementioned Zoning Ordinance and the referenced Official Zoning Map shall replace the repealed ordinances as well as shall replace all of the sections and provisions of the repealed ordinances which appear and are incorporated in the Fulton County and City of Rochester Code of Ordinances of Fulton County and the City of Rochester, Indiana, as of the adoption and effective date.

1-1.11 Amendments

In accordance with I.C. 36-7-4-602, the legislative bodies within Fulton County may amend or partially repeal the text of this Ordinance or they may amend the zoning maps of this Ordinance as follows:

The legislative bodies within Fulton County or the Plan Commission may initiate a proposal to amend or partially repeal the text according to the procedure of I.C. 36-7-4-602(b) and I.C. 36-7-4-607 and according to the Commission Rules and Procedures.

The legislative bodies within Fulton County, the Plan Commission, or at least fifty percent (50%) of the affected property owners may initiate a petition to change the zoning maps according to the procedure of I.C. ~~36-7-4-602(c)~~ and I.C. 36-7-4-608 and according to the Commission rules.

In its review of the text and zone map amendments, the legislative bodies within Fulton County and the Plan Commission shall pay reasonable regard to:

- A. The ~~most recently adopted~~ Comprehensive Plan
- B. Current conditions and the character of structure and uses in each district.
- C. The most desirable use for which the land in each district is adapted.
- D. The conservation of property values throughout the jurisdiction; and
- E. Responsible development and growth.
- ~~F. The public health safety and welfare.~~

1-1.12 Effective Date

This Ordinance shall be in full force and in effect at 12:01 am, on January 1st, 2008. The effective date is based on the passage and notice of adoption as required by law. Certified by the Plan Commission of



vation District and in some cases with the approval of a Drainage Plan/Agreement on file with the Fulton County Surveyor.

WE-37: Post-Construction Requirements

Post-construction, the applicant shall comply with the following provisions:

A. As-Built Plans

Where upon completion of the phases of the project being proposed, the exact measurements of the location of utilities and structures erected during the development are necessary for public record shall therefore be recorded. The applicant, owner, or operator shall submit a copy of the Final Construction Plans (as-built plans), as amended, to the Planning Department with the exact measurements thereon shown. The Plan Commission staff, after being satisfied that the measurements are substantially the same as indicated on the originally approved final plan(s) shall approve, date and sign said Construction Plans for the project. One set of As-Built plans will be submitted in CAD or shape-file format to be incorporated into the Fulton County GIS.

B. Change in Ownership

It is the responsibility of the owner or operator listed in the application to inform the Plan Commission of all changes in ownership and operation during the life of the project, including the sale or transfer of ownership or operation. Proof shall be provided to the Plan Commission that any subsequent purchaser shall comply with all financial obligations as originally approved for the project, and that the purchaser is contractually obligated to assume all responsibilities of the original applicant.

5-1.5 Solar Energy Systems(SES) Standards (SE)

In order to protect the public health, safety, and general welfare of the community while accommodating the energy needs of residents and businesses, these regulations are necessary in order to:

1. To bring the benefits of solar energy to Fulton County, including the potential to add local jobs, reduce energy bills, and reduce pollution in a manner that preserves reliability and affordability
2. minimize adverse effects of SES facilities through careful design and siting standards;
3. avoid potential damage to adjacent properties from SES failure through structural standards and setback requirements.

SE-01: The Fulton County Planning Office is vested with the authority to review, approve, and disapprove applications for Solar Energy Systems, including a sketch, preliminary plans and final plans.

SE-02: Regulations of the siting of SES facilities is an exercise of valid police power delegated by the State of Indiana. The developer has the duty of compliance with reasonable conditions laid down by the Fulton County Plan Commission.

SE-03: Ground-mounted solar energy systems in all districts shall be installed either in the side yard or rear yard. Ground-mounted solar energy systems accessory to a principal use may be located no closer than the setback for accessory structures from the side or rear lot line.

SE-04: Height Requirements

- a. Roof mount: Roof-mounted solar energy systems may exceed the maximum building height, provided the SES does not exceed five feet in height above the roofline in residential districts and ten feet above the roof line in all other districts.
- b. Ground mount: The maximum height restrictions for accessory structures in each zoning district are applicable to ground-mounted solar energy systems and solar energy systems.

SE-05: Lot Coverage cannot exceed the impervious lot surfaced requirements.

SE-06: Solar energy systems must meet the requirements of the Fulton County Drain Board.

