

MONROE COUNTY ORDINANCE REVIEW COMMITTEE



**June 13, 2022
4:00 pm**

**Hybrid Meeting
In-person**

Monroe County Government Center
Planning Department
501 N. Morton Street, Suite 224
Bloomington, IN 47404

Virtual: <https://monroecounty-in.zoom.us/j/84961227024?pwd=ZUISOUQweHVTOHVLMmVUaHdxVERjUT09>. If calling in, dial 312-626-6799 and enter the Meeting ID: 849 6122 7024 and Password: 346950 when prompted.

A G E N D A
ORDINANCE REVIEW COMMITTEE
of the Monroe County Plan Commission

Monroe County Planning Department
HYBRID

When: June 13, 2022 at 4:00 PM

Where: 501 N Morton St, Suite 224

Or via Zoom: <https://monroecounty-in.zoom.us/j/84961227024?pwd=ZUISOUQweHVTOHVVLNmVUaHdxVERjUT09>

If calling into the Zoom meeting, dial: 312-626-6799.

When prompted, enter the Meeting ID #: 849 6122 7024

Password: 346950

ADMINISTRATIVE BUSINESS: NONE.

OLD BUSINESS: NONE.

NEW BUSINESS:

TOPICS FOR DISCUSSION:

1. Discussion of Chapter 805 – Manufactured Home Parks PAGE 3

2. CDO Module 2 – Review of Conditional Use List PAGE 6

3. Any other business properly brought before the committee

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Monroe County, should contact Monroe County Title VI Coordinator Angie Purdie, (812)-349-2553, apurdie@co.monroe.in.us, as soon as possible but no later than forty-eight (48) hours before the scheduled event.

Individuals requiring special language services should, if possible, contact the Monroe County Government Title VI Coordinator at least seventy-two (72) hours prior to the date on which the services will be needed.

The meeting will be open to the public.

CHAPTER 805

ZONING ORDINANCE: MANUFACTURED HOME PARKS

805-1. Purpose

The purpose of this chapter is to encourage the development of safe, well-planned manufactured home parks in the County Jurisdictional Area to the end of increasing quality housing opportunities for all citizens of Monroe County, Indiana.

805-2. PUD Requirement

Manufactured home parks may be located in Low Density, Medium Density, High Density, and Urban Residential Districts as Planned Unit Developments, in accordance with the standards, requirements and procedures prescribed in this chapter and in Chapter 811 of the Zoning Ordinance.

805-3. Design Standards and Requirements

In considering the development plans for proposed manufactured home parks, the Commission shall insure compliance with the following design standards and requirements:

- (A) The minimum area of a manufactured home park shall be five (5) acres.
- (B) The manufactured home park shall be located on a well-drained site that is properly graded to insure rapid drainage and that is free from stagnant pools of water. The Commission may, as part of its approval of a development plan, impose drainage/erosion control remediations as recommended by the Drainage Board or by the County Engineer, such as curbs, gutters, catch basins or such other artificial enhancements. The surface drainage remediations that are approved or required by the Commission shall be installed and maintained by the developer or its successors in interest.
- (C) A manufactured home park shall be screened continuously along all park boundary lines in accordance with the bufferyard requirements of Chapter 830. A minimum Type A bufferyard shall be provided between a manufactured home park and an adjoining medium intensity use where such a condition occurs.
- (D) Each park shall provide a recreational area or areas equal in size to at least eight percent (8%) of the area of the park. Streets, parking areas, drainage facilities and park service facility areas shall not be included in the required recreational area.
- (E) Coin-operated laundries, laundry and dry-cleaning pickup stations and other commercial convenience establishments may be permitted in manufactured home parks provided:
 - (1) they are subordinate to the residential character of the park;
 - (2) they are located, designed and intended to serve only the needs of persons living in the park;
 - (3) the establishments and parking areas related to their use shall not occupy more than ten percent of the total park area;

