



ADVISORY PLAN COMMISSION STAFF REPORT

Application No:	2024-APC-04
Meeting Date:	March 18, 2024
Subject:	Appendix A: Schedule of Uses
Action Requested:	The Plan Commission wishes to amend the Town of Pittsboro Unified Development Ordinance Appendix A Schedule of Uses to add a new zoning district and add new uses to the schedule of uses.
Petitioner:	Town of Pittsboro Advisory Plan Commission
Location:	Not Applicable
Parcel Size:	Not Applicable
Existing Zoning:	Not Applicable
Recommendation:	Approve
Prepared By:	Cynthia Bowen, FAICP cbowen@reasite.com 317-263-0127

Procedure

Proposed zoning text amendments (rezones) are considered by the Plan Commission and ultimately approved or rejected by the Town Council. Before making a recommendation to the Town Council, the Plan Commission must hold a publicly advertised hearing. The public hearing is advertised in The Republican one time, at least 10 days before the hearing. After the Plan Commission conducts the hearing and makes a recommendation, the proposed zoning text amendment is certified to the Town Council. The Town Council has 90 days to hear the text amendment. If the Town Council approves the proposal, it immediately becomes effective. If the Town Council fails to act on the proposal within 90 days after certification, the text amendment takes effect as if it has been adopted ninety days after certification. If the Town Council rejects the proposal or makes an amendment to the proposal, then it shall be returned to the Plan Commission for its consideration, with a written statement of the reasons for the rejection or amendment. The Plan Commission has 45 days to approve the amendment or reject the amendment. If the Plan Commission approve the amendment it becomes law. If the Plan Commission fails to act within 45 days, the ordinance stands as passed by the Town Council. If the Plan Commission disproves the rejection or amendments by the Town Council, the action of the Town Council on the original rejection or amendment stands only if confirmed by another vote of the Town Council within 45 days after the Plan Commission certifies its disapproval.

Background

The Town Planner drafted amendments to the UDO per direction of the Plan Commission from their January 23, 2024 Plan Commission Meeting. The Plan Commission held a workshop on February 8, 2024 to discuss each amendment and provide further direction to the Town Planner. Drafts of the amendments were published for review on February 20, 2024.

The Plan Commission discussed the proposal at the February 27th meeting and decided to table the Schedule of Uses since they were tabling the discussion of the F-I Flex Industrial District.

Correspondence

As of the writing of this staff report, staff hasn't received any comments from the public.

Summary

Technical Advisory Committee: Not Applicable

Waivers: None.

Secondary Plat Standards: Not Applicable.

Zoning District Standards: Not Applicable.

Attachments

1. Draft Amendments

Recommendation

Staff recommends that the Plan Commission forward a favorable recommendation to the Town Council for Appendix A Schedule of Uses to add a new zoning district and add new uses to the schedule of uses.

Motions

1. Motion to forward a favorable recommendation to the Pittsboro Town Council for Appendix A Schedule of Uses to add a new zoning district and add new uses to the schedule of uses.
2. Motion to forward an unfavorable recommendation to the Pittsboro Town Council for Appendix A Schedule of Uses to add a new zoning district and add new uses to the schedule of uses.
3. Motion to continue UDO Amendments 2024-APC-04 to the to the April 23, 2024 Advisory Plan Commission Meeting.

**RESOLUTION No. 2024-APC-04
RESOLUTION OF THE PITTSBORO
ADVISORY PLAN COMMISSION**

A Resolution Recommending and Certifying to the Pittsboro Town Council
Amendment to the Town of Pittsboro Unified Development Code.

BE IT RESOLVED the Town of Pittsboro, Indiana Advisory Plan Commission, having reviewed, considered, and received public comment, both written and verbal, after notice and public hearing held on February 27, 2024, at the Town Administrative Building, 33 E Main Street, Pittsboro, Indiana, 46167 on the proposed amendments to the Town of Pittsboro Unified Development Ordinance to update the schedule of uses to add new zoning district to the schedule of uses, which is attached hereto and incorporated by reference, now hereby certifies and recommends, and directs the Secretary of the Advisory Plan Commission to certify a copy of said amendments, to the Town Council for approval at it next regularly scheduled meeting.

