

AGENDA
ELLETTSVILLE PLAN COMMISSION
Town Hall
1150 W. Guy McCown Drive
Ellettsville, Indiana
Thursday, October 7, 2021 - 6:00 P.M.

Pledge of Allegiance

Roll Call

Approval of Minutes – September 2, 2021

Monthly Conflict of Interest Statement

Old Business

New Business

Voluntary Annexation of 5010 N. Lakeview Drive, Bloomington (1.03 Acres); Petitioner: Kevin Farris, Farris Storage, Inc.; Case No. PC 21-19

Electronic Meeting Policy

Commercial Uses Discussion

Planning Department Update

Next Meeting – November 4, 2021

Privilege of the Floor – Non Agenda Items

Plan Commission Comments

Adjournment

Planning Commission meetings are wheelchair accessible. The accessible entrance is located on the east side of the building. Accessible visitor parking spaces are located on the north side of the building. The Town further assures every effort will be made to ensure nondiscrimination in all of its programs activities, whether those programs and activities are federally funded or not. Close captioning of the public meetings is broadcast on Community Access Television Series.



Town of Ellettsville

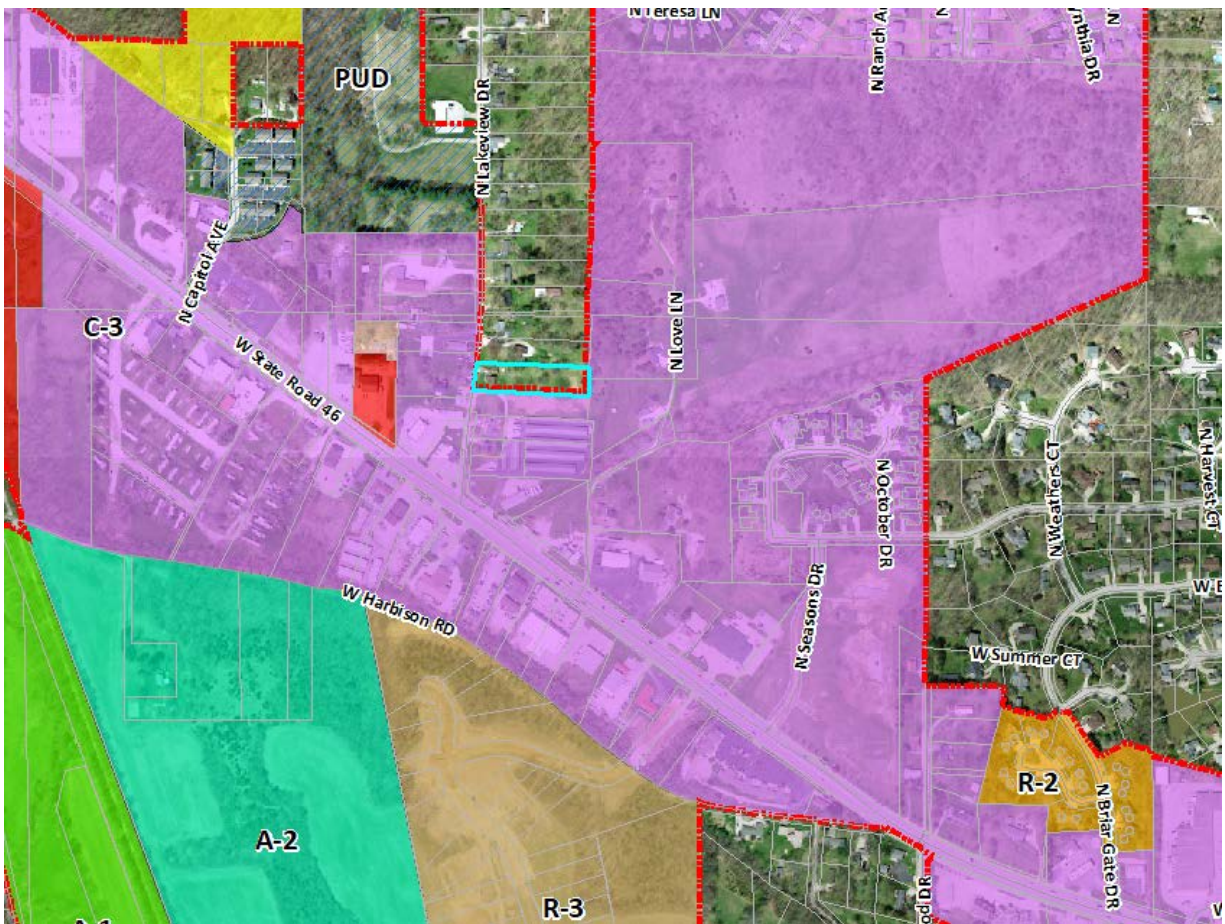
Department of Planning & Development

PC 21-19 – Voluntary Annexation Petition Staff Report

Petition

Case - PC 21-19 – Lakeview Drive Annexation. A request by Kevin Farris, on behalf of Farris Storage Inc., to voluntarily annex approximately 1 acre of land. The subject property is located at 5010 N. Lakeview Drive.

Surrounding Zoning Districts & Uses



Zoning District	Property Use
North: ER: Estate Residential (County)	Mixed Residential
South: C-3; General Commercial	Mixed Commercial/Storage Units
East: C-3; General Commercial	Single Family Residential
West: C-3; General Commercial	Multi-Family Residential

Considerations

1. The petitioner is requesting to annex approximately 1 acre of land, located at 5010 N. Lakeview Drive, into the Town of Ellettsville.
2. Indiana Code requirements (IC 36-4-3-5.1) for super voluntary annexation are:
 - a. Consent of 100% of the property owners within the area to be annexed.
 - b. At least one-eighth (1/8 or 12.5%) of the aggregate external boundary of the proposed annexation area must be contiguous with the existing city limits. A strip of land less than one hundred fifty (150) feet wide is not considered contiguous. (IC 36-4-3-1.5)