- (4)** the establishments shall present no visible evidence of their commercial nature to areas outside the park.
- (F)** Each park shall provide either one (1) central waterproof structure available to all manufactured home site residents or a single waterproof structure for each manufactured home site, suitable for storage of goods and the usual effects of persons occupying the park.
- (G)** All exterior park lights shall be located and shielded so as to prevent direct illumination of any areas outside of the park exceeding .01 foot candle.
- (H)** Manufactured home sites shall be a minimum of four thousand (4,000) square feet in area and in no case shall a manufactured home park exceed a density of seven (7) units per gross acre.
- (I)** Each manufactured home site shall have a minimum width of forty (40) feet.
- (J)** The minimum distance between a manufactured home and another manufactured home or structure shall be twenty (20) feet.
- (K)** Each manufactured home site shall be provided with structural supports that comply with the manufacturer's installation instructions or with the Indiana One and Two Family Dwelling Code.
- (L)** Manufactured homes may not be located less than forty (40) feet from any manufactured home park boundary line. In the event that a manufactured home park shall abut a public street or highway, the front yard setbacks applicable to conventional housing in the district shall apply.
- (M)** Foundation skirting shall be required around each manufactured home completely enclosing the undercarriage.
- (N)** Each manufactured home site shall be provided with two (2) parking spaces adjacent thereto, which parking spaces shall have unobstructed access to a manufactured home park street.
- (O)** Common walks at least four (4) feet in width shall be provided around all recreational and service facility areas. No walk required herein shall be used as a drainage way. All manufactured home stands shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of three (3) feet.
- (P)** Street design and construction within the park shall be in accordance with the current street design and construction standards specified in the Monroe County Subdivision Control Ordinance.
- (Q)** No individual manufactured home within a manufactured home park shall have direct vehicular access to any public street adjacent to the park. All access shall be from an improved street or driveway within the park.
- (R)** All entrances to manufactured home parks shall be constructed in an attractive manner. The name of the park and park streets shall be adequately designated in a pleasing manner. The Commission shall approve the name of the park as well as the names of park streets according to the criteria for approving subdivision names

and streets set forth in the Monroe County Subdivision Control Ordinance. Near the entrance of each park, facilities shall be provided for the receipt of mail for the park's residents.

805-4.

Limitations

- (A) All manufactured homes located in a manufactured home park shall only be used for residential purposes, except that home occupations may be allowed.
- (B) No manufactured home site shall be rented in any manufactured home park except for periods of thirty (30) days or longer.

[end of chapter]

Use	AG2.5	FR5	CR2.5	RC1	LD	SD	MD	HD	UD	IP	LB	GB	LI	HI	ME	AP	Ref[2]
General Uses																	
Temporary Use, Commercial Use										PS	PS	PS	PS	PS			Y
Agricultural Uses																	
Use	AG2.5	FR5	CR2.5	RC1	LD	SD	MD	HD	UD	IP	LB	GB	LI	HI	ME	AP	Ref[3]
Agriculture, Traditional	P	P	P										C	C	C		Y
Aquaculture	PS																
Equestrian Center	C	C	C														Y
Equine Services / Stables	PS																Y
Farm Equipment Sales and/or Repair	C											P	P	P			Y
Farm Supply Store	C											P	P				Y
Feed Mill	C																Y
Intensive Agriculture	C												C	C			Y
Logging	Permitted upon issuance of an Improvement Location Permit																Y
Nursery/Greenhouse	PS	PS	PS														Y
Veterinary Service, Large Animal	C																Y
Direct Farm Marketing																	
Agricultural Event Center	C																Y
Agriculture-Related Commerce	P	P	P										P				Y
Agritainment/ Agritourism	C	C	C														Y
Farm Store	PS	PS	PS														Y
Pick-your-own operation	PS	PS	PS														Y
Roadside Stand, Temporary	PS	PS	PS														Y
Winery	PS	PS	PS														Y
Residential Uses																	
Use	AG2.5	FR5	CR2.5	RC1	LD	SD	MD	HD	UD	IP	LB	GB	LI	HI	ME	AP	Ref[4]
Accessory Apartments	PS	PS	PS	PS	PS	PS	PS	PS									Y
Accessory Dwelling Units, Attached and Detached	PS	PS	PS	PS													Y
Accessory Livestock (Boarding house? keep for discussion)	PS	PS	PS	PS	PS	PS	PS	PS									Y
Artificial Pond or Lake	PS	PS	PS	PS	PS	PS	PS										Y
Continuing Care Retirement Community											PS	PS					Y
Senior Housing							P	P	P								Y
Group Care Home I	PS	PS	PS	PS	PS	PS	PS	PS	PS								Y
Group Care Home II								PS	PS		PS	PS					Y
Guest House	P	P	P		P												Y
Accessory Home Occupation	PS	PS	PS	PS	PS	PS	PS	PS	PS								Y

