(d) Any structure, or structure and land in combination, or in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use not thereafter be resumed;

(e) When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six (6) consecutive months, or for eighteen (18) months during any three (3) year period (except when government action impedes access to the premises), the structure, or structures and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located;

(f) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of fifty-one percent (51%) of the replacement cost at the time of destruction. (1983 *Greenwood Municipal Code*, Appendix A, Art. 4, § 5)

Sec. 10-55 Repairs and Maintenance.

On any nonconforming structure or portions of a structure containing nonconforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring, or plumbing, to an extent not exceeding fifty-one percent (51%) of the current replacement cost of the nonconforming structure or nonconforming portion of the structure as the case may be, provided that the cubic content existing when it became nonconforming shall not be increased.

If a nonconforming structure or portion of a structure containing nonconforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be 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. (1983 *Greenwood Municipal Code*, Appendix A, Art. 4, § 6)

Sec. 10-56 through 10-59 Reserved for Future Use.

ARTICLE 5. SCHEDULE OF DISTRICT REGULATIONS ADOPTED.

Sec. 10-60 Introduction—*Listing of Districts.*

District regulations shall be as set forth in the Schedule of District Regulations, hereby adopted by reference and declared to be a part of this Chapter and in Article 6 of this Chapter entitled "Supplementary District Regulations."

There are created for zoning purposes within the territory under the jurisdiction of the Greenwood City Planning Commission classes of districts with the following names and designations:

(new)	JA*	Jurisdictional Area
(formerly A-l)	SF	Suburban Fringe
(new)	ROS	Recreational Open Space
(new)	FH*	Flood Hazard
(same)	R-l	Residential—Single-Family
(same)	R-2	Residential—Single-Family
(new)	R-2A	Residential—Single-Family
(new)	R-2B	Residential—Single-Family (Ord. 02-01, §1, 2-18-02)
(same)	R-3	Residential—Two and Multi-Family
(new)	R-6	Residential—Mobile Home Park
(same)	B-l	Business—Professional and Office
(same)	C-l	Commercial—Neighborhood
(same)	C-2	Commercial—Tourist
(same)	C-3	Commercial—General
(formerly P -I)	I-l	Industrial—Light
(formerly I)	1-2	Industrial—Heavy
(same revised)	PUD	Planned Unit Development

(1983 *Greenwood Municipal Code*, Appendix A, Art. 5)

*Not intended to be independent zoning districts, but areas with special designations and possibly special requirements, i.e., the "FH" would be contained within a special zoning district and the "JA" would encompass several specific zoning districts.

Sec. 10-61 JA—Jurisdictional Area.

The zoning class Jurisdictional Area (JA) shall be used to designate the unincorporated areas contiguous to the City of Greenwood over which the City has obtained zoning and building jurisdiction by ordinance from the Johnson County Commissioners pursuant to the procedures and regulations set forth by *I.C.*, 36-7-4-205.

The Jurisdictional Area (JA) boundaries shall be legally described in said ordinance. The Jurisdictional Area shall be marked and properly labeled on the "Official Zoning Map" of the City of Greenwood. Development and/or construction within the Jurisdictional Area (JA) shall be subject to the procedures and requirements set forth by the Greenwood Zoning Ordinance Number 82-1, as amended, Subdivision Control Ordinance Number 84-7, (Article 15 of this Chapter) as amended , and Sign Code Ordinance Number 83-3, (Article 14 of this Chapter) as amended .

The Jurisdictional Area (JA) shall be represented by two (2) additional members being appointed to the Greenwood City Plan Commission as required by *I.C.*, 36-7-4-214. (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 1)

Sec. 10-62 SF—Suburban Fringe.

This district is intended to provide for the land situated near the fringe of the City or within the corporate limits of the City that is used for agricultural purposes but will be undergoing urbanization in the near future. Many tracts in this district will be near residential and commercial uses. Therefore, the agricultural activities conducted in this district should not be detrimental to urban land uses. It is not intended that this district provide a location for a lower standard of residential, commercial, or industrial development than is authorized in other districts. The types of uses, required area, and intensity of use of land which are permitted in this district are designed to permit agricultural uses so long as the land therein is devoted primarily to agriculture. (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 2)

Sec. 10-63 ROS—Recreational Open Space.

The intent of Recreational Open Space (ROS) Zoning Districts is to protect and preserve open land as required to provide necessary public recreational areas, to preserve natural and cultural features of community importance, to provide areas of noncommercial recreation, and to provide necessary drainage ways and guard against water pollution, enforceable by the Indiana Department of Health. (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 3)

Sec. 10-64 FH—Flood Hazard.

