

TOWN OF BARGERSVILLE, INDIANA
ORDINANCE NO. 2010-12
AN ORDINANCE ADOPTING AND AMENDING SECTION IV OF THE ZONING
ORDINANCE OF THE TOWN OF BARGERSVILLE, INDIANA

WHEREAS, a petition was filed by Town of Bargersville on or about March 15, 2010, to amend Chapter IV of The Zoning Ordinance of the Town of Bargersville, Indiana, and;

WHEREAS, the amended Section IV is depicted as Exhibit "A" attached to this ordinance, and;

WHEREAS, the Bargersville Plan Commission held a public hearing on Section IV of the Zoning Ordinance proposal and recommended unanimously to the Bargersville Town Council that Section IV be so amended, and;

WHEREAS, the Town Council has by majority vote accepted the recommendation of the Plan Commission;


NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Bargersville, Indiana that:

Section 1. The Section IV of the Bargersville Zoning Ordinance, as previously amended, be and hereby is amended as Depicted as "Exhibit A" and hereby replaces the existing Section IV in its entirety of the Zoning Ordinance for the Town of Bargersville, Indiana.


Section 2. This ordinance shall be in full force and effect from and after to its passage and approval according to.

ADOPTED by the Town Council of the Town of Bargersville, Indiana this ¹³~~11~~ day of ~~May~~^{July}, 2010.

TOWN COUNCIL OF THE TOWN OF BARGERSVILLE, INDIANA



President



Vice President



Member

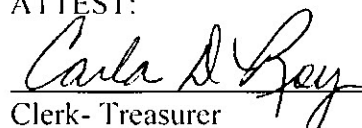


Member



Member

ATTEST:



Clerk- Treasurer

Section IV- Authorized Uses

4.1 PRINCIPAL USES

Principal uses are authorized in the districts established by or under section 3.1 as shown by a "P" in table 4A at the end of this section. Where designated with an "S", the use is permitted in that district only if a special use has been approved under Section 10.3.

4.2 ACCESSORY USES

Accessory uses such as the following are authorized in all districts subject to the provisions of any and all recorded restrictive covenants running with the land:

- A. Bird Baths and bird houses
- B. Accessory buildings/garages
- C. Curbs
- D. Driveways
- E. Fences and Hedges
- F. Lamp posts
- G. Name plates
- H. Parking space
- I. Private swimming pools enclosed by a 5-foot high fence or 5-foot vertical enclosure integral with an above ground pool, or a horizontal pool cover approved as per the specifications and requirements of the Indiana Swimming Pool Code.
- J. Public utility installations for local service (such as poles, lines, hydrants, and telephone booths)
- K. Retaining walls
- L. Trees, shrubs, plants, and flowers
- M. Walks

4.3 NONCONFORMING USES AND STRUCTURES A.

Intent

Within the districts established by this ordinance or by amendments that may later be adopted, there may exist:

- 1. Nonconforming lots;
- 2. Nonconforming structures;
- 3. Nonconforming uses of land;

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4. Nonconforming uses of land and structures in combination; and
5. Nonconforming characteristics of use.

These were lawful before this ordinance was passed or amended, but they are prohibited, regulated or restricted under the terms of this ordinance or may be under future amendments hereto. It is the intent of this ordinance to permit these nonconforming uses to continue until they are removed but not to encourage their survival. It is further the intent of this ordinance that nonconforming uses shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses which are prohibited elsewhere in the same district. *(Note: Illegal uses existing at the time this ordinance is enacted shall not be validated by virtue of its enactment.)*

B. Incompatibility of Nonconforming Uses

Nonconforming uses are declared by this ordinance to be incompatible with permitted uses in the districts in which such use is located. A nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of a structure and land in combination shall not be extended or enlarged after passage of this ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be generally prohibited in the district in which such use is located.

C. Avoidance of Undue Hardship

To avoid undue hardship, nothing in this ordinance shall be deemed to require a change in the plans, construction, or designated use of any building or development on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this ordinance and upon which actual building construction has been carried on diligently. Where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that the work shall be carried on diligently. Actual construction is hereby defined as work done which is beyond the preparation stage and into that stage where the changes or additions are made permanent.