Supportive Housing [Long Term Shelter]	C	C	C			C	C	C	C		PS	PS					Y
Manufactured Home Park	Permitted as a P I IN																
Apartments									C								Y
Multi-Unit Dwelling								C	PS								Y
Single Unit Dwelling	PS	PS	PS	PS	PS	PS	PS	PS	PS								Y
Residential Storage Structure	PS	PS	PS	PS													Y
Home Based Business	C	C	C	C	C	C	C	C	C								Y
Home Occupation	P	P	P	P	P	P	P	P	P								
Emergency Housing [Short Term Shelter]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Two Unit Dwelling	PS	PS	PS	PS	PS	PS	PS	PS	PS								Y
Townhome								C	PS								Y
Public and Semi-Public Facilities																	
Use	AG2.5	FR5	CR2.5	RC1	LD	SD	MD	HD	UD	IP	LB	GB	LI	HI	ME	AP	Ref[5]
Airport/Related Business														PS		PS	Y
Birth Center											C	P					Y
Child Care Center	C	C	C	C	C	C	C	C	P	P	P	P	P				Y
Child Care Home	P	P	P	P	P	P	P	P	P								
Clubs or Lodges												P					
Correction/Detention Facilities										C				C			Y
Funeral Home												P					
Cultural Facility										P							
Mortuary												P					
Crematory													C	C			Y
Cemetery/Mausoleum	P	P	P	P	P	P	P	P	P	P						P	
Educational Facilities and Trade Schools										PS							Y
Farmers Market										P							
Governmental Facility										PS	PS	PS		PS		PS	Y
Hospital												PS					Y
Medical Clinic											P	P					
Parks and Playgrounds	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		Y
Police, Fire, or Rescue Station	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS							Y
Radio/TV stations										P		P	P				
Relocation of Off-Premise Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Y
School	P	P	P	P	P	P	P	P	P	P	P	P					
Recreation Center	C	C	C							P			P	P			Y
Religious Assembly																	
Social Service Use										P	P						
Public and Semi-Public Waste Removal																	
Solid Waste Facility														C	C		Y
Composting Facility	C													C	C		Y

Transfer Station	C	C	C								C	C	C	C	C	C	Y	
Processing Facility											C				C	C	Y	
Recycling Center											C	C	C	C	C	C	Y	
Public and Semi-Public Utilities																		
Minor Utility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS		Y	
Major Utility											C				C		Y	
Wastewater Treatment Facility	C	C	C								C			C	C		Y	
Water Treatment Facility											P							
Wireless Communications Facilities	This use is conditional in all zones and must comply with Chapter X																Y	
Solar Farm	C										C			C	C	C	C	Y
Personal Services																		
Use	AG2.5	FR5	CR2.5	RC1	LD	SD	MD	HD	UD	IP	LB	GB	LI	HI	ME	AP	Ref[6]	
Artisan Food or Beverage Production	C	C	C								PS	PS					Y	
Artisan Crafts	C	C	C	C	C	C					P	P	P	P			Y	
Bed and Breakfast	PS	PS	PS	PS	PS	PS	PS	PS	PS		P	P					Y	
Caterer											P	P						
Self-Storage													PS				Y	
Dry Cleaning and Laundry Pickup											PS	PS					Y	
Dry Cleaning and Laundry Service												PS					Y	
Financial Institution											P	P						
Financial Institution, Drive-through											C	C					Y	
Kennels	C	C											PS				Y	
Medical Clinic											P	P						
Personal Services				C							P	P					Y	
Real Estate Sales or Model Home Office					P	P	P	P	P		P	P					Y	
Rehabilitative Therapy Facility											P	P	P					
Short Term Rental –Owner Occupied	P	P	P	P	PS	PS	PS	PS	PS									
Tourist Home or Cabin	PS	PS	PS	C	C	C	C	C	C								Y	
Veterinary Service, Small Animal											C	PS	PS				Y	
Business Services																		
Repair Services, Drop-off												P	P					
Business Services												P	P	P				
Repair Services, Off-site	C	C	C	C	C	C	C	C	C		P	P	P	P			Y	
Hotel/Motel												PS					Y	
Event Center												PS					Y	
Office											P	P	P					
Parking Facility											PS	PS	PS	PS			Y	
Hotel Conference Center												P						

