

**TOWN OF
REMINGTON
INDIANA**

REVISED ZONING CODE

REVISED SUBDIVISION CONTROL CODE

COMPREHENSIVE PLAN CODE

***HOUSE NUMBERING PLAN AND STREET
NAMING CODE***

BUILDING CODE

1994

**PREPARED FOR THE REMINGTON ADVISORY PLAN
COMMISSION, BY METROPOLITAN PLANNERS, INC.,
PLANNING CONSULTANTS, INDIANAPOLIS**

ZONING CODE

REMINGTON
INDIANA

COMPREHENSIVE PLAN CODE

HOUSE NUMBERING PLAN AND STREET
NAMING CODE

TOWN OF REMINGTON

3 E. Michigan Street
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Remington, Indiana 47977
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TOWN ADMINISTRATION

Town Council Members:	Stephen J. Kinsell	Council President
	Jack Skelton	Vice President
	Arnold Shepherd	Council Member
	Larry Lambert	Council Member
	George Scott	Council Member
Clerk-Treasurer	Kay Brown	
Town Attorney	Michael O'Neall	
Municipal Superintendent	Marvin Sutter	
Building Commissioner	William Balenseifer	

REMINGTON ADVISORY PLAN COMMISSION

Dale Tyler	President	(Jurisdictional Area Representative)
Bruce Best	Secretary	
Larry Budde	Member	(Jurisdictional Area Representative)
Barbara Byrd	Member	
Stephen J. Kinsell	Town Council Representative	
Larry Lambert	Town Council Representative	
Wallace Mykrantz	Member	
Duane Robinson	Member	
Jack Skelton	Town Council Representative	

REMINGTON ADVISORY BOARD OF ZONING APPEALS

Don Bahler	President
Larry Budde	Plan Commission Representative (Plan Commission's Appointment)
Bernard Burns	Member
Wally Frey	Member
Don Knochel	Member
Duane Robinson	Plan Commission Representative (Town Council Appointment)

(As of May 8, 1993)

REVISED ZONING CODE

REMINGTON, INDIANA

1994

REVISED ZONING CODE OF
REMINGTON, INDIANA
ORDINANCE NO. 5-2-94-1

AN ORDINANCE FOR THE DEVELOPMENT THROUGH ZONING OF THE TERRITORY WITHIN THE JURISDICTION OF THE REMINGTON ADVISORY PLAN COMMISSION, REMINGTON, INDIANA, AND TO REPEAL THE ENTIRE "ZONING ORDINANCE FOR THE TOWN OF REMINGTON," AS AMENDED, PASSED BY THE TOWN COUNCIL OF THE TOWN OF REMINGTON, INDIANA, EFFECTIVE ON MAY 15TH, 1979, AND TO REPLACE SAID DESCRIBED ORDINANCE WITH A REVISED ZONING CODE AND ZONE MAP.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF REMINGTON, INDIANA, UNDER AUTHORITY OF THE INDIANA ADVISORY PLANNING LAW [I.C. 36-7-4], AND ALL ACTS AMENDATORY OR SUPPLEMENTAL THERETO, GENERAL ASSEMBLY OF THE STATE OF INDIANA:

ARTICLE 1

The Code of the Town of Remington, Indiana, is hereby amended by repealing the text of CHAPTER 150, in its entirety, and by replacing it with a new Chapter, CHAPTER 150, REVISED ZONING CODE, which reads as follows:

REVISED ZONING CODE OF
THE
TOWN OF REMINGTON, INDIANA - 1994

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with the requirements of Sec. 150.23.

(B) Other Requirements for the B-4 District.

(1) For Interchange business uses, each lot shall have at least one hundred (100) feet of frontage on a street. See Sec. 150.24 for front yard or setback and additional yard requirements for interchange business uses. Lot and area requirements are set forth in Figure 1, and as follows:

(a) For residential uses the lot area, ground floor area, height, lot width, lot coverage, and front, side and rear yard requirements are set forth in Figure 1. (The requirements for residential uses in the B-4 District are the same as those in the RS District.) See Sec. 150.24 for front yard or setback and additional requirements.