The purpose of the Flood Hazard (FH) District is to guide development in flood plains and flood hazard areas. These districts shall coincide with those established by the Indiana Department of Natural Resources over which the Department of Natural Resources exercises primary jurisdiction within the flooding district under the provisions of Chapter 318, Acts of 1945, as amended (*I.C.*, 1971, 13-2-22). The Greenwood Plan Commission reserves the right to place terms and conditions on any permit it issues in the flood hazard district which may be more restrictive than those imposed by the Department of Natural Resources. The Flood Hazard (FH) District may stand by itself or may be combined with any district which the Plan Commission deems appropriate. Generally speaking, all buildings constructed in this district shall be two (2) feet above regulatory flood profiles as established by the Department of Natural Resources. Where the Flood Hazard (FH) District overlaps with any other district, the uses permitted by right or by special exception in the other district shall be constructed to have a flood protection grade at least two (2) feet above the regulatory flood profile as established by the Department of Natural Resources.

The degree of flood protection established in this Chapter is considered reasonable for regulatory purposes and is based on engineering and scientific considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes such as ice or debris

jams. This Ordinance does not imply that areas outside flood hazard districts as defined herein will be free of flooding or flood damage. This Ordinance does not create any liability on the part of the City of Greenwood, the Department of Natural Resources, the State of Indiana, or any elected or appointed official or employee thereof for any flood damages that result from reliance on this Ordinance, or any administrative decision lawfully made thereunder. (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 4)

Sec. 10-65 R-l—Residential—Single-Family.

This is the most restrictive residential district. The principal use of land is for single family dwellings and related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. These residential areas are intended to be defined and protected from the encroachment of uses which are not appropriate to residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and thorough consideration of the proper functional relationship and arrangement of each element. (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 5)

Sec. 10-66 R-2—Residential—Single-Family.

This is a residential district to provide for a slightly higher population density but with basic restrictions similar to the R-l District. The principal use of land is for single-family and related recreational, religious, and educational facilities normally required to provide a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function appropriate to the residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and the thorough consideration of the proper functional relationship and arrangement of each element. (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 6)

Sec. 10-67 R-2A—Residential—Single-Family.

This is a residential district to provide for a higher population density than the R-2 District, yet at the same time maintain the integrity and provide the use of single-family dwellings. The principal use of land is for single-family and related recreational, religious, and educational facilities normally required to provide a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function appropriate to the residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and thorough consideration of the proper functional relationship and arrangement of each element. (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 7)

Sec. 10-68 R-2B—Residential—Single-Family.

This is a residential district to provide for a higher population density than the R-2 District, yet at the same time maintain the integrity and provide the use of single-family dwellings. The principal use of land is for single-family and related recreational, religious, and educational facilities normally required to provide a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function appropriate to the residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and thorough consideration of the proper functional relationship and arrangement of each element. (1983 *Greenwood Municipal*

Sec. 10-69 R-3—Residential—Multiple Family.

This is a residential district to provide for medium to relatively high population density. The principal use of land can range from single family to any dwelling unit not exceeding eight (8) families. *Development plan approval is required for all permitted uses in this zoning district, except single family uses. See Article 16 for development plan regulations.* (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 8; Ord. No. 99-01, § 1, 1-18-99)

Sec. 10-70 R-4—Residential—Multiple Family.

This is a residential district to provide for high density population. The principal use of land is the attached multi-family dwelling. Internal stability, attractiveness, order, and efficiency are encouraged by providing adequate light, air, and open space for multi-family dwellings and thorough consideration of the proper functional relationship of each element. *Development plan approval is required for all permitted uses in the R-4 zoning district. See Article 16 for development plan regulations.* (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 9; Ord. No. 99-01, § 1, 1-18-99)

Sec. 10-71 R-6—Mobile Home Park.

This is a residential district to provide for relatively high density population. The principal use of land is single-family mobile home dwellings. A "mobile home park" shall be defined as meaning any plot of ground upon which five (5) or more mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation. *Development plan approval is required for all permitted uses in the R-6 zoning district. See Article 16 for development plan regulations.* (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 10; Ord. No. 99-01, § 1, 1-18-99)

Sec. 10-72 B-l—Business—Professional and Office.

This business district is for the conduct of office and professional services or other services that are compatible to the adjacent residential neighborhood and closely associated with residential, religious, recreational and educational uses. More restrictive requirements for light, air, open space, and off-street **parking** are required than are provided for in other districts. The purpose of the B-l District is to

encourage the practice of grouping the offices of such uses as professional, executive, administrative, accounting, clerical, and other similar uses. All of these are uses which would not conflict drastically with residential use. For this reason, the B-l District would best be located as a buffer between more intensive non-residential areas and residential areas. *Development plan approval is required for all permitted uses in the B-1 zoning district. See Article 16 for development plan regulations.* (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 11; Ord. No. 99-01, § 1, 1-18-99)

Sec. 10-73 C-l—Commercial—Neighborhood Shopping.