SE-07: Permit Requirements

1. Small rooftop, micro, and ground mount solar installations are permitted in all major zoning districts.



2. A Technical Review Committee (TRC) site plan approval is required for Medium- and Large-scale **ground-mounted** solar energy systems prior to building permit approval.
 3. Micro and Small systems are permitted uses in all Zone Districts.
 4. Medium and Large systems are special exception uses in the AG, AP, RR, SR, KW, IR, HC, VC, GC, IN, and IU Districts.
- SE-08: A Technical Review is required for Medium- and Large-scale **ground-mounted** solar energy systems prior to building permit approval. Site Plan documents shall include:
1. Property lines and physical features, including roads, for the project site;
 2. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures;
 3. Blueprints or drawings of the solar energy system showing the proposed layout of the system, the distance between the proposed solar collector and all property lines, and the tallest finished height of the solar collector;
 4. Name, address, and contact information for proposed system installer;
 5. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any;
 6. Zoning district designation for the parcel(s) of land comprising the project site.
 7. Documentation that the owner has submitted notification to the utility company of the customer's intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.
- SE-09: Removal Requirements – Any small, medium- or large-scale ground-mounted solar energy system which has reached the end of its useful life or has been abandoned shall be removed [by the owner or operator]. The owner or operator shall physically remove the installation no more than one year after the date of discontinued operations. The owner or operator shall notify the Fulton County Plan Department by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:
- (a) Physical removal of all solar energy systems, structures, and equipment from the site.
 - (b) Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
 - (c) Stabilization or re-vegetation of the site as necessary to minimize erosion. The Fulton County Planning Office may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.
- SE-10: Abandonment – Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the small, medium- or large-scale ground-mounted solar energy system shall be considered abandoned when it fails to operate for more than one year without the written consent of the Fulton County Plan Department. If the owner or operator of the solar energy system fails to remove the installation in accordance with the requirements of this section within one year of abandonment or the proposed date of decommissioning, the County retains the right after the receipt of an appropriate court order, to enter and remove an abandoned, hazardous, or decommissioned small, medium, or large-scale ground-mounted solar energy system at the owner/operator's expense. As a condition of Site Plan approval, the applicant and landowner shall agree to allow entry to remove an abandoned or decommissioned installation

5-1.6 Height Standards (HT)

- HT-01: No structure may be erected or changed so as to make its height greater than specified in its applicable Zoning District, except as noted below. Exceptions to height standards include:
- A. These specified height exceptions may exceed the permitted height regulations by twofold (x2) or seventy-five (75) feet; whichever is less.
 - a. Church steeples,
 - b. Water Towers, and



D. Cessation of Use: All temporary uses/structures must, upon cessation, remove all structures, elements, and debris; and revert all alterations to the original site to its original state. All removal and alterations must take place within the permitted duration.

E. A petitioner shall be limited to a total of one (1) temporary uses/structures per year.

TU-03: Temporary Structures/Uses permitted include:

A. Construction trailers (permit may be renewed one time by the Plan Administrator with reason. The construction trailer shall be situated at the construction site and occupied by only persons directly engaged in the supervision of the construction of the structure or development.

B. Roadside sales vehicles or structures,

C. Tents for sales and business events. Maximum duration (time limit) is fifteen (15) days with permit.

5-6.4 Landscaping Standards (LS)

LS-01: Landscaping is an essential part in the design and development of a site. Such plantings are a benefit to the environment, public health, safety, comfort, convenience and general welfare of the community. These standards will result in the reduction of storm water runoff, glare, heat build-up, may reduce energy costs in structures and will improve the aesthetics of the community. The following general standards apply.

A. No landscaping materials, vegetation, plants, shrubs, trees, retaining walls, bedding, lighting, or mounds may extend into any existing or proposed right-of-way or easement without the written permission from the agency that established the right-of-way or easement.

B. No trees may be planted within three (3) feet of sidewalks, streets, curbs, gutters, drainage tile, or other infrastructure, unless approved otherwise by the planning commission or an independent municipal code.

C. The species of trees and plants for proposed landscape plan may be subject to approval of plan commission or its designees.



