PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE

PERMITTED USES WITHIN THE GB ZONING DISTRICT

BACKGROUND

This amendment clarifies the allowed uses within the GB General Business zoning district within the Town of Whitestown Town limits. This amendment is meant to allow specific uses within the GB district that better suits the district it surrounds. This amendment will encourage growth in the Community Development Areas as listed in the Comprehensive Plan with consideration of the surrounding properties.

I. Section 2.9.B of the Whitestown UDO shall be amended to show:

B. General Business-Uses.

<table>
<thead>
<tr>
<th>1. Permitted Uses.</th>
<th>2. Permitted Uses.</th>
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<tbody>
<tr>
<td>• Dwelling - Multi-family</td>
<td>• Candy, Nut &amp; Confectionary</td>
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<tr>
<td>Electrical Repair Shop</td>
<td>• Charitable Institutions</td>
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<tr>
<td>• Electrical Supply Store</td>
<td>• China, Glassware, Metalware</td>
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<tr>
<td>• Elementary &amp; Secondary Schools</td>
<td>• Church or Temple</td>
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<tr>
<td>• Engineering &amp; Architectural Service</td>
<td>• Civic, Social, or Religious Organizations</td>
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<td>• Florists, Furriers</td>
<td>• Clothing Rental</td>
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<tr>
<td>• Fruits &amp; Vegetables</td>
<td>• Coin Operated Laundry &amp; Dry-cleaning</td>
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<tr>
<td>• Gift, Novelty &amp; Souvenir Shops</td>
<td>• Collection Agencies</td>
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<tr>
<td>• Grocery, Bakery, Meat &amp; Fish</td>
<td>• Counselor-At-Law</td>
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<tr>
<td>• Hardware or Variety Store</td>
<td>• Customary Home Occupation</td>
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<tr>
<td>• Hay, Grain, &amp; Feed Stores</td>
<td>• (Accessory Use)</td>
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<tr>
<td>• Hobby, Toy &amp; Game Shops</td>
<td>• Dance Halls, Studios &amp; Schools</td>
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<tr>
<td>• Household Appliances, Furniture</td>
<td>• Department Store</td>
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<tr>
<td>• Indoor Recreation Facility</td>
<td>• Detective Agencies &amp; Protective</td>
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<tr>
<td>• Insurance Agents, Brokers &amp; Service</td>
<td>• Services</td>
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<tr>
<td>• Jewelry Store</td>
<td>• Diaper Service</td>
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<tr>
<td>• Lumber &amp; Building Materials Dealer</td>
<td>• Dinner Theater</td>
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<td>• Medical &amp; Dental Laboratories</td>
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<tr>
<td>• Medical Office</td>
<td>• Disinfecting &amp; Exterminating</td>
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<tr>
<td>• Monument Sales</td>
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<tr>
<td>• Wholesale Business</td>
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<tr>
<td>• Motion Picture Theater</td>
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<tr>
<td>• Municipal or Government Buildings</td>
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</tbody>
</table>
- Museums & Art Gallery  
- Music Video Store  
- News Dealers  
- Newspaper Publishing  
- Services  
- Drapery, Curtain & Upholstery  
- Dressmaking

**Permitted Conditional Uses.**

- Automatic Car Wash  
- Clinic  
- Day Care Center  
- Drive-In Restaurant  
- Golf Driving Range & Miniature Golf Course  
- Hotel or Motel  
- Kennel, Small  
- Parking Lot  
- Liquor Store  
- Food Processing  
- Fraternity, Sorority or Student  
- Minor Residential Subdivision  
- Major Residential Subdivision  
- Group Residential Facility  
- Farm  
- Drug Store  
- Police, Postal, or Fire Station  
- Publicly Owned Park or Recreational Facility  
- Roadside Produce Stand  
- Shopping Center  
- Stable, Public  
- Theater, Outdoor  
- Truck Service Center  
- Veterinary Animal Hospital  
- Dwelling - Single-family  
- Dwelling - Two-Family  
- Carry Out Restaurant  
- Lodge or Private Club  
- Commercial Testing Laboratories

**Special Exceptions.**

- Automobile Body Shop & Painting  
- Brewery  
- Landscape Contractor  
- Linen Supply  
- Fuel Dealers  
- Mortuary  
- Mobile Home, Travel Trailer, Camper Sales & Service

**Special Exception Conditional Uses.**

- Auction Sales Yard (Excluding Livestock)  
- Mineral Extraction  
- Penal or Correctional Institutions  
- Warehouse (General)  
- Warehouse (Grain Storage)  
- Wholesale Produce Terminal
BACKGROUND

Due to the nature of the lot sizes in the Legacy Core Subdivision of the Town of Whitestown side yard and front yard setback requirements are difficult to meet for new development. This amendment will allow new development to encroach into Town owned alleyways to count toward a minimum setback requirement per Town Council approval.

I. Section 2.C Development Standards shall be amended to include:
   a. Setbacks within the Legacy Core Subdivision may encroach into Town owned alleyways to count toward a minimum setback requirement per the Town Council approval.

II. Section 7.8.B.4 Lots and Setbacks
   a. Other.
      i. Whenever possible, unit shopping centers, based upon sound development standards, should be designed in contrast to the platting of lots for individual commercial use.
      ii. New development within the Legacy Core Subdivision may seek approval through the Town Council to allow encroachment to Town owned alleyways whenever setback requirements cannot be met due to lot sizes.