The C-l Commercial district is for the conduct of retail trade and personal service enterprises to meet the regular needs and for the convenience of the people of adjacent residential areas. Because these shops and stores may be an integral part of the neighborhood closely associated with residential, religious, recreational, and educational uses, more restrictive requirements for light, air, open space, and off-street parking are made than are provided in other commercial districts. *Development plan approval is required for all permitted uses in the C-1 zoning district. See Article 16 for development plan regulations.* (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 12; Ord. No. 99-01, § 1, 1-18-99)

Sec. 10-74 C-2—Commercial—Tourist.

The C-2 Commercial District is intended to provide commercial lodging, recreation, personal services, restaurants, retail stores, and general businesses designed to service the traveling public as well as local residents. These districts are generally preferred to be located along a major highway or thoroughfare to best serve the purpose of the C-2 District. *Development plan approval is required for all permitted uses in the C-2 zoning district. See Article 16 for development plan regulations.* (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 13; Ord. No. 99-01, § 1, 1-18-99)

Sec. 10-75 C-3—Commercial—Regional.

The purpose of the C-3 District is intended to encourage the conduct of personal business services and general retail business of the community to meet the needs of a regional market area. Due to the "regional" nature of the district and the large scale of traffic generated it is absolutely essential that C-3 districts be located on a major thoroughfare or highway. Traffic flow and off-street parking accommodations must be carefully and strategically planned. *Development plan approval is required for all permitted uses in the C-3 zoning district. See Article 16 for development plan regulations.* (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 14; Ord. No. 99-01, § 1, 1-18-99)

Sec. 10-76 I-l—Industrial—Light.

The purpose of the I-l district is to encourage the development of assembling, manufacturing, and warehousing that are conducted so the noise, odor, dust and glare and all working operations occur entirely within enclosed structures. These industries may require direct access to rail, air, or street transportation facilities; however, the size and volume of the raw materials and finished products

involved should not produce the volume of freight generated by the uses of the heavy industrial district. Structures in the I-l district should be architecturally attractive and surrounded by landscaped yards. This district is further designed to act as a transitional use between heavy industrial districts and less intensive uses such as commercial or residential. *Development plan approval is required for all permitted uses in the I-1 zoning district. See Article 16 for development plan regulations.* (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 15; Ord. No. 99-01, § 1, 1-18-99)

Sec. 10-77 I-2—Industrial—Heavy.

The purpose of the I-2 district is to encourage the development of major manufacturing, processing, warehousing, and major research and testing operations. These activities require extensive community facilities and reasonably good access to rail and air transportation as well as good access to major thoroughfares and the interstate highway system. They may also have extensive open storage and service areas and may generate heavy industrial traffic, but shall be prohibited if they create nuisances beyond the limitations of this ordinance. *Development plan approval is required for all permitted uses in the I-2 zoning district. See Article 16 for development plan regulations.* (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 16; Ord. No. 99-01, § 1, 1-18-99)

Sec. 10-78 PUD—Planned Unit Development.

The purpose of a PUD District is to promote the progressive development of land and construction thereon. Planned unit developments are large-scale developments incorporating a variety of residential uses with related recreational, business, commercial, or industrial uses which are planned and developed as a single unit. A PUD shall be a separate entity with a distinct character in harmony with surrounding development. The regulations controlling a PUD within each zoning district are intended to have enough flexibility to produce:

(a) A maximum choice in the types of living environments;

(b) Open space and recreational areas directly related to the intended users and if permitted as part of the project, more convenience in the location of accessory commercial uses and services;

(c) A development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation, and prevents erosion and the disruption of natural drainage patterns;

(d) A development of stable character in harmony with the land use density, transportation facilities, and communities facilities objectives of the comprehensive plan;

(e) A more desirable environment than would be possible through the strict application of other sections of this Ordinance. (1983 *Greenwood Municipal Code*, Appendix A, Art. 5, § 17)

Sec. 10-79 through 10-84 Reserved for Future Use.

