

TABLE 2.1: PERMITTED AND SPECIAL EXCEPTION LAND USES

Use Type	Land Use	R1	R2	R3	RU	CB-P	CB-S	LB	GB	IL	IG	PR	ADOD	CPOD
accessory	clubhouse (residential/HOA)	P	P											X
accessory	dwelling, accessory unit (ADU)	S-S	S-S	S-S	S-S									
accessory	home occupation	P-S	P-S	P-S	P-S			P-S						
accessory	home-based business	S-S	S-S	S-S	S-S									
accessory	outdoor dining (restaurant)					P-S	P-S	P-S						
accessory	satellite recycling dropoff, public or private								S	S	P			X
accessory	roadside produce stand							S	P				P	
accessory	solar energy system, accessory	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S		X
accessory	utility facility, public or private	P	P	P	P	P	P	P	P	P	P	P		
accessory	wind energy system, small and mini	S-S	S-S	S-S	S-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S		X
agricultural	confined feeding operation (CFO) or concentrated animal feeding operation (CAFO)												S	X
agricultural	crop production (row, field, tree)												P	X
agricultural	greenhouse, commercial													X
agricultural	livestock or aquaculture								P	P	P		P	X
commercial	adult-oriented businesses													
commercial	automobile, vehicle, and equipment sales, leasing, or service							S	P	P	P			X
commercial	bar, tavern, or club					P	P	S	P					
commercial	bed and breakfast		S-S	S-S	S-S	P-S	P-S	P-S	P-S					
commercial	boarding house (owner-occupied)		S	S	S	P	P							

P = Permitted

S = Special Exception

X = Prohibited within the CPD

P-S = Permitted, Additional Standards Apply (see Chapter 3: standards for Specific Uses)

S-S = Special Exception, Additional Standards Apply (see Chapter 3: standards for Specific Uses)

KENNEL, PRIVATE. The keeping, breeding, raising, showing, or training of five (5) or more dogs over six (6) months of age for personal enjoyment of the owner or occupant of the property. A private kennel does not include livestock, the sale of any animals, and/or breeding of animals that are sold.

KENNEL, PUBLIC. An establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained, and/or sold for a fee or compensation. Any veterinary facility that provides overnight boarding as its primary service or any outdoor housing of animals is considered a public kennel. Dog or pet daycares are considered a public kennel.

LANDFILL. A disposal site in which refuse and earth, or other suitable cover material, are deposited and compacted in alternating layers of specified depth in accordance with an approved plan and regulated by the applicable sections of 40 CFR.

LANDFILL, SANITARY. A solid waste land disposal facility designed to accommodate general types of solid waste as elsewhere defined in this ordinance, excluding waste regulated by 329 IAC 3, and operated by spreading the waste in thin layers, compacting it to the smallest practical volume, and covering it with cover material at the end of each working day. This definition does not include a clean fill site, or a construction/demolition site, which are defined elsewhere in the ordinance.

LEGISLATIVE BODY. The Town Council for Danville, Indiana.

LETTER OF CREDIT. A letter issued by a bank permitting the person or agency named in it to draw a certain amount of money from another specified bank, usually accepted in the same manner a cash or bonds to ensure the installation or construction of required improvements.

LIGHTING PLAN. A plan showing the location, height above grade, type of illumination, type of fixture, the source lumens, and the luminous area for each source of light proposed.

LIVESTOCK. Animal husbandry activities (breeding and caring for farm animals) for the production of animals and/or animal products that will be consumed by others and/or sold, such as dairies, livestock farming, and similar uses that do not require an IDEM permit. This also includes pastureland and meadows used for livestock rearing as well as harvesting of aquatic animals and organisms.

LIVESTOCK, NON-COMMERCIAL. An accessory use to a dwelling unit involving the breeding, raising, caring for, housing, and/or use of products derived from livestock that is principally the hobby/personal use of the occupant or owner of the lot on which such use is located. This definition does not include domesticated dogs and cats.

LIVING AREA. The total interior habitable area of a building on all floors or levels, measured from the interior faces of the exterior walls and does not include unfinished basements, unfinished attics, and attached garages that are not intended for human habitation.

LIVING AREA, MINIMUM. The minimum interior habitable area of a building on all floors or levels, measured from the interior faces of the exterior walls and does not include unfinished basements, unfinished attics, and attached garages that are not intended for human habitation.

LOADING AREA. An off-street space or berth used for the loading or unloading of cargo, products, or materials from vehicles.

LODGE. See CLUB, PRIVATE.

CONFINED FEEDING. As defined under IC 13-11-2-39, "the confined feeding of animals for food, fur, or pleasure purposes in lots, pens, ponds, sheds, or buildings where:

- 1) Animals are confined, fed, and maintained for at least forty-five (45) days during any twelve (12) month period; and
- 2) Ground cover or vegetation is not sustained over at least fifty percent (50%) of the animal confinement area.

The term does not include the following:

- 1) A livestock market where animals are assembled from at least two (2) sources to be publicly auctioned or privately sold on a commission basis; and that is under state or federal supervision.
- 2) A livestock sale barn or auction market where animals are kept for not more than ten (10) days."