Approved this 26th day of March, 2024, by a vote of _____ yeas and _____ nays.

ADVISORY PLAN COMMISSION OF PITTSBORO,
INDIANA

By: _____
Steve Maple
President, Plan Commission

By: _____
Breana Love
Secretary, Plan Commission

Attested By:

Printed Name:

PREPARED BY:
Cynthia Bowen, FAICP, LEED AP
Staff Planner

Town of Pittsboro Unified Development Ordinance

Appendix A: Schedule of Uses

A.1 Schedule of usesA - 3

Appendix A: Schedule of Uses

A.1 SCHEDULE OF USES

"P" Permitted Use. Use is permitted in the district as a primary use.
"S" Special Use. Use is permitted contingent approval by the Board of Zoning Appeals in that district.
"A" Accessory Use. Accessory use means that a use is permitted but only as an accessory to a primary use.
Blank Space. Use is not permitted in that district.

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW
AGRICULTURAL USES																				
Agricultural Crop Production	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agricultural products, sales, distribution, and storage		P										S	S	P	P					
Agricultural Tourism Business		P										S								
Farm Equipment Sales and Service		S							P	P		P	P	P						
Grain Elevators (commercial) and Related Uses		P	S									P	P	P						
Raising and Breeding of Farm Fowl or Animals (commercial)		P																		
Raising and Breeding of Non-Farm Fowl or Animals (commercial), except for kennel		S																		
Restricted Commercial Farm Enterprise, including confined feeding		S																		
Riding Stable		P	P									P					P			
Sales Barn for Livestock		S										S								
Vineyard		P										P								
Orchard		P										P								
Forestry		P										P								
RESIDENTIAL USES																				
Assisted Living Facility					S	S	P		P	P	P						P			
Boarding House					S	S	P													
Child Care Homes, Class I and Class II			S	S	S	S	S				S						P			
Dwelling, Residential conversion					S	P	P	P				P								
Dwelling, Single-family		P	P	P	P	P	P	P	P	P		P					P			
Dwelling, Single-family attached					P	P	P	P				P					P	P		
Dwelling, Manufactured Home		S										P					P	P		
Dwelling, Multi-family					S	P	S	S				P	P					P		
Dwelling, Two-family					S	P	P	S	S			P						P		
Accessory Apartment			A,S	A,S	A,S	A,S	A,S					A,P	A,P				A,S			

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Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW
Elderly Housing					S	P	P		S		P					P				
Fraternity, Sorority and Student Co-ops						S	S	S	S							P				
Group Home					S	P	P				P									
Mobile Home Park																	P			
Nursing Home						S	P	P	P	P	P					P				
Senior Housing or Congregate Care						P	P	S	P		P					P				
INSTITUTIONAL USES																				
Charitable Institutions									S	P	P	P				P				P
Church, place of worship		S	S	S	S	S	S	S	P	P	P	P				P				P
Community Center			S	S	S	S	S	S	P	P	P	P				P				P
Educational Facility, Private		S	S	S	S	S	S	S	P	P	P	P	S			P	P			P
Educational Facility, Public		S	S	S	S	S	S	S	P	P	P	P	S			P	P			P
Hospital					S	S	S	S	P	P	P	S	P	P	P	P				P
Library and Museum	S								P	P	P	P	P			P				P
Municipal, County or other Government Building	S								P	P	P	P	P	P	P	P	P			P
Penal or Correctional Institution														S	S					P
Police Station/Fire Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Postal Station									P	P	P	P	P	P	P	P				P
Public Health Center/Clinic					S	S	S	S	P	P	P	S				P				P
Sanitarium/ Mental Health Facility									S	S		S	S							P
Stadium, Coliseum, Athletic Field, when associated with an educational facility						S	S	S	P	P	P	S				P				P
University, College or Trade School									P	P	P	P	P	P						P
PUBLIC UTILITY																				
Major transmission lines for cable, fiber optic, gas, oil, electricity or other utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Water wells, water stations, filtration plant, reservoirs, and storage tanks		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P			P
Sewage Treatment Facility (as a primary use)		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P			P
Telephone exchange or public utility substation		P	S	S	S	S	S	S	P	P	S	S	P	P	P	P	P			P