3. The proposed annexation area is 60% contiguous to the Town of Ellettsville and 100% of the property owners are parties to the petition.
4. The property is currently zoned ER: Estate Residential by Monroe County and is recommended to be designated as C-3; General Commercial upon annexation.
5. The property is currently a single family residence.
6. The applicant would use this property to expand his storage business in the future.
7. The property will be located in Council Ward 4.
8. The property is serviced by water and sewer. The annexation will not require any capital projects to extend services and any cost for extension of utilities is borne by the developer.
9. The Town will provide police, fire, EMS and other governmental services immediately upon annexation.

Plan Commission Action

The Plan Commission action shall be in the form of a *favorable, unfavorable, or no recommendation* to Town Council, which takes final action on the annexation petition.

Staff Recommendation

Staff recommends a *favorable recommendation* be forwarded to Town Council, with a recommended zoning of C-3; General Commercial, upon annexation.

Submitted by Kevin Tolloty, AICP
Director of Planning & Development
September 28, 2021



Town of Ellettsville

Department of Planning & Development

FISCAL PLAN

Lakeview Drive Annexation

Project Description

Location: 5010 N. Lakeview Drive

Size: +/- 1 acres

Number of Parcels: 1

Current Zoning (Monroe County): ER: Estate Residential

Proposed Zoning: C-3; General Commercial

State Law Requirements

When pursuing an annexation, a municipality must comply with State law, as established in the statutes at I.C. 36-4-3 et seq., as amended. I.C. 36-4-3-1.5 sets forth the requirements for contiguity:

1. The aggregate external boundaries of the territory sought to be annexed are 1/8 (12.5%) contiguous to the boundaries of the municipality;
 - a. A strip of land less than 150 wide does not count towards contiguity.

Additionally, Indiana Statute (IC 36-4-3-3.1) requires the Town of Ellettsville, the annexing municipality, to develop and adopt by resolution, a fiscal plan for extension of municipal services to the annexed area.