Taxidermist	PS	PS	PS									PS	PS	PS			Y
Retail																	
Use	AG2.5	FR5	CR2.5	RC1	LD	SD	MD	HD	UD	IP	LB	GB	LI	HI	ME	AP	Ref[7]
Accessory Retail Sales, includes drive-through												C	C	C			Y
Artisan Distillery												P					
Auction House	C											P	P				Y
Firearm Sales											C	C	C				Y
Grocery Store				C							C	P					Y
Food Wholesale													P	P			
Garden Center	C	C	C									PS	PS				Y
Liquor Store											P	P					
Manufactured Housing Sales												P		P			
Microbrewery/ Brewpub												P					
Outdoor Retail and Display, Accessory											PS	PS					Y
Pharmacy											P	P					
Pharmacy, Drive-through											C	C					Y
Restaurant, Café/Coffee Shop				C							C	PS					Y
Restaurant, Drive-through												C					Y
Restaurant, Fast Casual												PS					
Restaurant, Sit-Down											PS	PS					
Retail Sales Scale, Big Box												C	C				Y
Retail Sales, Large Scale												PS	C				Y
Retail Sales, Medium Scale											C	PS					Y
Retail Sales, Small Scale				C			PS				PS	P					Y
Smoke Shop											PS	PS					Y
Automotive and Transportation Services																	
Use	AG2.5	FR5	CR2.5	RC1	LD	SD	MD	HD	UD	IP	LB	GB	LI	HI	ME	AP	Ref[8]
Automobile Storage Facility (Impound Lot)													C	PS			Y
Automotive/Boat Repair												PS	PS	PS			Y
Automotive Repair, Rural	C	C															Y
Automotive Repair, Minor											PS	PS	PS				Y
Automotive Repair, Major												PS	PS				Y
Automotive Body Shop													PS	PS			Y
Automotive Rental										PS		PS				PS	Y
Automotive Sales												PS					Y
Automotive Salvage														PS			Y
Automotive Supply												P					
Car Wash												PS					Y
Electric Vehicle Charging Station										P	P	P	P	P		P	

Fueling Station													PS	PS				Y
RV/Boat Storage											C		C	C				Y
Transfer or Storage Terminal														PS	PS			Y
Trucking Terminal														C	PS			Y
Truck Stop/Travel Plaza															C			Y
Wrecker Service													PS	PS	PS			Y
Amusement and Recreational Services																		
Use	AG2.5	FR5	CR2.5	RC1	LD	SD	MD	HD	UD	IP	LB	GB	LI	HI	ME	AP	Ref[9]	
Amphitheater	C	C																Y
Campground, Commercial	C	C	C															Y
Campground, Primitive	PS	PS	C															Y
Fairgrounds, Public										P								
Golf Course	C									C								Y
Indoor Shooting Range										PS								Y
Fitness Center												P						
Private Recreation Facility	C	C	C															Y
Racetrack										C								Y
Recreational Vehicle (RV) Park	C	C	C															Y
Resort	Permitted as a PUD.																	
Rodeo and other Transient Amusement Enterprises										C		C						Y
Theater, Indoor													P					
Theater, Outdoor	C	C																Y
Manufacturing, Mining, Construction, and Industrial Uses																		
Accessory Rural General Contractor	C	C	C															Y
Construction Trailer	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Equipment Rental																		
General Contractor											P	P	P					
Industrial Equipment Sales and Rental													P	P				
Cement, Paving, Central Mixing, Rock Crushing														C	C			Y
Commercial Print Shop												P	P					
Cut Stone and Stone Products														P	P			
Food Processing and Packaging													P	P				
Light Industrial Manufacturing											PS	P	P	P				Y
Heavy Industrial Manufacturing														PS				Y
Mineral Extraction															PS			Y
Research Laboratories													P	P				
Sawmill	C	C	C															Y

