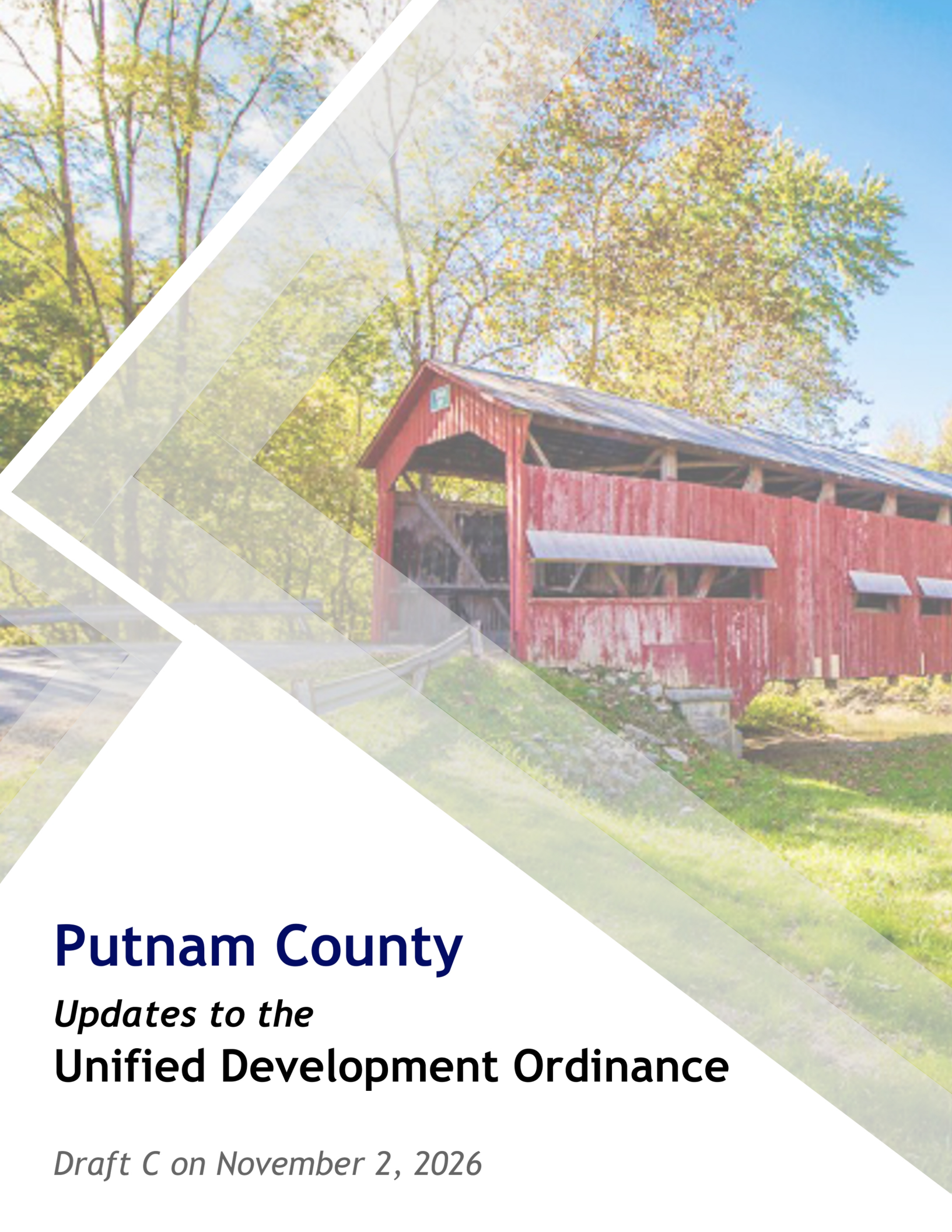


Putnam County

Updates to the
Unified Development Ordinance

Draft C on November 2, 2026

Adding A3 Rural Residential District

The new district will affect the following areas of the existing UDO

2.1 Establishment of Districts

Add **"A3 Rural Residential"** to the list of Agricultural Districts

2.2 Agriculture District Standards

Purpose

The Agriculture Districts are intended to retain the County's rural character, protecting farms and woodlands while allowing limited residential development.

A1 - Rural Preservation. The Rural Preservation district is established to protect suitable land for active agricultural production and forestry in the county. Agricultural production is recognized as an important economic activity in the county and certain lands are particularly suited for these uses because of their size, configuration, soil, topography, and location in relation to other land uses. This district is intended to preserve agricultural uses, including intensive animal uses, from the impacts of residential uses and other sensitive land uses. Major subdivisions are not permitted in this district.

A2 - Agriculture. The Agriculture district is established to permit the full range of agricultural activities as well as limited residential uses located to minimize their impact on agricultural uses. Standards for residential uses in the agriculture district are different than those in residential districts to allow homes to be placed where they best protect the agricultural use of the property. Major subdivisions are not permitted in this district.

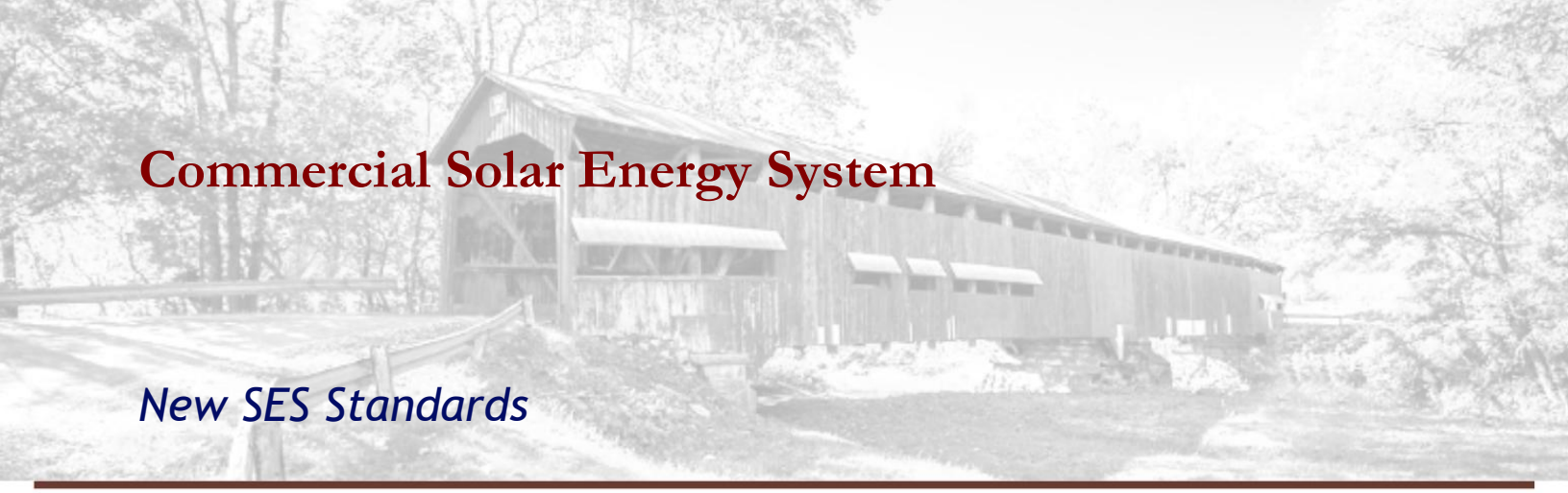
A3 - Rural Residential. The Rural Residential District is established to provide single-family residential development in the county's rural areas, serving as a transitional district between the working farmland of the A1 and A2 Districts and the higher-density Residential Districts. Lot sizes and density in this district are intended to be larger than those in the R1 Residential District, reflecting the absence of public sewer and water service and the goal of minimizing the conversion of productive farmland to residential use. Major subdivisions are not permitted in this district.

	A1	A2	A3
LOT REQUIREMENTS			
Maximum Density (units/acre)	1 DU/20 acres	1 DU/5 acres	1 DU/2.5 acres
Minimum Lot Size	43,560 SF	43,560 SF	43,560 SF
Minimum Lot Width	100’	100’	100’
Minimum Lot Frontage	60’	60’	60’
BUILDING PLACEMENT REQUIREMENTS			
Minimum Front Setback	50’	30’	25’
Minimum Side Setback	25’	15’	10’
Minimum Rear Setback	25’	20’	15’
BUILDING REQUIREMENTS			
Maximum Building Height – Residential Uses	35’	35’	35’
Maximum Building Height – Non-Residential Uses	55’	55’	55’
Maximum Lot Coverage	n/a	n/a	n/a
PERMITTED USES			
3.2 Use Matrix			
ARCHITECTURAL STANDARDS			
5.3(A) Architectural Standards: Small Scale Residential Dwellings			

The **Non-Residential Building Placement Requirements** were also removed from *2.2 Agriculture District Standards*.

3.2 Use Matrix

Add A3 to the Use Matrix with the associated permitted and special exception uses. See the revised Use Matrix below.



Commercial Solar Energy System

New SES Standards

3.2 Use Matrix

Rename “Solar Energy Conservation System” to “Commercial Solar Energy System”

3.3(D) Use Standards

Replace existing Solar Energy Conservation System use standards with:

> **Commercial Solar Energy System**: See *3.5 Commercial Solar Energy System (SES)*.

Add the following article to Chapter 3:

3.5 Commercial Solar Energy System (SES)

Commercial Solar Energy System (SES): A Solar Energy System designed and operated as a principal use for the primary purpose of generating electrical energy for delivery to the electrical grid. A Commercial SES is connected in front of the customer meter, operates as an independent power generation facility, and sells electricity primarily through wholesale energy markets, power purchase agreements, or similar utility functions. A Commercial SES typically has a nameplate capacity exceeding 1 megawatt (AC), but any Solar Energy System operated primarily for grid sales rather than on-site consumption is classified as a Commercial SES regardless of capacity. A Commercial SES is regulated and permitted according to this article and is not regulated or permitted as an essential service, public utility, or private utility. For Accessory Solar Energy Systems, refer to *4.2(M) Solar Energy Systems as Accessory Use*.

A. **Purpose, Intent, and Applicability.** This article establishes regulations for the siting and development of Commercial SES within Putnam County. The purpose of this article is to:

1. Provide for the safe and appropriate location of Commercial SES that support economic development while avoiding undue burden on public infrastructure.
2. Establish development standards that protect public health, safety, and welfare of County residents.
3. Ensure Commercial SES development is compatible with surrounding land uses and community character.

4. Provide clear and predictable review procedures for Commercial SES applications.
5. Coordinate local land use authority with state and federal regulatory oversight.
6. Ensure the eventual decommissioning of Commercial SES does not leave unused structures or environmental hazards on agricultural or industrial land.
7. This article applies to: (i) construction of any new Commercial SES; (ii) expansion of an existing Commercial SES that increases footprint or site acreage by more than ten percent (10%); and (iii) any change of use of an existing structure to a Commercial SES.
8. Except as expressly modified herein, all other provisions of this UDO remain in full force and effect.
9. In addition to the standards set forth in this article, Commercial SES approvals are subject to ***3.10 Development Agreement***, which identifies matters that must be addressed in a development agreement between the Energy Developer and the Legislative Body as a condition of approval.

B. **Use Permissions**

1. A Commercial SES requires, in this order: (i) Rezoning of the subject property to the NR District per ***8.2 Rezones***, if not already zoned NR; (ii) Special Exception approval per ***8.7 Special Exceptions***; and (iii) Site Plan approval per ***8.6 Site Plan Review***, with the Plan Commission retaining site plan approval authority for this use.
2. Concentrated Solar Thermal Power (CST) systems are prohibited in Putnam County.
3. Special Exception approval of a Commercial SES is valid for up to 25 years. A new Special Exception approval is required to continue the use beyond that period.
4. A Commercial SES must be at least 5 acres, but cannot exceed 400 contiguous acres. Parcels are contiguous if they share a boundary or are separated only by a public right-of-way, railroad, waterway, or utility easement. Acreage includes all parcels that are part of the same project, including parcels held under lease, easement, or option by the Energy Developer or its affiliates, regardless of project phasing or the number of applications filed.
5. This use requires a Development Agreement (***3.10 Development Agreement***).

C. **Siting Requirements**

1. Prime Farmland. No more than 5% of a Commercial SES site may be located on Prime Farmland, as designated on the ***Soil Data Access (SDA) Prime and Other Important Farmlands*** report for Putnam County in the "Farm Class" column as "All areas are prime farmland." A letter from the Putnam County Soil and Water Conservation District, or another qualified source, stating that no more than 5% of the proposed project is on Prime Farmland must be included with the Special Exception application.
2. Easements and Rights-of-Way. Ground-mounted SES cannot be placed within any easement, right-of-way, or stormwater conveyance system except by written permission of the property owner, easement holder(s), the County Surveyor, and the Administrator, or County Highway Department (for rights-of-way).
3. Flood. No SES structure may be placed in a Special Flood Hazard Area.

4. Substation Proximity. A Commercial SES must be within 2 miles of a regulated utility substation with a minimum 33 kV grid connection and sufficient spare capacity to support the energy being generated.

5. Non-Participating Property. A Commercial SES project may not surround more than two sides of a non-participating property.

D. **Setbacks and Separations**

1. Participating Property. The minimum distance between an SES structure and any adjoining property lot line, road right-of-way, or railroad right-of-way is 500 feet. SES occupying multiple parcels may have internal property line setbacks waived by a written document signed by all landowners sharing the property line, recorded in the office of the Putnam County Recorder within 45 days of signing, cross-referenced to the current recorded deed.

2. Non-Participating Property. The minimum distance between an SES structure and any property lot line of a non-participating property is 1,000 feet.

3. Municipal Boundaries. A minimum separation of 2 mile is required between an SES and the corporate boundary of any municipality within the County. The municipality may waive this separation requirement.