HD District

4-1.21 "HD" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses (cont.)	Permitted Uses (cont.)
<p>The “HD” (Historical Downtown Commercial) District is intended to provide a district where historical buildings and storefronts within the city of Rochester and each of the towns located within the County can thrive and be maintained without undo hardship. This District shall encourage the maintenance of historical buildings that aids in the proliferation of historical atmosphere within our city and town centers.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to use this district within the city and town centers in order to create a special mixed-use area of small-scale pedestrian oriented commercial, retail, and office uses within the cities and towns located in Fulton County.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to minimize parking lots between buildings, rather, encouraging parking behind buildings.</p>	<ul style="list-style-type: none">• paint store• liquor sales• music store• news dealer/bookstore• office supplies• bar/night club• billiard/arcade room• bowling alley• dance/aerobics/gymnastics studio• lodge or private club• theater, indoor• plumbing supplies• satellite dish sales/service (no outside storage/display without special exception)• shoe sales• sporting goods• variety store <p>Business: Food Sales/Service</p> <ul style="list-style-type: none">• bakery retail• convenience store• delicatessen• farmers market• grocery store• meat market• restaurant <p>Business: Personal Service</p> <ul style="list-style-type: none">• barber/beauty shop• coin laundry• day care facility• dry-cleaning service• fingernail salon• fitness center/gym• health spa• shoe repair• tailor/pressing shop• tanning salon <p>Business: Office/Professional</p> <ul style="list-style-type: none">• accounting office• architecture office• bank/credit union• bank machine/ ATM• contractor office• design services• insurance office• investment firm• landscape business• law office• planning offices• professional offices• reading clinics• real estate office• secretarial service• service organization offices• temporary service agency• title company• travel agency <p>Business: General Business</p> <ul style="list-style-type: none">• boat sales/service• clinic medical/dental• funeral home/mortuary• photographic studio	<ul style="list-style-type: none">• print/copy center• recycling collection point (indoor)• sign painting/fabrication• wholesale business <p>Business: Recreation</p> <ul style="list-style-type: none">• banquet hall• video store <p>Institutional/Public Facilities</p> <ul style="list-style-type: none">• community center• government office• library• museum• police/fire station• post office• public park/recreation center• public/private parking area• recycling collection point (no outdoor storage)• school• trade or business school <p>Communication/Utilities</p> <ul style="list-style-type: none">• public wells• radio/tv station• telephone exchange <p>Miscellaneous</p> <ul style="list-style-type: none">• home occupation #1• home occupation #2• micro/small solar energy system
Permitted Uses		Special Exception Uses
<p>Residential</p> <ul style="list-style-type: none">• dwelling, single-family (upper floors)• dwelling, two-family (upper floors)• dwelling, multi-family (upper floors)• apartments (upper floors) <p>Agricultural Uses/Services</p> <ul style="list-style-type: none">• agricultural seed sales• plant nursery• greenhouse facilities• sales of farm materials• wineries <p>Business: Auto Sales/Services</p> <ul style="list-style-type: none">• filling/gas station• automobile sales area <p>Business: Retail</p> <ul style="list-style-type: none">• antique shop• apparel shop• art gallery• department store• drug store• electrical supplies• fabric shop• firearms sales/gunsmithing• floor coverings• flower shop• furniture shop• garden shop• gift shop• hardware store• home electronics/appliance store• jewelry store		<p>Residential</p> <ul style="list-style-type: none">• bed and breakfast facility <p>Agricultural Uses/Services</p> <ul style="list-style-type: none">• processing agriculture products• commercial processing agriculture products• roadside produce sales• farm markets <p>Business: General Business</p> <ul style="list-style-type: none">• marina• warehouse <p>Communication/Utilities</p> <ul style="list-style-type: none">• storage tanks non-hazardous



Article Five

Section Seven- Commercial Districts (HD, DC, VC, HC, GC, IN, IU)

5-7.0 Interpretation

The following development standards listed within Section Seven are applicable within the Commercial (HD, DC, VC, HC, GC, IN, IU) Zone Districts listed within the Fulton County Zoning Ordinance (except as may otherwise be provided within this ordinance).

5-7.1 Accessory Structure Standards (AS)

AS-01: The following Accessory Structures/Buildings Standards apply to commercial uses/districts. Accessory Structures shall comply with all Development Standards for the Subject Zoning District.