ZONING, PLANNING AND DEVELOPMENT

TABLE A & TABLE D (Merged)
OFFICAL SCHEDULE OF USES
RESIDENTIAL, INDUSTRIAL & COMMERCIAL DISTRICTS

Legend

	Permitted Uses	Intensity Level (IL)
S	Special Exception	L = Low
	Prohibited Uses	M = Medium
		H = High

	CATEGORY	IL	SF	R1	R2	R2A	R2B	R3	R4	R6	B1	C1	C2	C3	I1	I2	PUD	FH	ROS	
1	Single-Family Dwellings	n/a																		1
2	Two-Family Dwellings (Doubles)	n/a																		2
3	Multi-Family Dwellings (8 units; building maximum)	n/a																		3
4	Multi-Family Dwellings (No Maximum Unit)	n/a																		4
5	Attached Single-Family Dwellings (Cluster dwellings)	n/a																		5
6	Planned Unit Development (Residential)	n/a																		6
7	Planned Unit Development (Commercial)	n/a																		7
8	Planned Unit Development (Industrial)	n/a																		8
9	Planned Unit Development (Combination)	n/a																		9
10	Mobile Home Parks	M																		10
11	Accessory Buildings	n/a																		11
12	Home Occupations	L																		12
13	Mobile Home Park Management Office	L																		13
14	Mobile Home Park Sales Lot or Office	M																		14
15	Apartment Management Office	L																		15
16	Temporary Construction or Real Estate Office	L																		16
17	Dormitories, Fraternities, Sororities	M	S																	17
18	Plant Nurseries	H																		18
19	Vineyards and Orchards	H																		19
20	Wildlife Preserves	L																		20
21	Nature Preserves	L																		21
22	Conversation District	L																		22
23	Public Swimming Pools	H	S	S	S	S	S	S	S	S	S									23
24	Private Clubs or Camps	H	S																	24
25	Parking Lots	H																		25
26	Parks or Playgrounds	H																		26
27	Golf Courses and Driving Ranges	H	S	S	S	S	S	S	S	S	S									27
28	Public/Parochial Schools	H	S	S	S	S	S	S	S	S										28
29	Nursery Schools, Daycare Centers	M	S	S	S	S	S	S	S	S										29
30	Churches	M	S	S	S	S	S	S	S	S										30
31	Cemeteries	H	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		31
32	Funeral Homes	M	S	S	S	S	S	S	S	S	S									32
33	Boarding House	L	S	S	S	S	S	S	S	S										33
34	Fire or Police Stations	H	S	S	S	S	S	S	S	S								S		34
35	Public and Private Utility Services and Facilities	M																		35
36	Temporary or Seasonal Uses (Circus, Fairs, Camps, Etc.)	H																S	S	36
37	Transportation Facilities (Bridges, Fords, Railroads)	M																		37
38	Water Management Facilities (Dams, Dikes, Canals)	L																		38

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	CATEGORY	IL	SF	R1	R2	R2A	R2B	R3	R4	R6	B1	C1	C2	C3	I1	I2	PUD	FH	ROS	
39	Flood Tolerant Uses	M																S		39
40	College and Universities	H	S	S	S	S	S	S	S		S									40
41	Utility Treatment or Generative Facilities	H	S	S	S	S	S	S	S	S	S						S	S		41
42	Community Centers	L	S	S	S	S	S	S	S	S										42
43	Detached Single-Family Zero Lot Line Dwellings	n/a																		43
44	Riding Academies, Stables	M	S														S	S	S	44
45	Public Works Facilities (Equipment, Maintenance, Materials)	H																		45
46	Group Homes (protected under I.C. 16-13-21-12 Dev. Disabled)	L																		46
47	Group Homes/all other group homes	L	S					S	S	S	S						S			47
48	Agricultural – Crops & Pastures	H																		48
49	01 Agricultural – Crops only	H																		49
50	02 Agricultural – Livestock	H																		50
51	07 Agricultural – Elevator, Feedmill, Fertilizer, Other Services	L	S																	51
52	Agricultural – Enclosed Confined Feeding	H	S																	52
53	Agricultural – Confined Feed Lot	H	S																	53
54	Roadside Produce Stand	M	S																	54
55	074 Veterinary	L	S																	55
56	075 Animal Services – Except Veterinary, including kennels	M	S																	56
57	08 Forestry Preserve	L																		57
58	Public Zoological & Botanical Gardens	L	S														S	S		58
59	09 Fishing, Hunting, Trapping	L																		59
60	10 Metal Mining	H																		60
61	11 Anthracite Mining	H																		61
62	12 Bituminous Coal and Lignite Mining	H																		62
63	13 Oil and Gas Extraction	H																		63
64	14 Mining/Qarrying Non-Metallic Minerals	H	S															S		64
65	15 Building Construction – General Contractors, Oper. Bldrs.	H																		65
66	16 Construction Other than Buildings – Heavy Contractors	H																		66
67	17 Construction – Special Trade Contractors	H																		67
68	20 Manufacturing – Food & Kindred Products	M																		68
69	21 Manufacturing – Tabacco	M																		69
70	22 Manufacturing – Textile Mill Products	H																		70
71	23 Manufacturing – Apparel and Finished Products	H																		71