(b) Entrances and exits shall be located so as to minimize any adverse effect on adjacent properties. Access driveways shall not be wider than forty (40) feet at their point of intersection with a street. The requirements of Sec. 150.31 (B) apply to traffic access points and service roads.

(2) Additional height requirements are set forth in Sec. 150.30.

(3) Off-street parking space requirements are set forth in Sec. 150.35.

(4) See Secs. 150.24 and 150.25 for additional front yard and side yard requirements.

(5) See Sec. 150.25 for fence requirements.

(6) Sign requirements are set forth in Sec. 150.36.

(7) See Sec. 150.31 for other Supplementary Business Standards.

Section 150.19: I-1 ENCLOSED INDUSTRIAL DISTRICT

The I-1 Enclosed Industrial District is established to include most of the existing developments within the Town and provide for their expansion, and is one in which manufacturing, fabricating, processing, extraction, repairing, dismantling, storage or disposal of equipment, raw

materials, manufactured products or wastes is conducted entirely within enclosed buildings of any size, provided that such use shall conform to the performance standards set forth herein. Screening of storage, parking and loading areas is essential in this district as it is often located adjacent to residential areas. Business uses are not permitted in this district. Material storage (open) may be permitted as an exception by the Board of Zoning Appeals.

(A) Permitted Uses.

(1) Agricultural uses.
(2) Single-family dwelling.
(3) Manufactured home.
(4) Enclosed industrial uses specially stated or implied in the following categories:

(a) Enclosed industrial uses including storage, processing, refining, fabricating, extraction, repairing, dismantling, assembling, cleaning, testing or repairing of goods, materials or products within buildings.

(b) Engineering or research laboratories, vocational or industrial training facilities, data processing or analysis.

(c) Railroad or other mass transportation rights-of-way and trackage, including passenger stations, shelter stations, and layover areas for transit vehicles, and off-street parking facilities; provided, however, such uses, except rights-of-way, shall not extend within twenty (20) feet of a residential district.

(d) Enclosed wholesaling, warehousing, packaging, storage or distribution facilities (including commercial greenhouses).

(e) General offices associated with an industrial use, including service facilities for employees or guests; provided, however, any service facilities shall be entirely enclosed within a building.

(f) Printing, lithographing, publishing or photography establishments.