- A. ~~Accessory Structures are not allowed on a lot prior to any Primary Structure being constructed and must relate to the Primary Structure and its uses.~~
- B. The following Accessory Structures are permitted, but must abide by all applicable Standards:
 - Antennas or Satellite Dishes less than thirty-six (36) inches,
 - Decks,
 - Gazebos,
 - Storage buildings,
 - Sheds,
 - Dumpsters,
 - Manure storage structure (see definition for additional regulations), and
 - similar structures related to the primary use.
- C. No Accessory Structures/Buildings shall encroach on any platted easement unless written consent of the agency the easement belongs to or is managed by.
- D. All permissible Accessory Structures/Buildings shall abide by the following standards:
 - a. An accessory structure shall only be located to the rear or side of the primary structure.
 - b. Antennas or Satellite Dishes shall only be permitted to the rear of the primary structure.
 - c. Dumpsters shall be enclosed and screened on all four sides.
 - d. No mobile home or manufactured home may be used as an accessory structure in any district.

5-7.2 Fences and Walls (FN)

FN-01: All fences and walls shall:

- A. Present the non-structural face outward.
- B. Be permitted up to the property line.
- C. Not be greater than eight (8) feet in height in the side yard and rear yard or greater than four (4) feet in height in the front yard. .
- D. Not be closer than two (2) feet to any public right-of-way.
- E. Not be placed within the clear vision triangle.

5-7.3 Temporary Use/Structure Standards (TU)

TU-01: Temporary Uses or Structures that abide by all applicable development standards for the subject zoning district are permitted. The following standards also pertain to temporary uses/structures.

- A. Transition to Permanent or Accessory Uses/Structures: Any temporary use or structure that is intended to transition into a permanent use/structure or accessory structure must meet all standards for a permanent use/structure or accessory structure. In the event the intent is not noted upon the application, the transition to a permanent use/structure or accessory structure will not be permitted for one (1) year from the application date.
- B. Duration: All temporary uses/structures shall be permitted for the period of up to six (6) months, unless otherwise noted in this Ordinance.
- C. Permit: All temporary uses/structures will be required to have a temporary Location Improve-



HC District

4-1.25 "HC" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses (Continued)	Permitted Uses (Continued)
<p>The "HC" (Highway Commercial) District is intended to provide a land use category for commercial uses that are appropriate for locations along highways. The provisions that regulate this land use district should make the district compatible with the agricultural and residential districts, as well as, environmentally sensitive areas. This district should be used along highways and at interchanges.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to provide for highway oriented business and services while minimizing light pollution, large parking lots along the major roadways, hazardous traffic patterns, traffic conflicts, and excessive use of signs in the "HC" district.</p> <p>The use of access roads/frontage roads should be required for all commercial uses in this district. Further, road cuts onto arterial or collector roads should be restricted.</p>	<ul style="list-style-type: none"> • delicatessen • drive-in restaurant • drive-thru restaurant • grocery/supermarket • meat market • restaurant • roadside food sales stand <p>Business: Personal Service</p> <ul style="list-style-type: none"> • barber/beauty shop • coin laundry • day care facility/ child care facility • dry-cleaning service • fingernail salon • fitness center/gym • health spa • shoe repair • tailor/pressing shop • tanning salon <p>Business: Recreation</p> <ul style="list-style-type: none"> • banquet hall • billiard/arcade room • bowling alley • commercial riding stables • dance/aerobics/gymnastics studio • lodge or private club • miniature golf • public docks • theater, indoor • video store <p>Business: Retail, Under 20,000 sf</p> <ul style="list-style-type: none"> • antique shop • apparel shop • art gallery • department store • drug store • electrical supplies • fabric shop • firearms sales/gunsmithing • floor coverings • flower shop • furniture store • garden shop • gift shop • hardware store • heating & cooling sales/service • home electronics/appliance store • jewelry store • liquor store/sales • lumberyard • music store • news dealer/bookstore• office sup-plies • paint store • plumbing supplies • satellite dish sales/service • shoe sales • sporting goods • variety store <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • accounting office • architecture office 	<ul style="list-style-type: none"> • bank/credit union • drive-through bank/credit union • bank machine/ ATM • drive-through bank machine/ ATM • contractor/construction office • design services • home remodeling companies (including storage of materials & equipment with accessory offices but no retail commercial activities) • insurance office • investment firm • landscape business • law office • planning offices • professional offices • reading clinics • real estate office • secretarial service • service organization offices • temporary service agency • title company • trade offices • travel agency • veterinarian office/hospital <p>Business: General Business</p> <ul style="list-style-type: none"> • boat sales/service • clinic medical/dental • engineering or research laboratories • funeral home/mortuary • hospital • hotel/motel • kennel • marina • medical/dental clinic • mini-storage facility • motor bus station • photographic studio • print shop/copy center • sign painting/fabrication <p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> • police/fire station • post office • public park/recreation center • school <p>Miscellaneous</p> <ul style="list-style-type: none"> • mail order distribution • welding • wholesale business • Noncommercial wind generating and related apparatus and structures under 200 feet in height • micro/small solar energy system • light manufacturing
Permitted Uses		
<p>Residential</p> <ul style="list-style-type: none"> • addition to existing dwelling • apartment complexes • condominiums <p>Agricultural Uses/Service</p> <ul style="list-style-type: none"> • commercial greenhouse • crop production/land or orchard • farm market • plant nursery <p>Business: Auto Sales/Services</p> <ul style="list-style-type: none"> • automobile body shop, enclosed • automobile repair/minor, enclosed • automobile repair/major, enclosed • automobile part sales, new • automobile sales, service center, vehicle testing/demonstration track for purpose of vehicle sales. • automobile service station • automobile wash, automatic and self • auto/truck storage (outdoor, not a junkyard) • filling/gas station • oil change service • motor home sales • painting and customizing • racing & testing <p>Business: Food Sales/Service</p> <ul style="list-style-type: none"> • bakery retail • convenience store 		