ZONING, PLANNING AND DEVELOPMENT

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	CATEGORY	IL	SF	R1	R2	R2A	R2B	R3	R4	R6	B1	C1	C2	C3	I1	I2	PUD	FH	ROS	
72	24 Manufacturing – Lumber/ Wood Products	M																		72
73	26 Manufacturing – Furniture/ Fixtures	H																		73
74	261 Pulp Mill	H																		74
75	262 Paper Mill	H																		75
76	263 Paperboard Mill	H																		76
77	27 Manufacturing – Printing, Publishing, Allied Industries	M																		77
78	271 Newspapers	M																		78
79	272 Commercial Printing – Small Retailer	L																		79
80	279 Printing Trade Services	M																		80
81	28 Manufacturing – Chemicals and Allied Products	H																		81
82	29 Manufacturing – Petroleum Refining, and Related Industry	H																		82
83	30 Manufacturing – Rubber and Plastic Products	H																		83
84	31 Manufacturing – Leather and Leather Products	L																		84
85	32 Manufacturing – Stone, Clay, Glass, Concrete	L																		85
86	33 Manufacturing – Primary Metals	H																		86
87	34 Manufacturing – Fabricated Metal Products except machinery	H																		87
88	35 Manufacturing – Machinery except electrical	H																		88
89	36 Manufacturing – Electrical, Electronics Mach. & Equip.	M																		89
90	37 Manufacturing – Transportation Equip.	M																		90
91	38 Manufacturing – Measuring, Analyzing, Instruments, Photo	M																		91
92	39 Manufacturing – Miscellaneous	M																		92
93	40 Railroad Transportation	H																		93
94	4011 Railroad Line-Hauling	H																		94
95	4013 Switching and Terminal Services (Eng. Yards)	H																		95
96	404 Railway Express Service (Public Depots)	H																		96
97	41 Local Suburban Transit – Intr. Urban Hwy. Trans.	M																		97
98	42 Motor Freight Trans & Warehouse (except those below)	H																		98
99	422 Public Warehouse	H																		99
100	43 U.S. Postal Service	H																		100
101	44 Water Transportation	M																		101
102	45 Transportation by Air (Private or Public Airfield)	H	S														S	S		102
103	46 Popelines, except natural gas	L																		103

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	CATEGORY	IL	SF	R1	R2	R2A	R2B	R3	R4	R6	B1	C1	C2	C3	I1	I2	PUD	FH	ROS	
104	47 Transportation Services	H																		104
105	48 Communication	L																		105
106	49 Electric, Gas, Sanitary Services	L																		106
107	50 *Wholesale Trade – Durable goods	M											S	S						107
108	51 *Wholesale Trade – Non Durable goods	M											S	S						108
109	52 Retail – Building Materials, Hardware, Garden, Mobile Homes	H																		109
110	53 Retail – General Merchandise	M																		110
111	54 Retail – Food Stores	M																		111
112	55 Retail – Auto Dealers, Gasoline, Service	H																		112
113	56 Retail – Apparel and Accessory Stores	L																		113
114	57 Retail – Furniture, Equipment, Furnishings	L																		114
115	58 Eating & Drinking Places - except those below	M																		115
116	5812 Eating Places – Restaurants and Drive-Ins	H																		116
117	5813 Drinking Places – Bars, Taverns, Lounge	L																		117
118	59 Retail – Miscellaneous, except those listed below	M																		118
119	596 Non-store Retailers	M																		119
120	598 Ice and Fuel Dealers	H																		120
121	60 Banking	M																		121
122	61 Credit Agencies Other than Banks	L																		122
123	62 Security and Commodity Brokers, Dealers, Exchange	L																		123
124	63 Insurance Companies	L																		124
125	64 Insurance Agents, Brokers	L																		125
126	65 Real Estate Agents, Brokers	L																		126
127	66 Combinations of Real Estate, Law, Loans, Insurance offices	L																		127
128	67 Holding or Investment Offices	L																		128
129	70 Hotels, Rooming Houses, Camps, Other Lodging Places	M																		129
130	72 Personal Services, Laundry, Photo, Beauty, Barber	L																		130
131	73 Business Services – Advertising, Personal, Supply	M																		131
132	75 Automotive Repairs and Service	H																		132
133	76 Miscellaneous Repair Services, except Code 769	M																		133
134	769 Repairs, Welding, Armature, Rewinding, Large Equipment	H																		134