4. Protected District. The minimum required separation from any Protected District to the SES project property line is 1,500 feet. This requirement does not apply to vacant properties owned by a Protected District.

5. Separation Between SES Projects. No SES project may be placed within 3 miles of another SES project, measured from the project property lines.

E. **Height**

1. Ground-mounted SES cannot exceed 10 feet in height, measured from finished grade below the panel to the top of the panel at its highest tilt. Building-mounted SES cannot exceed the height limit for buildings in the NR District.

2. Agrivoltaic Height Allowance. A ground-mounted SES incorporating agrivoltaics for livestock grazing may exceed the 10-foot height limit above, up to a maximum height of 14 feet measured from finished grade to the top of the panel at its highest tilt, provided the site plan demonstrates all of the following:

   a. Clearance. The lowest edge of the panel, at minimum tilt, maintains a minimum clearance of 8 feet above finished grade throughout the grazing area.

   b. Wiring Protection. Electrical wiring and conduit within the grazing area are run above the reach of livestock and enclosed in protective metal conduit, except where buried consistent with **3.5(G)(2)**.

   c. Equipment Placement. Inverters, transformers, master controls, and other heavy equipment are located outside the livestock grazing area, consistent with fencing required under **3.5(I)**.

   d. Structural Support. Racking support posts are deeply embedded and concrete-reinforced to withstand livestock contact.

e. Continued Agricultural Use. The Operation and Maintenance Plan required under ***3.10 Development Agreement*** documents the ongoing grazing or agricultural use. If agricultural use is discontinued, the standard 10-foot height limit in **3.5(E)** applies to any subsequent modification or replacement of the array.

F. **Ingress/Egress and Perimeter Access**

1. A minimum 24-foot-wide access easement containing a gravel or paved road at least 12 feet wide must connect the site to a public street or legally established access drive, subject to Administrator approval following written approval from the Fire Department with primary jurisdiction.
2. A minimum 12-foot-wide access road must be provided around the SES perimeter, between the solar arrays and the required fence, to allow maintenance and emergency vehicle access.
3. The Fire Department and County Highway Superintendent must approve the design before the Administrator or Plan Commission may approve the project.

G. **Design and Safety Standards**

1. All electrical components must conform to applicable local, state, and national codes and relevant national/international standards.
2. All SES electrical collection cables between arrays must be underground. All transmission lines must be buried with at least 3 feet of cover until reaching the property line or an adjacent regulated substation.
3. Inverters must be located toward the center of the site and encapsulated.
4. Underground wiring must be encased in conduit.
5. A grid-connected SES must meet the interconnection and operating requirements of the electrical utility's then-current service regulations applicable to SES.

H. **Foundations.** A qualified engineer must certify that the foundation and design of the solar panel racking and support are within accepted professional standards for local soil and climate conditions, prior to application for a building permit.

I. **Fencing, Screening, and Buffering**

1. If used, a fence or wall must be at least 6 feet high and made of coated chain link, welded wire (minimum 8-gauge), metal, wood, masonry, cement, vinyl, or similar durable material. Razor wire, barbed wire, uncoated chain link, and woven wire fencing are prohibited. Anti-burrow fencing is encouraged.
2. A landscape buffer at least 50 feet wide must be provided around the entire site perimeter to obscure solar equipment from view from rights-of-way and adjoining non-participating properties, achieving within 5 years a minimum of 80% opacity year-round. At least 50% of landscape buffer planting must be Indiana natives. The buffer must be planted with at least 5 shade trees, 5 evergreen trees, 20 evergreen shrubs, and 15 deciduous shrubs per 100 lineal feet (ornamental grasses native to Indiana, reaching at least 4 feet in height and 2 feet in width at maturity, may substitute up to 20% of the required deciduous shrubs).

3. An undulating berm up to 8 feet in height is permitted within the buffer.
4. A fence or wall may also be used within the buffer but does not substitute for required plantings.
5. If a fence with 50% or greater opacity is used in the buffer, at least half of the required plantings must be placed between the fence and the property line.

J. **Color, Finish, and Glare.** The Energy Developer bears the burden of mitigating glare to prevent significant adverse impact on adjacent uses.

1. Panels must be oriented and/or screened so glare is directed away from adjacent properties and streets.
2. SES must use colors, materials, textures, screening, and landscaping to blend into their setting.
3. Visible components must remain in the manufacturer's original finish, non-reflective, and a neutral color (white, gray, or similarly non-obtrusive), with matte or non-reflective finishes.

K. **Signage**

1. No portion of the SES may display advertising; manufacturer name, equipment information, and ownership indication are permitted.
2. A visible voltage warning sign is required at the base of all pad-mounted transformers and substations.

L. **Drainage, Erosion, and Stormwater Control**.

1. A SES is subject to stormwater management, erosion and sediment control provisions, and NPDES permit requirements, and all applicable local, state, and federal codes.
2. If an existing private drain tile is located where the SES is proposed, it must be relocated and reconstructed so SES components do not block access to it.
3. All damage to waterways, drainage ditches, field tiles, or other infrastructure caused by construction or maintenance must be repaired to near-original condition within a reasonable time.

M. **Soil Health and Testing**

1. Topsoil cannot be removed during development except to remediate prior contamination.
2. All soil underlying and surrounding solar array clusters, other than footers and necessary access drives, cannot be compacted or treated with stabilizers.
3. Soil must be planted and maintained in perennial vegetation (a diverse native seed mix consistent with guidance from the Putnam County Soil and Water Conservation District or the Indiana Native Plant Society is encouraged).

N. **Nuisance Prevention**

1. Noise. SES may not produce noise exceeding 45 A-weighted decibels measured at any point along the property line.

2. Illumination. Site lighting and light trespass onto any non-participating property must comply with ***6.3 Lighting***.
3. Glare. SES may not create glare on any non-participating landowner's property.
4. Vibration. SES may not produce vibrations perceptible beyond the site property line, detectable in nearby structures, or damaging to nearby wells during construction or operation.
5. Signal Interference. SES must be constructed and operated to avoid interference with television, microwave, agricultural GPS, military defense radar, navigation, or radio reception in neighboring areas.

O. **Discontinuation and Abandonment**

1. An SES that has reached the end of its useful life, or been abandoned, must be physically removed by the Energy Developer within 12 months of documented discontinuation of operations. The Energy Developer must provide written notice of the discontinuation date to the Administrator within 30 days of the discontinuation. Decommissioning includes physical removal and recycling of all SES components (with a certificate of recycling for each panel submitted to the Administrator within one month of removal), disposal of solid/hazardous waste per applicable law, and site stabilization/revegetation as necessary.
2. An SES is considered abandoned 6 months after the date it last generated electricity, with no preparation or action toward decommissioning underway.
3. Any SES or component found unsafe or non-compliant with its approvals violates this Ordinance.
4. An abandoned or violating SES must be removed within 6 months of the Energy Developer's receipt of notice from the Administrator.
5. The site must be restored to its pre-development condition (excluding replanting of original vegetation/trees), subject to reasonable wear and tear, with soils stabilized through vegetative ground cover and all concrete and rebar removed.
6. Failure to remove an abandoned SES within the 6-month period is grounds for enforcement under ***CHAPTER 9: ENFORCEMENT***.
7. The Energy Developer must attest, under penalties of perjury, that all easements/leases for the SES provide financial assurance for proper decommissioning within 1 year of end-of-life, discontinuance, or abandonment. Upon abandonment, the County may use the surety and right of entry to decommission the SES; the Energy Developer is responsible for the County's attorney costs and fees in enforcing this Ordinance.

P. **Nuisance Declaration and Enforcement**

1. Declaration of Public Nuisance. The Administrator may declare an SES a public nuisance due to inadequate maintenance, dilapidation, obsolescence, fire hazard, damage, abandonment, or a determination of unsafe condition. The Energy Developer must submit a Rehabilitation Plan within 60 days, providing for repair within 12 months (extendable up to 6 months for force majeure or as the Administrator reasonably agrees). Absent an approved and met Rehabilitation Plan, the SES will be demolished and removed per the Decommissioning Plan on a schedule the Administrator determines reasonable.

2. Public Nuisance Waiver. If an unavoidable Act of God damages or destroys part or all of the SES, the 12-month removal timeline may be waived if the Energy Developer submits a Rehabilitation Plan, approved by the Administrator, within 60 days of the damage (or a reasonable time the Administrator allows).

3. Adverse Effects. The Energy Developer must minimize and mitigate adverse effects of the SES. If the parties do not resolve a known adverse effect within 180 days of a written complaint (or the Energy Developer fails to implement an agreed remedy within 30 days), the complainant may file with the Administrator, who investigates and, if meritorious, refers the matter to the BZA for remedies including fines and injunctive relief. A valid complaint must present specific evidence measured against the standards in this Ordinance.

Q. **Application Requirements.** In addition to the standard submittal requirements for ***8.2 Rezones***, ***8.7 Special Exceptions***, ***8.6 Site Plan Review***, and ***8.11 Improvement Location Permit***, a Commercial SES application must include:

1. Pre-Application Notification. At least 90 days before meeting with landowners to secure leases, the Energy Developer must notify the Administrator of its intent to develop, and must notify every household and landowner within 5 miles of the planned project by certified letter before holding private meetings with residents or landowners.

2. Rezone Submittal. Total generating capacity; number and nameplate capacity of SES panels; maximum height; minimum panel spacing; project location; description of substations, maintenance structures, storage yards, and meteorological equipment (treated as accessory uses); a topographic map (5-foot contours undisturbed / 2-foot contours disturbed) covering the site and a quarter mile beyond; a map of incorporated communities within 2.1 miles; a map of other commercial energy projects within 3.1 miles; applicant/owner/operator contact and business-structure information; and disclosure of public funding, grants, tax incentives, or other government financial assistance.

3. Special Exception Submittal. Project summary (array locations, nameplate capacity, make/model, maximum height); the topographic map described above; a 24” x 36” site plan at 1”=20’ showing the energy system, access roads, substations, cabling, and ancillary equipment, primary structures within 1 mile, property lines and adjoining owners, setback lines, public roads, historic/heritage sites (per IDNR Division of Historic Preservation and Archeology), flood hazard areas and wetlands, and existing underground utilities; the Wildlife and Environmental Impact Assessment; and applicant/business-structure/funding disclosures as above.

4. Site Plan Submittal. Site plan showing adjoining properties, setback lines, public roads, and private tiles, open ditches, water bodies and streams, above- and below-ground utilities on-site and within a quarter mile, historic/heritage sites, flood hazard areas and wetlands, fencing and landscaping, and (for SES) every panel location, access roads, turn-arounds, substations, cabling, ancillary equipment, transmission lines, and solar easements; copies of all leases and non-participating-property agreements; a grid-access/offtaker letter; a transportation plan; a drainage and erosion control plan; the Wildlife and Environmental Impact Mitigation Plan; the Decommissioning Plan; and surety estimates.

5. Improvement Location Permit Submittal. Structural component dimensions (base, footings, accessory structures); an electrical systems schematic; manufacturer specifications,

installation/operation instructions, and an un-redacted safety manual; recorded copies of all easements; a revegetation plan for temporarily disturbed areas; a Fire Prevention and Emergency Response Plan (provided to Putnam County Emergency Management, the Sheriff's Department, the corresponding Fire Department, and the Building Inspector, including potential emergency scenarios, responding agencies, and required training/equipment, with Knox boxes and keys at locked entrances and clearly marked shutdown controls); the Operation and Maintenance Plan; and proof of the surety approved during Site Plan review.

New definitions relating to SES can be found in ***10.2 Definitions***.



Wind Energy Conservation System

New WECS Standards

3.2 Use Matrix

Rename “Wind Energy Conservation System” to “Commercial Wind Energy System”

3.3(D) Use Standards

Replace existing Wind Energy Conservation System use standards with:

> **Commercial Wind Energy System**: See *3.6 Commercial Wind Energy System (WES)*.

Add the following article to Chapter 3:

3.6 Commercial Wind Energy System (WES)

Commercial Wind Energy System (WES): Any mechanism, including blades, rotors, a tower or other mounting device, foundation, and other structural and electrical components, designed for the purpose of converting wind into mechanical or electrical power for delivery to the electrical grid, and not designed primarily to serve the on-site electrical load of the property on which it is located. A Commercial WES is regulated and permitted pursuant to this article and is not regulated or permitted as an essential service, public utility, or private utility. For Accessory Wind Energy Systems, refer to *4.2(P) Wind Energy Systems as Accessory Use*.

A. **Purpose, Intent, and Applicability.** This article establishes regulations for the siting and development of Commercial WES within Putnam County. The purpose of this article is to:

1. Provide for the safe and appropriate location of Commercial WES that support economic development while avoiding undue burden on public infrastructure.
2. Establish development standards that protect public health, safety, and welfare of County residents.
3. Ensure Commercial WES development is compatible with surrounding land uses and community character.
4. Provide clear and predictable review procedures for Commercial WES applications.
5. Coordinate local land use authority with state and federal regulatory oversight.

6. Ensure the eventual decommissioning of Commercial WES does not leave unused structures or environmental hazards on agricultural or industrial land.
7. This article applies to: (i) construction of any new Commercial WES; (ii) expansion of an existing Commercial WES that increases footprint or site acreage by more than ten percent (10%); and (iii) any change of use of an existing structure to a Commercial WES.
8. Except as expressly modified herein, all other provisions of this UDO remain in full force and effect.
9. In addition to the standards set forth in this article, Commercial Wind Energy System approvals are subject to ***3.10 Development Agreement***, which identifies matters that must be addressed in a development agreement between the Energy Developer and the Legislative Body as a condition of approval.

