

Type of Construction	Permit Fee	Inspection Fees
ROUND OFF TO NEAREST DOLLAR		
1 or 2 Family Dwelling	\$50	\$.10 per total sq. ft.
Room Additions/Manf. Home/Detached Garage/Pole Barns/Dwelling Alterations	\$20	\$100
Accessory Bldg./Decks	\$20	\$20
Commercial Bldg./Hotel/Warehouse/Industrial	\$200	\$.10 per total sq. ft.
Commercial Alteration	Flat Rate	\$200.00
Additions for Commercial Bldg./Hotel/Warehouse/Industrial/Alterations of Commercial/Hotel/Warehouse/Industrial	\$200	\$.10 per total sq. ft.
Institutional/Educational/Church	\$50	\$.10 per total sq. ft.
Church Additions	\$50	\$100
Apartments	\$50	\$45 per unit
Swimming Pools (In-Ground)	\$20	\$40 (2 inspections required)
Electrical	\$20	\$20

(B) If a permit is not filed and construction has begun, the applicant will be charged double the permit and inspection fee amount. No concrete shall be placed for foundations without prior inspection. No electrical, mechanical, plumbing, or thermal insulation work shall be covered without prior inspection. The Building Commissions shall in all cases designate the state of construction when each required inspection must be requested by the permit holder. A certificate of occupancy must be issued before any building or dwelling can be occupied. Where additional inspections (including the final inspection) are required due to failure of permit holder to have work ready or the permit holder does not call the Building Inspector for inspections, at a designated stage of construction, the Building Inspector shall have the power to assess a reinspection fee of \$100. Reinspection fees shall be paid to the Planning and Zoning Department before the issuance of a certificate of occupancy.

BUILDING PERMIT INFO

BUILDING SETBACKS (all building setback info is highlighted in yellow.)

SIZE AND DISTANCE REGULATION.

All distances in this section shall be measured from the public right of way. Height limitation applies to all structures in this section from the ground to the structure's highest point. The following are the minimum requirements for buildings or structures within residential districts:

Zoning	Minimum Front Yard Width	Minimum Front Yard Depth	Minimum Side Yard Depth	Minimum Rear Yard Depth
R-1	80 Feet	30 Feet	10 Feet	35 Feet
R-2	70 Feet	25 Feet	6 Feet	30 Feet
R-3	--	35 Feet	10 Feet	25 Feet*
R-4	--	35 Feet	10 Feet	15 Feet*

* When Adjoining an R-1 or R-2 District, the setback must be the same as that District

(B) Building Height Classification	Minimum Ground Limitation	Floor Area sq. ft.	Min. Lot Area Square feet
R-1	35 Feet	1,400	10,000
R-2	35 Feet	1,100	7,000
R-3	35 Feet	1,000	6,000
R-4	35 Feet	1,000	6,000

The following are the minimum requirements for an accessory use or structure within residential districts:

(C) Zoning	Min. Front Yd Depth	Min. Side Yd Depth	Min. Rear Yd Depth	Max. Square Ft.
R-1	50 Feet	10 Feet	10 Feet	600
R-2	40 Feet	10 Feet	5 Feet	840
R-3	35 Feet	10 Feet	10 Feet	--
R-4	35 Feet	10 Feet	10 Feet	--

BUSINESS DISTRICT

§ 155.030 PURPOSE.

The purpose of the business district is to assure the orderly development and use of real estate in which business, retail sales and economic development are given priority. The development must coordinate vehicular movement, pedestrian movement, parking, and necessary access by sources of supply for the business enterprise. This district is characterized by compact use of the real estate area.

(Ord. 1999-15, passed 12-6-99)

§ 155.031 B-1 CENTRAL BUSINESS DISTRICT.

(A) Permitted Uses. The intent of Central Business District is to provide a commercial area for those establishments serving the general needs of the public. The grouping of uses is intended to strengthen the central business area as the urban center of trade, service, governmental, and cultural activities.

(1) The following principal uses and structures are permitted in the Central Business District:

(a) Retail sales of general merchandise. (Excluding adult bookstore, adult novelty store, adult video store meaning a commercial establishment which has a significant or substantial portion of its stock-in-trade or earns twenty-five percent (25%) or more of its revenues to the sale, rental of any form of books, magazines, photographs, films, motion pictures, video cassettes, slides, or other similar items.

(b) Limited to multi-family residences.

(c) Banks, general office building, finance, insurance, and real estate services.

(d) Hospitals and nursing homes.

(e) Physicians, dental and medical clinics and services, and other professional services.

(f) Business services.

(g) Appliance repair.

(h) Professional services.

(i) Governmental services.

(j) Educational services.

(k) Bus passenger and taxicab transportation.

(l) Churches, synagogues, and temples; funeral and crematory services; welfare and charitable services; and other public or semi-public associations and meeting places.

(m) Restaurants, pubs, taverns and other similar establishments. (Excluding adult cabaret meaning, nightclub, bar, restaurant, or similar commercial establishment, whether or not alcoholic beverages are served which regularly features: (a) persons who appear nude, semi-nude or in a state of semi-nudity; (b) live performances which are characterized by the exposure of "specified anatomical area or by pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".)

(n) Communication and utility uses.

(o) Public buildings and grounds.

(p) Gas stations.

(q) Hotels and motels.

- (r) Automobile parking.
- (s) Parks.
- (t) Warehouses and Wholesale Establishments.

(B) Permitted Exceptions. The Plan Commission or the Board of Zoning Appeals as a permanent or temporary use may grant the following exceptions.

- (1) Signage. (See §§ 155.065 through 155.072 for guidelines)
- (2) Other trade and service uses which are similar to the permitted principal uses and which conform to the intent of this district.
- (3) Structures containing both commercial and residential uses, provided the residential uses are not on the ground floor.
- (4) Accessory uses and structures are permitted in the Central Business.
- (5) All other uses and structures that are not specifically allowed or not permissible as special exceptions shall be prohibited in the Central Business District.
(Ord. 1999-15, passed 12-6-99)

§ 155.032 B-2 GENERAL BUSINESS DISTRICT.

(A) Permitted Uses. The intent of the General Business District is to provide convenient retail trade, lodging, recreation, personal services, restaurant, and general business of the community. General Business should be generated around a major thoroughfare or highway. Traffic flow and off-street parking accommodations must be carefully planned.