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135	78 Motion Pictures	M																		135
136	79 Amusement and Recreational Services (Commercial)	H																S		136
137	80 Health Services – Other than those listed below	L									S									137
138	801 Offices – Physicians, Dentists, Health Practitioners	L																		138
139	805 Nursing Home/ Personal Care Facilities	L	S	S	S	S	S	S	S		S						S			139
140	806 Hospitals	H																		140
141	807 Medical and Dental Labs	L																		141
142	81 Legal Services	L																		142
143	82 Educational Services	L																		143
144	83 Social Services	M																		144
145	84 Museums, Art Galleries, Botanical & Zoological Gardens	L	S	S	S	S	S	S	S	S										145
146	786 Membership Organizations	L																		146
147	89 Miscellaneous Services, Except those listed below	L																		147
148	891 Engineering and Architectural	L																		148
149	892 Non-commercial research organizations (no labs)	L																		149
150	893 Accounting, Auditing, Bookkeeping	L																		150
151	91 Executive, Legislative, and General Government	L																		151
152	92 Justice, Public Order, Safety	L																		152
153	93 Public finance, Taxation, Notary Public	L																		153
154	94 Administration of Human Resources Programs	L																		154
155	95 Administration of Environmental Quality Housing Programs	L																		155
156	96 Administration of Economic Programs	L																		156
157	97 National Security and International Affairs	L																		157
158	99 Non-Classifiable Establishment	L									S									158
159	Landfill, Salvage, or Junkyard										S									159
160	SF DISTRICT OF PERMITTED USES																			160
161	R-1 DISTRICT PERMITED USES																			161
162	R-2 DISTRICT PERMITTED USES																			162
163	R-2A DISTRICT PERMITTED USES																			163
164	R-3 DISTRICT PERMITTED USES																			164

ZONING, PLANNING AND DEVELOPMENT

TABLE A & TABLE D (Merged)
OFFICAL SCHEDULE OF USES
RESIDENTIAL, INDUSTRIAL & COMMERCIAL DISTRICTS

Legend

	Permitted Uses	Intensity Level (IL)	
S	Special Exception	L = Low	
	Prohibited Uses	M = Medium	
		H = High	

	CATEGORY	IL	SF	R1	R2	R2A	R2B	R3	R4	R6	B1	C1	C2	C3	I1	I2	PUD	FH	ROS	
165	R-4 DISTRICT PERMITTED USES																			165
166	R-6 DISTRICT PERMITTED USES																			166
167	B-1 DISTRICT PERMITTED USES																			167
168	C-1 DISTRICT PERMITTED USES																			168
169	C-2 DISTRICT PERMITTED USES																			169
170	C-3 DISTRICT PERMITTED USES																			170
171	I-1 DISTRICT PERMITTED USES																			171
172	I-2 DISTRICT PERMITTED USES																			172
173	PUD DISTRICT PERMITTED USES																			173

[Editor's Note: Ord, No. 89-46, § 2, passed on September 18, 1989, amended Ord. No. 82-1, Table A, Line 43 by adding "Detached Single-Family zero lotline dwellings – R-3, R-4, PUD."]

*Wholesale business may be permitted in C-2 or C-3 zones by a special exception permit when such business is operated in conjunction with a retail outlet, and other wise conforms to the requirements of the C-2 or C-3.

(1982 Zoning Ordinance, Table A, Article 5)

(Ord. No. 87-43, § 1 (a), 8-3-87; Ord. 02-01, § 3 Add R-2B, 2-18-02))

TABLE B
SINGLE FAMILY DISTRICTS
MINIMUM AREA REQUIREMENTS

ZONING DISTRICT	LOT AREA (FT^2)	USABLE LIVING FLOOR AREA (FT^2)	MINIMUM GROUND LEVEL (FT^2)	FRONT LOT WIDTH (LINEAL)	FRONT YARD SETBACK (LINEAL)	SIDE YARD SETBACK (LINEAL)	REAR YARD SETBACK (LINEAL)	MAXIMUM LOT COVER (%)	MINIMUM OFF STREET PARKING	MAXIMUM BUILDING HEIGHT (LINEAL)	ACCESSORY BUILDING SIDE/REAR SETBACK (LINEAL)
SF	1 acre*	1,000	900	100	See Table B-2	12	20 ft. or 20% whichever is least	40%	2	3 stories or 35' whichever is least	8'
R-1	15,000*	1,500	1,000	90	See Table B-2	12	20 ft. or 20% whichever is least	40%	2	3 stories or 35' whichever is least	8'
R-2	12,000*	1,000	900	80	See Table B-2	10	20 ft. or 20% whichever is least	40%	2	3 stories or 35' whichever is least	5'
R-2A	9,000*	900	750	70	See Table B-2	8	20 ft. or 20% whichever is least	40%	2	3 stories or 35' whichever is least	5'
R-2B	6,500	900.	700	55	See Table B-2	8	20ft. or 20% whichever is least	50%	2	3 stories or 35' whichever is least	5'

*These minimums conditional subject to service by pubic sanitary sewer. (1993 *Greenwood Municipal Code*, Appendix A, Article 5, Table B).

