

FOUNDED 1848

TOWN OF BROWNSBURG

61 North Green Street
Brownsburg, IN 46112

ADVISORY PLAN COMMISSION

317-852-0021 * FAX 317-852-1135

March 30, 2007

*Economic Solutions Limited, LLC
John M. Gootee
President
10443 N. CR. 1000 E.
Brownsburg, Indiana 46112*

Dear Mr. Gootee:

This letter is to notify you and your client Brownsburg Muffler and Service that the property at 660 East Main Street (*Parcel # 14-1-11-61E 445-006*) is zoned C-3 Commercial under the Town of Brownsburg Zoning Ordinance. The permitted C-3 uses are enclosed with this letter.

If you have any questions please contact me at 317-852-0021 or tbarker@town-of-brownsburg.us.

Sincerely,



Todd A. Barker, AICP
Planning Director
Town of Brownsburg

Enclosure: C-3 Permitted Uses

Brownsburg, Indiana Code of Ordinances

TITLE XV: LAND USAGE / CHAPTER 155: ZONING / DISTRICT STANDARDS / § 155.208 C-3 COMMERCIAL DISTRICT.

§ 155.208 C-3 COMMERCIAL DISTRICT.

(A) The purpose of the C-3 District is to encourage the conduct of larger scale personal

business services and general retail business to meet the needs of a regional market area. Due to the regional nature of the district and the large scale of traffic generated, C-3 Districts are required to be located on a major thoroughfare or highway. Traffic flow and off-street parking accommodations must be carefully and strategically planned. Central business districts, shopping centers, and shopping malls are common examples of C-3 uses.

(B) *General regulations.*

(1) *Permitted uses.*

Accessory buildings and structures
Agricultural, crops only
Animal services, kennel
Animal services, miscellaneous
Animal services, veterinary
Art or music school
Automotive service, major
Automotive service, minor
Bars, taverns and lounges
Bed and breakfast inns
Business and professional associations
Car rental

Brownsburg, Indiana Code of Ordinances

Cemeteries or crematory
Church, temple and other institutions of worship
Colleges and universities
Commercial entertainment facilities
Commercial greenhouse
Commercial recreational facilities
Conservation district
Construction, special trade operators
Convenience store, regional
Day care, centers and nursery schools
Elementary and secondary schools (up to grade 120
Fire, police or postal stations
Fraternity, sorority or student housing
Funeral homes
Golf courses, driving ranges and miniature golf courses
Health services
Hospitals
Hotels, motels, rooming houses
Indoor storage
Junior college and technical institute

Brownsburg, Indiana Code of Ordinances

Landscape contractor
Liquor store (carry-out only)
Local and suburban transit
Medical and dental labs
Medical clinic
Mortuary
Municipal or government buildings
Museums, art galleries, botanical and zoological gardens
Nature preserves
Newspaper facilities
Office research park
Parking garage
Parking lots
Parks and playgrounds
Plant nurseries
Printing trade services
Private and public utilities
Private clubs, lodges or camps
Private school
Professional service, accounting, auditing and bookkeeping, public finance, notary public and taxation

Brownsburg, Indiana Code of Ordinances

Professional service, advertising, personnel, supplies
Professional service, banking, lending institutions, insurance agents and brokers and the like
Professional service, educational services
Professional service, engineering, architectural, real estate
Professional service, laundry, photographic studio, beauty, barber, tailoring and the like
Professional service, legal
Professional service, miscellaneous services
Professional service, non-commercial research organizations
Professional service, physicians and dentists
Professional service, social services
Public swimming pools
Radio or television station or studio
Railroad, express services
Railroad, hauling
Railroad, transportation
Recreational vehicle, travel trailer/camper sales and service

Brownsburg, Indiana Code of Ordinances

Restaurant
Retail, apparel and accessory stores
Retail, building materials, hardware, garden, home improvement, farm implements
Retail, department store
Retail, drug stores, florist, personal services
Retail, food stores
Retail, furniture, equipment, appliances, furnishings
Retail, miscellaneous
Retail, music, video, photograph
Retail, novelty, gift, souvenir store, excluding adult uses
Retail, professional service
Telephone exchange or public utility station
Trade or business school
Vineyards and orchards
Communications tower or building

(2) *Special exception uses.*

Adult entertainment business
Assisted living facilities

Brownsburg, Indiana Code of Ordinances

Auto or motorcycle sales
Children's homes, all other group homes and institutions
Dance halls, studios, schools
Group homes, developmentally disabled
Group homes, mentally disabled
Health and fitness center
Nursing home, personal care facilities
Penal or correctional institutions
Temporary construction trailer
Temporary or seasonal uses

- (3) *Accessory building.* The minimum side and rear setbacks are ten (10) feet.
- (4) *Lot size.* There is no minimum lot size requirement.
- (5) *Lot width.* There is no minimum lot width requirement.
- (6) *Front yard setback.*
 - (a) The front yard setback on a local service street is thirty-five (35) feet.
 - (b) The front yard setback on a non-residential collector is forty (40) feet.
 - (c) The front yard setback on a secondary arterial is forty-five (45) feet.
 - (d) The front yard setback on primary arterial is fifty (50) feet.
- (7) The front yard setback on a boulevard arterial is one hundred (100) feet.

Brownsburg, Indiana Code of Ordinances

- (8) *Side yard setback.* There is no minimum side yard setback.
- (9) *Rear yard setback.* The minimum rear yard setback is thirty (30) feet if serviced from the rear and ten (10) feet if it is not.
- (10) *Height.* Buildings or structures in this district may be erected to a maximum of one hundred (100) feet.
- (11) *Floor area.*
 - (a) There is no maximum gross floor area.
 - (b) There is no minimum ground floor area.
- (12) *Lot coverage.* There is no maximum lot coverage.
- (C) *General cross-reference guide for additional regulations.*
 - (1) *Temporary uses.* Certain temporary uses may be permitted in commercial districts subject to the provisions in § 155.130.
 - (2) *Parking standards.* Parking standards applicable in the commercial districts are set forth in §§ 155.255 through 155.261.
 - (3) *Landscaping standards.* Landscaping regulations applicable in the commercial districts are set forth in §§ 155.270 through 155.278.
 - (4) *Architectural standards.* Architectural standards applicable in the commercial districts are set forth in §§ 155.285 through 155.288 and § 155.289(B) and (C).
 - (5) *Sign standards.* Sign standards applicable in the commercial districts are set forth in §§ 155.295 through 155.298.
 - (6) *Performance standards.* Performance standards applicable in the commercial districts are set forth in §§ 155.305 through 155.310.

(Ord. 2003-17, passed 9-25-03)