In the preparation of the annexation fiscal plan, as required by Indiana Code, the Town of Ellettsville has determined and compared the cost of providing non-capital and capital services to the annexation area, with the potential tax revenue generated by the developed parcel. The fiscal plan shall identify the following:

1. The cost estimates for planned services to be furnished to the property to be annexed;
2. The method or methods of financing the planned services;
3. The organization and extension of services;
4. That planned services of a non-capital nature, including police protection, fire protection, street and road maintenance, and other non-capital services normally provided within the corporate boundaries will be provided within one (1) year after the effective date of annexation;
5. Those services requiring capital improvements, including street construction, sewer facilities, water facilities, and stormwater drainage facilities, will be provided within three (3) years after the effective date of the annexation;
6. The estimated effect on taxpayers in the Town of Ellettsville;
7. The effect of annexation on the Town of Ellettsville finances;
8. The effect of annexation on other political subdivisions and taxpayers that are not part of the annexation; and
9. A list of all properties, property owners, parcel identification numbers and most recent assessed values for each parcel.

Contiguity

The property to be annexed by the Town of Ellettsville has a total border of 1,045 feet and is contiguous along 625 feet. The total percentage contiguous is 60%, meeting contiguity requirements of Indiana Code and will be zoned commercial.

Cost of Services Provided by the Town of Ellettsville to the Annexed Property

This report has been created for the purpose of estimating the potential fiscal impact of new development and annexations to the Town of Ellettsville. It is not intended to serve a specific budgetary purpose, but rather express estimated costs and benefits based on a set of level-of-service related assumptions. The costs in the following chart do not necessarily reflect any actual costs, but are simply estimates based on current expenditures and demographics.

Farris Annex 5010 N. Lakeview Drive	Current Level of Service		Additional with Annexation		Additional Expenditures	
	Per Parcel	Per Acre	Per Parcel	Per Acre	Parcel Based	Acreage Based
Planning & Zoning	\$83.49	\$35.89	1	1	\$83.49	\$35.89
Administration	\$124.01	\$53.30	1	1	\$124.01	\$53.30
Fire Department	\$565.49	\$243.06	1	1	\$565.49	\$243.06
Police Department	\$414.82	\$178.30	1	1	\$414.82	\$178.30
Street Department	\$260.76	\$112.08	1	1	\$260.76	\$112.08

Organization and Extension of Services

The Town of Ellettsville is committed to providing capital and non-capital services to the land proposed for annexation in the same manner as areas currently within Town limits, regardless of similarity. Non-capital services will be provided within one year of the completion of the annexation. Capital improvements, if any, will be provided within three years of the completion of the annexation. Any monetary figures presented here are merely estimates, subject to change. Many variables, including the rate and extent of future development, future property assessments, and fluctuations in the cost of providing various services are expected to have an influence.

1. Non-Capital Improvements:

The Town of Ellettsville Departments of Planning, Utilities, Stormwater, Police, Fire, EMS, Clerk/Treasurer, and Street will assume and retain immediate responsibility. There are little to no actual anticipated costs with the extension of these services and each of these services will be readily available within the one (1) year requirement.

2. Capital Improvements:

Capital improvements are those such as water, sanitary sewer, storm sewer and street maintenance projects that would be required for further development. Each of these utilities are currently located on or near the property and will not require any capital projects. Any new development of the property requiring utilities will be the responsibility of the developer. Other utilities such as natural gas, electric, cable, and telephone services are provided by private companies.

Financial Recommendations

The purpose of this section is to review and discuss the potential revenues for funding the increased costs for providing services to the annexation area.

1. Real Property Tax
 - a. The net assessed valuation as of March 19, 2021 is \$118,100, will have very little impact on the tax rate throughout town, and will have little effect on revenue. See 'Effect of Annexation' section for further information.
2. Personal Property Tax
 - a. There will likely not be personal property taxes associated with development of this parcel.
3. Local Income Tax (LIT)
 - a. On July 1st of each year, the Indiana Department of Revenue certifies a distribution of the Local Income Tax (LIT) for Monroe County. LIT is distributed based upon the proportionate share of the Town's budget levy in relation to the civil taxing units and school corporations within the county and is dependent on a number of variables including the budget levies of other taxing units in Monroe County and the estimated county income tax collection. The estimated LIT revenues to the Town attributable to the annexation cannot be determined.
4. Water/Sewer
 - a. There are no expected cost increases to the Town to provide these services.
5. Stormwater
 - a. The stormwater fee is expected to be \$48 per year.