B. **Use Permissions**

1. A Commercial WES requires, in sequence: (i) rezoning of the subject property to the NR District per 8.2 Rezones, if not already zoned NR; (ii) Special Exception approval per 8.7 Special Exceptions; and (iii) Site Plan approval per 8.6 Site Plan Review, with the Plan Commission retaining site plan approval authority.
2. Special Exception approval of a Commercial WES is valid for up to 25 years. A new Special Exception approval is required to continue the use beyond that period.
3. Several WES turbines or projects may be submitted as a single application and reviewed under joint proceedings, including notices, hearings, reviews, and approvals.
4. This use requires a Development Agreement (***3.10 Development Agreement***).

C. **Siting Requirements**

1. Prime Farmland. No more than 5% of a Commercial WES site may be located on Prime Farmland, as designated on the ***Soil Data Access (SDA) Prime and Other Important Farmlands*** report for Putnam County in the "Farm Class" column as "All areas are prime farmland." A letter from the Putnam County Soil and Water Conservation District, or another qualified source, stating that no more than 5% of the proposed project is on Prime Farmland must be included with the Special Exception application.
2. No WES foundation or tower base may be placed in a Special Flood Hazard Area.
3. A WES cannot be placed within any easement, right-of-way, or stormwater conveyance system except by written permission of the property owner, easement holder, the County Surveyor, and the County Highway Department (for rights-of-way).
4. Substation Proximity. A Commercial WES must be within 2 miles of a regulated utility substation with a minimum 33 kV grid connection and sufficient spare capacity to support the energy being generated.

D. **Setbacks and Separations**

1. Non-Participating Property. Wind turbines must be set back from the property line of any non-participating property a distance equal to 110% of the device's blade tip height. This requirement may be waived or modified upon written consent of the owner of each affected non-participating property.
2. Non-Participating Dwellings. A minimum separation equal to 3 times the device's blade tip height is required between the vertical centerline of the base of the wind power device and the nearest wall of a dwelling located on a non-participating property. This requirement may be waived or modified upon written consent of the owner of each affected non-participating property.
3. Utility Lines. Wind turbines must be set back from the nearest edge of the right-of-way for any utility transmission or distribution line a distance equal to 120% of the device's blade tip height.
4. Undeveloped Residentially Zoned or Platted Land. Wind turbines must be set back from the property line of any undeveloped land zoned or platted for residential use a distance equal to 200% of the device's blade tip height.
5. Municipal Boundaries. A minimum separation of 2 mile is required between a wind turbine and the corporate boundary of any municipality within the County. The municipality may waive this separation requirement.
6. Protected District. The minimum required separation from any Protected District to the WES project property line is 1,500 feet. This requirement does not apply to vacant properties owned by a Protected District.
7. Separation Between WES Projects. No WES project may be placed within 3 miles of another WES project, measured from the project property lines.
8. New Structures Near an Existing Turbine. No new structure may be constructed within 800 feet of an existing wind turbine unless this requirement is waived by the Plan Commission upon a determination that the structure will not affect WES performance. Accessory structures associated with the WES must meet the setbacks for primary structures for the zoning district where they are located.
9. Turbine-to-Turbine Spacing. Within a single WES project, turbines must be separated by a minimum of 3 times the rotor diameter measured along the predominant wind direction and 2 times the rotor diameter measured perpendicular to it, unless the Energy Developer demonstrates through a wind resource and wake-effect analysis, prepared by a qualified professional, that a tighter spacing will not compromise turbine safety, performance, or maintenance access, subject to Administrator approval.
10. Ice Throw. Except where a site-specific ice-throw hazard analysis by a qualified professional demonstrates a shorter distance is safe, wind turbines must be set back a minimum of 1.1 times total height (tower plus blade at vertical extension) from any public road, non-participating property line, or occupied structure. Warning signage regarding ice-throw hazard must be posted at the base of each turbine and at pedestrian/vehicular access points within the setback area.

E. **Height**. The maximum tower height and maximum total height cannot exceed the maximum height permitted by the Federal Aviation Administration (FAA). At least 20 feet of clearance is required between the ground and the lowest point of the arc of any protruding blades; this minimum clearance may be increased to accommodate oversized vehicle traffic beneath the turbine.

F. **Access**. An all-weather access road adequate for maintenance, delivery, and emergency vehicles must be provided from a public street to each turbine, subject to approval by the Fire Department with primary jurisdiction and the County Highway Department.

G. **Design and Safety Standards**. A WES must conform to all industry standards; the Energy Developer must submit certificates the wind turbine manufacturer has obtained from Underwriters Laboratories or an equivalent third party. A WES must be:

1. Installed on a certified tubular free-standing tower, a lattice tower, or a monopole tower. Towers may be guyed or self-supporting.
2. Filtered, shielded, or otherwise designed and constructed to not cause electromagnetic interference.
3. Grounded to protect against lightning strikes.
4. Designed with automatic overspeed control to render the system inoperable when wind speeds exceed the machine's capability.
5. Equipped with a redundant braking system, including both aerodynamic overspeed controls and mechanical brakes, operated in a fail-safe mode. Stall regulation alone is not a sufficient braking system for overspeed protection.
6. Designed with automatic and manual controls that render the system inoperable in the event of loss of utility power, to prevent the WES from supplying power to a de-energized electrical distribution grid.
7. Designed to meet the requirements for interconnection and operation mandated by the utility managing the electrical grid where the WES connects. All structures, substations, feeder lines, facilities, and accessory equipment must comply with the National Electrical Code and the electrical utility's service regulations applicable to WES.

H. **Foundations**. A qualified engineer must certify that the foundation and design is within accepted professional standards for local soil and climate conditions, prior to application for a building permit.

I. **Fencing**. Perimeter fencing of the overall project site is not required. If the tower base or associated substation/switchyard is fenced, fencing must be at least 6 feet in height, of coated chain link, welded wire (minimum 8-gauge), metal, wood, masonry, cement, vinyl, or similar durable material; razor wire, barbed wire, uncoated chain link, and woven wire fencing are prohibited.

J. **Color, Finish, and FAA Lighting**

1. A WES must be white, light gray, or another non-obtrusive color. Blades may be black to facilitate deicing.
2. Finishes must be matte or non-reflective and meet FAA color requirements.

3. No advertising or signage other than that required under ***3.6(L) Signage*** is permitted on a WES.
4. All lighting, including intensity and strobe frequency, must adhere to but not exceed FAA permit and regulatory requirements except for FAA-required lighting. Aircraft Detection Lighting Systems are required. Lighting must be shielded so no glare extends beyond the WES.
5. For all guyed towers, visible and reflective objects (such as plastic sleeves, reflectors, or tape) are required on the guy wire anchor points and along the outer- and innermost guy wires to a height of at least 8 feet above finished grade.

K. **Electrical Components and Substations**. All structures, substations, feeder lines, facilities, and accessory equipment must comply with the National Electrical Code and the applicable utility's service regulations. Within a project, substations or switchyards may be required to be owned by the utility rather than the WES operator; the minimum lot area of a utility-owned parcel is 5 acres.

L. **Signage**. No advertising is permitted on a WES. Manufacturer name, equipment information, and ownership indication are permitted. Ice-throw and voltage/safety warning signage required elsewhere in this Section must be posted as specified.

M. **Shadow Flicke**r. The WES owner and operator must make reasonable efforts to minimize shadow flicker on any occupied building on a non-participating landowner's property. This can be accomplished by site layout optimization using computer modeling to position turbines away from populated areas, automated control systems to temporarily pause turbine rotation when shadow flicker is predicted, vegetative screening, or similar methods. The shadow flicker on a non-participating landowner's building cannot exceed 30 hours per year.

N. **Signal Interference**. A WES must be designed and constructed to minimize and mitigate impacts to television signals, microwave signals, agricultural GPS, military defense radar, radio reception, and weather/doppler radar.

O. **Drainage, Erosion, and Stormwater Control**. A WES is subject to stormwater management, erosion and sediment control provisions, and NPDES permit requirements, and all applicable local, state, and federal codes.

P. **Nuisance Prevention**

1. Noise. A WES may not produce noise exceeding 45 A-weighted decibels measured at any point along the property line. This requirement may be waived or modified upon written consent of the owner of each affected non-participating property.
2. Vibration. A WES may not produce vibrations perceptible beyond the site property line, detectable in nearby structures, or damaging to nearby wells during construction or operation.
3. Declaration of Public Nuisance. The Administrator may declare a WES a public nuisance due to inadequate maintenance, dilapidation, obsolescence, fire hazard, damage, abandonment, or a determination of unsafe condition. The Energy Developer must submit a Rehabilitation Plan within 60 days, providing for repair within 12 months (extendable up to 6 months for force majeure or as the Administrator reasonably agrees). Absent an approved and met Rehabilitation Plan, the WES will be demolished and removed per the Decommissioning Plan on a schedule the Administrator determines reasonable.

4. Public Nuisance Waiver. If an unavoidable Act of God damages or destroys part or all of the WES, the 12-month removal timeline may be waived if the Energy Developer submits a Rehabilitation Plan, approved by the Administrator, within 60 days of the damage (or a reasonable time the Administrator allows).

5. Adverse Effects. The Energy Developer must minimize and mitigate adverse effects of the WES. If the parties do not resolve a known adverse effect within 180 days of a written complaint (or the Energy Developer fails to implement an agreed remedy within 30 days), the complainant may file with the Administrator, who investigates and, if meritorious, refers the matter to the BZA for remedies including fines and injunctive relief. A valid complaint must present specific evidence measured against the standards above.

Q. **Discontinuation and Abandonment**

1. A WES that has reached the end of its useful life, or been abandoned, must be physically removed by the Energy Developer within 12 months of documented discontinuation of operations. The Energy Developer must provide written notice of the discontinuation date to the Administrator within 30 days of the discontinuation.

2. A WES is considered abandoned if it does not generate electricity for 6 consecutive months. All WES components must be removed by the owner within 1 year of the date of abandonment.

3. Any WES or component found unsafe or non-compliant with its approvals violates this Ordinance.

4. The site must be restored to its pre-development condition (excluding replanting of original vegetation/trees), subject to reasonable wear and tear, with soils stabilized through vegetative ground cover and all foundation concrete and rebar removed to a depth of at least 36 inches.

5. If the owner fails to remove all WES components within 1 year after the proposed date of final decommissioning or the date of abandonment, the County Commissioners may engage qualified contractors to enter the project site, remove the system components, sell any components removed, and remediate the site, and may initiate proceedings to recover any costs incurred.

R. **Application Requirements**. In addition to the standard submittal requirements for ***8.2 Rezones***, ***8.7 Special Exceptions***, ***8.6 Site Plan Review***, and ***8.11 Improvement Location Permit***, a Commercial WES application must include:

1. Pre-Application Notification. At least 90 days before meeting with landowners to secure leases, the Energy Developer must notify the Administrator of its intent to develop, and must notify every household and landowner within 5 miles of the planned project by certified letter before holding private meetings with residents or landowners.

2. Rezone Submittal. Number and type of turbines, generating capacity, tower design and height, blade arc diameter, total height, means of connection with the electrical grid, potential equipment manufacturers, all related accessory structures, project location, a topographic map (5-foot contours undisturbed / 2-foot contours disturbed) covering the site and a quarter mile beyond, applicant/owner/operator contact and business-structure information, and disclosure of public funding, grants, tax incentives, or other government financial assistance.

3. Special Exception Submittal. Project summary (turbine locations, hub height, rotor diameter, total height, make/model, generating capacity); the topographic map described above; a 24" x 36" site plan at 1"=20' (unless otherwise approved) showing turbine locations, access roads, collection cabling, substations, and ancillary equipment, primary structures within 1 mile, property lines and adjoining owners, setback lines, public roads, historic/heritage sites, flood hazard areas and wetlands, and existing underground utilities; the Avian and Bat Impact Assessment; and applicant/business-structure/funding disclosures as above. If there is an existing WES within 3 miles of the proposed project, a description of potential impacts on the existing WES and on wind resources on adjacent properties is required.
4. Site Plan Submittal. Site plan showing adjoining properties, setback lines, public roads, private tiles, water bodies and streams, above- and below-ground utilities on-site and within a quarter mile, historic/heritage sites, flood hazard areas and wetlands, turbine locations, access roads, turnaround areas, substations, collection cabling, meteorological towers, transmission lines, and all related accessory structures; copies of all leases and non-participating-property agreements; a grid-access/offtaker letter; a transportation plan addressing oversized-load routing for tower and blade delivery; a drainage and erosion control plan; the Avian and Bat Impact Assessment and any associated mitigation plan; the Decommissioning Plan; and surety estimates. The manufacturer's engineer or another qualified professional engineer must certify that the turbine, foundation, and tower design are within accepted professional standards given local soil and climate conditions.
5. Improvement Location Permit Submittal. Structural component dimensions (foundation, tower, accessory structures); an electrical systems schematic; manufacturer specifications, installation/operation instructions, and an un-redacted safety manual; recorded copies of all easements; a revegetation plan for temporarily disturbed areas; a Fire Prevention and Emergency Response Plan (provided to Putnam County Emergency Management, the Sheriff's Department, the corresponding Fire Department, and the Building Inspector, addressing turbine fire scenarios, responding agencies, and required training/equipment); the Operation and Maintenance Plan; and proof of the surety approved during Site Plan review.

New definitions relating to WES can be found in ***10.2 Definitions***.

3.2 Use Matrix

On the Use Matrix under the Industrial, Manufacturing, and Wholesale Primary Uses category, add Small Modular Reactor.

3.3(D) Use Standards

In Section 3.3(D) Use Standards for Industrial, Manufacturing, and Wholesale Primary Uses, add:

> **Small Modular Reactor**: See *3.7 Small Modular Reactor*.

