

**STATE OF INDIANA  
CITY OF CHARLESTOWN  
CHARLESTOWN CITY COUNCIL**

ORDINANCE NO. 2005-OR -18

ORDINANCE OF THE CHARLESTOWN CITY COUNCIL

ORDINANCE REGARDING AMENDING THE CHARLESTOWN PLANNING AND  
ZONING ORDINANCES TO ESTABLISH AN INAAP REDEVELOPMENT (IR)  
ZONING DISTRICT AND DEVELOPMENTAL STANDARDS

WHEREAS, the City of Charlestown Advisory Plan Commission ("Plan Commission") reviewed proposed changes to the Charlestown Planning and Zoning Ordinances as it pertains to adding a **new** Zoning District, INAAP Redevelopment District ("IR"); and

WHEREAS, the Building Commissioner, Harold Satterly has recommended such changes;

WHEREAS, the changes are consistent with the City's current Comprehensive Plan; and

WHEREAS, the Advisory Plan Commission held a public hearing, on September 6, 2005, in accordance with I.C. 36-7-4-604; and

WHEREAS, notice was properly given to the public prior to the public hearing held; and

WHEREAS, a majority of the Plan Commission believes that the proposed changes should be made and that the proposed changes are in the interests of the public health, safety, comfort, convenience, moral, and general welfare;

**NOW, THEREFORE**, BE IT ORDAINED by the Common Council of the City of Charlestown, Indiana, that the following amendments and changes are made to **the** Charlestown Planning and Zoning Ordinances:

Section 1. District Intent (See Attached "IR" District Intent, Permitted Uses, and Special Exception Uses)

The "IR" (INAAP Redevelopment) District is intended to provide a land usage category for a mixture of **most** office, retail, ~~wholesale~~, and moderate to heavy industrial facilities/ **uses**. This District shall be **limited to** the geographic area within the City that **was** formerly known as the Indiana Army Ammunition Plant (INAAP) and is currently controlled by the River Ridge Development Authority.

The Advisory Plan Commission shall **strive** to assist the INAAP Reuse Authority in their effort to redevelop this District as a commerce center that will **benefit** the community, **state** and region.

The Advisory Plan Commission and Board of Zoning Appeals shall also strive to **minimize** lighting, parking lots fronting major **streets**, excessive **use** of signs, and traffic conflicts in the "IR" District.

Buffer yards shall be strictly upheld and outdoor storage is discouraged.

Section 2. Developmental Standards (See Attached District Developmental Standards)

In accordance with the Charlestown Planning and Zoning **Ordinances**, the following shall be considered when reviewing a **rezoning** application:

- a. The Comprehensive Plan; and
- b. Current conditions and character of structures and **uses** in each district; and
- c. The most desirable use for which the **land** in each district is adapted; and
- d. The conservation of area values throughout the jurisdiction; and
- e. Responsible development and *growth*; and
- f. Over **2,500** acres of land are **set to be** transferred to the River Ridge **Authority** over the next ten (10) months; and
- g. **A Zoning District** needs to be established for the property to ensure proper design for **prospective** tenants.

Section 3. Consistent with Comprehensive Plan

The **area** is appropriate to **the** IR-INAAP Redevelopment District Zoning classification and developmental standards and **is** consistent with Charlestown Comprehensive Plan.

This rezoning **was** made upon a vote of a **majority** of the members of **the** Charlestown Advisory Plan Commission by a vote **taken** at it's regularly scheduled meeting on the **6<sup>th</sup>** day of September, **2005**.

Section 4. Savings Clause.

If any section of this Ordinance shall be deemed unenforceable and/or not in compliance with any applicable statute or law **by** a **court** of competent jurisdiction, then **to** the extent permissible all other sections of **this** Ordinance shall **remain** in **full** force and effect.

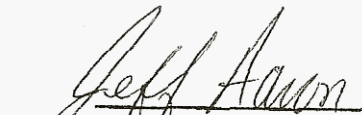

Section 5. Repealing Clause.

All sections of any previous Ordinances and/or Resolutions that are inconsistent and/or contradictory to the above provisions of this **Ordinance** are hereby repealed.

Section 6. Effective Date

**This** Ordinance shall be in full **force** and effect upon and **after** its passage **by** the Charlestown City Council or as otherwise mandated **by** **statute** and/or rule.

