

ORDINANCE 2017-13

TO AMEND THE SUBDIVISION REGULATIONS WITH REGARD TO INDUSTRIAL DISTRICTS

BE IT ORDAINED AND ADOPTED by the Town Council of Ellettsville, Indiana:

Section 1. The following revisions are hereby made to Sections 152.085 and 152.089 of the Ellettsville Town Code. When an existing section of the ordinance is being amended, the text of the existing provision will appear in this style type, additions will appear **in this style type**, and deletions will appear ~~in this style type~~.

§ 152.085 PURPOSE.

(A) The light industrial district designates areas for manufacturing, processing and assembly operations that produce very little or no smoke, dust noise, or other environmentally objectionable byproducts. Warehousing and distribution are acceptable uses in the I-1 district. Due to potential heavy truck traffic, location along a well-constructed industrial or collector street with access to an arterial street, or along an arterial street, is important. Residential should be prohibited, and all but light commercial uses should be discouraged.

(B) The heavy industrial district provides areas for manufacturing, processing and assembly operations that **may** require access to heavily-built truck routes or rail services. Storage and warehousing are incidental uses in the I-2 district. Location along an industrial street with access to a principal arterial is ~~important~~ **recommended**. Residential should be prohibited, and most non-industrial uses are discouraged.

§ 152.089 PERMITTED USES; I-2 DISTRICT; RESTRICTED.

~~The restricted uses permitted in the I-1 district are also permitted in the I-2 district under the same conditions. Except for uses that require a special exception or are otherwise restricted or prohibited herein, all operations that involve primarily manufacturing, re-manufacturing, assembly and warehousing are permitted in the I-2 district; provided, that, access is from a designated truck route and that all permits required by law have been secured.~~

§ 152.089 PERMITTED USES; I-2 DISTRICT; RESTRICTED. (REVISED)

(A) The following uses are permitted only with access from a designated truck route, except for those uses that require a special exception or are otherwise prohibited:

1. **Industrial and manufacturing. Auto storage yard; bakery; canning and bottling operations; dairy (processing only); food processing and packing plants; furniture manufacturing and refinishing; generator and motor manufacturing and service; glass making; ice making; printing; quarrying, mining or mineral extraction (without blasting); trucking and transportation companies (excluding livestock**

transportation operations); warehousing and storage and other non-hazardous manufacturing, re-manufacturing, and assembly.

2. **Commercial.** Auto, truck, motorcycle, manufactured housing and RV sales and service; building materials sales; building trades shops (including assembly and millwork but not manufacturing, nor asphalt, clay or concrete mixing operations); distribution facilities; heavy equipment sales, service; pawn shop and oil and LP storage, sales barn and lumber and equipment sales.

(B) The following uses are required to have a minimum of twenty (20) acres of land.

1. **Recreational.** Outdoor gun range (must be certified by the Ellettsville Police Department for safety and shall follow the development plan regulations).
2. **Industrial and commercial.** Government facilities (including, but not limited to, vehicle and equipment storage and repair, wastewater treatment plant, government offices, police and fire stations and other facilities deemed necessary for daily municipal operations).

Section 2. This ordinance takes effect following passage.

This ordinance was passed and adopted by the Town Council of Ellettsville, Indiana at the Ellettsville Town Hall, Ellettsville, Indiana on the 10th day of October, 2017.

Ellettsville Town Council



Brian Scott Oldham, President

ATTEST:



Sandra Hash, Clerk/Treasurer