

Floyd County Board of Commissioners
Ordinance Pertaining to Text Amendments to the Floyd County Zoning Ordinance 2006-6

Whereas, the Floyd County Board of Commissioners met on December 2, 2014 on this matter pursuant to IC 36-7-4-607;

Whereas, the Board received from the Floyd County Plan Commission a favorable recommendation of the proposed text amendments listed in Exhibit A

Whereas, the Plan Commission held a public hearing on the matter and heard from both proponents and opponents of the text amendments to the zoning ordinance.

NOW, THEREFORE,

BE IT ORDAINED that Floyd County Zoning Ordinance is amended.

SO ORDDAINED this 2nd day of December 2014.

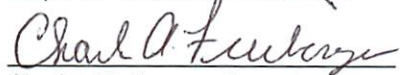
BOARD OF COMMISSIONERS
COUNTY OF FLOYD



D. Mark Seabrook, President



Stephen A. Bush, Commissioner



Charles Freiberger, Commissioner

ATTEST:



Scott Clark, County Auditor

Exhibit A

Section 2.0 – Definitions – General Manufacturing Uses – establishments engaged in the mechanical or chemical transformation of materials or substances into new products, including assembling component parts, the creation of products, and the blending of materials such as oils, resins and liquors

Lot frontage definition - adding the following - For purposes of establishing lot frontage requirements, the frontage must be either on a public dedicated street or a private recorded access easement with a private maintenance agreement measuring at minimum 50 feet in width for its entire length.

Section 8.06 E. 3 - For commercial (remove industrial) buildings, a minimum of 30 percent of the front façade on the ground floor shall be transparent consisting of windows, door openings or glazing to provide appearance of transparency. (replace 50 percent with 30 percent)

Section 8.06 E 4 – Industrial buildings shall provide landscaping planting areas directly in front of all facades facing a public street. The applicant shall prepare a landscape plan which incorporates efforts to enhance appearance of industrial buildings.

Section 8.06 E 5 – All utilities in new commercial developments within the Highlander Point and Edwardsville Gateway shall be underground.

Section 10 H – Motels and Hotels shall be considered a permitted use in all commercial districts if the exterior wall of the primary structure meets the following setback requirement from a residential zoning district. Exterior walls of primary structures shall not be closer than 150 feet from a residential zoning district. Any hotel or motel not meeting this requirement shall be considered a conditional use under this ordinance.

Section 11 – Drainage

All storm water drainage design shall follow all requirements as set forth in the most current accepted Floyd County Storm Water Design Manual.

Appendix A – Land Use

- Agriculture, Primary conditional use in Residential Suburban, Residential Urban and Multi-family
- Commercial Greenhouse – Permitted use in General Commercial, Highway Services, Office-Business and General Industrial
- Commercial Greenhouse – Conditional use in Neighborhood Commercial
- Farmer's Market – Conditional use in Rural Residential, Residential Suburban, Residential Urban, and Multi-Family
- Retail Nursery – Permitted use in Office Business and General Industrial
- Bed and Breakfast – Conditional Use in Rural Residential, Residential Suburban, Residential Urban and Multi-Family
- Hotel-Motel – Permitted use in General Commercial, Highway Services and Conditional use in Neighborhood Commercial
- Day Care – Permitted use in Highway Services
- Commercial Large Scale – Conditional use in General Commercial and Highway Services
- Boats, Motorcycle Sales – Permitted use in General Commercial and Highway Services
- General Manufacturing – Conditional use in Office Business and Permitted in General Industrial

- **Community Recreation Center – Permitted use in Parks and Recreation**
- **Community Swimming Pool – Permitted use in Parks and Recreation**
- **Scientific Research and Development Services - Permitted use in Office Business and General Industrial Conditional use in General Commercial**