ADOPTED by the City Council of Charlestown, Indiana, this **12** day of **September, 2005**.

|   | <u>AYE</u>                          | <u>NAY</u>               | <u>ABSTAIN</u>           | <u>ABSENT</u>            |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <br>Jeff Aaron     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <br>Bruce Bottorff | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

|                                       | <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|---------------------------------------|------------|------------|----------------|---------------|
| <u>Terry Pierce</u><br>Terry Pierce   | ✓          |            |                |               |
| <u>Brian Walker</u><br>Brian Walker   | ✓          |            |                |               |
| <u>Matthew Woods</u><br>Matthew Woods | ✓          |            |                |               |

APPROVED Michael D. Hall  
Michael D. Hall, Mayor

DATE: 9/19/05

ATTEST Donna Coomer  
Donna Coomer, Clerk-Treasurer

DATE: 9/19/05

# "IR" District

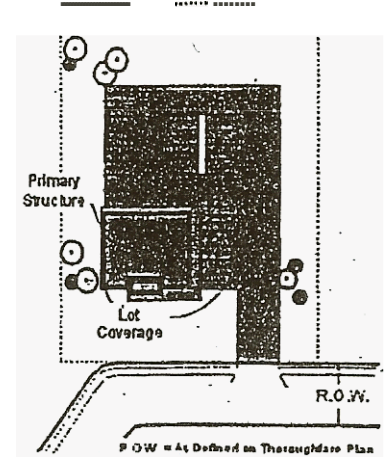
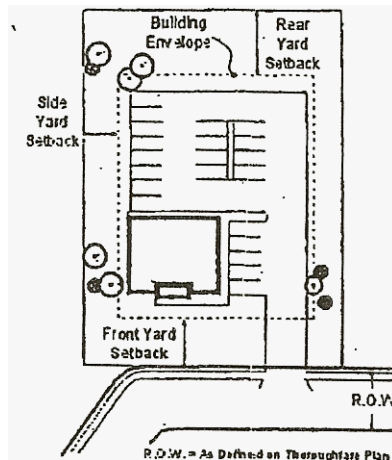
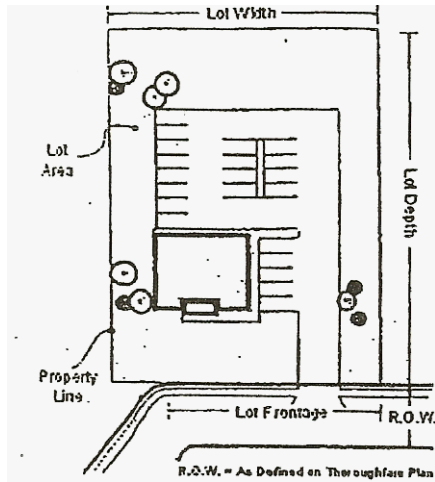
## 4.23 "IR" District Intent, Permitted Uses, and Special Exception Uses

| District Intent   | Permitted Uses   | Special Exception Uses  |
|---|--|---|
| <p>The "IR" (INAAP Redevelopment) district is intended to provide a new category for a mixture of low office, retail, wholesale, and moderate to heavy industrial activities/uses. This district should be limited to the geographic area within the city that was formerly known as the Indiana Army Ammunition Plant (INAAP) and that is currently controlled by the INAAP Reuse Authority.</p> <p>The Plan Commission should strive to assist the INAAP Reuse Authority in their effort to redevelop this district as a commerce center that will benefit the community, state, and region.</p> <p>The Plan Commission and Board of Zoning Appeals should also strive to minimize lighting, parking lots fronting major streets, excessive use of signs, and traffic conflicts in the "IR" District.</p> <p>Buffer yards should be strictly upheld and outdoor storage is discouraged.</p> | <p>storage of agricultural products<br/>processing agriculture products<br/>Institutional/Public Facilities<br/>ALL<br/>Business: Auto Sales/Services<br/>automobile body shop (enclosed)<br/>automobile repair, major (enclosed)<br/>automobile part sales (new)</p> <p>Business: General Business<br/>ALL<br/>Business: Office / Professional<br/>ALL<br/>Business: Retail<br/>ALL<br/>Industrial Uses<br/>bottled gas storage/distribution<br/>distribution center<br/>flex-space<br/>heavy manufacturing<br/>light manufacturing<br/>office complex<br/>research center<br/>Communication/Utility<br/>radio/TV station<br/>storage tanks nonhazardous<br/>telephone exchange<br/>Miscellaneous --<br/>*accessory uses</p> <p>*All Proposed Uses Must be Approved by the INAAP Reuse Authority or its designee.</p> | <p>Business: Auto Sales/Services<br/>• automobile/truck storage (outdoor)<br/>• automobile service station<br/>• filling/gas station<br/>Business: Food Sales/Service<br/>ALL<br/>Business: Personal Service<br/>ALL<br/>Business: Recreation<br/>ALL<br/>Industrial Uses<br/>• incinerator<br/>• liquid fertilizer storage/distribution<br/>Communication/Utility<br/>• electrical generator<br/>• pipeline pumping station<br/>• public wells<br/>• sewage treatment plants<br/>• telecommunication facility<br/>• utility substation</p> |