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D. Single Nonconforming Lots of Record

In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record after the effective date of adoption or amendment of this ordinance notwithstanding limitations imposed by other provisions of this ordinance. Such lots must be in separate ownership or included in a subdivision of record in the office of the County Recorder at the time of passage of this ordinance. This provision shall apply even though such lots fail to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than those applying area or width, or both, of the lots shall conform to the regulations for the district in which such lots are located. (Also see Section 5.2). Variances of requirements listed in Section 5 of this ordinance, other than lot area or lot width shall be obtained only through action of the Board of Zoning Appeals as provided in Section 8.5. *(Note: This section shall apply only to single-family residences.)*

E. Nonconforming Lots of Record in Combination

If two or more lots or a combination of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this ordinance and if all or part of the lots with no buildings do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this ordinance and no portion of said parcel shall be used or sold in a manner which diminishes compliance with the lot width and area requirements established by this ordinance, nor shall any division of any parcel be made which creates a lot with width or area below the requirements stated in this ordinance.

F. Nonconforming Uses of Land

Where, at the time of adoption of this ordinance, lawful uses of land exist which would not be permitted by the regulations imposed by this ordinance, the uses may be continued so long as they remain otherwise lawful, provided:

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1. No such conforming uses shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this ordinance.
2. No such nonconforming uses shall be moved in a whole or in part to any portion of the lot or parcel other than that occupied by such uses at the effective date of adoption or amendment of this ordinance.
3. If any such nonconforming uses of land are discontinued or abandoned for a continuous period of more than one year (except when government action impedes access to the premises), any subsequent use of such land shall conform to the regulations specified by this ordinance for the district in which such land is located.
4. No additional structure not conforming to the requirements of this ordinance shall be erected in connection with such nonconforming use of land.

G. Nonconforming Structures

Where a lawful structure exists at the effective date of adoption or amendment of this ordinance that could not now be built under the terms of this ordinance by reason of restrictions on area, lot coverage, height, yards, its location on the lot, bulk, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.
2. Should such nonconforming structure or nonconforming portion of structure be destroyed by any means to the extent of more than 50 percent of the fair market value of the building immediately prior to the damage, it shall not be reconstructed except in conformity with the provisions of this ordinance.

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3. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

H. Nonconforming Uses of Structures and Land in Combination

If a lawful use involving individual structures, or if a structure and land in combination, exists at the effective date of adoption or amendment of this ordinance that would not now be allowed in the district under the terms of this ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No existing structure devoted to a use not permitted by this ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
2. A nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this ordinance, but no such use shall be extended to occupy any land outside such building.
3. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed.
4. When a nonconforming use of a structure, or structure and land in combination is discontinued or abandoned for a continuous period of more than one year (except when government action impedes access to the premises), the structure or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.
5. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

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I. Repairs and Maintenance

On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done in any period of twelve consecutive months on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring or plumbing, to an extent not exceeding ten percent of the current replacement cost of the nonconforming structure and market value of real estate, or nonconforming portion of the structure, whichever the case may be, provided that the cubic content existing when it became nonconforming shall not be increased. Nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official. If a nonconforming use becomes physically unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

4.4 GARAGE OR YARD SALE

- A. As used herein "garage or yard sale" is defined as a sale of household goods, furniture, equipment, utensils, appliances, tools, personal clothing or effects, novelty items, glassware, farm products, or similar personal property, including, but not limited to, any sale commonly termed "Porch Sale", "Yard Sale", "Lawn Sale", "Group Family Sale", "Rummage Sale", "White Elephant Sale", or "Attic Sale."
- B. Any garage or yard sale may be conducted (3) three times in any one calendar year on any premises, but no such sale shall be conducted for more than three (3) consecutive days.
- C. All items of personal property sold at such garage or yard sale shall be owned by the owner or occupier of the premises. Sale of goods or products purchased exclusively for resale and, sale of consignment goods or products are prohibited
- D. Such garage or yard sale shall only be conducted during the hours between 8:00 a.m. and 5:00 p.m.
- E. All personal property exhibited for sale during such garage or yard sale shall be removed from the outside and placed within a structure immediately following the last day of such sale. All signs erected for such garage or yard sale shall likewise be removed.