Effect of Annexation

1. Estimated Effect on Taxpayers in Ellettsville
 - a. The estimated tax rate would drop from 0.7058 to 0.7055 in the year 2022, and would be expected to remain relatively similar for the next four (4) years.
 - b. The estimated change in tax levy per taxpayer will be minimal. The tax rate drop of 0.0003 would amount to approximately \$0.30 per year for a \$100,000 home. The amount over four (4) years would be negligible.
 - c. The annexation will not require any increase in expenditures.
 - d. The annexation of this parcel should have no noticeable effects on service levels.
 - e. The annexation will have minimal to no effect on annual debt service payments.
2. Estimated Effect on Municipal Finances
 - a. The estimated levy increase due to the annexation is \$867. Estimated levy increases contributed to this annexation and a constant growth rate of 4.3% over the next four (4) years would be an increase of \$3,698 over this time period compared to the growth rate without annexation.
 - b. Any lowering of the tax levy will result in a slight reduction in the number of properties reaching the tax caps, and increase receivable revenue for the Town.

3. Estimated Effect on Other Political Subdivisions
 - a. There is no outstanding Monroe County debt tied to income taxes to consider.
 - b. The annexation will not be taking possession of any Monroe County infrastructure currently with outstanding debt.
 - c. Richland Township currently has \$267,952 of outstanding debt spread across four years to consider.
 - i. Ellettsville would be required to repay a total of \$59.50 over those five years to cover the amount lost from annexation. (See appendix for yearly totals)
 - d. There is a tax rate totaling 0.14530 for Richland Township fire that would result in approximately \$172 per year that would be lost due to annexation.
 - i. The resulting change in the tax rate for Richland Township fire related services could rise to 0.14533, resulting in a negligible increase to Richland Township residents in unincorporated areas of Monroe County.
 - e. A portion of the parcel will hit the circuit breaker, based on being placed in the other residential category capped at 2%. See Appendix D for a full breakdown of the calculations. The estimated total tax credit is \$399.55 and distributed as follows:
 - i. Monroe County Credit – \$68.10
 - ii. Ellettsville Credit – \$120.59
 - iii. Richland Township Credit – \$4.97
 - iv. Monroe County Public Library Credit – \$15.72
 - v. Monroe County Solid Waste Credit – \$4.73
 - vi. Richland Bean Blossom Schools Credit – \$185.44

Parcels to be Annexed

1. Parcel ID # 53-04-14-200-073.000-011
 - a. Property Owner – Farris Storage Inc
 - b. Property Address – 5010 N. Lakeview Drive
 - c. Assessed Value (2021) - \$118,100

Other Considerations

1. The property is currently zoned ER: Estate Residential by Monroe County and will be designated as C-3; General Commercial.
2. The property will be assigned to Council Ward 4.
3. The property is currently a used as a single family home. Upon annexation, the owner would like to expand his current storage unit facility. The existing single family home may remain on site as a rental property.

Summary

The purpose of this annexation is to allow the property owner to expand his existing business, which is not easily done under Monroe County codes. The fiscal plan for this property shows little impact on Town revenue, and the costs associated with this annexation are negligible. Overall, there should be a small, positive effect on Town finances. The effects on taxpayers outside of Ellettsville will be minimal. Therefore, Staff recommends that the Plan Commission send a favorable recommendation to Town Council for annexation with a recommended zoning of C-3; General Commercial.

Legal Description

A part of the Northeast quarter of the Northwest quarter of Section Fourteen (14), Township Nine (9) North, Range Two (2) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point that is Four Hundred Eighty and Eighty-three Hundredths (480.83) feet East and One Hundred Eighty-two and Twenty-five Hundredths (182.25) feet South of the Northwest corner of the said quarter quarter and in the existing centerline of a road known as Lakeview Drive; thence running South Seven (7) degrees West over and along the existing centerline of the said Lakeview Drive for a distance of One Hundred (100) feet; thence running South Eighty-eight (88) degrees and Thirty (30) minutes East for a distance of Four Hundred Fifty-five (455) feet, more or less, and to the land of Frank A. Love; thence running North One (1) degree Thirty (30) minutes West over and along the West line of the said real estate of Frank A. Love for a distance of One Hundred (100) feet; thence running North Eighty-eight (88) degrees and Thirty (30) minutes West for a distance of Four Hundred Forty-three and Seventy-six Hundredths (443.76) feet and to the place of beginning. Containing in all One and Three Hundredths (1.03) acres, more or less.