- (1) The following principle uses and Structures shall be permitted in the General Business District (B-2).
 - (a) Permitted uses under B-1 district (Except Multi-Family Housing).
 - (b) Laundering and dry cleaning.
 - (c) Grocery stores -- bakery, meat market.
 - (d) Automobile sales and service, service stations and gas stations, car wash, and auto parts.
 - (e) Restaurants, drive-in restaurants, and pubs, taverns and other similar establishments. (Excluding adult cabaret meaning, nightclub, bar, restaurant, or similar commercial establishment, whether or not alcoholic beverages are served which regularly features: (a) persons who appear nude, semi-nude or in a state of semi-nudity; (b) live performances which are characterized by the exposure of "specified anatomical area" or by pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".)
 - (f) Miniature golf, gymnasiums, athletic clubs, swimming pools, tennis courts, bicycle track (non-motor), ice skating, roller skating (blades), bowling, pool parlors, commercial baseball field, bath house, or similar open air recreational uses and facilities, but not within 200 feet of any R-District.

- (g) Animal hospital and veterinary clinics.
- (h) Motels or motor hotels.
- (i) Theater (excluding adult movie theaters)

(B) Permitted Exceptions. The Plan Commission or the Board of Zoning Appeals as a permanent or temporary use may grant the following exceptions.

- (1) Signage - (See §§ 155.065 through 155.072 for guidelines)
- (2) Other trade and service uses which are similar to the permitted principal uses and which conform to the intent of this district.
- (3) Structures containing both commercial and residential uses, provided the residential uses are not on the ground floor.
- (4) Accessory uses and structures are permitted in the General Business District.
- (5) All other uses and structures that are not specifically allowed or not permissible as special exceptions shall be prohibited from the General Business District.
(Ord. 1999-15, passed 12-6-99)

§ 155.033 B-3 HEAVY COMMERCIAL DISTRICT.

(A) Permitted Uses. The intent of this district is to encourage commercial areas for commercial sales and service, wholesale business, and businesses that deal with equipment, machinery, or products that require large truck traffic or noise. The B-3 districts should be located on or next to a major thoroughfare, highway, or interstate.

- (1) The following principle uses and structures shall be permitted in Heavy Commercial District.
 - (a) All uses permitted in a B-2 District, except residential.
 - (b) Retail sales of lumber and other building materials, farm equipment, motor vehicles, boat sales, aircraft, mobile homes, trailers, and garden supplies, fuel, and ice.
 - (c) Wholesale or discount sales of motor vehicles and automobile equipment; drugs and allied products'; dry goods and apparel; groceries and related products; electrical goods; hardware, plumbing, heating equipment, and supplies; machinery equipment, and supplies, beer, wine, and distilled alcoholic beverages; paper and paper products; furniture and home furnishings, lumber and construction materials.
 - (d) Farm products warehousing and storage, excluding stockyards.
 - (e) Refrigerated warehousing.
 - (f) Food lockers, provided any slaughtering, killing, eviscerating, skinning, or plucking be done indoors.
 - (g) Household goods' warehousing and storage.
 - (h) General warehousing and storage (excluding liquid and flammable material - see industrial uses).
 - (i) Automobile repair and services.

- (j) Contract construction services.
- (k) Bus garaging and equipment maintenance.
- (l) Motor freight terminals.
- (m) Motor freight garaging and equipment maintenance.
- (n) Long-term parking for autos and trucks.
- (o) Amphitheater, stadiums, drive-in movies, arenas and field house, race tracks, fairgrounds, parks, amusement parks, golf driving ranges, go-cart tracks, golf courses, and country clubs, riding stables, playfields and athletic fields.
- (p) Communication and utility use.
- (q) Public transient transportation.
- (r) Greenhouses.
- (s) Auction Barns (excluding livestock exchanges)

(B) Permitted Exceptions. The Plan Commission or the Board of Zoning Appeals as a permanent or temporary use may grant the following exceptions.

- (1) Signage - (See §§ 155.065 through 155.072 for guidelines).
- (2) Other trade and service uses which are similar to the permitted principal uses and which conform to the intent of this district.
- (3) Accessory uses and structures are permitted in the Heavy Commercial District.
- (4) All other uses and structures that are not specifically allowed or not permissible as special exceptions shall be prohibited from the Heavy Commercial District.
(Ord. 1999-15, passed 12-6-99)

§ 155.034 SIZE AND DISTANCE REGULATION.

All distances in this section shall be measured from the edge of the public right of way. Height limitation applies to all structures in this section from the ground to the structure's highest point. The height of all structures shall not exceed 45 feet. The following are the minimum requirements for buildings or structures within business districts:

(a)	Zoning	Minimum	Minimum	Front Yard	Side Yard	Rear
Yard	Classification	Lot Area	Lot Width	Depth	Depth	
Depth						
Feet*	B-1	2400	20 Feet	10 Feet	None*	10
Feet*	B-2	7200	60 Feet	60 Feet	10 Feet*	20
Feet*	B-3	9600	80 Feet	70 Feet	20 Feet*	20

*If side or rear yard adjoins an R District the setback is the same as the R District.
(Ord. 1999-15, passed 12-6-99)

INDUSTRIAL DISTRICTS

§ 155.045 I-1 LIGHT INDUSTRIAL DISTRICT.

(A) Permitted Principal Uses. The intent of Light Industrial Districts is to provide space for certain commercial and a wide range of industrial uses and structures that are able to meet certain performance standards to protect nearby non-commercial and non-industrial uses from undesirable environmental conditions. Residential and other similar uses are prohibited from this district in order to limit environmental effects associated with certain commercial and industrial uses, irrespective of their meeting performance standards.

(1) The following uses are permitted in an I-1 District. When located less than 100 feet from any R district, any such operations must be enclosed by a fence not less than six feet in height, and an earth embankment or two rows of alternate planted evergreen trees or similar vegetation. Provided that each meets the performance standards for this district set forth below, and provided it is not specifically prohibited.

(a) Manufacturing, processing or assemblies of products, materials, or articles that meet the performance standards for this district, provided that it not specifically prohibit.

(b) Wholesale, storage, and warehouse uses.

(c) Agricultural businesses and supplies;

(d) Livestock exchanges (excluding confinement and feeding facilities)

(2) The following are the Performance Standards for open and enclosed industrial uses.

(a) Physical appearance. All operations shall be carried on within an enclosed building; however, new materials or equipment in operable condition may be stored in the open. Normal daily wastes of an inorganic nature may be stored in containers outside a building provided the containers are screened and not readily visible for the street.

(b) Noise. No operating shall be carried on which involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour with other city laws.

1. Noise shall be measured at the property line; when the level of noise cannot be determined by observation with the natural senses, a suitable instrument may be used and measurement may include breakdowns into a reasonable number of frequency ranges.