(Ord. 02-01, §4 add R-2B, 2-18-02)

TABLE B-2
MINIMUM RESIDENTIAL AND COMMERCIAL FRONT YARD SET-BACK REQUIREMENTS

Zoning Dist. and Use	Expressway 250' row	Arterial Highway 120' row	Primary Tho. Rd. 100 row	Secondary Tho. Rd. 80' row	Collector St. 70' row	Res. St. 60' row	Minor St. 50' row
SF	50'	50'	45'	40'	35'	25'	25'
R-1	50'	50'	45'	40'	35'	25'	25'
R-2	50'	50'	45'	40'	35'	25'	25'
R-2A	50'	50'	45'	40'	35'	25'	25'
R-2B	50'	50'	45'	40'	35'	25'	25'
Single R-3	50'	50'	45'	40'	35'	25'	25'
Double R-3	50'	50'	45'	40'	35'	25'	25'
Multi R-3	50'	50'	45'	40'	35'	25'	25'
Single R-4	50'	50'	45'	40'	35'	25'	25'
Double R-4	50'	50'	45'	40'	35'	25'	25'
Multi R-4	50'	50'	45'	40'	35'	25'	25'
R-6 (Ext. Park Boundaries)	50'	50'	45'	40'	35'	35'	35'
B-1	50'	50'	45'	40'	35'	35'	35'
C-1	50'	50'	45'	40'	35'	35'	35'
C-2	50'	50'	45'	40'	35'	35'	35'
I-1	50'	50'	45'	40'	35'	35'	35'
I-2	50'	50'	45'	40'	35'	35'	35'
FH	50'	50'	45'	40'	35'	35'	35'

Notes: (1) The above shown setbacks are considered to be minimums. The Plan Commission may prescribe greater setbacks if either the proposed use or the conditions of the area, in the discretion of the Commission, warrant such greater setbacks.

(2) The minimum required front setback shall be measured from the street right-of-way line to any portion of any structure.

(3) The above setbacks apply to new construction. Construction in areas where setbacks have been established by existing structures may be guided by the requirements in paragraph 6.11.04 of this ordinance.

(Ord. 02-01, §5 Add R-2B, 2-18-02)

TABLE C
TWO AND MULTIPLE FAMILY DISTRICTS
MINIMUM AREA REQUIREMENTS

HOUSING TYPE	LOT AREA (FT^2)	USABLE LIVING FLOOR AREA (FT^2)	GROUND LEVEL FLOOR AREA (FT^2)	FRONT LOT WIDTH (LINEAL)	FRONT YARD SETBACK (LINEAL)	SIDE YARD SETBACK (LINEAL)	REAR YARD SETBACK (LINEAL)	MAXIMUM LOT COVERAGE (%)	OFF STREET PARKING (AUTO/ UNIT)	MAXIMUM BUILDING HEIGHT (LINEAL)	ACCESSORY BUILDING SIDE/REAR SETBACK (LINEAL)
R-3 Single Family	*9,000	900	750	70	See Table B-2	8	20 ft. or 20% whichever is least	40%	2	2 stories or 25' whichever is least	5'
R-3 Two Family	*10,000	700/unit + 100/1,000 bdrm. for	1,000	70	See Table B-2	8	20 ft. or 20% whichever is least	40%	2	3 stories or 35' whichever is least	5'
R-3 Multi Family (3-8 units)	*3,000 ea. for 1st 3 units - 2,000 for ea	700/unit + 100/1,000 bdrm. for ea.beyon	1,000	80	See Table B-2	8' single story 10' two story 4' ea. Additional story	20 ft. or 20% whichever is least	40%	1.75	3 stories or 35' whichever is least	5'
R-4 Single Family	*9,000	900	750	70	See Table B-2	8	20 ft. or 20% whichever is least	40%	2	3 stories or 35' whichever is least	5'
R-4 Two Family	*10,000			70	See Table B-2	8	20 ft. or 20% whichever is least	40%	2	4 stories or 45' whichever is least	5'
R-4 Multi Family (9+units)	*See ratio minimum listed in Sec ____			150 ft. of public street frontage	See Table B-2	8' single story 10' two story 4' ea. Additional	20 ft. or 20% whichever is least	40%	1.75	4 stories or 45' whichever is least	5'

***NOTE: These minimums conditional subject to service by public sanitary sewer system. See Supplement on following page.