HC District

4-1.26 "HC" District Intent, Permitted Uses, and Special Exception Uses (Continued)

Special Exception Uses		
<p>Agricultural Uses/Service</p> <ul style="list-style-type: none"> • storage of agricultural products • wholesale produce terminal <p>Business: Auto Sales/Service</p> <ul style="list-style-type: none"> • automobile auction <p>Business: General Business</p> <ul style="list-style-type: none"> • adult bookstore • adult entertainment business • boat sales/service • landscape business • sign painting/fabrication • mini-warehouse • warehouse and/or distribution center • wholesale business <p>Business: Retail, Over 20,000 sf</p> <ul style="list-style-type: none"> • department store • lumber yard <p>Business: Recreation</p> <ul style="list-style-type: none"> • amusement park • bar/night club • ball fields • race track (any type) • stadium/arena • theater, outdoor <p>Communication/Utility</p> <ul style="list-style-type: none"> • cellular/communication/radio/television tower • public wells • radio/TV station • sewage treatment plants • telephone exchange • utility substation <p>Industrial Uses:</p> <ul style="list-style-type: none"> • bottled gas storage/distribution • office complex • Heavy manufacturing <p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> • church, temple or mosque • community center • government office • library • neighborhood recycling collection point • parking garage • recycling facility • school, public/private • trade or business school <p>Miscellaneous:</p> <ul style="list-style-type: none"> • artificial lake • nursing home • truck terminal • Noncommercial wind generating apparatus and structures over 200' in height • medium/large solar energy system 		