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4.5 OTHER OUTDOOR SALES

As used herein "outdoor sales" shall include "roadside sales" and "sidewalk sales" as defined in Section II of the Bargersville Zoning Ordinance. The regulation of each shall be accomplished as follows:

A. General

1. An outdoor sale may be held up to two (2) times per calendar year, but no such sale shall be conducted for more than fourteen (14) consecutive days.
2. No such outdoor sale shall be held without the owner or occupier of the premises having first obtained a permit therefore. Such permit shall be obtained through an application to the Administrator who may issue such permit upon payment of a fee as specified in the official Bargersville Fee Schedule. Such permit shall specify the address and date of such sale and shall expire on December 31 of each year. Any permit issued by the Town does not license the holder to utilize private property for such purposes.

B. Roadside Sales

1. No sign, stand, structure or other physical component of a roadside sale shall be placed within ten (10) feet of the curb or pavement edge.
2. All items for sale, signs, stands, or temporary structures associated with a roadside sale shall be stored in a secure and enclosed condition upon close of the sale each day or removed.
3. A permitted roadside sale may be conducted only in a C-1, C-2 or C-3 District between the hours of sunrise and sunset.

C. Sidewalk Sales

1. No sign, stand, structure or other physical component of a sidewalk sale shall be placed so that it:
 - a. Obstructs greater than 50% of the width of the public sidewalk.
 - b. Obstructs the sight triangle of motorists on adjacent rights-of-way, or

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- c. Otherwise threatens the health and/or safety of the general public
- 2. All items for sale, signs, stands or temporary structures associated with a sidewalk sale shall be placed inside the store upon close of sale each day.

4.5.1 TEMPORARY USE.

- 1) The Temporary Use & Structure section is intended to establish time, place and manner standards for outdoor sales areas and temporary uses in the Town. More specifically the purpose of the Temporary Use & Structure section is to:
 - a) Promote the community's goals and objectives.
 - b) Promote the health, safety and general welfare of the community.
 - c) Protect local businesses from unfair competition.
 - d) Require regular review and ongoing compliance with the regulations.
 - e) Establish punitive recourse for violations or noncompliance regarding these temporary use provisions.
- 2) Applicable Standards: Any structure associated with a temporary use shall meet all required setback, height, landscaping, signage and parking standards for a permanent structure.
 - a) Permit Requirements: All temporary uses require a Temporary Use Permit and a fee in accordance with the approved fee schedule unless otherwise noted in this ordinance.
 - b) Restoration of Site Requirements: All temporary uses and associated temporary structures shall be removed and the original site restored to its original condition at the termination of the Temporary Use Permit.
 - c) Maximum Temporary Uses: Only one (1) temporary use may exist on any lot or lots used in combination at any given time unless otherwise specifically permitted elsewhere in this Zoning Ordinance.

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- d) Location Limitations: Temporary uses and structures shall not be located wholly or partially in the public right-of-way.
- e) Landscaping Requirements: A Landscaping Plan shall be submitted for any temporary use with ancillary structures (e.g. portable restroom facilities, or trailers) that will be installed for more than three (3) months. Reasonable screening shall be provided for each of the ancillary structures.
- f) Public Address System Limitations: No public address systems or other sound-amplifying devices shall be permitted in conjunction with a temporary use.
- g) Special Events: Special events may be permitted and require a Temporary Use Permit.
- h) *Length of time permitted for temporary uses:*
Temporary Use Permits issued for temporary uses on a lot shall not exceed one hundred twenty (120) days per calendar year, or ninety (90) days consecutively.
- i) *Location Standards:* Every approved temporary use shall be fully contained within twelve (12) feet of the front and/or side façade of the primary structure, or be in a parking area where:
- j) The minimum required parking spaces are available on site for the combined uses, temporary and permanent, as per the parking ordinance. Temporary use parking shall require one (1) space per two hundred fifty (250) square feet of indoor and outdoor space;
- k) No handicapped spaces are obstructed or rendered unusable;
- l) Vehicular or pedestrian circulation is not adversely affected;
- m) The temporary use is enclosed by a temporary structure or surrounded by a view-through fence (at least fifty percent (50%) permeable); and
- n) The temporary use shall be on a lot with a primary structure.
- o) *Maximum Area Standards:* The maximum area dedicated to a temporary use shall be ten percent (10%) of the main floor area of the primary structure or tenant space to which the temporary use is associated. This allotment shall not be interpreted to be the combination of two (2) or more tenant spaces.