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- (g) Utility installations and facilities.
 - (h) Bakery, secondary food processing, milk processing, manufacturing and bottling of dairy products and beverages.
 - (i) Manufacture and assembly of glass, plastic and rubber products, implements.
 - (j) Manufacture of colors, dye, paint and other coatings (including tar products).
 - (k) Machine, welding, tool and die shops, electroplating operations.
 - (l) Manufacture of cloth, jewelry and leather products.
 - (m) Biological, medical and cosmetic manufacturing.
 - (n) Manufacturing and assembly of optical goods, musical and recording instruments, office machinery, electrical and mechanical.
 - (o) Manufacturing and assembling of marine, office, household appliances, furniture, communication and automobile equipment, air conditioning, heating and refrigeration equipment.
 - (p) Can and container manufacture, processing and milling of forest products.
 - (q) Dyeing and cleaning works, and services such as linen supplies, freight movers, communication and canteen operations.
 - (r) Upholstering and leather goods manufacture.
 - (s) Cannery, bottling, processing and packaging of food and beverages, grainaries, grain processing and starch manufacturing.
 - (t) Radio, facsimile, and television towers, including broadcasting studios and radio or television business offices.
 - (u) Creosote manufacturing and treatment, and bulk storage of petroleum products.
 - (v) Foundries, smelting operations, metal forging, fabricating, rolling and stamping operations.
 - (w) Boiler tank manufacturing and structural steel fabricating, general manufacturing and assembly plants.
 - (x) Railroad equipment manufacturing, repair and service yards.
 - (y) Manufacture of detergents and soaps, pharmaceutical and paper products.
 - (z) Manufacturing of malt products, brewing, distillation of liquid and spirits, poultry hatchery.
 - (aa) Monument works and stone cutting.
 - (bb) Thermal, electric and steam power plants.
 - (cc) Concrete mixing, production of concrete blocks and shapes, cinder blocks and other similar building materials manufacture.
 - (dd) Sand, gravel, or aggregate washing, screening or processing.
 - (ee) Bulk fuel storage or petroleum tank farm (commercial).
 - (ff) Slaughterhouse.
- (5) Applicable Special exceptions set forth in Sec. 150.23.
- (6) Applicable Contingent uses set forth in Sec. 150.22.
- (7) Accessory uses set forth in Sec. 150.32.
- (8) Temporary uses set forth in Sec. 150.33.
- (B) Other Requirements for the I-1 District
- (1) For enclosed industrial uses, each lot shall have at least one hundred (100) feet of frontage on a street or service road, provided that lots may be combined into a tract development with adequate access, in which case the frontage of the tract shall be at least two hundred (200) feet. See Sec. 150.24 for front yard or setback and additional yard requirements and planting screen requirements for interchange business uses.
- (2) Height requirements are set forth in Sec. 150.30.
- (3) Off-street parking space requirements are set forth in Sec. 150.35.
- (4) The total floor area of the enclosed industrial building or buildings shall not exceed sixty percent (60%) of the lot area.
- (5) Sign requirements are set forth in Sec. 150.36.

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(6) See Figure 1 for other yard and lot requirements.

(C) Performance Standards for I-1 Enclosed Industrial Uses.

(1) No activity involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be permitted unless specifically approved by the Town Council. Such activity shall be conducted in accordance with the rules promulgated by the State Fire Marshall. Such materials shall include, but are not limited to, all primary explosives such as lead azide, lead styphnate, fulminates, and tetracene; all high explosives such as TNT, TDX, HMX, PETN and picric acid; propellants and components thereof, such as nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate, and potassium nitrate; blast explosives such as dynamite and nitroglycerine; unstable organic compounds such as acetylides, terazoles, and ozonides; strong oxidizing agents such as liquid oxygen, perchloric acid, perchlorates, chlorates, and hydrogen peroxide in concentrations greater than thirty-five percent (35%); and nuclear fuels, fissionable materials and products; and reactor elements such as Uranium 235 and Plutonium 239.

(2) The restrictions of this sub-section shall not apply to: (a) the activities of site preparation or construction, maintenance, repair, alteration, modification or improvement of buildings, equipment or other improvements on or within the lot line; (b) the operation of motor vehicles or other facilities for the transportation of personnel, materials or products; (c) conditions beyond the control of the user, such as fire, explosion, accidents, failure or breakdown of equipment or facilities or emergencies; (d) safety or emergency warning signals or alarms necessary for the protection of life, limb or property.

(3) Outdoor storage. Outdoor storage which is used as an accessory use to an enclosed industrial use in the I-1 district may be permitted by the Board of Zoning Appeals, provided the said storage is located behind the building line and in such a manner that it cannot be seen from the frontal street or a side street. Screen planting or fence or wall not to exceed eight (8) feet in height may be employed to screen storage areas from view.

(4) Smoke. The emission of more than seventy (70) smoke units per hour per stack and emissions in excess of Ringelmann No. 2 are prohibited, except that for one (1) hour period during any twenty-four (24) hour period, this rate may be increased to eighty (80) smoke units per hour per stack up to and including Ringelmann No. 3 for the purposes of process purging, soot blowing and fire cleaning.

(5) Particulate Matter. The rate of particulate matter from an individual process within the boundaries of any lot shall not exceed a figure of 0.06 pounds of effluent gas. Not more than fifty percent (50%) by weight of particles larger than 44 microns (325 mesh) shall be allowed.