2. All noises shall be muffled so as not to be objectionable due to intermittence, beat frequency, or shrillness.

(c) Sewage and liquid wastes - All sewage waste must be in compliance with Federal and State Regulations and with the local Sewer Use Ordinance 1995-3 and all its amendments.

(d) Air contaminants - Shall meet all federal and State Air Emission Regulations.

1. Due to the fact that the possibilities of air contamination cannot reasonably be comprehensively covered in this section, there shall be applied the general rule that there shall not be discharged from any sources whatsoever quantities of air contaminants or other material in such a quantity as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public in general; to endanger the comfort, repose, health, or safety of any considerable number of persons or to the public in general; or to cause or have a natural tendency to cause injury or damage to business, vegetation, or property.

(e) Odor. The emissions of odors that are generally agreed to be obnoxious to any considerable number of persons, shall be prohibited.

1. Observations of odor shall be made at the property line of the establishment causing the odor.

2. As a guide to classification of odor, it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and that odors associated with baking shall not normally be considered obnoxious within the meaning of this chapter.

(f) Gasses. The gasses sulfur dioxide and hydrogen sulfide shall not exceed five parts per million. All nitrous fumes shall not exceed one part per million. Measurements shall be taken at the property line of the particular establishment involved.

(g) Glare and Heat. All glares, such as welding arcs and open furnaces, shall be shielded so that they shall not be visible from the property line. No heat from furnaces or processing equipment shall be sensed at the property line to the extent of raising the temperature of air or materials more than 5 degrees F.

(h) Vibration. All machines, including punch presses and stamping machines, shall be mounted so as to minimize vibration; in no case shall vibration exceed a displacement of 3/1000 of an inch measured at the property line.

(B) Permitted Exceptions. After the provisions of this chapter relating to special exceptions have been fulfilled, the Board of Zoning Appeals or Plan Commission may permit, as special exceptions in Light Industrial Districts, any use that is consistent with the intent of this district and which is not prohibited.

(1) Junk, salvage, auto wrecking, and similar operations shall be shielded from the view from streets and from adjacent properties in another district by means of a sturdy, sight-obscuring, eight-foot high fence in good repair and two rows of alternate planted evergreen trees or like vegetation;

(2) Fuel storage and agricultural chemicals;

- (3) Concrete mixing, processing or storage;
- (4) Signage (See §§ 155.065 through 155.072 for guidelines)

(C) Prohibited Uses.

- (1) All residential dwellings and mobile homes used as a residence.
- (2) Schools, hospitals, clinics, libraries, churches, chapels, public parks, public recreational areas, and cemeteries.
- (3) Confinement feeding operations used for the growing of animals but this section does not prohibit facilities of animals for resale, auction, processing, or transportation such as stockyards.
- (4) Sanitary landfill operations.

(D) Permitted Accessory Uses. The following accessory uses and structures shall be permitted in Light Industrial Districts.

- (1) Caretaker and watchman quarters.

(E) Size and Distance Regulations. All distances in this section shall be measured from the edge of the public right of way. Height limitation applies to all structures in this section from the ground to the structure's highest point. The height of all structures shall not exceed 60 feet. The following are the minimum requirements for buildings or structures within industrial districts;

Zoning	Min. Lot Area(sq.ft.)	Min.Lot Width	Front Yard Depth	Side Yard Depth	Rear Yard Depth
I-1	40,000	150'	50'	25'*	25'

*Buildings 30 feet or over in height - side yard must have a side yard equal to height of building.
(Ord. 1999-15, passed 12-6-99)

§ 155.046 I-2 HEAVY INDUSTRIAL DISTRICT.

The purpose of the Heavy Industrial District (I-2) to provide land for the widest range of industrial operations permitted in the planning jurisdiction area, for those industrial uses which are unable to meet the performance standards designated for Light Industrial Districts (I-2) so as to be nuisance-free in operation or construction.

(A) Permitted Principal Uses. The following principal uses and structures shall be permitted in Heavy Industrial Districts (I-2).

- (1) Any use permitted in the light Industrial District (I-1).
- (2) Any industrial use that can meet the performance standards for this district set forth below, except as herein modified, but which is not prohibited.
- (3) Junk, salvage, auto wrecking, and similar operations shall be shielded from the view from streets and from adjacent properties in another district by means of a sturdy, sight-obscuring, eight-foot high fence in good repair and two rows of alternate planted evergreen trees or like vegetation.
- (4) Meat and poultry packing, slaughtering, eviscerating and skinning; and the rendering of by-products of slaughtering and killing of

animals or poultry.

(5) Commercial livestock feed lots, stockyard sales, transfer, and temporary holding of livestock.

(B) Permitted Accessory Uses. The following accessory uses and structures shall be permitted in Heavy Industrial Districts (I-2): Accessory uses and structures normally appropriate to the permitted uses and structures, when established within the space limits of this district.

(C) Permitted Exceptions.

(1) After the provisions of this chapter relating to special exceptions have been fulfilled, the Board of Zoning Appeals or Plan Commission may permit, as special exceptions in Heavy Industrial Districts, any use that is consistent with the intent of this district and which is not prohibited.

(a) Above ground storage of liquid petroleum products or chemicals of flammable or noxious nature when more than 150,000 gallons are stored on one lot of less than one acre in size, or when more than 25,000 gallons are stored in one tank.

(b) The storage of flammable or noxious gasses above or below ground in excess of 5,000,000 cubic feet on any one lot of less than one acre, or 2,000,000 cubic feet in any one tank.

(c) The excavation and sale of sand, gravel, clay, shale, or other natural mineral deposit except topsoil, or the quarrying of any kind of rock formation.

(2) To be a permitted industrial use in I-2 Heavy Industrial District whether as a permitted use or as a special exception, uses must meet the following performance standards.

(a) Noise. No operating shall be carried on which involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour with other city laws.

1. Noise shall be measured at the property line; when the level of noise cannot be determined by observation with the natural senses, a suitable instrument may be used and measurement may include breakdowns into a reasonable number of frequency ranges.

2. All noises shall be muffled so as not to be objectionable due to intermittence, beat frequency, or shrillness.

(b) Sewage and liquid wastes. All sewage waste must be in compliance with Federal and State Regulations and with the local Sewer Use Ordinance 1995-3 and all its amendments.

(c) Air contaminants. Shall meet all federal and State Air Emission Regulations.

1. Due to the fact that the possibilities of air contamination cannot reasonably be comprehensively covered in this section, there shall be applied the general rule that there shall not be discharged

from any sources whatsoever quantities of air contaminants or other material in such a quantity as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public in general; to endanger the comfort, repose, health, or safety of any considerable number of persons or to the public in general; or to cause or have a natural tendency to cause injury or damage to business, vegetation, or property.