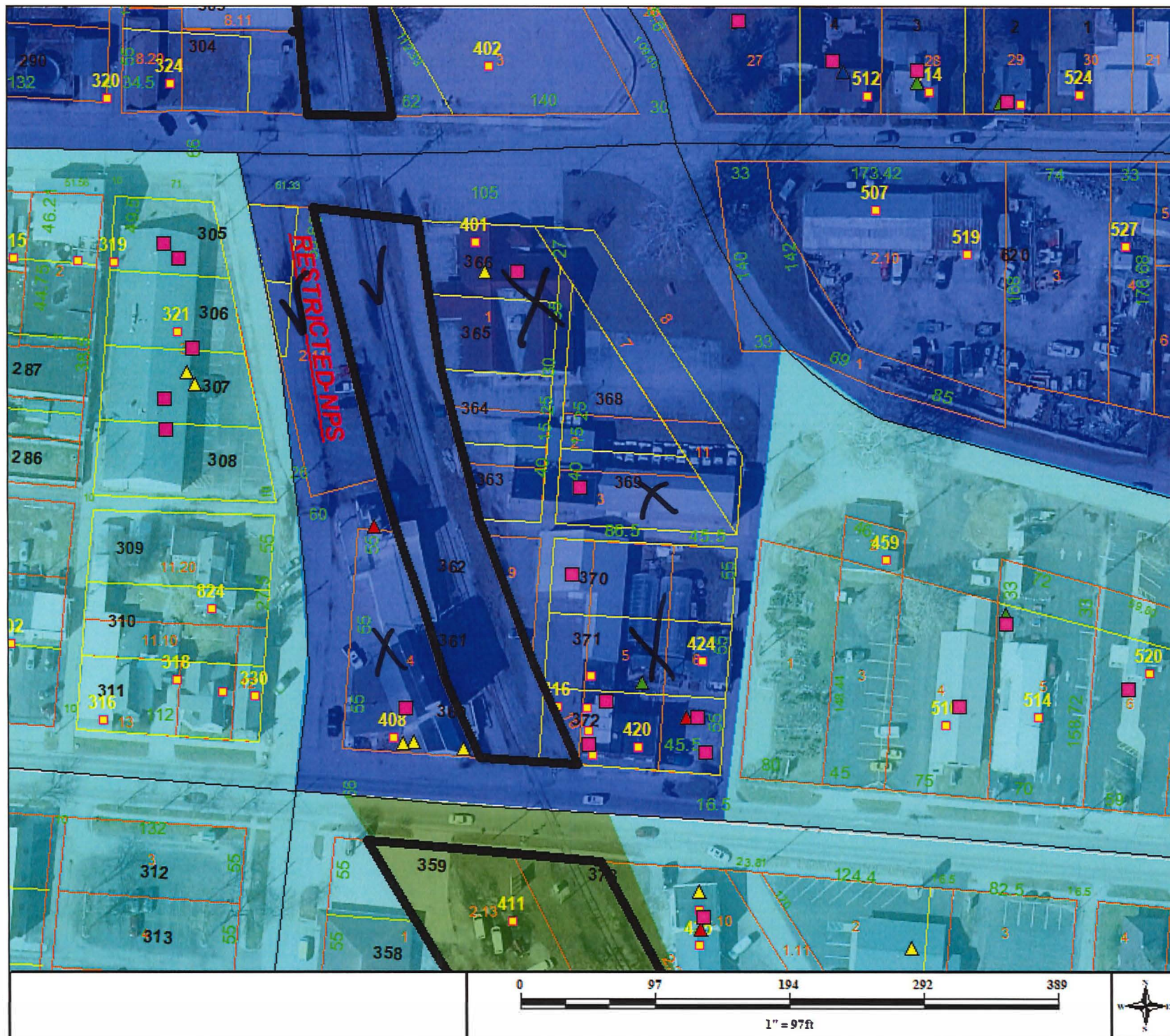
SR District

4-1.7 "SR" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The "SR" (Suburban Residential) District is intended to provide a residential land use category for suburban areas including single family detached homes in and around the city, town, and village centers, as well as, rural housing developments. The provisions that regulate this land use district are intended to protect, promote, and maintain the future and existing rural housing growth, as well as, the suburban growth in and around the city, towns and village centers.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to protect this district from conflicting land uses, and non-family oriented businesses.</p> <p>The Plan Commission and Board of Zoning Appeals should also strive to promote an average net density of 1.5 to 3 dwelling units per acre community-wide in the "SR" district.</p>	<p>Residential</p> <ul style="list-style-type: none"> • dwelling, single family • child care home (owner occupied home) • group home (small) • detached additional living space • residential facility for developmentally disabled (small)* • residential facility for mentally ill* <p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • roadside market <p>Miscellaneous</p> <ul style="list-style-type: none"> • home occupation #1 • kennel, private • micro/small solar energy system • firearm internet sales/gunsmith (no retail showroom if firearm inventory) 	<p>Residential</p> <ul style="list-style-type: none"> • bed and breakfast facility • dwelling, two-family • group home (large) • residential facility for developmentally disabled (large) <p>Agriculture Uses/Service</p> <ul style="list-style-type: none"> • greenhouse facilities • tree farms <p>Business: Auto Sales/Services</p> <ul style="list-style-type: none"> • automobile body shop (enclosed) • automobile repair/major • automobile repair/minor <p>Business: General</p> <ul style="list-style-type: none"> • store front <p>Business: Recreation</p> <ul style="list-style-type: none"> • golf course • country club or golf course • public swimming pool <p>Institutional/Public Facilities</p> <ul style="list-style-type: none"> • community center • church/temple/mosque • cemetery • public park • library <p>Communication/Utility</p> <ul style="list-style-type: none"> • public well • public utility substation • sewage or water treatment plant • telephone exchange • wind generator <p>Educational Use</p> <ul style="list-style-type: none"> • child care center • school - public or private <p>Governmental Use</p> <ul style="list-style-type: none"> • fire or police station • municipal/state maintenance facility <p>Miscellaneous</p> <ul style="list-style-type: none"> • home occupation #2 • medium/large solar energy system

*These uses are permitted by Indiana Code (IC 12-28-4-8 and IC 12-28-4-7).