Add the following article to Chapter 3:

3.7 Small Modular Reactor (SMR)

Small Modular Reactor (SMR). As defined in *IC 8-1-8.8-10.2*: a nuclear reactor that (1) has a rated electric generating capacity of not more than 470 megawatts; (2) is capable of being constructed and operated, alone or in combination with one or more similar reactors, at a single site; and (3) is required to be licensed by the United States Nuclear Regulatory Commission. The term includes such a reactor that uses a process to produce hydrogen for energy storage, as a fuel, or for other uses.

SMR Facility. The complete installation including one or more small modular reactors, associated equipment, structures, and infrastructure necessary for power generation, transmission, and site operations.

A. **Purpose, Intent, and Applicability.** This article establishes regulations for the siting, development, and operation of Small Modular Reactor (SMR) facilities within Putnam County. The purpose of this article is to:

   1. Provide for the safe and appropriate location of advanced nuclear energy facilities that support energy security and economic development.
   2. Establish development standards that protect public health, safety, and welfare while accommodating innovative clean energy technology.
   3. Ensure compatibility with surrounding land uses and community character.

4. Provide clear and predictable review procedures for SMR facility applications.
5. Coordinate local land use authority with state and federal nuclear regulatory oversight.
6. These standards apply to all new SMR facilities and modifications or expansions to existing nuclear facilities within Putnam County. The standards in this article supersede the standards of the zoning district where the SMR facility is located. Nothing in this article should be construed to supersede or conflict with regulations of the United States Nuclear Regulatory Commission (NRC), the Indiana Department of Homeland Security, or other federal or state agencies with jurisdiction over nuclear facilities.
7. This article applies to: (i) construction of any new SMRs; (ii) expansion of an existing SMR that increases building footprint or site acreage by more than ten percent (10%); and (iii) any change of use of an existing structure to an SMR.
8. Except as expressly modified herein, all other provisions of this UDO remain in full force and effect.
9. In addition to the standards set forth in this article, Small Modular Reactor approvals are subject to ***3.10 Development Agreement***, which identifies matters that must be addressed in a development agreement between the Energy Developer and the Legislative Body as a condition of approval, to the extent not preempted by federal law.

B. **Use Permissions**

1. Approval Process. An SMR requires, in sequence: (i) if not already properly zoned, rezoning of the subject property to the appropriate zoning district per ***8.2 Rezones***; (ii) Special Exception approval per ***8.7 Special Exceptions***; and (iii) Site Plan approval per ***8.6 Site Plan Review***, with the Plan Commission retaining site plan approval authority.
2. Minimum Site Size. 20 acres for a single-unit facility, with an additional 10 acres required for each additional reactor unit proposed.
3. Federal Oversight. No SMR facility can commence construction without documentation of NRC licensing proceedings and evidence that the design has received or is under active review for NRC design certification or approval. No facility can commence operations without valid NRC operating licenses.
4. This use requires a Development Agreement (***3.10 Development Agreement***).

C. **Siting Requirements**

1. Prime Farmland. No more than 5% of an SMR site may be located on Prime Farmland, as designated on the ***Soil Data Access (SDA) Prime and Other Important Farmlands*** report for Putnam County in the "Farm Class" column as "All areas are prime farmland." A letter from the Putnam County Soil and Water Conservation District, or another qualified source, stating that no more than 5% of the proposed project is on Prime Farmland must be included with the Special Exception application.
2. Floodplain Restrictions. No reactor structure or critical safety system can be located within a 100-year floodplain as mapped by FEMA, Indiana Department of Natural Resources best

available data, or as determined by detailed engineering study. Facilities must be designed to withstand probable maximum flood conditions.

3. Protected District. The minimum required separation from any Protected District to the SMR project property line is 1,500 feet. This requirement does not apply to vacant properties owned by a Protected District.

4. Separation Between SMR Projects. No SMR project may be placed within 3 miles of another SMR project, measured from the project property lines.

D. **Setbacks.** Minimum setbacks for reactor structures and primary containment buildings:

1. 1,000 feet from any perimeter property line or public right-of-way.

2. Separation from other buildings and structures must meet the *NRC Emergency Planning Zone* (EPZ) standards.

E. **Maximum Building Height**. 200 feet for reactor containment structures and cooling towers, 75 feet for accessory buildings.

F. **Ingress/Egress, Access, and Perimeter Requirements**

1. The site must have direct access to a state or federal highway capable of accommodating heavy equipment transport.

2. Site access roads must be designed to accommodate emergency vehicle access at all times.

G. **Fencing, Screening, Buffering**

The facility must be enclosed by security fencing meeting NRC security requirements. The security perimeter must be setback from public areas and screened with landscaping where visible from adjacent properties or public rights-of-way.

H. **Drainage, Erosion, and Stormwater Control**. An SMR is subject to stormwater management, erosion and sediment control provisions, and NPDES permit requirements, and all applicable local, state, and federal codes.

I. **Nuisance Prevention**

An SMR may not produce noise exceeding 45 A-weighted decibels measured at any point along the property line.

J. **Discontinuation and Abandonment**

1. An SMR that has reached the end of its useful life, or been abandoned, must be restored for reuse or physically removed per the Decommissioning Plan by the Energy Developer within 12 months of documented discontinuation of operations. The Energy Developer must provide written notice of the discontinuation date to the Administrator within 30 days of the discontinuation.

2. An SMR is considered abandoned 6 months after the date it last generated electricity, with no preparation or action toward decommissioning underway.

3. Any SMR or component found unsafe or non-compliant with its approvals violates this Ordinance and is subject to enforcement under ***CHAPTER 9: ENFORCEMENT***.

4. The Energy Developer must attest, under penalties of perjury, that all easements/leases for the SMR provide financial assurance for proper decommissioning within 1 year of end-of-life, discontinuance, or abandonment. Upon abandonment, the Legislative Body may use the surety and right of entry to decommission the SMR; the Energy Developer is responsible for the Legislative Body's attorney costs and fees in enforcing this Ordinance.

K. **Nuisance Declaration and Enforcement**

1. Declaration of Public Nuisance. The Administrator may declare an SMR a public nuisance due to inadequate maintenance, dilapidation, obsolescence, fire hazard, damage, abandonment, or a determination of unsafe condition. The Energy Developer must submit a Rehabilitation Plan within 60 days, providing for repair within 12 months (extendable up to 6 months for force majeure or as the Administrator reasonably agrees). Absent an approved and met Rehabilitation Plan, the SMR will be demolished and removed per the Decommissioning Plan on a schedule the Administrator determines reasonable.

2. Public Nuisance Waiver. If an unavoidable Act of God damages or destroys part or all of the SMR, the 12-month removal timeline may be waived if the Energy Developer submits a Rehabilitation Plan, approved by the Administrator, within 60 days of the damage (or a reasonable time the Administrator allows).

3. Adverse Effects. The Energy Developer must minimize and mitigate adverse effects of the SMR. If the parties do not resolve a known adverse effect within 180 days of a written complaint (or the Energy Developer fails to implement an agreed remedy within 30 days), the complainant may file with the Administrator, who investigates and, if meritorious, refers the matter to the BZA for remedies including fines and injunctive relief.

L. **Application and Review Procedures**

1. Pre-Application Conference. Prior to submitting a formal application, the applicant meets with the Administrator, Legislative Body, and relevant county departments to discuss the project scope, regulatory requirements, and community engagement process.

2. Application Requirements. In addition to the standard application requirements, the following items are required as part of the application:

   a. Site plan showing all proposed structures, setbacks, access points, utilities, and security features.

   b. Detailed project description including reactor technology, electrical generation capacity, and number of units.

   c. Evidence of site control (ownership or option agreements).

   d. Documentation of NRC licensing status and design approval.

   e. Environmental impact assessment addressing water, air, stormwater, and ecological impacts.

f. A site-specific seismic hazard assessment, geotechnical investigation, and geologic hazard evaluation prepared by an Indiana-licensed professional engineer or geologist.

g. Economic impact study projecting tax revenue, employment, and infrastructure demands.

h. Emergency response plan developed in coordination with local emergency management.

i. A construction management plan must be submitted addressing traffic routing, dust control, noise mitigation, and work hours.

j. Decommissioning plan and financial assurance documentation.

k. Community benefit proposal addressing local workforce development, infrastructure improvements, and ongoing community engagement.

l. Proof that a development agreement has been submitted to the Legislative Body.

m. Disclosure of public funding, grants, tax incentives, or other government financial assistance.

New definitions relating to SMRs can be found in ***10.2 Definitions***.

3.2 Use Matrix

On the Use Matrix under the Industrial, Manufacturing, and Wholesale Primary Uses category, add Battery Energy Storage System.

3.3(D) Use Standards

In Section 3.3(D) Use Standards for Industrial, Manufacturing, and Wholesale Primary Uses, add:

> **Battery Energy Storage System**: See *3.8 Battery Energy Storage System*.

Add the following article to Chapter 3:

3.8 Battery Energy Storage System (BESS)

Battery Energy Storage System (BESS): One or more devices, assembled together, capable of storing electrical energy for the purpose of supplying that energy at a later time, including all batteries, battery management and monitoring equipment, inverters, foundations, enclosures, fencing, and other equipment necessary for the system's safe and proper function. A BESS does not include a stand-alone 12-volt vehicle battery, an electric motor vehicle, or battery storage integral to a consumer product.

A. **Purpose, Intent, and Applicability.** This article establishes regulations for the siting and development of Battery Energy Storage Systems (BESS) within Putnam County. The purpose of this article is to:

1. Provide for the safe and appropriate location of BESS that support economic development while avoiding undue burden on public infrastructure.
2. Establish development standards that protect public health, safety, and welfare of County residents.
3. Ensure BESS development is compatible with surrounding land uses and community character.
4. Provide clear and predictable review procedures for BESS applications.
5. Coordinate local land use authority with state and federal regulatory oversight.
6. Ensure the eventual decommissioning of BESS does not leave unused structures or environmental hazards on agricultural or industrial land.

7. This article applies to: (i) construction of any new BESS; (ii) expansion of an existing BESS that increases building footprint or site acreage by more than ten percent (10%); and (iii) any change of use of an existing structure to a BESS.
8. Except as expressly modified herein, all other provisions of this UDO remain in full force and effect.
9. In addition to the standards set forth in this article, primary-use Battery Energy Storage System approvals are subject to ***3.10 Development Agreement***, which identifies matters that must be addressed in a development agreement between the Energy Developer and the Legislative Body as a condition of approval.

B. **Classification and Use Permissions**

1. BESS are classified by aggregate energy capacity as follows:
   a. Tier 1 BESS: aggregate energy capacity of 600 kilowatt-hours (kWh) or less.
   b. Tier 2 BESS: aggregate energy capacity greater than 600 kWh and less than 10 megawatt-hours (MWh).
   c. Tier 3 BESS: aggregate energy capacity of 10 MWh or greater.
2. A primary-use BESS of Tier 2 or Tier 3 must comply with all applicable local, state, and federal codes, including the State of Indiana Building Code, the Indiana State Electric Code, and this article.
3. Approval Process
   a. A Tier 1 BESS is regulated exclusively as an accessory use under ***4.2(Q) Battery Energy Storage Systems as Accessory Use*** and is not a primary use under this article.
   b. A Tier 2 BESS requires, in sequence: (i) Special Exception approval per ***8.7 Special Exceptions***; and (ii) Site Plan approval per ***8.6 Site Plan Review***.
   c. A Tier 3 BESS requires, in sequence: (i) if not already properly zoned, rezoning of the subject property to the appropriate zoning district per ***8.2 Rezones***; (ii) Special Exception approval per ***8.7 Special Exceptions***; and (iii) Site Plan approval per ***8.6 Site Plan Review***, with the Plan Commission retaining site plan approval authority.
4. This use requires a Development Agreement (***3.10 Development Agreement***).

C. **Siting Requirements**

1. Prime Farmland. No more than 5% of a Tier 2 or Tier 3 BESS site may be located on Prime Farmland, as designated on the ***Soil Data Access (SDA) Prime and Other Important Farmlands*** report for Putnam County in the "Farm Class" column as "All areas are prime farmland." A letter from the Putnam County Soil and Water Conservation District, or another qualified source, stating that no more than 5% of the proposed project is on Prime Farmland must be included with the Special Exception application.
2. No BESS structure may be placed in a Special Flood Hazard Area.

D. **Setbacks and Separations**

1. Setbacks. A primary-use BESS must meet the zoning district setback requirements for the district in which it is located, and in no case less than 50 feet from any property line, measured from the edge of the outermost BESS enclosure. Setbacks may be increased where necessary to satisfy NFPA 855 separation requirements between the BESS and exposures such as buildings, other BESS enclosures, or combustible storage.

2. Separation from a Nonparticipating Property. If the separation between a BESS enclosure and the outer wall of a dwelling located on a nonparticipating property is 250 feet or less, a landscape buffer meeting or exceeding ***6.2(E)(4) High Intensity Buffer Standards*** is required. If the separation provided is greater than 250 feet, no landscape buffer is required. This requirement may be waived or modified upon written consent of the owner of each affected nonparticipating property.

3. Protected District. The minimum required separation from any Protected District to the BESS project property line is 1,500 feet. This requirement does not apply to vacant properties owned by a Protected District.

4. Separation Between BESS Projects. No BESS project may be placed within 3 miles of another BESS project, measured from the project property lines.

E. **Height**

BESS enclosures, containers, and appurtenant structures cannot exceed 20 feet in height, measured from finished grade, unless a greater height is specifically engineered and documented as necessary for the system's safe operation and approved as part of the Special Exception.

F. **Design and Safety Standards**

1. Safety Standards and Certifications. A BESS and its associated equipment must be certified by a Nationally Recognized Testing Laboratory to UL 9540 (or an approved equivalent or subsequent standard). Batteries must be listed to UL 1973 or the applicable UL standard for the battery chemistry used. For Tier 2 and Tier 3 systems, the UL 9540A test report for the installed equipment must be provided to the County Building Official and the Fire Chief prior to commissioning.