(d) Odor. The emissions of odors that are generally agreed to be obnoxious to any considerable number of persons, shall be prohibited.

1. Observations of odor shall be made at the property line of the establishment causing the odor.

2. As a guide to classification of odor, it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and that odors associated with baking shall not normally be considered obnoxious within the meaning of this chapter.

(e) Gasses. The gasses sulfur dioxide and hydrogen sulfide shall not exceed five parts per million. All nitrous fumes shall not exceed one part per million. Measurements shall be taken at the property line of the particular establishment involved.

(f) Vibration. All machines, including punch presses and stamping machines, shall be mounted so as to minimize vibration. Vibration shall not be so excessive that it interferes with industrial operations on nearby lots.

(D) Prohibited Uses.

(1) All residential dwellings and mobile homes used as a residence.

(2) Schools, hospitals, clinics, libraries, churches, chapels, public parks, public recreational areas, and cemeteries.

(3) Sanitary landfill operations.
(Ord. 1999-15, passed 12-6-99)

SIZE AND DISTANCE REGULATIONS.

All distances in this section shall be measured from the edge of the public right of way. Height limitation applies to all structures in this section from the ground to the structure's highest point. The height of all structures shall not exceed 60 feet. The following are

Zoning	Min. Lot Area (sq. ft.)	Min. Lot Width	Front Yard Depth	Side Yard Depth	Rear Yard Depth
I-2	50,000	200'	50'	25'*	25'

*Buildings 30 feet or over in height - side yard must have a side yard equal to height of building.

(Ord. 1999-15, passed 12-6-99)

§ 155.087 PARKING RESTRICTIONS.

(A) No new building or structure shall be constructed or used in whole

or in part, and no building or part thereof shall be altered, enlarged, reconstructed, or used, and no land shall be used unless off-street parking, except the downtown square (one hundred block of East Main Street, North Franklin Street, East Washington Street, and North Broadway Street), is provided in accordance with the following conditions:

(1) No existing off-street parking spaces shall be eliminated by the replacement or enlargement of an existing building or structure, unless it is replaced by spaces provided in accordance with this subsection.

(2) Enlargements or alterations which result in an increase in the ground coverage or the usable floor area of a building or structure shall require additional off-street parking spaces in accordance with the provisions of this subsection, but only to the extent that such increase exceeds 5% of the ground coverage or 15% of the floor area existing at the time this subsection becomes effective.

(3) Changes in the use of existing buildings, structures, or of land shall require additional off-street parking spaces in accordance with the provisions of this subsection, but only to the extent of such change.

(4) Restoration of an existing building or structure that has been damaged or destroyed by fire or other disaster shall be permitted without conforming to the requirements of this subsection if said restoration or rebuilding complies with the following requirements:

(a) The restoration of the building does not increase the ground coverage that was occupied by the structure being replaced by more than 5%;

(b) The restoration does not increase the usable floor space by more than 15% over that which was in the building being replaced;

(c) The restoration does not reduce the number of parking spaces that were available to the subject structure, and were in existence, prior to the restoration;

(d) Buildings, structures, or land uses, in existence, or structures or uses for which improvement location permits have been issued at the time ordinance becomes effective shall not be subject to the requirements of this subsection except as provided above.

(B) Parking spaces shall be provided as follows:

<u>USES</u>	<u>REQUIRED PARKING SPACES</u>
Automobile, RV and Camper Sales	1 per 400 sq. ft. of gross floor area
Motor Vehicle Repair	1 per 200 sq. ft. of gross floor area
Banks, Business Offices, Professional Offices, and Similar Business Uses, Post Office and Similar Service	1 per 200 sq. ft. of gross floor area
Boarding or lodging houses, homesteads	1 per occupant plus 2 for

or bed and breakfast	the resident owner
Bowling alley	3 per lane
Cemetery or crematory	1 per 2 employees plus 1 per 4 seats in chapel, if provided
Church, Community Center, Auditorium	1 per 4 seats in main auditorium

§ 155.067 EXEMPT SIGNS.

The following types of signs shall be exempted from obtaining a Improvement Location Permit:

(A) Signs not exceeding one square foot in area and bearing only property numbers

(B) Flags and insignia of any government except when displayed in connection with commercial promotion.

(C) Temporary signs such as: Directional or warning signs, construction signs, rental signs, realtor signs, legal notices, and political signs.

(D) Integral decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights.

(E) Signs directing and guiding traffic and parking on private property, but bearing no advertising matter, including logos.
(Ord. 1999-15, passed 12-6-99)

§ 155.068 OBSTRUCTION OF VISIBILITY.

No sign or sign structure shall be located or constructed in such a manner as to materially impede the view of any street or highway

intersection, or in such a manner as to materially impede the view of the intersection of a street or highway with a railroad crossing. No sign shall be designed and placed so as to confuse traffic information for pedestrians or drivers of motor vehicles. A sign that is deemed a traffic hazard because it obstructs the view of any school, playground or park, or pedestrian crosswalk, or contributes to any other situation which may endanger the health and welfare of any pedestrian or occupant of any vehicle shall be prohibited. The determination of the reasonableness of the location of a sign or sign structure taking into account the above shall be made by the Plan Director whose decision shall be subject to appeal as provided herein to the Board of Zoning Appeals.

(Ord. 1999-15, passed 12-6-99)

§ 155.069 GENERAL REQUIREMENTS.

Signs may be erected and maintained as long as the requirements of this subsection and all applicable ordinances and codes of the city, state, and federal government are met.

(A) Permit requirements. Improvement location permits shall be obtained prior to placement of any new sign, in any zone, except those signs that are otherwise exempted by this subsection and shall require the payment of a fee in the amount of \$20. Any new sign, which has a size in excess of 150 square feet, shall require the approval of the Board of Zoning Appeals.

(1) The Board of Zoning Appeals shall review said improvement location permits for such signs to make sure that they will not unreasonably interfere with the use and enjoyment of adjoining property or create a safety hazard or obstruct a traffic view.

(2) No sign shall be located along streets, roads, intersections or pedestrian ways so as to obstruct vision or hearing or interfere with pedestrian or vehicular safety.

(3) No sign shall be illuminated so as to obscure or interfere with the effectiveness of an official traffic sign, devise or signal.

(4) No sign illuminated with flashing or moving lights shall be located nearer than 50 feet from the paved edge of a road or street.

(B) Application requirements. The application for an improvement location permit shall require a site plan and set forth the name, address, and telephone number of the individual, corporation, or business responsible for repair and maintenance of the sign.