Appendix A - Expected Tax Rates

Current Tax Rate	0.7058
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Current Levy	\$ 1,953,121
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Net Assessed Values

Annex Area	\$ 118,100
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Town	\$ 276,724,694
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Updated Assessed Value	\$ 276,842,794
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Expected Tax Rate

updated AV/current levy	0.7055
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County Tax Rates, By Unit

Monroe County	0.3986
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Richland Twp	0.1744
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Ellettsville	0.7058
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Mo. Cty. Solid Waste	0.0277
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Mo. Cty. Public Library	0.092
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RBB Schools	1.0854
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District Tax Rates

Richland Twp	1.7781
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Ellettsville - Richland Twp	2.3386
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Appendix B - Expected Max Levies

Expected Tax Levies

Net Assessed Values

Annex Area	\$	118,100
Town	\$	<u>276,724,694</u>

Annex Factor 0.043%

Max Levy \$1,953,121

Growth Factor 1.040

2022 Levy \$ 2,031,245.84

Annex Factor 0.043%

Est. Tax Levy Increase \$ 866.89

Future Max Levies - with annexation		Difference
2022	\$ 2,032,112.73	\$ 866.89
2023	\$ 2,119,493.58	\$ 904.17
2024	\$ 2,210,631.80	\$ 943.05
2025	\$ 2,305,688.97	\$ 983.60
		<u>\$ 3,697.70</u>

Future Max Levies - without annexation

2022 \$ 2,031,245.84

2023 \$ 2,118,589.41

2024 \$ 2,209,688.76

2025 \$ 2,304,705.37

Appendix C - Fire Levies & Township Debt

	2020 Certified Levy	2020 Certified Net Assessed Valuation	2020 Certified Gross Tax Rate
Richland Township			
FIRE	\$ 604,750	\$531,881,816	0.113700
CUMULATIVE FIRE (Township)	\$ 168,075	\$531,881,816	0.031600
Total Fire Tax Rate			0.14530
		NAV (Less Annexed Parcels)	Adjusted Tax Rate
Richland Township	Levy		
FIRE	\$ 604,750	\$ 531,763,716	0.113725
CUMULATIVE FIRE (Township)	\$ 168,075	\$ 531,763,716	0.031607
Adjusted Total Fire Tax Rate			0.14533
Adjusted Total Fire Tax Rate Increase			0.00003

Richland Township - Outstanding Debt

Year	Principal	Interest	Total Outstanding Debt
2021	\$70,000	\$5,938	\$75,938
2022	\$72,000	\$4,176	\$76,176
2023	\$75,000	\$2,363	\$77,363
2024	\$38,000	\$475	\$38,475
TOTAL	\$255,000	\$12,952	\$267,952

Debt Repayment Assessment - After Annexation

Annexation Assessed Value	\$ 118,100
Total Township Assessed Value	\$ 531,881,816

Annex Factor 0.0002220

2021 Debt Repayment	\$16.86 (annex factor * outstanding debt)
2022 Debt Repayment	\$16.91 (annex factor * outstanding debt)
2023 Debt Repayment	\$17.18 (annex factor * outstanding debt)
2024 Debt Repayment	\$8.54 (annex factor * outstanding debt)

Total Debt Repayment Due to Annexation \$59.50

Appendix D - Circuit Breaker Calculation

Circuit Breaker Calculation - Estimate

	Cat. 1	Cat. 2	Cat. 3
AV	\$ -	\$ 118,000.00	\$100.00
Homestead Cap	1%	2%	3%
Maximum Levy	\$ -	\$ 2,360.00	\$ 3.00
Projected Tax Calculation			
AV	\$ -	\$ 118,000.00	\$100.00
Deductions			
Standard Homestead Credit	\$ -		
Supplemental HC	\$ -		
Mortgage	\$ -		
Net Assessed Value	\$ -	\$ 118,000.00	\$ 100.00
Tax Rate (2021)	2.3386	2.3386	2.3386
Projected Tax	\$ -	\$ 2,759.55	\$ 2.34
Tax Cap Credit	\$ -	\$ 399.55	\$ -