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- p) ***Accessibility Standards:*** All sidewalks and ramps shall be maintained as per the ADA regulations.
- 3) **Specific standards for Temporary Use**
 - a) ***Institutional Uses:***
 - i) ***Applicability of Permit:*** Every institutional use on a lot that wishes to have a temporary use (*e.g.* seasonal outdoor sales, temporary outdoor displays of merchandise, tent sales, and special sales) must receive an independent Temporary Use Permit for each such use.
 - b) ***Construction Trailers:***
 - i) **Requirement:** A Temporary Use Permit is required for a construction trailer.
 - ii) **Duration:** Once the Temporary Use Permit for the construction trailer has been issued, the construction trailer for an institutional development may be established on the site to be developed three (3) weeks prior to the start of construction and shall be removed within three (3) weeks after issuance of a Certificate of Occupancy for the last primary structure.
 - iii) **Location:** The construction trailer shall be located on the site to be developed. In single Family the construction trailer must be located on a lot of record and meet all setback requirements
 - iv) **Inspections:** Construction trailers shall successfully pass all applicable inspections (*e.g.* electrical) and apply for and receive a Certificate of Occupancy prior to the commencement of the use.
- 4) ***Temporary Storage Units:*** Temporary storage units (*e.g.* PODS) are permitted as follows:
 - a) a. In the parking area of an institutional and commercial uses, provided that any single temporary storage unit not be on site more than thirty (30) days per calendar year. A Temporary Use Permit is required for temporary storage units.
 - b) On the site of an institutional or commercial use, provided a valid Building Permit has been issued for a remodel, tenant finish, or other construction activity that requires on-site storage. The temporary

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storage unit shall be removed upon issuance of a Certificate of Occupancy.

- c) On a single family lot not to exceed 14 days for the purpose of loading and unloading the storage unit. No permit is required.
- 5) ***Temporary Dumpster:*** Temporary Dumpsters are permitted on any construction site within the Town provided a valid Building Permit has been issued for remodel, tenant finish, or other construction activity. The temporary Dumpster shall be removed upon issuance of a Certificate of Occupancy. Dumpsters shall not be permitted within the Public Right-of-Way. Dumpsters shall not be permitted for more than 30 days for activities not required to have a building permit.
- 6) ***Temporary Classrooms:*** Temporary classrooms in conjunction with a public or private school, or a religious institution are permitted.
- 7) ***Model Home-Single Family***
 - a) ***Requirement:*** A Temporary Use Permit is required to establish the use of a model home. A Building Permit is required to construct the model home.
 - b) ***Duration:*** A Temporary Use Permit for a model home is valid from subdivision release for issuance of Building Permits until the last full Certificate of Occupancy is issued.
 - c) ***Location:*** All model homes shall be located on a lot in the development in which the homes are for sale.
 - d) ***Street Requirements:*** All model homes shall be located on streets that have been asphalted and curbed; and are free of mud and debris.
 - e) ***Fire Hydrant Proximity:*** A flow tested and charged fire hydrant shall be within five hundred (500) feet of two (2) or more model homes prior to the issuance of a Certificate of Occupancy.
 - f) ***Signage:*** Model home signage shall be permitted as follows:
 - i) *One* temporary model home sales office sign shall be permitted provided it is:
 - (1) A minimum of five feet from the right-of-way and/or any property
 - (2) Is limited to eight feet in height; and be no greater than 32 square feet.
 - ii) *An awning may be placed over the entrance of the garage area that equals the width of the garage door*

and a sign may be placed on the awning not to exceed 32 square feet.

- and a sign may be placed on the awning not to exceed 32 square feet.

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- iv) Construction and Sales Trailer Limitations: Under no circumstances shall a construction trailer or sales trailer be permitted for more than forty-eight (48) months.
- v) *Provide a paved off street parking area to accommodate at least 4 cars*