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Thermal, electrical and steam power plants														S	S				P	P
Transmission tower(s) (radio, tv, etc.) and microwave towers		S	S				S		S	P	S		P	P	P	P		P	P	
Utility company business office								P	P	P	P					P			P	P
Wireless Communications Facilities									S	P	P	P	P	P	P	P			P	
MOTOR VEHICLE USES																				
Automobile Service, Major									S	P		P	P							
Automobile Service, Minor									S	P	P	P	P	P						
Automotive Paint Shop/Detailing									S	P		P	P							
Automotive Sales and Rental									S	P		P								
Automotive Supply Sales									S	S	P	P	P							
Automotive Tire Repair and Sales									S	S	P	P	P							
Car Wash									S	P	P	P	P				P			
Filling station									S	P	P		P				P			
Public Garage									S	S	S	P	S	S		P				
Public or employee parking area									S	P	P	P	P	P	P				P	
Recreational Vehicle Sales													P	P						
Temporary storage for disabled vehicles																S				
PROFESSIONAL SERVICES																				
Advertising Sign or Billboard (as a principal use)										S		S								
Advertising Sign or Billboard (as an accessory use)										S		S			S					
ATM									P	P	P	P	P	P	P	P	P			
Bank, financial institution									P	P	P	P	P				P			
Community Service Organizations									S	P	P	P	P	P	P	P	P			
Newspaper Publishing									P	P	P	P	P	P						
Office Research Park									P	P	P	P	P	P						
Office, Medical or Dental									P	P	P	P	P				P			
Office, Professional and Business									P	P	P	P	P				P			
Research Establishment/Laboratory (commercial)										S	S	P	P	P						
PERSONAL SERVICES																				

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Bed and Breakfast and Lodging House			S	S	S	S	S	S			P					P				
Cemetery		S	S	S	S	S	S													
Clinic, medical or dental						S	P	P	P	P	P					P				
Crematory									P	P			P	P						
Day Care Center or Child Development Center						S	S	P	P		P	P				P				
Funeral Home or Mortuary					S	S	P	P	P	P	P									
Health and Fitness Center	S							P	P	P	P	P				P				
Hotel or Motel									P	P	P	P				P				
Kennel, commercial		S							P	P		S	P							
Kennel, private		S							P	P		S	P							
Laboratory, medical or dental									P	P	P	P				P				
Laundry or Dry Cleaning Facility									S	P	P	P	P							
Laundry or Dry Cleaning, self service								S	P	P	P	P				P				
Personal services including but not limited to: Barber Shop, Beauty Shop, salons, day spas, etc.		S						P	P	P	P	P				P				
Studios, Artists, Dance and Music								P	P	P	P	P				P				
Tailor and pressing shop, dressmaking, alterations, and shoe repair								P	P	P	P	P				P				
Veterinary Clinic		S					S	S	P	P	P	P	P	P	P					
Veterinary Hospital									P	P	P	P	P	P	P					
FOOD SERVICES																				
Bakery or Delicatessen									P	P	P	P	P			P				
Bar or Tavern									S	S	P	P	P			P				
Microbrewery / Brew-Pub									S	S	P	P	P			P				
Catering Services									P	P	P	P	P			P				
Restaurant									P	P	P	P	P			P				
Restaurant, Carry Out/Take Out									P	P	P	P	P			P				
Restaurant, Drive-In or Drive Through									P	P	P	P	P			P				
Restaurant, Fast Food									S	P	P	P	P			P				
Specialty Food Store									S	P	P	P	P			P				