Area Zone Map

Feature Name:

- AG
- DC
- HC
- IN
- IR
- R1

Townships

Feature Name:

- Rochester Twp

Parcels

- City Town Boundary
- Sections
- Peacetrete Village - St

Addresses

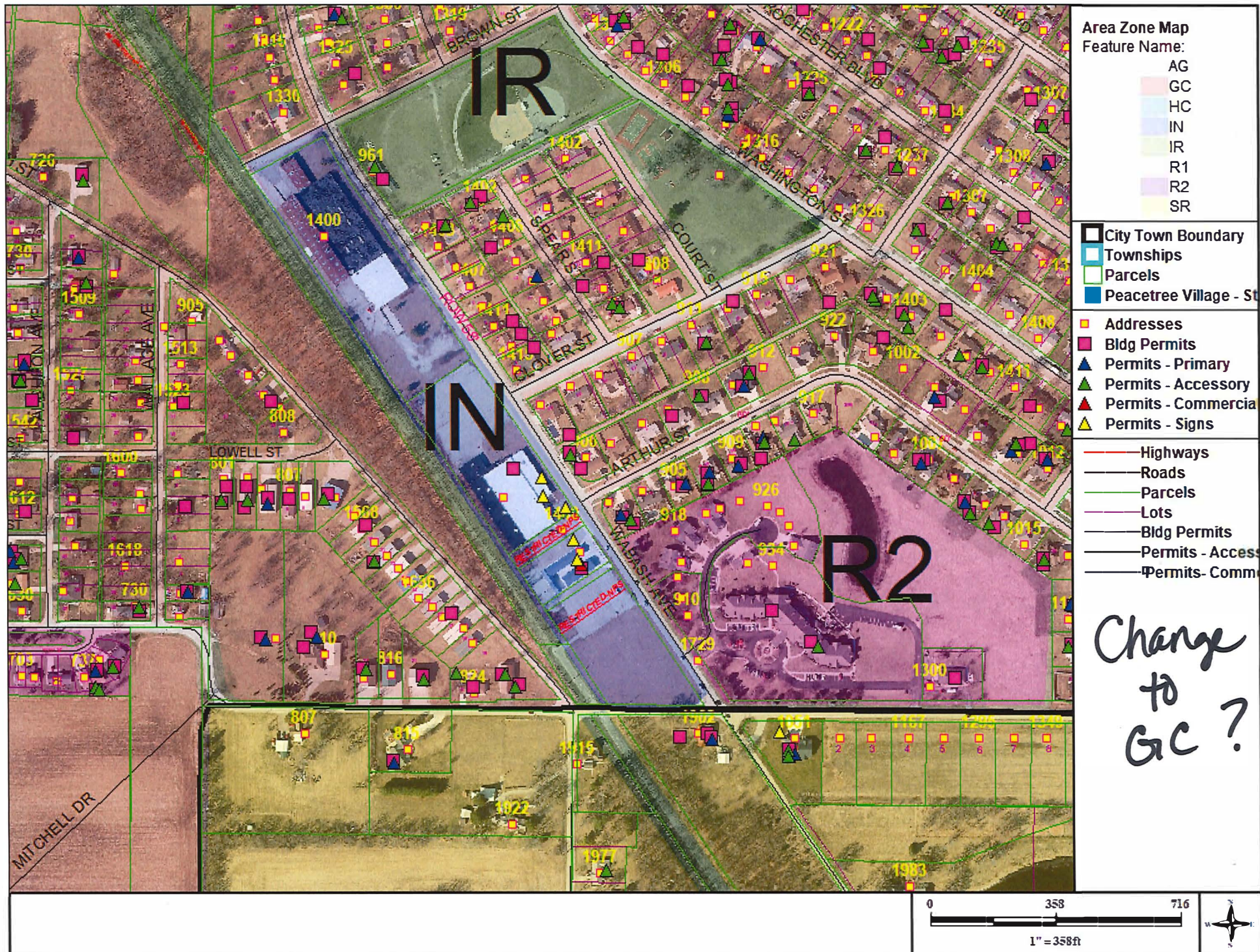
- Permits - Primary
- Permits - Accessory
- Permits - Commercial
- Permits - Signs
- Bldg Permits