Use	AG2.5	FR5	CR2.5	RC1	LD	SD	MD	HD	UD	IP	LB	GB	LI	HI	ME	AP	Ref[2]
Agriculture, Traditional	P	P	P										C	C	C		Y
Equestrian Center	C	C	C														Y
Farm Equipment Sales and/or Repair	C											P	P	P			Y
Farm Supply Store	C											P	P				Y
Feed Mill	C																Y
Intensive Agriculture	C												C	C			Y
Veterinary Service, Large Animal	C																Y
Agricultural Event Center	C																Y
Agritainment/ Agritourism	C	C	C														Y
Supportive Housing [Long Term Shelter]	C	C	C			C	C	C	C		PS	PS					Y
Apartments									C								Y
Multi-Unit Dwelling								C	PS								Y
Home Based Business	C	C	C	C	C	C	C	C	C								Y
Townhome								C	PS								Y
Birthing Center											C	P					Y
Child Care Center	C	C	C	C	C	C	C	C	P	P	P	P	P				Y
Correction/Detention Facilities										C				C			Y
Crematory													C	C			Y
Recreation Center	C	C	C							P			P	P			Y
Solid Waste Facility														C	C		Y
Composting Facility	C													C	C		Y
Transfer Station	C	C	C							C	C	C	C	C	C		Y
Processing Facility										C				C	C		Y
Recycling Center										C	C	C	C	C	C		Y
Major Utility										C				C			Y
Wastewater Treatment Facility	C	C	C							C			C	C			Y
Solar Farm	C									C			C	C	C	C	Y
Artisan Food or Beverage Production	C	C	C								PS	PS					Y
Artisan Crafts	C	C	C	C	C	C					P	P	P	P			Y
Financial Institution, Drive-through											C	C					Y
Kennels	C	C											PS				Y
Personal Services				C							P	P					Y
Tourist Home or Cabin	PS	PS	PS	C	C	C	C	C	C								Y
Veterinary Service, Small Animal											C	PS	PS				Y
Repair Services, Off-site	C	C	C	C	C	C	C	C	C		P	P	P	P			Y
Accessory Retail Sales, includes drive-through												C	C	C			Y
Auction House	C											P	P				Y
Firearm Sales											C	C	C				Y

Grocery Store				C							C	P					Y
Garden Center	C	C	C									PS	PS				Y
Pharmacy, Drive-through											C	C					Y
Restaurant, Café/Coffee Shop				C							C	PS					Y
Restaurant, Drive-through												C					Y
Retail Sales Scale, Big Box												C	C				Y
Retail Sales, Large Scale												PS	C				Y
Retail Sales, Medium Scale											C	PS					Y
Retail Sales, Small Scale				C			PS				PS	P					Y
Automobile Storage Facility (Impound Lot)													C	PS			Y
Automotive Repair, Rural	C	C															Y
RV/Boat Storage											C	C	C				Y
Trucking Terminal													C	PS			Y
Truck Stop/Travel Plaza														C			Y
Amphitheater	C	C															Y
Campground, Commercial	C	C	C														Y
Campground, Primitive	PS	PS	C														Y
Golf Course	C									C							Y
Private Recreation Facility	C	C	C														Y
Racetrack										C							Y
Recreational Vehicle (RV) Park	C	C	C														Y
Rodeo and other Transient Amusement Enterprises										C		C					Y
Theater, Outdoor	C	C															Y
Accessory Rural General Contractor	C	C	C														Y
Cement, Paving, Central Mixing, Rock Crushing														C	C		Y
Sawmill	C	C	C														Y
Adaptive Reuse	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y
Historic Adaptive Reuse	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Y