2. Compliance with NFPA 855. A BESS must be designed, installed, and operated in accordance with the most recent published edition of NFPA 855, Standard for the Installation of Stationary Energy Storage Systems, the National Electrical Code (NFPA 70), and the Indiana Fire Code, as applicable. Where this Section's numeric standards (e.g., setbacks, separation distances) are less restrictive than NFPA 855, the more restrictive NFPA 855 standard governs.

G. **Fencing**

A primary-use BESS must be completely enclosed by a security fence at least 7 feet in height, consistent with NFPA 70. Barbed wire is not permitted as perimeter fencing, except where required by NFPA 855, the National Electrical Code, or the Indiana Building Code, or where needed for security at an associated substation or switchyard.

H. **Electrical Components and Utility Interconnection**

1. Underground Cables. All cables between the BESS and an associated project substation must be buried underground at a depth of at least 36 inches, except where interconnection standards of the serving utility require otherwise, or where above-grade routing is necessary for equipment access and maintenance.

2. Utility Notification. For a grid-connected BESS, the interconnection application must be submitted to the serving utility prior to applying for required permits. Off-grid systems are exempt from this requirement.

I. **Signage**

The BESS must be posted with signage identifying the type of battery technology, associated hazards, the type of fire suppression system installed (if any), and 24-hour emergency contact information, consistent with ANSI Z535 and NFPA 855. Signage must be updated within 90 days of any change to the emergency contact information.

J. **Drainage, Erosion, and Stormwater Control**. A BESS is subject to stormwater management, erosion and sediment control provisions, and NPDES permit requirements, and all applicable local, state, and federal codes.

K. **Nuisance Prevention**

A BESS may not produce noise exceeding 45 A-weighted decibels measured at any point along the property line. This requirement may be waived or modified upon written consent of the owner of each affected nonparticipating property.

L. **Discontinuation and Abandonment**

1. A BESS that has reached the end of its useful life, or been abandoned, must be physically removed by the Energy Developer within 12 months of documented discontinuation of operations. The Energy Developer must provide written notice of the discontinuation date to the Administrator within 30 days of the discontinuation.

2. If the BESS does not charge or discharge energy for 6 consecutive months, it is considered abandoned.

3. All BESS components must be removed by the owner within 1 year of the date of abandonment.

4. If the owner fails to remove all BESS components within 1 year after the proposed date of final decommissioning or date of abandonment, the Legislative Body may engage qualified contractors to enter the project site, remove the system components, sell any components removed, and remediate the site. The Legislative Body may initiate proceedings to recover any costs incurred.

M. **Nuisance Declaration and Enforcement**

1. Declaration of Public Nuisance. The Administrator may declare a BESS a public nuisance due to inadequate maintenance, dilapidation, obsolescence, fire hazard, damage, abandonment, or a determination of unsafe condition. The Energy Developer must submit a Rehabilitation Plan within 60 days, providing for repair within 12 months (extendable up to 6 months for force

majeure or as the Administrator reasonably agrees). Absent an approved and met Rehabilitation Plan, the BESS will be demolished and removed per the Decommissioning Plan on a schedule the Administrator determines reasonable.

2. Public Nuisance Waiver. If an unavoidable Act of God damages or destroys part or all of the BESS, the 12-month removal timeline may be waived if the Energy Developer submits a Rehabilitation Plan, approved by the Administrator, within 60 days of the damage (or a reasonable time the Administrator allows).

3. Adverse Effects. The Energy Developer must minimize and mitigate adverse effects of the BESS. If the parties do not resolve a known adverse effect within 180 days of a written complaint (or the Energy Developer fails to implement an agreed remedy within 30 days), the complainant may file with the Administrator, who investigates and, if meritorious, refers the matter to the BZA for remedies including fines and injunctive relief. A valid complaint must present specific evidence measured against the standards in this Ordinance.

N. **Application Requirements**

1. Site Plan Required. Site plan approval is required for a primary-use BESS per ***8.6 Site Plan Review***. In addition to the standard submittal requirements, the site plan must show the location of all BESS enclosures, electrical equipment, fencing, screening, and other components relevant to review of the site, along with a one-line electrical diagram and preliminary equipment specification sheet. A final equipment specification sheet must be submitted prior to issuance of the Improvement Location Permit.

2. Development Agreement. Proof that a development agreement has been submitted to the Legislative Body must accompany the application.

3. Disclosure of public funding, grants, tax incentives, or other government financial assistance.

New definitions relating to BESS can be found in ***10.2 Definitions***.

3.2 Use Matrix

On the Use Matrix under the Industrial, Manufacturing, and Wholesale Primary Uses category, add Data Center.

3.3(D) Use Standards

In Section 3.3(D) Use Standards for Industrial, Manufacturing, and Wholesale Primary Uses, add:

> **Data Center**: See *3.9 Data Center*.

Add the following article to Chapter 3:

3.9 Data Centers

Data Center: A facility used primarily for the storage, management, processing, or transmission of digital data, and that houses computer or network equipment, systems, servers, appliances, and associated components, including but not limited to data storage facilities, server farms, colocation facilities, cloud computing facilities, artificial intelligence training or processing facilities, and similar uses. "Data Center" does not include information technology equipment that is incidental and subordinate to a primary use otherwise permitted in the district.

A. **Purpose, Intent, and Applicability.** The purpose of this article is to:

1. Provide for the safe and appropriate location of Data Centers that support economic development while avoiding undue burden on public infrastructure.
2. Establish clear standards and procedures for the siting, development, operation, and decommissioning of data centers within Putnam County;
3. Protect the public health, safety, and welfare of County residents, including protection of water resources, electric grid reliability, and ambient noise levels;
4. Ensure data center development is compatible with surrounding land uses, including residential and agricultural districts;

5. Provide for orderly economic development while avoiding undue burden on public infrastructure, the electric grid, and groundwater resources; and
6. Ensure the eventual decommissioning of data center facilities does not leave unused structures or environmental hazards on agricultural or industrial land.
7. This article applies to: (i) construction of any new data center; (ii) expansion of an existing data center that increases critical IT load, building footprint, or site acreage by more than 10%; and (iii) any change of use of an existing structure to a data center.
8. This article does not apply to information technology equipment that is incidental and subordinate to a primary use otherwise permitted in the district, such as a business's internal server room.
9. Except as expressly modified herein, all other provisions of this UDO remain in full force and effect.

B. **Data Center Types, Use Permissions, and Approval Process**

1. Data Center Types. For the purposes of this article, data centers are categorized as follows:
   a. Accessory Data Center. A data center with a Critical IT Load of less than 1 megawatt (MW) and a total building area of less than 10,000 square feet. An accessory data center is an accessory use.
   b. Standard Data Center. A data center with a Critical IT Load between 1 MW and 20 MW and a total site area of less than 40 acres.
   c. Hyperscale Data Center. A data center with a Critical IT Load of 20 MW or greater, a total site area of 40 acres or greater. Hyperscale Data Centers are prohibited in all zoning districts.
2. Minimum Lot Size. The required minimum lot size is 5 acres for a Standard Data Center.
3. Approval Process. A data center's approval process is based upon its scale:
   a. An Accessory Data Center is regulated as an accessory use subject to the approval requirements and standards of the zoning district where they are located.
   b. A Standard Data Center requires, in sequence: (i) if not already properly zoned, rezoning of the subject property to the appropriate zoning district per ***8.2 Rezones***; (ii) Special Exception approval per ***8.7 Special Exceptions***; and (iii) Site Plan approval per ***8.6 Site Plan Review***, with the Plan Commission retaining site plan approval authority. A Standard Data Center requires a Development Agreement (***3.10 Development Agreement***).

C. **Siting Requirements**

1. Prime Farmland. No more than 5% of a data center site may be located on Prime Farmland, as designated on the ***Soil Data Access (SDA) Prime and Other Important Farmlands*** report for Putnam County in the "Farm Class" column as "All areas are prime farmland." A letter from the Putnam County Soil and Water Conservation District, or another qualified source, stating that no more than 5% of the proposed project is on Prime Farmland must be included with the Special Exception application.

2. No data center structure may be placed in a Special Flood Hazard Area.

D. **Setbacks and Separations.** A Standard Data Center must be setback a minimum of 200 feet from the boundary of any Protected District. These setbacks may be reduced if the Plan Commission approves a noise and visual mitigation plan demonstrating that a lesser setback will not adversely affect the Protected District.

E. **Design and Safety Standards**

1. Utility and Power Supply Assurance. An application must include a utility capacity letter as described in Section ***3.9(L)(2)(b)***.

2. Any above grade transmission line must be setback at least 100 feet from the boundary of the site.

3. Backup Power Generation

a. Backup Power Generation is any generator, fuel cell, battery system, or other equipment used to provide emergency or standby electrical power to a Data Center independent of the primary utility connection.

b. All backup power generation equipment must be disclosed in the application and installed on a permanent foundation. Fuel storage must comply with all applicable fire code and IDEM requirements and must be located no closer than 100 feet to any Protected District. Emissions must comply with all applicable state and federal air quality permits, copies of which must be provided to the Plan Commission upon issuance.

c. Testing of backup power generation equipment can only occur between 8:00 a.m. and 6:00 p.m., Monday through Friday, except during an actual power outage.

F. **Fencing and Buffering.** For a Standard Data Center, a landscape buffer at least 30 feet in width meeting or exceeding ***6.2(E)(4) High Intensity Buffer Standards*** must be provided along any property line abutting a residential or agricultural district.

G. **Water Resources.** An applicant for a Standard Data Center must submit a Water Management Plan identifying the sources of water supply, projected average daily and peak water demand, cooling technology, and measures to minimize potable water consumption. A data center cannot be approved if, based on substantial evidence, it will impair the water supply available to existing agricultural, residential, or municipal users.

H. **Drainage, Erosion, and Stormwater Control**. A data center is subject to stormwater management, erosion and sediment control provisions, and NPDES permit requirements, and all applicable local, state, and federal codes.

I. **Nuisance Prevention.** A Standard Data Center may not produce noise exceeding 45 A-weighted decibels measured at any point along the property line. A noise study and mitigation plan addressing continuous and intermittent noise sources, including cooling equipment and backup generators is required.

J. **Discontinuation and Abandonment**

1. A Standard Data Center that has reached the end of its useful life, or been abandoned, must be restored for reuse or physically removed by the Energy Developer within 12 months of documented discontinuation of operations. The Energy Developer must provide written notice of the discontinuation date to the Administrator within 30 days of the discontinuation.
2. If the data center does not operate for 6 consecutive months, it is considered abandoned.
3. All data center components must be removed by the owner within 1 year of the date of abandonment.
4. If the owner fails to remove all data center components within 12 months after the proposed date of final decommissioning or date of abandonment, the Legislative Body may engage qualified contractors to enter the project site, remove the system components, sell any components removed, and remediate the site. The Legislative Body may initiate proceedings to recover any costs incurred.

K. **Nuisance Declaration and Enforcement**

1. Violations and Remedies. Any violation of this article is subject to the enforcement remedies set forth in ***CHAPTER 9 ENFORCEMENT***.
2. Revocation of Approval. The Legislative Body, Plan Commission, or Board of Zoning Appeals, as applicable, may revoke or modify an approval granted under this article upon a finding, after notice and hearing, that the data center is in material noncompliance with an approved plan, condition of approval, or reporting requirement under this article, and such noncompliance is not cured within 90 days of written notice.

L. **Application Requirements**

1. Pre-Application Meeting. Prior to filing the earlier of a rezoning application or a special exception application, an Energy Developer must submit a letter of intent to the Plan Commission staff describing the general location, size, and tier of the proposed data center.
2. Submittal Requirements. In addition to the standard submittal requirements, a complete application for a Standard Data Center must include:
    a. A site plan showing all buildings, access points, buffers, and setbacks;
    b. A letter from the applicable electric utility confirming that adequate capacity exists, or will exist upon completion of identified upgrades, to serve the proposed facility without degrading service to existing customers;
    c. A Water Management Plan pursuant to Section 3.9(G);
    d. A noise study demonstrating compliance with Section 3.9(I), prepared by a qualified acoustical engineer;
    e. Proof that a development agreement has been submitted to the Legislative Body, and
    f. Any additional information reasonably required by the Plan Commission to evaluate compliance with this article.

g. Disclosure of public funding, grants, tax incentives, or other government financial assistance.

New definitions relating to Data Centers can be found in ***10.2 Definitions***.



Development Agreement

Includes the elements to be addressed in a Development Agreement

Add the following article to Chapter 3:

3.10 Development Agreement

A. **Purpose, Intent, and Applicability**

1. Purpose. This article identifies the elements that should be addressed in a development agreement between the Applicant and the Legislative Body. Its purpose is to ensure that long-term commitments are documented, recorded, and enforceable independent of, and in addition to, the underlying zoning approval.
2. Definitions. The development agreement is defined by, and must meet the requirements of, *IC 36-7-4-1109*. For the purposes of this article, the Applicant is defined as the person that applies for a permit or approval, landowner, facility owner, facility operator, contractor, and their respective successors and assigns, each jointly and severally responsible for the obligations the development agreement creates.
3. Timing. For uses regulated by articles **3.5** to **3.9** of this chapter, the Applicant must execute a development agreement with the Legislative Body prior to a rezone approval. If the property does not require rezoning, the development agreement must be executed prior to special exception approval.
4. Recording. The development agreement must be recorded in the office of the Putnam County Recorder against the subject property, run with the land, and be binding all successors and assigns.
5. Form. The attorney for the Legislative Body provides the development agreement form. The development agreement should address the items in Sections C through J below, as applicable to the use.
6. Modifications and Additional Standards. The Plan Commission or Legislative Body may approve project-specific modifications to the standards of this article and include additional standards not specified in this article.