(6) Odor. Any activity or operation which releases odors to the atmosphere shall be so controlled as to insure that it will produce no public nuisance or hazard at or beyond the nearest residence district boundary line.

(7) Poisonous and Injurious Fumes and Gases. The emission of toxic or injurious fumes and gases shall be controlled so as to comply with the following:

The emission from any source shall not cause at or beyond any lot line, concentrations of toxic and/or injurious fumes and gases in excess of ten percent (10%) of the threshold limit set for the fume or gas in question in the "Threshold Limit Values for Toxic Materials in Industry," issued by the Indiana State Board of Health, from the American Conference of Governmental Hygienists, latest issue.

(8) Glare and Heat. No operation, activity or structure shall cause heat or glare in such a manner as to be a public nuisance at or beyond any residence or business district boundary.

(9) Vibration. Any use creating intense earth-shaking vibrations such as are created by a heavy drop forge shall be set back from a residence district boundary at least two hundred fifty (250) feet, or at least one hundred fifty (150) feet from a business district boundary.

(10) Noise. At no point one hundred twenty-five (125) feet from the boundary of an I-1, I-2, or B-3 district, which permits an enclosed industrial use, shall the sound pressure level of any operation or plant (other than background noises

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produced by sources not under the control of this Code) exceed the decibel limits in the Octave Bands designated as follows:

ENCLOSED INDUSTRIAL USE

Octave Band Frequency (Cycles Per Second)	Maximum Permitted Sound Level (In Decibels) 125 Feet From District Adjoining Residence District Boundaries	Maximum Permitted Sound Level (In Decibels) 125 Feet From District Adjoining Business District Boundaries
0 to 75	75	80
75 to 150	70	75
150 to 300	65	70
300 to 600	59	64
600 to 1200	53	58
1200 to 2400	48	53
2400 to 4800	48	49
Above 4800	41	46

(11) Fire Hazards. The storage, utilization or manufacture of solid materials or products shall conform to the provisions of this Code.

Section 150.20: FP FLOOD PLAIN DISTRICT

The FP Flood Plain District includes the SFHA or Special Flood Hazard Area defined herein.

(A) Statement of Purpose.

The purpose of this District is to guide development in the flood hazard areas in order to reduce the potential for loss of life and property, reduce the potential for health and safety hazards, and to reduce the potential for extraordinary public expenditures for flood protection and relief. Under the authority granted to local units of government to control land use within their jurisdiction, which includes taking into account the effects of flooding, the following flood plain management regulations are adopted in order to accomplish the following:

- (1) to prevent unwise developments from increasing flood or drainage hazards to others;
- (2) to protect new buildings and major improvements to buildings from flood damage;
- (3) to protect human life and health from

- the hazards of flooding;
- (4) to lessen the burden on the taxpayer for flood control projects, repairs to flood-damaged public facilities and utilities, and flood rescue and relief operations;
- (5) to maintain property values and a stable tax base by minimizing the potential for creating flood blighted areas; and
- (6) to make federally subsidized flood insurance available for structures and their contents in the Town of Remington by fulfilling the requirements of the National Flood Insurance Program.

(B) Definitions.

For the purpose of this District, the following definitions are adopted:

- (1) Building - see "structure."
- (2) Development - any man-made change to improved or unimproved real estate including but not limited to:
 - (a) construction, reconstruction, or placement of a building or any addition to a building valued at more than \$1,000;
 - (b) installing a manufactured home on a site, preparing a site for a manufactured home or installing a recreational vehicle on a site for more than 180 days;
 - (c) installing utilities, erection of walls and fences, construction of roads, or similar projects;
 - (d) construction of flood control structures such as levees, dikes, dams, channel improvements, etc.;
 - (e) mining, dredging, filling, grading, excavation, or drilling operations;
 - (f) construction and/or reconstruction of bridges or culverts;
 - (g) storage of materials; or
 - (h) any other activity that might change the direction, height, or velocity of flood or surface waters.