4.6 DISTRICTS IN WHICH USES ARE PERMITTED

- A. The permitted and non-permitted uses for each District, as well as those uses which may be considered for special exceptions, are shown in Table A.
 - 1. Permitted: Where the District column is marked with a "P", the use corresponding with that row is permitted in the District.
 - 2. Non-Permitted: Where the District column is not marked (blank), the use corresponding with that row is not permitted in the District.
 - 3. Special Exceptions: Where the District Column is marked with an "S", the use will be permitted if a special exception is granted from the Board of Zoning Appeals as specified in Section 8.5 of this ordinance.
- B. The Plan Commission, upon hearing a recommendation from the Administrator, shall determine into which category any use shall be placed which is not specifically listed or defined herein in Table A.
 - 1. The principal use of the land, building(s), structure(s), or operation shall determine the use. "Principal Use" is defined as being greater than fifty percent (50%), even in the event that three or more land use categories apply, or
 - 2. When no single use is greater than fifty percent (50%), the land usage category with the greatest restriction on the land, building(s), structure(s), or operation will apply.
- C. Where there are two or more land use categories that apply to one proposed development, the following should be used to determine the applicable land use category:
 - 1. The principal use of the land, building(s), structure(s), or operation shall determine the use. "Principal use" is defined as being greater than fifty percent (50%), even in

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the event that three or more land use categories apply, or

2. When no single use is greater than fifty percent (50%), the land usage category with the greatest restriction on the land, building(s), structure(s), or operation will apply.

4.7 HOME OCCUPATION

A. Purpose and Intent

It is the purpose and intent of this Section to provide for certain types of home occupations to be conducted within a dwelling unit or accessory structure on the resident's premises.

B. Home Occupations

Home occupations shall not be permitted except in compliance with this section and other applicable law.

C. Application for Home Occupation

An application for an administrative Permit a Home Occupation shall be signed by all owners and adult residents of the property in question and filed with the Department on forms provided by the Department.

D. Home Occupation Standards

1. The following standards are applicable to all Home Occupations
 - a. One (1) person other than the residents of the dwelling unit on the subject premises named in the application may be engaged in such home occupation.
 - b. No more than twenty (20) percent of the total gross floor area of the said dwelling unit shall be used for such home occupation. The home occupation may not utilize more than fifty (50) percent of any one floor of the dwelling unit.
 - c. Exterior evidence of the conduct of a home occupation is not permitted except one (1) non-illuminated sign not to exceed one (1) square foot, which must be mounted flat against the exterior wall of the dwelling unit.
 - d. No outdoor storage or display of products, equipment, or merchandise is permitted.

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- e. No retail sales shall be conducted on the premises.
 - f. No publication or advertising shall use the residential address of the home occupation
 - g. Exterior evidence of the conduct of a home occupation is not permitted.
 - h. The home occupation shall be conducted exclusively within the dwelling unit. The garage or an accessory structure may be used for limited storage of items associated with the home occupation (e.g. small amount of product for samples for a salesperson).
 - i. No equipment, process, or activity shall be used in a home occupation which creates noise, vibration, glare, fumes, odors, or electrical or television interference which is detectable to the normal senses outside the dwelling unit or accessory structure.
 - j. No vehicle or delivery truck shall block or interfere with normal traffic circulation.
 - k. No specific outside entrance or exit for the home occupation shall be permitted.
 - l. No use, storage, or parking of tractor trailers, semi-trucks, or heavy equipment (e.g. construction equipment) shall be permitted on or about the premise.
2. The following uses are examples of home occupation which may be classified by this ordinance:
- a. Telephone answering and solicitation
 - b. Home crafts
 - c. Computer programming, desktop publishing
 - d. Typing or secretarial service
 - e. Painting, sculpturing or writing
 - f. Dressmaking, sewing, or tailoring
 - g. Drafting, surveying service
 - h. Consulting services
 - i. Mail order business, not including retail sales from site
 - j. Sales representative, office only
 - k. Attorney office

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- l. Insurance sales or broker office
- m. Real estate sales or broker office
- n. Barber or Beauty shop

F. General Provisions

All home occupations shall conform to the following standards:

- 1. Approval of a home occupation is not transferable to a location other than that which was approved.
- 2. In no case shall a home occupation be open to the public at times earlier than 7:00 a.m. nor later than 9:00 p.m.
- 3. All home occupations shall be subject to periodic inspections. Reasonable notice shall be provided to the permittee prior to the time requested for an inspection.
- 4. The Administrator may impose reasonable conditions necessary to protect the public health, safety, and welfare, or to protect against a possible nuisance condition.
- 5. Administrative Permits issued by the Administrator may be revoked by the issuing authority for cause after reasonable notice to the permittee and an opportunity for hearing on the matter.

Home occupation shall commence only after the receipt of an administrative of an Administrative Permit.

G. Permit Review Process

Applications for a home occupation shall be reviewed as follows:

Application filed, with authorization from property owner.