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Supermarket or Grocery Store									P	P	P	P				P				
RETAIL																				
Agriculture Produce Business		S																		
Convenience Store, neighborhood						S	S	P	P		P	P				P				
Convenience Store, regional									P	P	P	P								
Convenience Mart Fueling Center										P		P				P				
Department Store									P	P	P	P								
Drug Store								P	P	P	P	P				P				
Electronics and Appliances, including TV and radio, sales and service								P	P	P	P	P								
Flea Markets									S	S		S	S							
Greenhouse, commercial		S	S						P	P		P								
Hardware or Paint Store								P	P	P	P	P				P				
Newsdealer								P	P	P	P	P								
Outdoor Commercial Enterprise									S	P		P	P							
Plant Nurseries, Truck Gardens		S						P	S	P	P	P								
Roadside Produce Stands (year round)		P						S	S	S	S	P				P				
Show Room and Sales Area for articles to be sold at retail								P	S	P	P	P	P	P						
Retail, free standing (not within a shopping center)																				
Small Scale (less than 15,000 square feet gross floor area)								P	P	P	P	P								
Medium Scale (between 15,000 and 35,000 square feet gross floor area)									P	P	P	P								
Large Scale (greater than 35,000 square feet gross floor area)									P	P	P	P								
Retail, Commercial Shopping Center									P	P	P	P								
Specialty retail stores with less than 20,000 square feet of gross floor area, (includes: Antique Shop, Apparel Shop, Flower or Garden Shop, Gift Shop, Jewelry Store, Music Store, Pet Store, Shoe Store, Toy Store, Variety Store, Stationer)								S	P	P	P	P	P			P				

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RECREATION/ENTERTAINMENT																				
Bait Sales		S	P					S	P											
Campground	S	S	P	S	S	S	S					S							P	
Commercial Entertainment Facility									P	S		S								
Golf Course/Country Club	P	P	P	S	S	S	S					S				P				
Golf Driving Range	S								P	P		P				P		P		
Indoor Recreational Facility	S	P	P	S	S	S	S		P	S	P	P	S	S		P				
Indoor Theater								S	P	P	P	P				P				
Outdoor Recreational Facility	P	P	P	S	S	S	S		P	S	S	S	S	S		P		S		
Outdoor Theater									S	S		S								
Park, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Private Club or Lodge	S	S	S	S	S	S	S					P				P				
Race Track												S	S	S	S					
Seasonal Hunting and Fishing Lodge	S	S																		
Sexually Oriented Business																S				
Shooting Range, Indoor														S	S					
Stadium, Coliseum, Athletic Field (not associated with an educational institution)									S	S	S	S								
TRANSPORTATION SERVICES																				
Airport												S	S	S						
Heliport												S	S	S						
Motor Bus or Railroad Passenger Station							S	S	S	P		P	P	P						
Private Landing Strip or Heliport		S							S	S		S	S	S						
INDUSTRIAL																				
Auction Arena or Sales Yard (excluding livestock)										S		S	S	S						
Bakery, secondary food processing, milk processing, manufacture and bottling of dairy products and beverages												P		P	P					
Bottled gas storage and distribution yard														S	S					
Building Material, Sales and Supply Yard												P	S	S	P					

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Bulk fuel storage or petroleum tank farm, and other bulk storage of solids or liquids																S				
Commercial Sanitary Fill, Garbage Disposal Plant														S	S					
Recycling Facility														S	S					P
Contractor's storage yard												S	S	S	P					
Distribution Facilities										S		S	P	P	P					
Equipment, Sales and Leasing												S	S	S	P					
Industrial Park										P		S	P	P	P					
Manufacturing, Heavy												S		P	P					
Manufacturing, Light										S		P	P	P	P					
Manufacturing, Extractive/Mineral Extraction (i.e. sand or gravel pit, borrow pit, topsoil removal and storage areas)	S	S										S	S	S	S					
Mini-warehouses or self service storage facility									S	S			P	P	P					
Monument works and stone cutting												S	S	P						
Printing, lithographing, publishing, or photography establishments										P		P	P	P						
Scrap Metal Yard														S	P					
Slaughter House														S	S					
Warehouse												P	P	P	P					
Welding Shop												S	S	P	P					
Wholesale Establishment												P	P	P	P					
Wholesale Produce Terminal or Truck Freight Terminal													S	P	P					
All other wholesale, warehousing, and industrial uses not specified herein.												S	S	S	S					

Legend:

P--Permitted use

S--Special use

A--Accessory Use

Blank--Prohibited use

Note: Uses not listed in this table may be permitted in a zoning classification allowing similar uses upon approval of the Board of Zoning Appeals, subject to other provisions and regulations of this ordinance.