CONFINED FEEDING OPERATION. As defined under IC 13-11-2-40,

- 1) "Any confined feeding of:
 - a) At least three hundred (300) cattle;
 - b) At least six hundred (600) swine or sheep;
 - c) At least thirty thousand (30,000) fowl; or
 - d) At least five hundred (500) horses.
- 2) Any animal feeding operation electing to be subject to IC 13-18-10; or
- 3) Any animal feeding operation that is causing a violation of:
 - a) Water pollution control laws;
 - b) Any rules of the water pollution control board, or IC 13-18-10."

CONSTRUCTION TRAILER. See STRUCTURE, TEMPORARY.

CONTRACTOR CONSTRUCTION OFFICE. A structure(s), area(s), or parcel(s) designated for conducting business and/or storage of materials and/or equipment for a contractor(s) in the construction trades. Outdoor equipment and yard storage is controlled by the subject zoning district (see Chapter 2: Zoning Districts) and site development standards (see Chapter 4: Site Development Standards). For the purposes of this UDO, this use is considered PROFESSIONAL SERVICES / BUSINESS OFFICES.

COUNTY. Hendricks County, Indiana.

COVENANT. A restriction on the use of a parcel, usually set forth in the deed. Covenants are binding on subsequent owners and may run for specific periods of time.

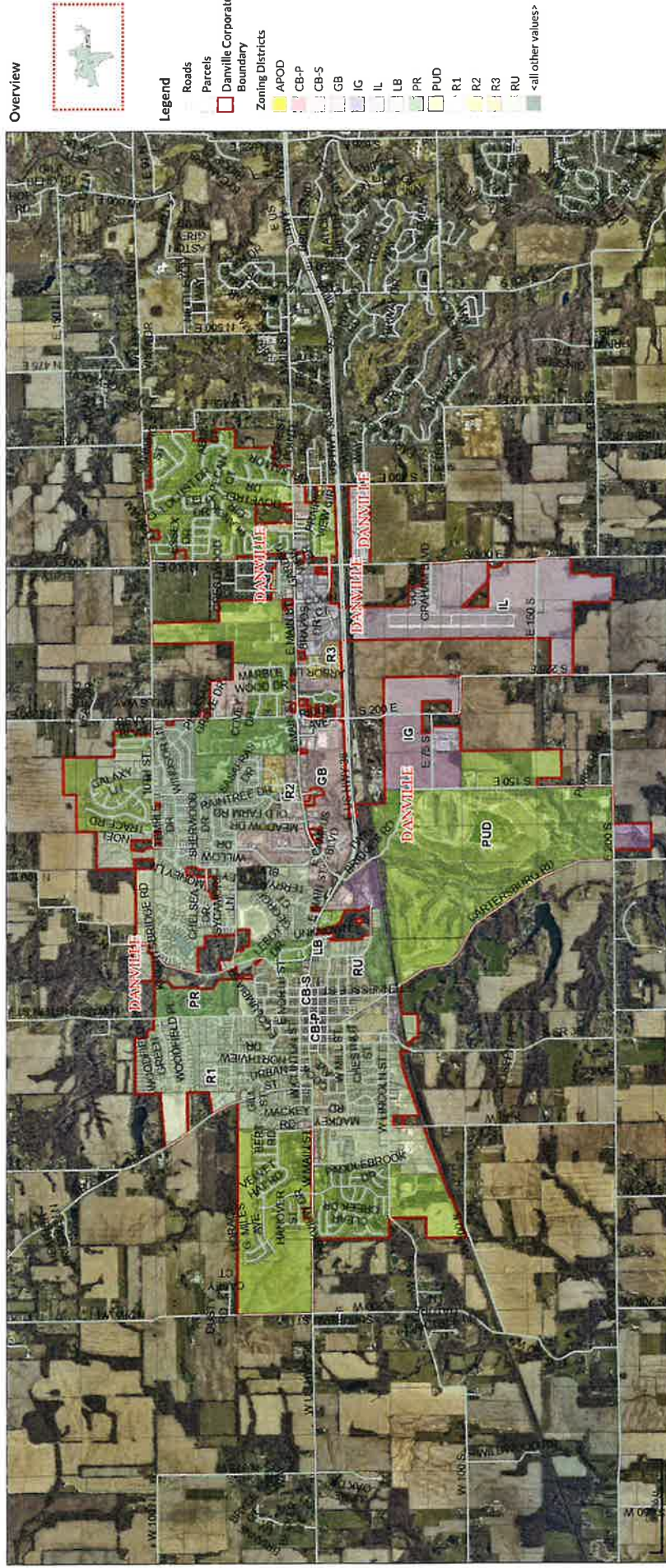
CREMATORY (CREMATORIUM). A place where the bodies of the deceased are cremated. This use may include auxiliary uses, such as funeral homes, mortuaries, or cemeteries.

CROP PRODUCTION. The production, storage, keeping, and/or harvesting of plants and crops, including but not limited to: forages and sod crops; grains and seed crops; trees and forest crops; fruits; vegetables; nursery or greenhouse plant products (without general retail sales); and lands devoted to a soil conservation or forestry management program; or similar row, field, tree, or nursery crop production without general retail sales.

DANVILLE FLOOD HAZARD PREVENTION ORDINANCE. The regulatory document governing development within the flood hazard areas within Danville's jurisdiction.

DANVILLE STORMWATER ORDINANCE. The regulatory document governing stormwater control within Danville's jurisdiction.

DAY, BUSINESS. As defined in IC 1-1-9-1, a day other than a Saturday, Sunday, or a legal holiday.



DANVILLE OFFICIAL ZONING MAP 2024