(C) Obsolete and Abandoned Signs. A sign face which advertises a product or service no longer available on the premises of a business, or which advertises a business which has closed permanently or which has moved from the business location on which the sign is located, must be removed within six months from the happening of the event which renders the sign face obsolete. If it appears that a sign or sign

structure has been abandoned or that an establishment advertised or identified by a sign or other identifying device is no longer in business, the Planning Director shall attempt to contact the owner and arrange for its removal. Failing to this attempt, a notice shall be placed in the local newspaper that shall declare the intentions of the City to remove the sign. The advertisement shall run twice per week per two consecutive weeks; and if the sign is not removed or suitable arrangements made for its removal within thirty (30) days of the first notice published, the Planning Director shall cause the sign to be removed at the owner's expense.

(D) Nonconforming Signs.

(1) Lawful nonconforming signs. All permanently attached or affixed signs legally existing prior to the enactment of this subsection, shall be regarded as lawful nonconforming signs and may be

continued, subject to being properly repaired and maintained, so long as the existing sign is not expanded in size or relocated, unless the expansion or relocation brings the sign into conformity with this subsection, and so long as no additional signs are placed on the same sign apparatus upon which the existing sign is located.

(2) Destroyed sign. Whenever an existing lawful nonconforming sign and apparatus located in any zone district, except the floodway or floodway fringe areas, shall be destroyed by more the 50% of its replacement value, by explosion, fire, windstorm, flood, earthquake, act of God, riot, or act of public enemy, the sign and apparatus may be reinstated only in compliance with the provisions of this subsection.

(3) Permitted alterations. Nothing in the foregoing shall prevent ordinary maintenance; poster panel replacement; copy changes or lettering; repair; or the reconstruction and upgrading of the nonconforming signs, provided that there shall be no enlargement of size, or change of location of the signs, unless the entire nonconforming sign and structure are brought into conformance with the provisions of this subsection.

(E) Lighting. Whenever an external artificial light source is used to illuminate a sign, illumination shall be located, shielded, and directed so as not to be directly visible from any public street or adjacent residentially used property at grade level. All artificial illumination shall be so designed, located, shielded, and directed as to illuminate only the sign face and to prevent the casting of glare or direct light upon the adjacent properties or street.

(1) Level of illumination. In no event shall the illumination of any sign, resulting from internal or external artificial light source, exceed 50 foot candles when measured with a standard light meter held perpendicular to the sign face at a distance of four (4) feet.

(2) Signs adjacent to Residential Districts. Any illuminated sign located on a lot abutting or across the street from any residentially used property shall not be illuminated during the hours of 11:00 p.m. through 7:00 a.m.; except such sign may remain illuminated during such time as the activity to which the sign pertains is engaged in the operation of business. (Ord. 1999-15, passed 12-6-99; Am. Ord. 2002-18, passed 7-1-02)

§ 155.070 ON-PREMISE SIGNS.

The following provisions designate maximum sign areas, districts in which signs are permitted, sign locations, and separation distances required.

(A) Construction signs shall be permitted in all districts and shall be restricted to the parcel of land in which is under construction.

(B) Entrance signs. Entrance signs which identify a planned district or plat, including office parks, industrial parks, and subdivisions, shall be permitted in all zoning districts and shall be permitted to be placed on each side of the ingress point, provided that the combined area of the two signs does not exceed 200 square feet. One entrance sign to shopping centers shall be permitted to be placed on each thoroughfare at the entrance to the shopping center.

(C) Facia signs. Coverage up to 30% of all wall surface upon which the sign is located is permitted in B-1, B-2, B-3, I-1 and I-2 Districts; permit required.

(D) Identification signs. Identification signs shall be permitted in all zoning districts, provided that placement of the signs shall be subject to the obtaining of an improvement location permit.

(E) Shopping Center Signs. Shopping center signs shall be permitted in B-2 and B-3 Zoning Districts. Roof signs shall not be permitted. One projecting sign not to exceed eight square feet in area shall be permitted per business on site. An improvement location permit shall be required prior to placement of such signs.

(F) Office signs. Office signs are permitted in B-1, B-2 and B-3 Districts. An improvement location permit shall be required prior to placement of the signs.

(G) Institutional signs. One sign is permitted per frontage in all zoning districts; permit required.

(H) Mobile signs.

(1) Mobile signs are permitted in R-1, R-2, R-3, and R-4 zone districts for a maximum of twenty-one (21) days per year. In B-1, B-2, B-3, I-1 and I-2 zone districts, mobile signs are permitted for a maximum of one hundred and five (105) days per year. In the enforcement of this provision, the placement of a mobile sign shall not extend the time limitations set forth herein.

(2) Regardless of parcel size, only one (1) mobile sign shall be permitted on a parcel of land at one time.

(3) The maximum area of display surface on a mobile sign shall be 32 square feet in area, and no such sign shall be converted to a permanent sign or have any flashing lights.

(4) A mobile sign shall not be located in the vision clearance on corner lots and/or the driveway vision corner clearance of a lot or driveway right-of-way of any governmental unit. Such sign shall be located no closer than five (5) feet from any existing street or highway right-of-way.

(5) A Rental Agent and/or Sign Owner must secure an improvement location permit for a mobile sign on forms provided by the City of Greensburg Planning Department prior to the placement of a mobile sign. Such permit shall be displayed at all times in a clear weather proof display window that shall be made a part of the sign.

(6) In lieu of the filing fees required to obtain an improvement location permit, the Rental Agent and/or Sign Owner shall pay a user and inspection fee of \$6.00 for any mobile sign placed for a period not to exceed two (2) weeks, and a fee of \$10.00 for any mobile sign placed for a period of more than two (2) weeks but not to exceed thirty-five (35) days. Provided however, that if a mobile sign is placed prior to obtaining an improvement location permit, the user and inspection fee shall be twenty-five dollars (\$25.00) a day per violation.

(7) All mobile signs in existence prior to passage January 1, 2000 shall have one (1) year from date of passage of the ordinance to come into compliance with the requirements set forth herein. Provided however, that all such signs, which have flashing lights or apparatus, shall cease flashing on January 1, 2000. Further all existing mobile signs shall abide by the placement requirements on January 1, 2000.

(8) In addition to any other penalties set forth in the Zoning Code, any Rental Agent and/or Sign Owner, who is found in violation of the terms and conditions of this Ordinance two (2) or more times in any one calendar year shall not be issued any additional permits for one calendar year from time of violation.

(Ord. 1999-15, passed 12-6-99)

§ 155.071 PERMITTED SIGNS REQUIRING IMPROVEMENT LOCATION PERMITS.