Tax Cap Credit - Effect on Taxes	Tax Rate	Tax %	Amount
Monroe County	0.3986	17.04%	\$ 68.10
Richland Township	0.0291	1.24%	\$ 4.97
Ellettsville	0.7058	30.18%	\$ 120.59
Richland - Bean Blossom Schools	1.0854	46.41%	\$ 185.44
Monroe County Solid Waste	0.0277	1.18%	\$ 4.73
Monroe County Public Library	0.092	3.93%	\$ 15.72

Total Taxes to be Paid \$ 2,362.34

Previous Year Taxes n/a

Net Increase n/a

**Property was previously a homestead exemption, but is no longer

ELLETTSVILLE ADVISORY PLAN COMMISSION

ELECTRONIC MEETING POLICY

WHEREAS, Indiana Code § 5-14-1.5-3.5 allows for governing bodies to adopt a written policy establishing procedures that apply to a board member's participation in a meeting by electronic means of communication in order to allow members to participate electronically; and

WHEREAS, the Ellettsville Plan Commission desires to establish an electronic meeting policy for the Plan Commission; and

WHEREAS, the Ellettsville Plan Commission determines that its electronic meeting policy should be stated in a coherent fashion and be made readily available to those persons appearing before it.

NOW, THEREFORE, BE IT RESOLVED BY THE ELLETTSVILLE PLAN COMMISSION OF MONROE COUNTY, INDIANA, THAT THE FOLLOWING ELECTRONIC MEETING POLICY IS HEREBY ADOPTED:

ELECTRONIC MEETING POLICY

- (A) The provisions of Indiana Code § 5-14-1.5-1 et seq. as it reads in House Enrolled Act No. 1437 and as it may be amended in the future, including definitions, govern this policy.
- (B) Subject to subsections D and G, any Plan Commission member who is not physically present at a meeting may participate in a meeting by any electronic means of communication that does the following:
 - (1) allows all participating members of the Plan Commission to simultaneously communicate with each other; and
 - (2) allows the public to simultaneously attend and observe the meeting, unless the meeting is an executive session.
- (C) A Plan Commission member who participates in the meeting by an electronic means of communication shall be considered present for purposes of establishing a quorum but may participate in any final action taken at the meeting only if the member can be seen and heard.
- (D) At least fifty percent (50%) of the Plan Commission members must be physically present at a meeting at which a member will participate by means of electronic communication.
- (E) All votes taken during a meeting at which at least one Plan Commission member participates electronically must be taken by roll call vote.
- (F) A Plan Commission member may not attend more than fifty percent (50%) meetings in a calendar year by means of electronic communication, unless the member's electronic participation is due to:

- (1) military service;
- (2) illness or other medical condition;
- (3) death of a relative; or
- (4) an emergency involving actual or threatened injury to persons or property.

(G) A Plan Commission member may not participate in a meeting of the Plan Commission by electronic communication if the Plan Commission is attempting to take final action to:

- (1) establish or increase a fee or
- (2) establish or increase a penalty.

(H) A Plan Commission member may attend two (2) consecutive meetings (a set of meetings) by electronic communication. A member shall physically attend at least one (1) meeting between sets of meetings that the member attends by electronic communication, unless the member's absence is due to:

- (1) military service;
- (2) illness or other medical condition;
- (3) death of a relative; or
- (4) an emergency involving actual or threatened injury to persons or property.

(I) The memoranda required by Section § 5-14-1.5-4 for a meeting in which a member participates by an electronic means of communication must:

- (1) state the name of each member of the governing body who:
 - (a) was physically present at the place where the meeting was conducted;
 - (b) participated in the meeting by using any electronic means of communication;and
 - (c) was absent; and
- (2) identify the electronic means of communication by which:
 - (a) members of the governing body participated in the meeting; and
 - (b) the public attended and observed the meeting, if the meeting was not held in executive session.