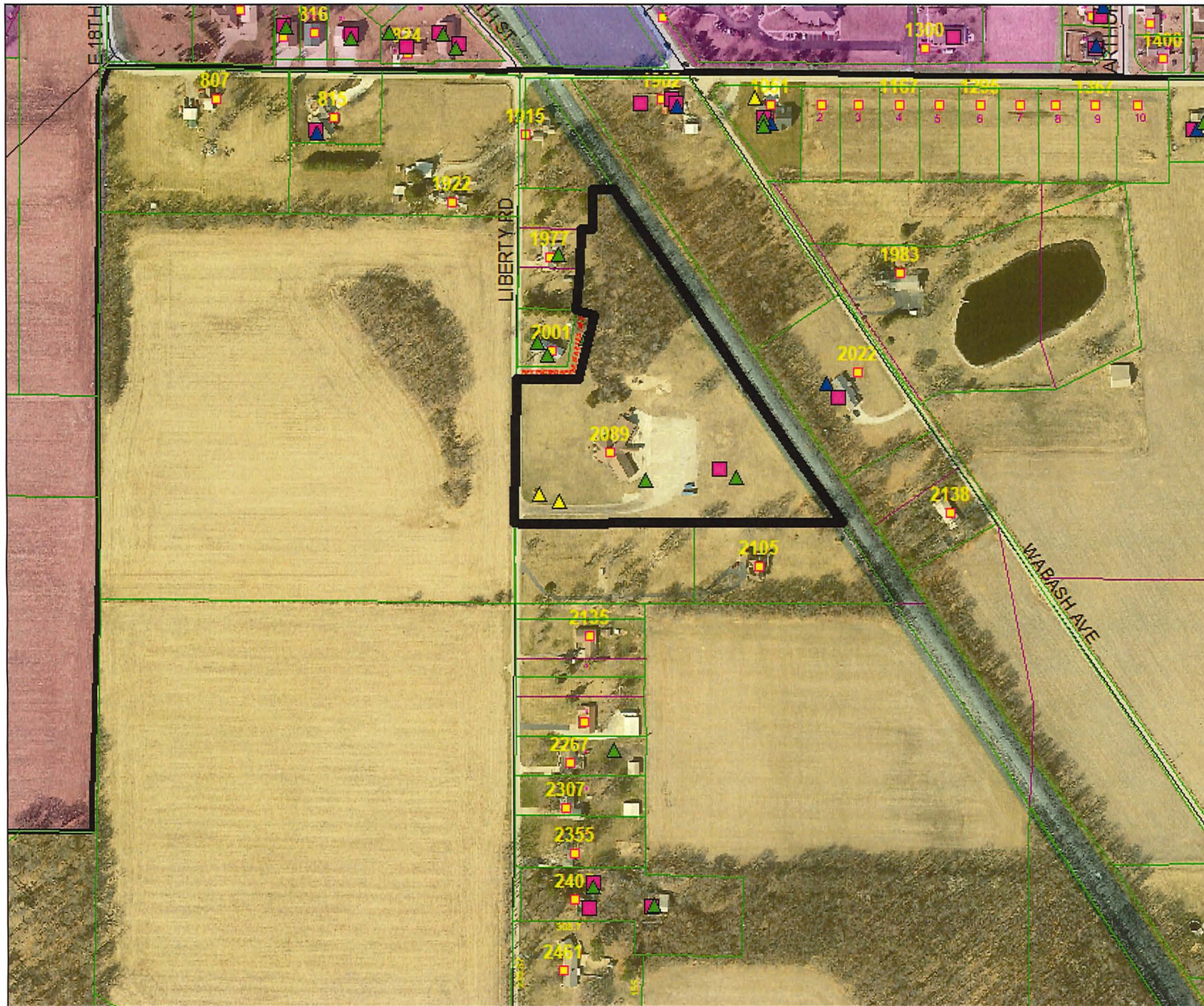
Parcels

- Lots
- Highways
- Roads
- Tippecanoe River
- Permits - Access
- Permits - Comm
- Bldg Permits

THINK







Area Zone Map

Feature Name:

- AG
- GC
- HC
- IN
- IR
- R1
- R2
- SR

- City Town Boundary
- Townships
- Parcels
- Peacetree Village - St

- Addresses
- Bldg Permits
- Permits - Primary
- Permits - Accessory
- Permits - Signs

- Highways
- Roads
- Parcels
- Lots
- Bldg Permits
- Permits - Comm

Change
to
IR