(A) Ground Signs.

(1) A ground sign shall not be at any point over three (3) feet in height above ground level when the sign is located within five feet of the right-of-way line. No ground sign shall be at any point over six (6) feet in height above the ground level, or within ten (10) feet of any other sign.

(2) Lighting shall not be more than six feet away from the ground sign that they are designed to illuminate.

(3) An improvement location permit shall be obtained prior to the placement of a ground sign.

(B) Roof Signs.

(1) No roof sign shall project beyond the outer edge of the walls of the building in any direction.

(2) No roof sign having a tight closed, or solid surface shall at any point be over 25 feet above the roof level. No roof sign with a tight, closed, or solid surface shall be erected on any building three stories or over in height, but roof sign structures not having a tight, closed, or solid surface may be erected on fire-resistant buildings to a height not exceeding 25 feet above the roof level, and upon non-fire resistant buildings to a height not exceeding 20 feet above the roof level.

(3) The solid portions of the structures shall not exceed 40% of the superficial area thereof.

(4) All signs which are erected on the roof of a fire-resistant building shall be thoroughly secured to the building upon which they are installed, erected, or constructed, by iron or metal anchors, bolts, supports, seven strand guy cable, steel rods, or braces. All roof signs erected on non-fire-resistant buildings shall be so erected that the live and dead load stresses shall not in any manner adversely affect the building.

(5) Wind pressures not less than 30 pounds to the square foot of the area of the sign must be withstood by said sign.

(6) All roof signs shall be composed entirely of noncombustible material, including sign apparatus and supports, except the ornamental molding and battens behind the steel facings.

(7) An improvement location permit shall be obtained prior to the placement of a roof sign.

(C) Off-premise signs.

(1) Off-premise signs shall have a ten-foot clearance beneath the signboard including cutouts. Embellishments allowed shall not exceed 200 square feet in area. Maximum embellishments of cutouts shall be above the signboard six feet, below the sign board one foot, and any sides of the sign board three feet. The maximum area of display surface per off-premise sign shall not exceed 300 square feet per side. A V-type sign may be permitted, if the greatest point of separation between sign faces does not exceed 15 feet.

(a) In B-2, B-3, I-1 and I-2 Zoning Districts, off-premises signs not exceeding 300 square feet in area per side shall be permitted if the following conditions are met.

1. A minimum separation between lawfully established off-premise signs shall be 500 feet, linear measure taken along the right-of-way lines on both sides of a street or highway from which the sign is intended to be viewed.

2. Signs shall not be located closer than 15 feet to any existing right-of-way of any street or highway.

3. For the purpose of this subsection, an INTERSECTION shall be described as the property located within 50 feet linear measure taken along the intersecting right-of-way lines at any intersection of any street or highway.

a. An off-premise sign may be located at any intersection of any street or highway as long as it meets all requirements set forth in this subsection.

b. A second off-premise sign may be permitted at any intersection or highway as long as it meets all requirements set forth in this subsection.

4. There shall be a minimum distance of not less than 60 feet from an off-premise sign to any residential zone and 150 feet from the nearest property line of any school, church, or institution for human care.

5. Signs shall have a maximum height of 35 feet from grade to the top edge of the sign. GRADE shall be defined as the level of the street or highway from which the sign is intended to be viewed.

6. Signs shall have a ten-foot clearance from grade to the bottom edge of sign, including any embellishments.

7. Back-to-back signs may be separated in the shape of the letter V if the greatest point of separation between the sign does not exceed 15 feet.

(D) Pole sign.

(1) A pole sign shall have a minimum clearance of ten feet between the bottom of the face of the sign and grade or sidewalk level. If the pole sign is supported by more than one pole, the space between the poles shall not be enclosed in a manner that would impair general public visibility. The maximum width of pole covers shall be the sum total of 18 inches in a horizontal direction, plus the width of the pole covered. Except as provided below for B-2 and B-3 districts, no pole sign shall be erected in excess of 40 feet in vertical height or 150 square feet in area per side. Once a pole sign becomes inactive, as defined in this subchapter, the pole or sign apparatus must be removed along with sign itself. An improvement location permit shall be obtained prior to the placement of a pole sign.

(2) Subject to approval by the Board of Zoning Appeals, in B-2 and B-3 Districts, a shopping center sign may have a maximum height of 45 feet. The shopping center sign shall identify the shopping center permit and the business within the shopping center to identify their business on the sign. The shopping center sign shall be located on a major thoroughfare. All outlots within the B-2 and B-3 Districts and business locations within a shopping center which do not provide a

shopping center sign may have a freestanding sign not to exceed 25 feet in height identifying the business. All signs in a B-2 and B-3 district shall maintain a minimum clearance of 10 feet from the bottom of the sign face to grade level, and each sign shall also maintain a minimum 15 foot setback from the property line.

(E) Projecting sign.

(1) A projecting sign is an on-premise sign attached to a building or structure and extending wholly or partly beyond the surface of the portion of the building or structure to which it is attached; or extending beyond the building line; or over public property.

(2) A projecting sign shall be placed at a distance not greater than two feet from the face of the wall to which it is attached, measured from the part of the sign nearest thereto. No projecting sign or part thereof shall not extend nearer to the curb line than five feet, nor be placed lower than ten feet above grade or sidewalk level. No projecting sign shall be erected to a height greater than 40 feet above grade or higher than the cornice of any building which is three stories or more in height, unless the same is entirely of steel skeleton construction and shall present only 40% of the solid surface area to be affected by wind pressure. No projecting sign shall be erected when the area of one face of the sign shall exceed 240 square feet in area.

(3) A movable part of the sign shall have an area not to exceed 100 square feet to a vertical sign, or 50 square feet for a horizontal sign. No projecting sign shall be secured with projecting wood, nails, or wire, unless it is with seven-strand guy wire; nor shall any projecting sign be hung or secured to any other sign. Turnbuckles shall be placed in all chains and guy wires supporting projecting signs weighing 200 pounds or more. A projecting sign exceeding ten square feet in area or 50 pounds in weight shall not be attached to nor supported by frame buildings, nor wooden framework of a building. Other projecting signs shall be attached to masonry, or like wall, with stainless steel bolts of at least 3/8-inch in diameter or shall be fixed in the wall by means of bolts extending through the wall.

(4) Projecting signs shall have not reflectors of the gooseneck type. No glass faces can be used in projecting signs, any other glass used shall be safety or plate glass at least 3/8 - inch in thickness.

(5) An improvement permit shall be obtained prior to the placement of a projecting sign.

(F) Wall sign.