B. **Amendment and Enforcement**

1. Amendment. A development agreement may be amended only upon written agreement of the Legislative Body and the then-current Applicant, following the same notice and approval process required for its original execution.

2. Enforcement. Breach of a development agreement is enforceable by the Legislative Body as a breach of contract, in addition to any remedy available under ***Chapter 9: Enforcement*** for an associated zoning violation.

C. **Water Resources - Supply and Monitoring**

The development agreement should address the Applicant's water supply, monitoring, and contamination-response obligations.

1. Water Supply
   a. The Applicant must demonstrate adequate water supply for cooling and operational needs, including documentation of water rights or supply agreements, and comply with IDEM requirements and ***IC 13-18*** for any surface water intake or discharge.
   b. The applicant must submit a Water Management Plan identifying the sources of water supply, projected average daily and peak water demand, cooling technology, and measures to minimize potable water consumption.
2. Water Quality Monitoring
   a. The Applicant must provide a site-specific hydrologic report and monitoring plan prepared by a qualified professional geologist, identifying the locations of monitoring wells to be installed by the Applicant.
   b. Monitoring wells must be tested by an independent Drinking Water Laboratory certified by the State of Indiana, with results promptly reported to the Administrator and the Putnam County Health Department, at the Applicant's expense.
   c. At a minimum, samples must be tested for: pH, turbidity, total dissolved solids, heavy metals, nitrates, coliform bacteria, zinc, aluminum, and RCRA 8 Metals.
   d. Testing is required at the following intervals:

Pre-Construction	Monthly for 6 months before Site Plan application, with results submitted to establish a baseline
Post-Construction	Once, after construction is complete and prior to issuance of the Certificate of Compliance
Operational	Once every 6 months during operation
Post-Decommissioning	Once, within 30 days of completed decommissioning

3. Contamination Response

   If a test exceeds acceptable regulatory limits, the Applicant must promptly notify the Administrator and the Putnam County Health Department, submit an action plan within 10 days addressing removal of existing contamination and prevention of further contamination, and provide commercial water tanks and potable water to affected properties until the issue is resolved, at the Applicant's sole cost.

D. **Soil Health and Testing**

The development agreement should address soil protection and testing obligations.

1. No pesticide use is permitted on-site except in enclosed buildings, around electrical boxes, or for spot control of noxious weeds; plant material must not be treated with systemic pesticides, particularly neonicotinoids.
2. Soil sample testing is required at the following intervals:

Pre-Construction	Baseline soil samples (tested for RCRA 8 Metals, zinc, and aluminum) must be taken and reported to the Administrator
Post-Construction	Once, after construction is complete and prior to issuance of the Certificate of Compliance
Operational	Once every 3 years, at a rate of 1 sample per 10 acres, with the first test within 3 years of the Certificate of Compliance
Post-Decommissioning	Once, within 30 days of completed decommissioning

3. If a test shows contamination exceeding baseline levels, the Applicant must notify the Administrator within 10 days and submit a remediation action plan within 30 days.
4. For Commercial SES, panel cleaning must minimize volatile organic compounds and use recyclable or biodegradable products to the greatest extent possible.

E. **Wildlife and Environmental Impact Mitigation**

The development agreement should address wildlife and environmental impact assessment and mitigation obligations.

1. The development and operation of the project must minimize impact on wildlife and keep habitat connections unobstructed through the project site. A third-party professional Wildlife and Environmental Impact Assessment covering the site and the area within 1 mile must address wooded areas, riparian buffers, wetlands, avian and bat impacts, other sensitive ecosystems, and historical/cultural sites, along with a corresponding Impact Mitigation Plan and, where physical mitigation features are proposed, supporting site plans.
2. For Commercial WES, a third-party professional Avian and Bat Impact Assessment covering the project site and the area within 2 miles must address known raptor nests, migratory bird corridors, and bat hibernacula or maternity colonies, with recommendations for turbine micrositing, operational curtailment, or other mitigation to reduce collision risk. Post-construction avian and bat mortality monitoring is required for at least the first 2 years of commercial operation, with results submitted annually to the Administrator; if monitoring shows mortality rates exceeding the thresholds in the approved Assessment, additional mitigation (which may include seasonal or wind-speed-based curtailment) is required.

F. **Property Value Guarantee**

The development agreement should address the Applicant's property value guarantee obligations to surrounding landowners.

1. The Energy Developer must provide a Property Value Guarantee offer, in writing and by certified mail, to all residents and landowners within the distances below:

Commercial SES	2 miles
Commercial WES	4 miles
Small Modular Reactor	4 miles
Tier 2 or Tier3 BESS	1 mile

2. The Plan Commission selects at least two reputable appraisers, at the Energy Developer's expense, to establish baseline property values. If the two appraisers differ in their valuation of the property by more than 10%, the two appraisers will jointly select a third independent appraiser within 14 days. If they cannot agree on a third appraiser within that period, the Administrator will appoint one from a list of appraisers certified by the Indiana Board of Certified Appraisers. The third appraiser reviews both original appraisals and determines which one more accurately reflects the property's value. That appraisal controls for purposes of the property value guarantee.
3. If a property owner is unable to sell their property and its appraised value has decreased relative to baseline due to the construction of the Energy Developer's project, the Energy Developer must pay the difference or purchase the property at the baseline value. "Unable to Sell" means the property owner has listed the property for sale with a licensed real estate broker at a listing price not exceeding the higher of (a) the baseline appraised value established under Item 2 above, or (b) fair market value as determined by a comparative market analysis, and has actively and continuously marketed the property, including standard multiple listing service exposure, for a period of at least 180 days, without receiving a bona fide written offer at or above 90% of the listing price.
4. Building permits cannot be issued until the Energy Developer has delivered a Property Value Guarantee offer to each eligible property owner and filed proof of delivery with the Administrator for each parcel.
5. A surety bond equal to 3% of the assessed value of all covered properties must be provided and run for the life of the project, usable for appraisals, value-decrease payments, buyouts, and related costs.
6. Property Owner Declination. A property owner may decline to enter into a Property Value Guarantee. A property owner who declines, or who does not respond within 60 days of receiving the offer under Item 1 above, is not entitled to the protections of this section for that property, and the Energy Developer's obligation with respect to that property is considered satisfied. A property owner's declination does not affect the Property Value Guarantee of any other landowner and does not prevent issuance of a building permit under subsection 4 above.

G. **Construction Requirements**

The development agreement should address construction-phase obligations.

1. Road Use and Road Agreement
   a. The Applicant must identify all county roads to be used for construction, operation, or maintenance traffic prior to construction, subject to County Highway Department approval of the proposed route and a pre-construction baseline survey of road, bridge, and culvert conditions.
   b. Any road or culvert damage caused by construction, installation, or removal must be repaired to the satisfaction of the County Highway Department, which may require remediation, collection of oversized-load permit fees, or a surety bond (amount fixed by a Professional Engineer, at the Applicant's expense) to guarantee future repairs.
2. Construction Roads. Construction access roads may not be located closer than 2,000 feet from any residence (measured from the centerline of the access road to the nearest corner of the residence) and may not impede water flow.
3. Dust Control. Reasonable dust control measures are required on the site during construction.
4. Construction Lighting. Temporary construction lighting must be arranged to prevent glare and light trespass onto adjoining properties. Fixtures must be shielded and direct light downward. Light meter readings cannot exceed 0.1 foot-candles at the property line of the site.
5. Construction Work Hours. Activities on the site are limited to Monday–Friday, 7:00 a.m. to 7:00 p.m. Construction activity is prohibited on Saturdays or Sundays, except as necessary to complete a discrete crane-lift or oversized-load delivery operation already in progress, with advance notice to the Administrator.

H. **Operations and Maintenance**

The development agreement should address ongoing operations and maintenance obligations.

1. Repair, Operations, and Maintenance Plan. The Applicant must repair, maintain, and replace their facilities consistent with industry standards, and must submit an Operation and Maintenance Plan addressing safe access, stormwater controls, mowing, and control of noxious weeds and invasive species. For Commercial SES, panel cleaning procedures must be included in the maintenance plan. For Commercial WES, turbine inspection procedures need to be included in the maintenance plan.
2. Physical Modifications. Any modification materially altering the mechanical load, load path, or major electrical components requires recertification by the appropriate regulatory authorities. Like-kind replacements are considered maintenance and do not require new Site Plan approval. The Applicant must confer with the Administrator and any other applicable authority before making a material modification other than like-kind replacements. For Commercial BESS, any increase in aggregate energy capacity, expansion of the site footprint, or other modification that would change the BESS from one Tier to another requires approval of an amended Special Exception prior to construction.
3. Inspections. The Administrator may inspect (or coordinate inspection of) the facilities and accessory structures up to twice a year to certify safety and maintenance.

4. Emergency Planning and Response. Prior to commissioning, the owner or operator must submit an Emergency Response Plan to the County Emergency Management Agency, County Building Official, and the local Fire Chief for review and approval. The plan must address procedures for hazardous materials storage, fire suppression systems, and emergency vehicle access, safe shutdown and de-energization, evacuation and shelter-in-place zones, notification protocols, and site-specific training for local first responders. For a BESS, the plan must be consistent with NFPA 855. A copy of the approved plan must be maintained on site and provided to the local fire department. The Applicant is responsible for the cost of annual training and any specialized equipment needed for responding to emergencies at the facility.
5. Materials Handling and Disposal. Any hazardous materials must be stored in a containment area capable of holding 110% of the largest volume stored within it. To the extent commercially available and consistent with applicable fire codes, non-PFAS fire suppression agents must be used. Solid waste must be promptly removed and recycled per applicable law. The Applicant must describe on-site waste management procedures and plans for ultimate disposal. Non-radioactive waste must be managed according to applicable local and state requirements.
6. Annual Compliance Reports. By January 31 of each year, the facility operator must submit annual compliance reports to the Administrator documenting adherence to approved plans and conditions.
7. Liability Insurance. The Applicant must maintain general liability insurance naming the Legislative Body and Putnam County as an additional insured, with limits of at least $2,000,000 per occurrence and $5,000,000 aggregate, and a deductible no greater than $5,000.
8. Ownership Change. Approval remains in effect through a change of ownership. Written notice must be provided to the Administrator within 30 days of the change. Approvals are void if the new owner fails to notify the Administrator within that period. Reinstatement requires review and approval as a new application.

I. **Decommissioning Plan and Financial Surety**

The development agreement should address decommissioning planning and financial assurance obligations.

1. A decommissioning plan reviewed by the Technical Advisory Committee and approved by the Administrator is required, including: physical removal of all structures, foundations, and equipment; recycling or disposal of all solid and hazardous waste per applicable law; site stabilization/revegetation as necessary (the Administrator may allow landscaping to remain to minimize erosion and disruption). For sites with structures that can be repurposed, the site must be restored to a condition suitable for alternative development or retained in its industrial configuration as appropriate. All structures must be removed unless alternative uses are approved. For SMRs, the decommissioning plan must be consistent with NRC requirements, addressing the process for facility shutdown and radioactive material removal. The plan must include a written decommissioning timeline not exceeding 12 months after documented discontinuation of operations, with notice to the Administrator upon discontinuation; written assurance of proper decommissioning at end of useful life, discontinuation, or abandonment; and a professionally prepared cost estimate for decommissioning and removal, updated at least every 5 years.

2. The Applicant must provide the Legislative Body with written notice of intent to decommission at least 60 days prior to discontinuing commercial operation. After discontinuation, the decommissioning and site restoration plan is implemented.
3. The Applicant determines an amount equal to the estimated removal and restoration cost with the initial decommissioning plan and subsequent updates. The Legislative Body or its designee may require independent verification by a third-party expert hired by the Legislative Body at the Applicant's expense.
4. This amount must be secured by a surety bond that: runs to and in favor of the Legislative Body; is at least 150% of the estimated decommissioning cost; runs for the lifetime of the project; is transferable to a new Applicant and/or the Legislative Body; permits the Plan Commission, Legislative Body, and authorized appointees a right of entry to the property; permits the Legislative Body to recuperate funds equal to its actual decommissioning costs; is released by the Legislative Body upon written request and confirmation from the Building Inspector, County Surveyor, Administrator, and any other necessary department that decommissioning is complete; and is provided by a company listed in the current "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reimbursing Companies."
5. If the Applicant defaults on proper decommissioning, the Legislative Body or its agent may, after appropriate court order, enter the property and remove the abandoned, hazardous, or decommissioned facilities using funds from the surety on file.

J. **Additional Standards**

1. For Commercial SES, if solar easements are used, they must be in writing and comply with ***IC 32-23-4***, must be appurtenant, run with the land, and be recorded in the Putnam County Recorder's Office, with copies submitted as part of the application.
2. The Legislative Body may require the Applicant to conduct a pre-development baseline sound study, prepared by a qualified acoustical professional, that documents existing ambient sound levels at the site boundary and at nearby noise-sensitive uses during both daytime and nighttime hours. The study must identify the measurement methodology, locations, and durations used, and can serve as the baseline for evaluating compliance with the sound standards of this article.
3. The Legislative Body may retain qualified independent consultants to conduct third-party monitoring to verify compliance with the terms of the Unified Development Ordinance, a Development Agreement, and any conditions of approval. The Applicant must reimburse the Legislative Body for the reasonable cost of such monitoring, including any initial deposit or periodic replenishment established in the Development Agreement or the Legislative Body's fee schedule. The Applicant must provide the consultant reasonable access to the site and to records necessary to perform the monitoring. Third-party monitoring does not extend to matters within the exclusive jurisdiction of state or federal agencies.
4. Ownership Disclosure and Transparency
    a. Disclosure of Ownership. Before a Development Agreement is executed, the Applicant must disclose, in writing, the full legal name, state of formation, and principal business address of every entity holding an ownership interest in the project, including the ultimate parent company and any intermediate holding companies. The Applicant will update this disclosure within 30 days of any change in ownership.

b. No Confidential Ownership Arrangements. The Applicant cannot rely on a nondisclosure agreement, confidentiality agreement, or similar arrangement to withhold the ownership information.

c. No Shell Entities. The Applicant cannot use a shell entity (i.e. an entity with no substantial business purpose or assets other than holding an interest in this project) to obscure the identity of the project's true owners or to avoid the ownership disclosure.

d. Successors and Assigns. A transfer cannot take effect for purposes of the Development Agreement until the transferee provides the ownership disclosure required.

e. Remedy for Noncompliance. Noncompliance with this section is a material breach of the Development Agreement and grounds for the Legislative Body to pursue revocation of the associated approvals, in addition to any other remedy available.