# "IR" District

422 "IR" District Development Standards



**Minimum Lot Area:**

- 3 acres (130,680 square feet) for Industrial Uses
- 1 acre (43,560 square feet) for Non-Industrial Uses

**Minimum Lot Width:**

- 250 feet

**Maximum Lot Depth:**

- 3 times the Lot Width

**Minimum Lot Frontage:**

- 200 feet on a Public Street with access from said Public Street

**Sewer and Water:**

- Requires municipal or other approved water and sewer hookup

**Minimum Front Yard Setback:**

- 75 feet

**Minimum Side Yard Setback:**

- 50 feet for the Primary and Accessory Structures

**Minimum Rear Yard Setback:**

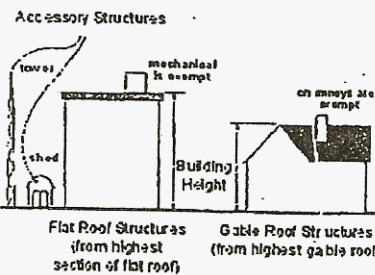
- 50 feet for the Primary and Accessory Structures

**Minimum Setback From Water Body:**

- 50 feet for the Primary and Accessory Structures

**Maximum Floor Area Ratio:**

- 50% (one-half)



**Maximum Structure Height:**

- 60 feet for the Primary Structure
- 25 feet for Accessory Structures

## Additional Development Standards that Apply

**Lot, Yard, and Density (LY)**

- LY-01 ..... Page 7-3

**Height (HT)**

- HT-01 ..... Page 7-4

**Accessory Structure (AS)**

- AS-01 ..... Page 7-5
- AS-03 ..... Page 7-6

**Fences and Walls (FW)**

- FW-02 ..... Page 7-8

**Temporary Uses (TU)**

- TU-01 ..... Page 7-9
- TU-03 ..... Page 7-9

**Public Improvement (PI)**

- PI-01 ..... Page 7-13

**Landscaping (LA)**

- LA-01 ..... Page 7-14
- LA-03 ..... Page 7-17

**Buffer Yard (BY)**

- BY-01 ..... Page 7-19

**Environmental (EN)**

- EN-01 ..... Page 7-25

**Floodplain (FP)**

- FP-01 ..... Page 7-27

**Performance (PF)**

- PF-01 ..... Page 7-30

**Lighting (LT)**

- LT-01 ..... Page 7-31

**Parking (PK)**

- PK-05 ..... Page 7-40
- PK-08 ..... Page 7-41
- PK-07 ..... Page 7-43

**Loading (LD)**

- LD-01 ..... Page 7-44

**Entrances/Drives (ED)**

- ED-01 ..... Page 7-45

**Vision Clearance (VC)**

- VC-01 ..... Page 7-47

**Telecommunication Facilities (TC)**

- TC-01 ..... Page 7-48

**Floodplain (FP)**

- TC-04 ..... Page 7-52

**Special Exception (SE)**

- SE-01 ..... Page 7-54

**Miscellaneous (MC)**

- MC-02 ..... Page 7-55
- MC-04 ..... Page 7-55
- MC-05 ..... Page 7-55
- MC-06 ..... Page 7-55
- MC-07 ..... Page 7-56

**\*All Proposed Developments shall meet the requirements set forth in the River Ridge Commerce Center Development Covenants**