(1) A wall sign shall not project away from the wall more than twelve (12) inches. When a wall sign is located over a sidewalk and projects more than six (6) inches over the pedestrian area, the minimum distance from the sidewalk grade and the base of the sign shall be eight (8) feet. The area of a wall sign shall not exceed one and one-half (1½) square feet for every linear foot of wall frontage. The total square footage of all wall signs may not exceed the allowable square footage for the front wall. Additional wall signs may be permitted on frontage where public access is provided. Where more than one establishment occupies a building, each establishment will be allocated sign area based on the amount of linear frontage it controls.

(2) If the wall sign is an illuminated, overhead lighting reflectors may project six feet beyond the building line. All reflectors extending over the sidewalk shall be secured and safely anchored.

(3) No wall sign shall be so erected as to prevent free ingress to

or egress from the building, or any fire escape.

(4) An improvement location permit shall be obtained prior to the placement of a wall sign.

(G) Interstate sign. An interstate sign is permitted only in a B-2, B-3, I-1 and I-2 zoning district. It shall have a minimum clearance of ten feet between the bottom of the sign and grade or sidewalk level. No interstate sign shall be erected in excess of 100 feet in vertical height. A minimum distance of 15 feet shall be required for front and rear yard setbacks, and 5 feet for the side yard setback. Once an interstate sign becomes inactive, the pole and sign shall be removed. An improvement location permit shall be obtained prior to the placement of an interstate sign.

(H) Awnings or canopy signs.

(1) Letters or logos may be painted or affixed to any permissible awning or canopy subject to the following requirements.

(a) Letters or logos shall not project above, below or beyond the physical dimensions of the awning or canopy.

(b) Letters or logos shall not be larger than twelve (12) inches from top to bottom.

(c) All awnings or canopy signs shall maintain a free clearance distance from grade to the bottom of the sign of at least eight (8) feet.

(d) Letters or logos shall denote only the name and address of the business conducted on the premises and/or a product or products sold or service rendered therein.

PARKING

(A) No new building or structure shall be constructed or used in whole or in part, and no building or part thereof shall be altered, enlarged, reconstructed, or used, and no land shall be used unless off-street parking, except the downtown square (one hundred block of East Main Street, North Franklin Street, East Washington Street, and North Broadway Street), is provided in accordance with the following conditions:

(1) No existing off-street parking spaces shall be eliminated by the replacement or enlargement of an existing building or structure, unless it is replaced by spaces provided in accordance with this subsection.

(2) Enlargements or alterations which result in an increase in the ground coverage or the usable floor area of a building or structure shall require additional off-street parking spaces in accordance with the provisions of this subsection, but only to the extent that such increase exceeds 5% of the ground coverage or 15% of the floor area existing at the time this subsection becomes effective.

(3) Changes in the use of existing buildings, structures, or of land shall require additional off-street parking spaces in accordance with the provisions of this subsection, but only to the extent of such change.

(4) Restoration of an existing building or structure that has been damaged or destroyed by fire or other disaster shall be permitted without conforming to the requirements of this subsection if said restoration or rebuilding complies with the following requirements:

(a) The restoration of the building does not increase the ground coverage that was occupied by the structure being replaced by more than 5%;

(b) The restoration does not increase the usable floor space by more than 15% over that which was in the building being replaced;

(c) The restoration does not reduce the number of parking spaces that were available to the subject structure, and were in existence, prior to the restoration;

(d) Buildings, structures, or land uses, in existence, or structures or uses for which improvement location permits have been issued at the time ordinance becomes effective shall not be subject to the requirements of this subsection except as provided above.

(B) Parking spaces shall be provided as follows:

<u>USES</u>	<u>REQUIRED PARKING SPACES</u>
Automobile, RV and Camper Sales	1 per 400 sq. ft. of gross floor area
Motor Vehicle Repair	1 per 200 sq. ft. of gross floor area
Banks, Business Offices, Professional Offices, and Similar Business Uses, Post Office and Similar Service	1 per 200 sq. ft. of gross floor area
Boarding or lodging houses, homesteads or bed and breakfast	1 per occupant plus 2 for the resident owner
Bowling alley	3 per lane
Cemetery or crematory	1 per 2 employees plus 1 per 4 seats in chapel, if provided
Church, Community Center, Auditorium	1 per 4 seats in main auditorium

USESREQUIRED PARKING SPACES

Clinic - Medical or Dental	1 per employee plus 8 per doctor
College or University	As determined by the board
Country Club or Golf Course	1 per 2 employees plus 6 per golf hole
Dancing Academy	1 per 200 sq. ft. of floor area
Department Store, Retail Showroom, Apparel Shop, Flower Shop, Drugstore, Hardware Store, Stationer, Newsdealer, Record Shop, Photo Studio, Barber Shop, Figure Salon, Restaurant, Delicatessen, Backer, Grocery, Meat Market, Supermarket, Cold-Storage Locker Service (Individual), Electrical Appliance Store, Radio-TV Shop, Dressmaker, Millinery, Tailor and Pressing Shop, Shoe Repair, Dry Cleaning Shop, Self-Service Laundry, Laundry Agency, Billiard Room Tavern, Night Club, and Other Commercial Establishments not otherwise classified in this table.	1 per 150 sq. ft of floor area
Fishing or Hunting Lodge seasonal	1 per 3 guests
Greenhouse (Commercial)	1 per 3 employees plus 1 per 125 sq. ft. of sales area.
Home Occupation	1 in addition to residence requirement
Hospital	1 per 4 beds plus 1 per doctor plus 1 per 3 employees plus 1 per hospital vehicle
Hotel/Motel	1 per 3 employees plus 1 per sleeping room
Industrial	1 per employee on largest shift
Junk Yard	1 per 2 employees
Kindergarten or day care nurse	1 per 2 employees plus 1 per 5 children

USESREQUIRED PARKING SPACES

Mobile Home Park or Travel Trailer Park	1 per 2 employees plus 2 per mobile home or trailer stand
Mortuary	1 per 3 seats in main auditorium
Nursing Home or Assisted Living Facilities or Similar Business	1 per 6 patient beds plus one for each staff or doctor plus one for each employee
Outdoor Commercial Recreation use	1 per 3 employees plus 1 per 500 sq. ft. of use area
Office Building	1 per each 300 sq. ft. of gross floor area in the building exclusive of area for storage, utilities, or building service
Penal or Correctional Institution	1 per 3 employees plus 1 per 10 inmates (capacity)
Private Club or Lodge	1 per 6 active members
Private Recreational Development	1 per 2 customers or members
Public Camp	1 per camp site plus 1 per cabin
Public Library, Museum, or Municipal or Government Building	1 per 125 sq. ft. of floor area
Residential Use - Multiple Family	2 per dwelling unit
Residential Use - Single or Two-Family	2 per dwelling unit
Schools	1 per 3 staff members plus 1 per 6 auditorium seats
Shopping Center	1 per 150 sq. ft. of sales area
Telephone Exchange or Public Utility Substation	1 per employee
Theater	1 per 2 seats