- 1. Review of application by Administrator.
- 2. Administrator can approve or deny the application.
- 3. If approved, an Administrative Permit for the home occupation shall be issued.

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4. Administrator may impose reasonable conditions as part of the approval.
 - a. Applicant may appeal to the Board of Zoning Appeals if application is denied or if conditions are unacceptable. On appeal of a condition(s), appeal must be filed within fourteen (14) days of the date of the Administrator's approval of the Administrative Permit.
5. The standards set forth in this section shall be incorporated as minimum conditions of approval.

H. Enforcement

In the event the Administrator determines that the operation of any home occupation is in violation of this Section or any permit condition, notice shall be provided to the permittee setting forth a description of the violation, corrective action required, and a date by which such corrective action must be accomplished. The permit may be revoked if not corrected in the manner and by the date specified in the notice in accordance with the revocation procedures applicable to Special Exceptions. In addition, violations of this Section are subject to the penalties provided for in this Ordinance.

1. The first line of the document is a header containing the following information:

 - Date: 10/10/2019

 - Time: 10:10:10

 - User: Administrator

 - IP: 192.168.1.1

 - Action: Add

 - Object: User

 - Value: 10/10/2019 10:10:10

 - Status: Success

 - Message: User added successfully.

 2. The second line of the document is a header containing the following information:

 - Date: 10/10/2019

 - Time: 10:10:10

 - User: Administrator

 - IP: 192.168.1.1

 - Action: Add

 - Object: User

 - Value: 10/10/2019 10:10:10

 - Status: Success

 - Message: User added successfully.

 3. The third line of the document is a header containing the following information:

 - Date: 10/10/2019

 - Time: 10:10:10

 - User: Administrator

 - IP: 192.168.1.1

 - Action: Add

 - Object: User

 - Value: 10/10/2019 10:10:10

 - Status: Success

 - Message: User added successfully.

 4. The fourth line of the document is a header containing the following information:

 - Date: 10/10/2019

 - Time: 10:10:10

 - User: Administrator

 - IP: 192.168.1.1

 - Action: Add

 - Object: User

 - Value: 10/10/2019 10:10:10

 - Status: Success

 - Message: User added successfully.

 5. The fifth line of the document is a header containing the following information:

 - Date: 10/10/2019

 - Time: 10:10:10

 - User: Administrator

 - IP: 192.168.1.1

 - Action: Add

 - Object: User

 - Value: 10/10/2019 10:10:10

 - Status: Success

 - Message: User added successfully.

 6. The sixth line of the document is a header containing the following information:

 - Date: 10/10/2019

 - Time: 10:10:10

 - User: Administrator

 - IP: 192.168.1.1

 - Action: Add

 - Object: User

 - Value: 10/10/2019 10:10:10

 - Status: Success

 - Message: User added successfully.

 7. The seventh line of the document is a header containing the following information:

 - Date: 10/10/2019

 - Time: 10:10:10

 - User: Administrator

 - IP: 192.168.1.1

 - Action: Add

 - Object: User

 - Value: 10/10/2019 10:10:10

 - Status: Success

 - Message: User added successfully.

 8. The eighth line of the document is a header containing the following information:

 - Date: 10/10/2019

 - Time: 10:10:10

 - User: Administrator

 - IP: 192.168.1.1

 - Action: Add

 - Object: User

 - Value: 10/10/2019 10:10:10

 - Status: Success

 - Message: User added successfully.

 9. The ninth line of the document is a header containing the following information:

 - Date: 10/10/2019

 - Time: 10:10:10

 - User: Administrator

 - IP: 192.168.1.1

 - Action: Add

 - Object: User

 - Value: 10/10/2019 10:10:10

 - Status: Success

 - Message: User added successfully.

 10. The tenth line of the document is a header containing the following information:

 - Date: 10/10/2019

 - Time: 10:10:10

 - User: Administrator

 - IP: 192.168.1.1

 - Action: Add

 - Object: User

 - Value: 10/10/2019 10:10:10

 - Status: Success

 - Message: User added successfully.