Supplement to Table B & C

1. The 20-20 option in the Greenwood Subdivision Control Ordinance provides developers with the option to reduce lot size by twenty (20) percent for twenty (20) of the lots in a subdivision. this option applies only to lot area and width.

2. When not serviced by a public sanitary sewer system the minimum lot area for a single-family dwelling shall be twenty three thousand (23,000) square feet. The minimum lot area for multi-family dwellings not serviced by public sanitary sewers shall be determined by the Planning Commission based on the number of dwelling units proposed. the Planning Commission shall require all septic systems to receive approval from the Johnson County Health Department. (1983 *Greenwood Municipal Code*, Appendix A, Article 5, Supplement to Tables B & C).

TABLE E
COMMERCIAL & INDUSTRIAL
MINIMUM AREA REQUIREMENTS

ZONING DISTRICT	LOT AREA (FT^2)	USABLE LIVING FLOOR AREA (FT^2)	MINIMUM GROUND LEVEL (FT^2)	FRONT LOT WIDTH (LINEAL)	FRONT YARD SETBACK (LINEAL)	SIDE YARD SETBACK (LINEAL)	REAR YARD SETBACK (LINEAL)	MAXIMUM LOT COVER (%)	OFF STREET PARKING (AUTO/ UNIT)	MAXIMUM BUILDING HEIGHT (LINEAL)	ACCESSORY BUILDING SIDE/REAR SETBACK (LINEAL)
B-1	*No minimum	Maximum of 14,000 FT^2	No minimum	No minimum	See Table B-2	10'	20' or 20% of depth whichever is smaller	40%	Min = 4 additional may be required by Commission	3 stories or 35' whichever is least	5'
C-1	*No minimum	Maximum of 14,000 FT^2	No minimum	No minimum	See Table B-2	10'	30' if serviced from the rear	No maximum	See Table P	3 stories or 35' whichever is least	5'
C-2	*No minimum	No minimum	No minimum	No minimum	See Table B-2	10'	30' if serviced from the rear	No maximum	See Table P	4 stories or 45' whichever is least	5'
C-3	*No minimum	No minimum	No minimum	No minimum	See Table B-2	No minimum	30' if serviced from the rear	No maximum	See Table P	No maximum	No minimum
I-1	Minimum 20,000 FT^2	No minimum	No minimum	No minimum	See Table B-2	DIstance of building from project boundaries	Distance of building from project boundaries	*80% maximum	See Table P	35' when within 200' of resid. district-otherwise, no maximum	25'
I-2	Minimum 20,000 FT^2	No minimum	No minimum	100'	See Table B-2	100' if adj. resid. use or zone, 50' if adj. a comm. use	100' if adj. resid. use or zone, 50' if adj. a comm. use or zone	80% maximum	See Table P	90'	25'

*The minimum lot area for commercial or other non-residential structures not serviced by public sanitary sewers, shall be determined by the Planning Commission based upon the size and mature of the use nad upon the recommendation and requiremetns of the Johnson County Health Department.

*When not serviced by sanitary sewer system the minimum lot area shall be twenty three thousand (23,000) spuare feet or greater as determined by the Plan Commission in consultation with the Johnson County Health Department.

TABLE F

SINGLE-FAMILY DENSITIES

DISTRICT	MINIMUM LOT	MAXIMUM DENSITY UNITS PER ACRE	DENSITY RATING
SF - Single Family	1 acre	1	Low
R-1 Residential	15,000	2.5	Low
R-2 Residential	12,000	3.5	Medium Low
R-2A Residential	9,000	4.5	Medium
R-2B-Single Family	6,500	6.0	Medium

(1983 *Greenwood Municipal Code*, Appendix A, Article 5, Table F)

(Ord. 02-01, §6 Add R-2B, 2-18-02)

TABLE G

MULTIPLE-FAMILY DENSITIES

Error! Bookmark not defined.DISTRICT	MINIMUM LOT	MAXIMUM DENSITY UNITS PER ACRE	DENSITY RATING
R-3 Residential	Two-Family	7	Medium High
R-3 Residential	Multi-Family	15	High
R-4 Residential	Two-Family	7	Medium High
R-4 Residential	Mult-Family	20	High

(1983 *Greenwood Municipal Code*, Appendix A, Article 5, Table G)

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