USES

REQUIRED PARKING SPACES

Truck Freight Terminal

1 per 2 employees plus 4
for customer plus truck
capacity

Veterinary Hospital for Small Animals or 1 per 500 sq. ft. 1 per 2 Kennel
employees

(C) Drive-up services, including but not limited to bank teller, photo pick-up, car washes, fast food order and pick-up, shall provide waiting space for queuing of vehicles awaiting use of drive-up windows. The requirements are: two (2) twenty (20) foot car-length waiting spaces for each drive-up lane (including the space where the transaction takes place), plus one additional space per drive-up lane where such waiting space can be in a common lane for multiple drive-up windows. Drive-up waiting space requirements are added to any off-street parking requirements.
(Ord. 1999-15, passed 12-6-99)

§ 155.088 GENERAL REGULATIONS.

(A) The parking spaces prescribed by this section for a business or an industrial use must be located on the premises or on a site at least part of which is within 300 feet of the premises. However, parking spaces may not be located in the required front yard, except in business and industrial districts.

(B) Two or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces is not less than the sum of the requirements for the several individual uses computed separately. This provision shall apply to a building having space occupied by two or more uses.

(C) When determination of the number of off-street parking spaces required by § 155.087(B), results in a requirement of a fractional space, any fraction of one-half or less may be disregarded while a fraction in excess of one-half shall be counted as one parking space.

(D) Every company car, truck, tractor, and trailer normally stored at a business site shall be provided with off-street parking space. Such space shall be in addition to the parking requirements of § 155.087(B).

(E) All off-street parking and loading berths, except those required for single-family or two-family uses, shall be surfaced with:

- (1) Five inches of concrete;
- (2) Six inches of asphalt; or

(3) Three inches of asphalt combined with eight inches of aggregate base and subgrade base.

Off-street parking areas serving single-family and two-family dwellings shall be graded and paved with an approved asphalt, concrete, or paver brick.
(Ord. 1999-15, passed 12-6-99)

§ 155.089 OFF-SITE PARKING FACILITIES.

Required parking for a non-residential development may be located off-site under certain circumstances. Requests for variances allowing the substitution of off-site for on-site parking must meet the following requirements:

(A) The off-site parking shall be located so that it will adequately serve the use for which it is intended. In making this determination the following factors, among other things, shall be considered:

(1) Proximity of the off-site parking facilities;

(2) Ease of pedestrian access to the off-site parking facilities;

(3) The type of use the off-site parking facilities are intended to serve, i.e. offsite parking may not be appropriate for high turnover uses such as retail.

(B) A written agreement shall be drawn to the satisfaction of the City Attorney and executed by all parties concerned assuring the continued availability of off-site parking facilities for the use they are intended to serve.

(Ord. 1999-15, passed 12-6-99)

§ 155.090 DEVELOPMENT STANDARDS.

(A) Each parking area shall comply with the standards as hereinafter set forth:

(1) Curbing. The perimeter of all off-street parking and loading areas and their access drives shall be curbed, with the exception of driveways for single-family and duplex residences. Landscaped islands and other interior parking features shall also be protected by curbs.

(2) Striping. Off-street parking areas containing five or more spaces shall be delineated by pavement striping.

(3) Parking Space Dimensions. Required off-street parking spaces shall be designed in accordance with the standards shown below. In the event that proposed parking angles are not shown, the required parking space dimensions shall be included from standards shown below.

Parking Area Design
90 Angle Parking (See Table A)

Stall Width (A)	9.0	9.5
Stall Length (B)	18.5	18.5
Stall Width (C)	26.0	25.0

45 Angle Parking (See Table B)

Stall Width (A)	9.0	9.5
Stall Length (B)	18.5	18.5
Aisle Width (C)	12.0	11.0
Curb Length (D)	12.7	13.4
Stall Depth (E)	17.5	17.5

SAME DAY BUILDING PERMITS – DETACHED GARAGES UNDER 840 SQ. FT., ACCESSORY BUILDINGS, PORCHES, DECKS, ELECTRICAL UPGRADES, ROOF ALTERATIONS, AND SWIMMING POOLS. (ALL SWIMMING POOLS MUST HAVE A FENCE) ALL PERMIT (EXCEPT ELECTRICAL) MUST HAVE A SITE PLAN INCLUDED.

ANY GARAGE, POLE BUILDING THAT IS OVER 840 SQ. FT. MUST GET A VARIANCE FOR MAXIMUM SIZE. If they cannot meet the setbacks within one (1) foot they must get a variance.

VANDALIA HILLS , SANDCREEK, WINCHESTER, CROOKED CREEK SUBDIVISIONS – ARE THE ONLY SUBDIVISIONS THAT ARE UNDER THE 70’ LOT WIDTH RULE SETBACKS ARE 25’ FROM FRONT PROPERTY LINE, 7’ ON SIDES AND 30’ FROM REAR. ALL OTHERS EXCEPT THE OLD PART OF GREENSBURG CAN BE 60’ (EXAMPLE: WESTRIDGE, HILLCREST, ROLLING MEADOWS, THEY WERE APPROVED WITH 60’ LOTS AND SETBACKS OF 7 ON SIDES AND 30’ FROM REAR AND 40’ FROM MIDDLE OF STREET.).

MILL RIDGE ESTATES HAS A 10’ SIDE YARD SETBACK. THEY ALSO HAVE A FRONT YARD SETBACK ON THE PLAT. THEY MUST SHOW THE SETBACK LINE ON THEIR SITE PLAN.

Make certain on site plan they show everything –like utility easements.....some try to get by and build within the easement.

Any Lot in Whitaker’s Business Park – has to have a drainage plan. He got approval from the plan commission to do this and each individual owner must have a drainage plan. See Setbacks in the B-3 District for this one.

For copies All Greensburg Ordinances they are online at www.cityofgreensburg.com.

BUILDING PERMITS COPIES – CITY KEEPS ORIGINAL, MAKE COPY FOR APPLICANT.

Write a receipt and then write a city receipt and give money to Mary.

For Building Permits – acct # 301-101 If checks are under \$150.00 all monies go to acct 301 only

\$ for BZA acct # 101-307

\$ for Plan acct# 101-307