Amateur Radio & Telecommunications Facilities Standards

Resolves the height contradiction and conflict with Indiana's wireless siting

1. Cross-reference the amateur radio exemption in Chapter 3 to Chapter 4 rather than restating a separate height figure.

2. Scope the Chapter 3 tower height cap so it does not reach wireless support structures, which the State prohibits the County from height-restricting.

3. Add a Special Exception accommodation path to Chapter 4's amateur radio standard for individual operators, consistent with the FCC's PRB-1 preemption.

3.3(D) Telecommunications Facilities

2. Except as provided in ***4.2(F) Amateur Radio Standards***, and subject to the limitations on wireless support structures in *IC 8-1-32.3-17*, ~~A~~all Telecommunication Towers exceeding 35 feet require ~~conditional use~~special exception approval in all districts.

3.

…

- A ground-, building-, or tower-mounted antenna operated by a federally licensed amateur radio operator as part of the amateur radio service, meeting the height and other standards of ***4.2(F) Amateur Radio Standards*** ~~if the height (post and antenna) does not exceed 35 feet~~;

10. All Communication Facilities must meet the following requirements:

    a. Except for a wireless support structure, as governed by *IC 8-1-32.3*, t~~T~~he height of the antenna support structure cannot exceed 200 feet. The County may not impose a restriction on the maximum height of a wireless support structure except as permitted under *IC 8-1-32.3-17(c).”*

4.2(F) Amateur Radio Standards

F. **Amateur Radio Standards.** Individual amateur transmitting and receiving antennae and associated support structures owned or operated by licensed amateur radio operators are permitted as accessory structures according to these provisions.

1. Amateur Radio Club and repeater station antennae and support structures are permitted to the height necessary to maintain reliable communications.

2. Antenna structures of individual amateur radio operators licensed by the FCC cannot exceed 75 feet above grade, except as approved under ***4.2(F)(3)*** below. The height is measured vertically and includes the height of the building where the antenna support structure is mounted.

3. An individual amateur radio operator may apply for Special Exception approval (***8.7 Special Exceptions***), to exceed the height limit in ***4.2~~3~~(F)(2)*** above upon a showing the additional height is necessary to accommodate reliable amateur radio communications. In reviewing the application, the Board of Zoning Appeals must impose the minimum regulation practicable to protect the public health, safety, and welfare, consistent with the Federal Communication Commission's limited preemption of local regulation of amateur radio antennas.

4.2(P) Wind Energy System Standards

Throughout Section 4.2(P) change "Wind Energy Conversion Systems" to "Wind Energy Systems".

4.2(Q) Battery Energy Storage Systems as Accessory Use

Add a new Section 4.2(Q) with the following text:

Q. Battery Energy Storage Systems as Tier 1 BESS

1. All Tier 1 BESS must comply with the latest adopted editions of the International Building Code and International Fire Code and National Electrical Code (NFPA 70).

2. Floodplain. Tier 1 BESS are prohibited within Special Flood Hazard Areas unless elevated above base flood elevation per 2.8 Floodplain Overlay District.

3. Noise. Measured at nearest property line of any residential property or residential district, Tier 1 BESS equipment cannot exceed:

   - 55 dBA between 7:00 AM - 9:00 PM
   - 45 dBA between 9:00 PM - 7:00 AM

4. Tier 1 BESS Development Standards

   a. Free-standing outdoor installations must meet accessory structure setback requirements.

   b. The maximum height of BESS facilities is 7 feet within Residential Districts and 12 feet in all other districts.

c. An Improvement Location Permit application for a Small-Scale BESS must include:

- Improvement Location Permit and electrical permit applications.
- Equipment specifications (manufacturer, model, battery chemistry, capacity).
- Electrical single-line diagram showing interconnection and disconnect switches.
- Fire safety documentation.

Revised Signage Standards

This language will replace the current 6.5 Signage article

6.5 Signage

A. **Intent.** Signs perform an important function in identifying and promoting businesses, services, neighborhoods, events, economic development, and other matters of public interest. The intent of this article is to regulate all signs to ensure they are appropriate for their respective uses, consistent with the character of the neighborhood, and safe for pedestrians and motorists. These regulations:

1. Establish content-neutral standards and provide uniform regulations that permit reasonable use of signs;
2. Maintain the character of zoning districts throughout Putnam County, with signage scaled to street context — properties fronting wider, higher-speed streets are permitted larger signs than those on narrower streets;
3. Prohibit signs that create a hazard to pedestrians or motorists due to number, size, illumination, or location; and
4. Avoid excessive signage that creates clutter, unsightliness, or confusion;

GENERAL SIGN PROVISIONS

B. **General Sign Provisions**

1. Signs cannot be placed in, upon, or over any public right-of-way, alley, or other public place unless authorized by the County Commissioners or Town Council, as applicable.
2. A sign cannot be erected where it may interfere with or obstruct the view of any authorized traffic sign, signal, or device, or otherwise constitute a nuisance.
3. Light poles, utility poles, or other structural supports cannot be used for sign placement unless the owner has given written permission and the sign conforms to all requirements of this article.
4. Signs, awnings, canopies, and marquees extending into rights-of-way must have at least 8 feet of clearance from the bottom of the structure to the ground and require an encroachment permit. Exempt from this requirement:
    a. Flags projecting over the right-of-way: attached to the building wall at least 6 feet above adjacent grade, projecting no more than 3 feet from the wall face, with 8 feet of clearance to the ground.

b. Temporary movable freestanding signs.

C. **Measurement Standards**

1. Framed or background wall signs: sign area includes the entire portion within the background or frame.

2. Individual-letter wall signs: use one or more regular geometric shapes (rectangle, circle, trapezoid, triangle, etc.) to determine total sign area as shown in ***Figure 6-7: Measuring using multiple regular geometric shapes***.

Figure 6-7: Measuring using multiple regular geometric shapes



3. For freestanding signs, the sign area includes the frame, if any, but excludes:

   Poles or structural supports, unless internally illuminated or part of the display.

   Architectural features integral to the building or sign structure.

4. The area of multi-faced sign is calculated by measuring the area of each sign face and adding them together.

   a. Back-to-back signs at less than a 45-degree angle are counted as one sign with the area calculated using the larger face.

   b. For back-to-back signs at more than a 45-degree angle, the area of each face is calculated independently and added together.

5. The height of a detached sign is the vertical distance from the highest point of the sign to the grade immediately beneath, not including artificial mounds or berms.

6. Setbacks are measured from the leading edge of the sign to the property line.

D. **Prohibited Signs.** The following are prohibited in all zoning districts:

1. Pennants, streamers, banners, balloons, or feather signs as permanent signs (may be permitted as temporary signs under ***6.5(O) Temporary Signs***.)

2. Signs with flashing, moving, oscillating, blinking, or variable-intensity light/animated parts that appear to move.

3. Roof signs.

4. Billboards and off-premises advertising signs. Billboards do not include:
    a. Multi-tenant signs on a shared access drive.
    b. Conforming signs subsequently separated from their original parcel, which may continue as originally intended.
    c. Joint signage per written agreement between adjacent property owners. No additional sign area is granted by such agreement.
5. Abandoned signs. A business that has been closed for 60 or more consecutive days must remove all signs.
6. Vehicles or trailers used primarily as signs, unless a temporary sign permit has been issued.

E. **Nonconforming Signs**

1. Nonconforming signs may not be expanded, enlarged, or extended; however, they may be maintained and repaired to continue the useful life of the sign.
2. A nonconforming sign may be diminished in size and may have the message or design changed.
3. Any nonconforming sign, sign structure, or frame substantially destroyed by neglect, deterioration, fire, accident, or other casualty loss (50% or more of its replacement value) cannot be restored or rebuilt unless it conforms to this article.

F. **Maintenance Of Signs**

1. All signs must be maintained free of peeling paint or paper, sun fading, staining, rust, or other conditions that impair legibility. Routine maintenance (exact replacement of faded or worn letters, and similar repairs) does not require a permit.
2. All signs and their supports, braces, guys, and anchors, must be maintained according to this article so as to not create a hazard to the public.

G. **Sign Permits**

1. Unless otherwise provided in this article, a sign permit is required to erect, construct, enlarge, move, or convert any sign or sign structure.
2. Permit applications are submitted to the Administrator with the required fee and information. Within 5 business days the Administrator will notify the applicant if the submittal is complete. Within 10 business days of a complete application, the Administrator will issue the permit or notify the applicant of deficiencies.
3. A sign permit does not authorize a sign that otherwise violates this article.
4. A sign permit becomes null and void and the fee is forfeited if authorized work is not completed within 12 months of permit issuance.

H. **Signs Exempt from Permits.** The following signs may be installed or erected without a permit:

1. Historic markers placed under the authority of a local, state, or federal government.
2. Address numbers and building identification signs.

3. Hours of operation and similar business information signs.
4. Window signs that do not exceed 15% of the glass area. Adjacent windows on the same wall face may be averaged together.
5. Non-commercial flags.
6. Advertising flags at non-residential properties with a maximum 15 square feet, one per business per street frontage. Additional flags require a temporary sign permit.
7. Non-commercial signs (signs that do not advertise a business, product, service, or other commercial activity, whether located on or off the premises, including signs expressing a personal, political, religious, or civic message and signs identifying a residence or property owner) in all zoning districts, per the following:

Street Frontage	Max. Total Sign Area	Max. Height	Max. Number
Up to 60 linear ft	12 sf	6 ft	No limit; combined area cannot exceed maximum.
61-200 linear ft	24 sf	6 ft	
201-400 linear ft	32 sf	6 ft	
Over 400 linear ft	64 sf	6 ft	

8. Handicap signage using the international symbol of accessibility or van-accessible logo for ADA compliance.
9. Fabric umbrellas with writing or logos integral to the fabric, used primarily to provide shade or cover for customers.
10. Traffic direction signs at commercial properties less than 6 square feet in area and 6 feet in height.
11. Temporary decorations or displays clearly incidental to and commonly associated with any national, local, or religious holiday or celebration.

I. **Violations.** The Administrator may order the immediate removal of any sign that:

1. Is unsafe or constitutes a hazard to public safety, including signs that obstruct the vision of drivers or pedestrians;
2. Was constructed, erected, or maintained in violation of this article; or
3. Was placed in a public right-of-way or other public land without specific approval. The County or Town is not required to provide advance notice before removing such signs.
4. A person who violates or fails to comply with this article is subject to enforcement action per *CHAPTER 9: ENFORCEMENT*.

SIGN STANDARDS BY TYPE

J. Permanent Signs

The following table summarizes the standards for all permanent sign types. Design standards follow the table.

Sign Type	Permit	Districts	Max. Height	Max. Area	Max. Number	Min. Setback
Wall Sign	Yes	All districts	Below 2nd-floor windowsill (multi-story) or roofline (single-story)	See (K) below	Multiple; total not to exceed max sign area	N/A
Detached Sign	Yes	All except DT Downtown	See (L) below	See (L) below	See (L) below	See (L) below
Projecting Sign	Yes	All districts	Below 2nd-floor windowsill	6 sf	1 per business per frontage	N/A
Awning / Canopy / Marquee	Yes	All districts	Below 2nd-floor windowsill	2 sf per linear ft of bldg width	1 per face	8 ft clearance over ROW
Building ID Sign	Yes	All; 3+ stories only	10 ft; below eave line	200 sf per sign	2 per building	N/A
Drive-Thru Sign	Yes	All non-residential	6 ft	32 sf	1 per lane	Interior only
Directional Sign	No	All districts	N/A	12 sf	1 per property	Interior only

K. Wall Signs

1. Description. A sign attached parallel to or painted on the wall of a building. Wall signs cannot extend beyond the edge of the wall. The distance between the face of the wall and the face of the sign should be 12 inches or less. If the distance exceeds 12 inches, the sign is considered a projecting sign. A sign permit is required.



WALL SIGN AREA = "X" x "Y"

2. Maximum Sign Area. Wall sign area is allocated as follows:

Zoning District	Max SF per tenant	Min. SF per Tenant
DT Downtown	60	20
C1 Local Commercial	80	25
C2 General Commercial / IS Institutional	100	30
C3 Highway Business	150	30
A1, A2, A3 Agricultural Districts	80	25
I1, I2, NR Industrial Districts	100	30
RI-R5 Residential	2 sf max (total)	N/A
RI-R5 Non-Residential in Residential	40	25

No individual wall sign may exceed 20 sf.

3. Setback and Multi-Story Wall Sign Area Bonus

Distance from ROW	Max Area Increase
< 200 ft	No increase
200-399 ft	+25%
400-599 ft	+50%
600-799 ft	+75%
800 ft or more	+100% (max)

Building Stories	Add'l Sign Area per Frontage
2 stories	25 sf
3 stories	40 sf
4 stories	55 sf
Each add'l floor	+15 sf

Setback bonus applies to the total permitted sign area. Multi-story bonus area must be placed at the floor level for which it was granted.

4. Building Directory. One additional sign up to 24 sf is permitted to identify upper-floor tenants and first-floor tenants without direct building frontage.