P=PERMITTED S=SPECIAL EXCEPTION X=PER PLANNED DEVELOPMENT REGULATIONS

[illegible]

[illegible][illegible]

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TABLE A

DISTRICTS IN WHICH PRIMARY USES ARE PERMITTED

P=PERMITTED S=SPECIAL EXCEPTION X=PER PLANNED DEVELOPMENT REGULATIONS

COMMUNICATIONS / UTILITIES	R-1	R-2	R-3	A-1	C-3	C-2	C-1	I-1	L-1	A-1-F	R-R-F	R-1-F	R-3-F	
RADIO / TV STATION					P			P	P					
ELECTRICAL UTILITY SUBSTATION						P	P	P	P					
UTILITY PIPELINE PUMPING STATION *					P			P	P					
POWER GENERATING PLANT								P	P					
MUNICIPAL ABOVE GROUND WATER STORAGE TANK	P	P	P	P	P	P	P	P	P	P	P	P	P	
SEWAGE TREATMENT FACILITIES	P	P	P	P	P	P	P	P	P	P	P	P	P	
WATER TREATMENT FACILITIES	P	P	P	P	P	P	P	P	P	P	P	P	P	
COMMUNICATION RELAY TOWER								P	P					
PRIVATE ABOVE GROUND WATER STORAGE TANK	S	S	S	S	S	S	S	S	S	S	S	S	S	
PRIVATE SEWAGE TREATMENT FACILITIES	S	S	S	S	S	S	S	S	S	S	S	S	S	
PRIVATE WATER TREATMENT FACILITIES	S	S	S	S	S	S	S	S	S	S	S	S	S	

*Excluding interstate natural gas & petroleum pipelines.

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ST. THOMAS' UNIVERSITY

D-PERMITTED S-SPECIAL EXCEPTION X-PER PLANNED DEVELOPMENT REGULATIONS

[illegible]

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Section IV - Authorized Uses

TABLE A

DISTRICTS IN WHICH PRIMARY USES ARE PERMITTED

P=PERMITTED S=SPECIAL EXCEPTION X=PER PLANNED DEVELOPMENT REGULATIONS

BUSINESS USES / RETAIL SALES	R-1	R-2	R-3	A-1	C-3	C-2	C-1	I-1	L-1	A-1-F	R-R-F	R-1-F	R-3-F
ANTIQUE SHOP					P	P							
APPAREL / CLOTHING STORE					P	P							
DRUG STORE					P	P							
FLORAL SHOP					P	P							
FURNITURE STORE					P								
GIFT / CARD SHOP					P	P							
HARDWARE STORE					P								
JEWELRY STORE					P	P							
LUMBER / BUILDING SUPPLY SALES					P	S		P	P				
MUSIC STORE					P	P							
NEWS / BOOK / MAGAZINE STORE					P	P							
PET STORE					P	P							
RETAIL SHOWROOM					P	P							
SHOE STORE					P	P							
SPORTING GOODS STORE					P	P							
TOBACCO / CIGAR STORE					P								
Garden Center/Nursery					P								

[illegible][illegible]

APPLICATION FOR HOME OCCUPATION

Name of Applicant: _____

Date of Application: _____

Street Address of
Home Occupation: _____

Approval Date
of Application: _____

Phone Number: _____

Approved by: _____

Number of persons in home
participating in home _____

Date of Special
Exception Hearing (if _____

Description of home
Occupation requested: _____

Check either true or false for each statement:

	True	False
No one other than the resident(s) of this home will be engaged in business activity.		
Only 20% or less of the home's total gross floor area will be used for this home occupation.		
Nothing will be stored or displayed outside of home.		
There will be no retail sales on the premise.		
The address of the home will not be advertised or published for this occupation.		
The exterior of the home will show no signs of the business engaged inside.		
All business activity will be conducted exclusively inside the dwelling or accessory structure.		
The business inside will not produce noise, vibration, glare, fumes, odors, or interfere with electrical or television transmissions.		
There will be no increase in normal traffic for this residential area.		
Trucks and traffic will not block circulation.		
There will be no specific entrance/exit door for this home occupation.		
There will be no tractor, trailers, semis or heavy equipment used, stored or parked on the premise.		
There will be no business open to the public on the premise before 7:00 am and after 9:00pm.		

(OFFICE USE ONLY)

REASONS/SPECIAL CONDITIONS/COMMENTS: _____

Approval for home occupation is non-transferable. All home occupations may be subject to periodic inspections.

Reasonable conditions may be placed on any permitted home occupation type one, or any home occupations type two (with BZA approval) to insure and protect public health, safety, and welfare.