(J) In the event the governor declares a disaster emergency pursuant to Indiana Code § 10-14-3-12 or the Town Council president declares a local disaster emergency under Indiana Code § 10-14-3-29, the Ellettsville Plan Commission may meet by any means of electronic communication if the following provisions are satisfied:

- (1) At least a quorum of the Plan Commission members participate in the meeting electronically or in person.
- (2) The public is able to simultaneously attend and observe the meeting unless the meeting is an executive session.
- (3) The memoranda and any minutes prepared for a meeting held under this section must comply with subsection (I) of this policy.
- (4) All votes taken during a meeting under this section must be taken by a roll call vote.

(K) Members of the public shall be able to attend and observe meetings of the Plan Commission via electronic means, subject to the Plan Commission’s rules for making public comment. Meeting notices shall be posted as required by law, and will include information about how to access meetings electronically.

RESOLUTION OF ADOPTION

THIS ELECTRONIC MEETINGS POLICY IS HEREBY APPROVED AND ADOPTED by the affirmative vote of _____ members of the Advisory Plan Commission at the regular meeting of the Commission held on the 7th day of October, 2021 and are effective on the 7th day of October, 2021.

ELLETTSVILLE PLAN COMMISSION

“Ayes”

“Nays”

David Drake, President

David Drake, President

Sandra Hash, Vice President

Sandra Hash, Vice President

Pamela Samples

Pamela Samples

Terry Baker

Terry Baker

Dan Swafford

Dan Swafford

Don Calvert

Don Calvert

Pat Wesolowski

Pat Wesolowski

ATTEST:

Denise Line, Plan Commission Secretary

Land Use		C-1	C-2	C-3
Agricultural				
	Agricultural Materials Storage			
	Agricultural Uses (All)			
	Aquaculture			
	Commercial Composting Facility			
	Greenhouse			x
	Home Gardening			
	Landscaping Business			
	Livestock Auction			
	Nursery			
	Small Scale Agricultural (Tree/Berry Farms, Truck Gardens, Hobby Farms)			
	Yard Waste Dump			
Residential				
	Apartments over Commercial Uses	x	x	x
	Boarding House	SE	SE	SE
	Camp/Conference Center Housing			
	Estate Homes - Large Lots			
	Group Homes	x	x	x
	Halfway House	SE	SE	SE
	Multi-Family Dwelling	SE	SE	SE
	Single Family Dwellings	x	x	x
	Two Family Dwellings	x	x	x
Commercial/Services				
	Adult Entertainment			
	Antique Shop			
	Art Gallery	x	x	x
	Auction Barn			
	Auto & Truck Repair Facility (Under 4 tons gross vehicle weight)			x
	Auto, Truck, Motorcycle, Manufactured Housing, and RV Washing, Sales or Service Facility (vehicles over 4 tons gross weight)			R ₁
	Babysitting	x	x	x
	Bakery (with retail, <10,000 sq.ft.)	x	x	x
	Bed & Breakfast (up to 4 guest rooms)	x	x	x
	Bed & Breakfast (more than 4 guest rooms)	x	x	x
	Bicycle Sales & Repair	x	x	x
	Building Materials Sales			R ₁
	Building Trades Shops (Including assembly and millwork, but not manufacturing, nor asphalt, clay or concrete mixing)			
	Car Wash (Under 4 tons gross vehicle weight)			x

Car & Truck Wash (any size)			
Catering	x	x	
Child Care Facilities (Including centers, ministries or pre-schools)	x ₃	x ₃	
Child Care Home	x	x	x
Communications Facility (attached)	x	x	x
Communications Facility (detached)			
Convenience Store			x
Day Care Center			
Dealer or Transportation Facility			
Drive-In Facility	x	x	
Extended Care Facility			x
Farm Supply Store			
Feed Mill			
Gasoline and Diesel Fuel Service Station			R ₁
Gun Sales & Repair (No shooting range)	x	x	x
Health Maintenance Facility			x
Heavy Equipment Sales & Service			R ₁
Home Occupation	x	x	x
Home Occupation (Not permitted by right)			
Hotels & Motels	x	x	x
Kennel			x
Laundromat	x	x	
Laundry & Dry Cleaning			x
Liquor Store	x	x	x
Micro-Brewery	x	x	x
Mini Rental Storage Facility			x
Mini Warehouses			
Neighborhood Serving Store (< 3000 sq.ft.)			
Other/Unlisted Commercial Uses	SE	SE	SE
Outpatient Medical/Dental/Health Offices & Clinics	x	x	x
Parcel Post Distribution Facility			R ₁
Pawn Broker/Shop			x
Personal Services (Including barber, beauty, tailoring, hair, nail and shoe repair)	x	x	x
Pet Shop	x	x	x
Print Shop (with retail, <10,000 sq.ft.)	x	x	x
Professional & Government Offices	x	x	x
Roadside Stand (Sale of produce grown on site only)			
Sale Barn			
Small Appliance Repair & Servicing Studios (arts & crafts, design, photography, broadcasting - including attached communications facilities)	x	x	x

Small Item Retail (Including department stores, food, drug, beverage, small appliances, florist, gifts, hardware, paint, furniture, clothes and sporting goods)	x	x	x
Stone Sales			
Tavern	x	x	x
Transportation Terminal (Bus & Cab)		R ₁	R ₁
Veterinary Clinic			x
Video Tape Rental (Not including adult entertainment)	x	x	x

Industrial

Asphalt Plant			
Auto Storage Yard			
Bakery (any size)			
Canning & Bottling Operations			
Cement Mixing (batch)			
Dairy Processing Facility			
Distribution Facility			
Food Processing & Packing Plants			
Furniture Manufacturing & Refinishing			
Gas & Oil Wells			
General Assembly Facility (Not listed)			
General Manufacturing (Not listed)			
General Re-Manufacturing (Not listed)			
General Warehousing (Not listed)			
Generator & Motor Manufacturing & Service			
Glass Making			
Ice Making			
Landfill			
Lumber & Equipment Sales			
Lumber Mill			
Mineral Extraction (without blasting)			
Mining (without blasting)			R ₁
Non-Hazardous Manufacturing			
Oil & LP Storage			
Power Generation Facility			
Printing Facility (any size)			
Processing Plant			
Quarrying (without blasting)			R ₁
Recycling, Solid Waste Sorting Facilities and Transfer Stations			
Salvage Yard/Junk Yard/Scrap Metal Processing Facility			
Storage & Processing			

Trucking & Transportation Company (Excluding livestock transportation)			
Utility Transmission & Distribution Facility			
Value Added Produce Processing Facility			
Warehousing & Storage Facilities			
Wastewater Treatment Facility			

Recreational

Amusement Park*			
Art & Music Center			
Campground			
Commercial Recreational Center			
Community Center			
Conference Center			
Cultural Center	X ₃	X ₃	X ₃
Golf Course			
Gun/Archery Outdoor Range			
Health & Fitness Facility	x	x	x
High Impact Music Venue			
Horse Riding Stable			
Indoor Amusements	x	x	x
Indoor Gun Range			
Libraries and Museums	x	x	x
Outdoor Amusements	x	x	x
Outdoor Sports Center			
Parks & Playgrounds	x	x	x
Picnic Area			
Religious Facility/Church	X ₃	X ₃	X ₃
Resort*			
Retreat Center			
RV Park			
School	X ₃	X ₃	X ₃
Social Facility	X ₃	X ₃	X ₃
Sports Facility	SE	SE	SE
Water Park*			
Youth Camp			

Miscellaneous

Accessory Buildings (For Permitted Uses)	x	x	x
Airport/Landing Field			
Cemetery/Mausoleum			
Mobile Construction Office	x	x	x
Other Uncommon Uses			
Parking Lots & Garages	x	x	x
Ponds and Lakes	x	x	x

x - permitted by right

SE - permitted by Special Exception

x₁ - minimum lot size of five acres and an approved tree or evergreen buffer plan

x₂ - only where connected to a public wastewater treatment system

x₃ - located not closer than 250 feet to a business in which alcoholic beverages are served

x₄ - located outside the corporate limits of the city and not closer than 2,000 feet to a habitable building, park or playground

R₁ - must have access from a designated truck route, and may have incidental storage, but shall not permit on-site assembly, construction, manufacturing or millwork or other industrial activity

R₂ - must have access from a designated truck route

* Amusement & water parks are listed as a permitted use and special exception in the A-2 zone

** Resorts are described, but not explicitly permitted in A-2