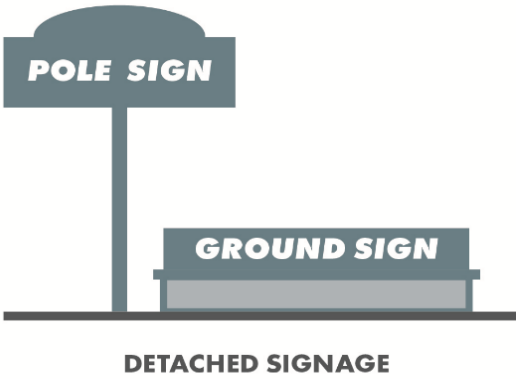
5. The wall sign cannot exceed 80% of the tenant space width (multi-tenant buildings) or 80% of the building frontage width (single-tenant buildings).

L. **Detached Sign**

1. Description. A sign permanently anchored to the ground and not attached to a building.
2. Detached Sign Maximum Height and Sign Area:

Zoning District	Maximum Height (FT)	Maximum Sign Area (SF)	Min./Max. Setback from Right-of-Way (FT)
DT Downtown	n/a	n/a	n/a
C1 Local Commercial	12	36	0/30
C2 General Commercial IS Institutional	20	60	5/40
C3 Highway Business	30	90	5/40
A1, A2, A3 Agricultural Districts	12	36	5/35
I1, I2, NR Industrial Districts	15	45	10/50
RI-R5 Residential	n/a	n/a	n/a
RI-R5 Non-Residential Use in a Residential District	8	24	5/30

3. Detached Sign Design Standards



DETACHED SIGNAGE

a. No detached sign may encroach into the public right-of-way.

b. The maximum number of detached signs is 1 per parcel. The following exceptions apply:

   i. Large frontages. 1 additional sign is permitted for every 100 feet of street frontage more than 150 feet on a single frontage.

   ii. Corner lots. 1 sign is permitted per street frontage, up to a maximum of 2 signs per parcel.

c. Minimum 50-foot separation between all detached signs, including multi-tenant signs.

d. Parcels with 2 or more tenants must use a multi-tenant sign. A tenant on a multi-tenant sign cannot have a separate detached sign.

e. Tenants on a multi-tenant sign may also have a wall sign or projecting sign as permitted by this article.

M. **Other Permanent Sign Types**



1. Projecting Signs

   a. Description. A double-faced sign attached to a building or wall or under a continuous canopy projecting from the building for the purpose of identifying the business for a pedestrian walking along the same side of the street as the business advertised on the sign.

   b. Design Standards.

      i. Minimum 8 ft of clearance between the bottom of the sign and the sidewalk.

      ii. Cannot project more than 36 inches from the face of the building or wall.

      iii. Minimum 20 ft of separation between projecting signs.

2. Building Identification Signs

   a. Description. A sign containing the name and/or address of the premises, for the primary purpose of identifying the premises.

   b. Design Standards.

      i. Cannot include a tenant name or logo.

      ii. May be a wall sign or projecting sign located on the upper floors of the building.

      iii. May only be illuminated internally.

3. Drive-Thru Signs

   a. Description. Menu or information board as an accessory structure for commercial use with a drive through window. Additional signage is allowed for drive-thru restaurants with the following standards.

   b. Design Standard. Drive-thru signs cannot be readable from the public right-of-way.

4. Directional Signage

   a. Description. For properties containing 2 or more commercial/industrial buildings, additional signage may be installed for the purpose of directing traffic, in addition to other allowed signs.

   b. Design Standard.

      i. Permitted on properties containing 2 or more commercial or industrial buildings.

      ii. Must be placed at the interior of the parcel and cannot be readable from the public right-of-way.

N. **Illuminated And Electronic Signs**

1. All permanent signs may be internally or externally illuminated. Temporary signs cannot be illuminated. External light sources must be enclosed and directed to prevent light from shining onto traffic or residential properties.
2. Signs cannot scroll, flash, blink, oscillate, or appear to move.
3. Sign Lighting Standards
    a. Fixtures illuminating a sign (other than internally illuminated signs) should be mounted on top of or above the sign structure and must comply with the shielding requirements of this Ordinance.
    b. Ground-mounted or bottom-mounted fixtures must be fully shielded with all output directed onto the sign surface.
4. Electronic Reader Board/Electronic Message Center (EMCs)
    a. Sign permit required.
    b. Instantaneous message change; minimum 7-second delay between displays.
    c. Not permitted in the Downtown or Residential Districts.
    d. Permitted on either a wall sign or a detached sign at a property, but not both.
    e. Glare must be minimized to maintain appropriate contrast day and night.

O. Temporary Signs

Sign Type	Permit Required	Districts	Max. Height	Max. Area	Max. Number	Key Design Standards
Temporary Detached Sign	No	All non-residential	48 in	10 sf	1 per business	Within 1 ft of building; 6 ft clear sidewalk; no illumination; stored indoors when closed
Temporary Display	Yes (in non-res. districts)	All districts	6 ft (ground)	10 sf (ground)	1 ground sign per tenant	Comply with accessory structure setbacks; max 14 days (non-res) / 3 days (res); remove within 48 hrs of event; max 2 permits/year
Utility Pole Banners	Yes	All districts	N/A	15 sf	2 per pole	Written utility approval required (utility may remove at any time); upper and lower horizontal supports; uniform dimensions along frontage
Temporary Project Sign	No	All districts	8 ft	32 sf	1 per project	Not in ROW, vision clearance triangle, or easement; wall signs attached tautly to building; remove upon completion and prior to County acceptance of road maintenance
Temporary Sales Office Sign	Yes	All districts	4 ft	24 sf aggregate	4 per lot	Remove within 7 days of office closure; not in ROW, vision clearance triangle, or easement
Flags	See note	All districts	Pole ≤ max bldg ht	3×5 ft (commercial)	1 commercial flag without permit	Civic, governmental, and religious flags: no permit. 1 commercial flag (3×5 ft) without permit. Additional commercial flags require detached sign approval.
Holiday Decorations	No	All districts	N/A	N/A	N/A	Must be clearly incidental to and commonly associated with a recognized national, local, or religious holiday or celebration.

9.7(B) Penalty Schedule

Update the Penalty Schedule as follows:

Ordinance Violation	Fine for First violation	Fine for Subsequent violation
Illegal land use	$1,000	$2,000
Alteration of land without ILP	$~~200~~250	$400
Failure to comply with written commitments or conditions of approval	$500	$1,000
Failure to comply with certificate of compliance	$250	$500
Failure to comply with development standards	$100	$200
Alteration of construction drawings, methods, and/or material without notification to the Administrator	$100	$250
Construction without a permit	$300	$500
Failure to comply with stop work order	$2,500	$5,000
Continuing to work without inspection or approvals	$100	$250
Failure to allow entry per *9.4 Right-of-Entry*	$100	$250
Occupying dwelling (or portion under construction) without inspection and approval	$250	$500
Using a non-licensed plumber (except for homeowner performing work)	$250	$500
~~Using swimming pool without inspection or approvals~~	~~$250~~	~~$500~~
Work not ready for scheduled inspections	$50	$100
Construction of driveway without a driveway permit	$50	$100
~~Permanent signage without permit~~	~~$250~~	~~$500~~
~~Parking on an unimproved surface~~	~~$50~~	~~$100~~
~~Temporary use without permit~~	~~$500~~	~~$1,000~~
Any other violation of this Ordinance	$100	$200

9.8 Citations for Zoning Violations

A. **Notice to Alleged Violator**. An enforcement official may issue a notice letter of citation for a violation of this Ordinance. The enforcement official must advise the alleged violator that the violation may be admitted and, if admitted, is subject to payment of the fixed civil penalty listed in *9.7(B)*. ~~A copy of the citation must be filed with the County Circuit Court no later than the next business day following its issuance. Failure to file a copy of the citation does not affect its validity or the alleged violator's option to admit the violation and pay the fixed civil penalty.~~

B. **Form of Citation**. Citation letterss must be numbered and contain the following information:

1. The date and time issued;
2. The specific Ordinance violation for which the citation is issued;
3. The amount of the civil penalty fixed for that violation under *9.7(B)*;
4. The date and location of the violation;
5. The name and address of the person alleged to have committed the violation, if known or readily obtainable;
6. The signature of the enforcement official issuing the citation or the enforcement official's name (and badge number, if any) in computer generated form; and
7. ~~The duty of t~~The alleged violator ~~to appear~~must respond within 10 days of letter postmark.

C. **Service of Citation**. A citation may be served:

1. In Person. ~~A citation is served by the enforcement official upon the alleged violator.~~ If the alleged violator is present, the citation ~~must~~ may be delivered personally to the alleged violator. ~~If the alleged violator is not present and the violation involves specific premises, it must be served on the owner or other person in possession of the premises either in person or by first class mail.~~

~~C.~~ By Mail. The citation may be mailed via First Class and Certified Mail.

D. **Duty to ~~Appear~~Respond**.

1. Any person receiving a citation must ~~appear~~ respond in person or by attorney ~~at the County Circuit Court,~~ to admit or deny the alleged violation ~~at~~ by the time prescribed ~~by the County Circuit Court Administrator~~ in the citation. Payment of the civil penalty fixed under *9.7(B)* within 10 days of the issue date of the citation fulfills the duty to appear in person or by attorney and is deemed an admission of the violation.

~~D.~~2. If a person receiving a citation fails to respond in the prescribed time, the enforcement official may send an additional citation or exercise other enforcement options specified in this chapter.

E. **Procedure on Admission of Violation**. If a violation is admitted to the County Circuit Court, the civil penalty fixed under *9.7(B)* for the violation must be paid to the County or Town in a manner authorized by the violations clerk. Whenever a person assessed a civil penalty fails to mail or deliver payment to the County or Town Court within 10 days of the date the citation is issued, the violations clerk adds a late charge in the amount of $25. Late payments are accepted by the violations clerk only with the consent of the Administrator if the violation has been referred to the Administrator under subsection (F).

F. **Procedure on Denial of Violation, Failure to Appear, or Failure to Pay**. If a person served a citation:

~~1.~~ • Appears at the County Circuit Court and denies the alleged violation;

~~2.~~ • Fails to appear and admit or deny the alleged violation within 10 days of the issuance of the citation; or

• Fails to pay the fixed civil penalty within 10 days after admitting the violation;

~~3.~~ Then:

~~4.~~1. The violations clerk reports the circumstances to the Administrator to begin appropriate administrative or judicial proceedings against the person.

~~5.~~2. Limitations. The fixed civil penalties specified in ***9.7(B)*** apply only to violations admitted as provided in this section and are considered offers in compromise. If administrative or judicial proceedings are initiated for an alleged violation, the maximum penalty specified for the violation in ***9.7(A)*** is applicable to the violation.

Miscellaneous Updates

Other updates to the existing UDO

Formatting and Scribner's errors and broken hyperlinks will be corrected throughout the document.

1.16 Nonconforming Uses and Structures

Delete 1.16(B) and renumber the article as needed.

~~B. A building used by a nonconforming use may be expanded in area and height if the nonconformity is not increased, and the expansion conforms to all applicable standards of this Ordinance.~~

2.3 Residential District Standards

Update the district dimensional standards as follows:

BUILDING PLACEMENT REQUIREMENTS					
Minimum Front Setback	~~30'~~20'	~~20'~~15'	~~20'~~15'	15'	10'
Minimum Side Yard Setback (1)	~~15'~~10'	8'	8'	5'	5'
Minimum Rear Setback	~~20'~~15'	15'	~~12'~~10'	10'	~~10'~~8'
Garage Along Street Setback	35'	25'	25'	20'	15'

3.3 Use Standards

Update the description of Kennel:

Kennel: An establishment housing ~~4~~ 7 or more dogs, cats, or other small animals, and where boarding, grooming, breeding, training, or selling of animals is conducted either for commercial or non-commercial purposes. Kennels are subject to the regulations in ***Title IX, Chapter 90: Animals*** of the Putnam County, Indiana Code of Ordinances.

4.2 Accessory Uses and Structures

Update as follows:

C. **Timing.** ~~Accessory buildings cannot be constructed until construction of the principal building has begun. Accessory buildings cannot be occupied or utilized unless the principal building is first legally occupied for a permitted use within the applicable zoning district.~~ The construction of an accessory building must be completed:

- Within one year of the issuance of a building permit, if such permit is obtained individually, or
- Within one year of the completion of construction of the principal building if the accessory building's building permit is obtained as part of the building permit for the principal building.

…

E. **Accessory Dwelling Unit**

1. An accessory dwelling unit is permitted within a single-family detached dwelling or as a separate dwelling unit on the same lot or parcel with a principal dwelling unit.

2. No more than one accessory dwelling unit is permitted on any lot or parcel.

~~3. The accessory dwelling unit must share the same sewage disposal and water supply systems as the principal dwelling unit.~~

~~4.~~3. The living area of an accessory dwelling unit cannot exceed 50% of the square footage of the principal dwelling unit.

…

I. **Home Occupations**. A home occupation is permitted when incidental to the principal use of the premises as a residence. Home occupations must not adversely affect the residential character of the district or interfere with the reasonable enjoyment of adjoining properties. Home occupations must be of a personal service nature limited to domestic crafts, ~~and~~ professional service, and online sales. Home occupations cannot include uses with significant visitors to the home, uses involving animals, nor uses associated with vehicle sales or repair. Home occupations unable to meet these requirements may seek special exception approval.

Change "**Home Occupation**" to "**Home-Based Business**" in *4.2 Accessory Uses and Structures* and throughout the UDO.

4.8 Outdoor Storage

Update as follows:

A. The following provisions apply in all zoning districts whether the use is permitted, conditional, accessory, or temporary.

1. Storage in Required Yards or Rights-of-Way

a. Storage of materials incidental to a principal use ~~in a non-residential district~~ is permitted, provided the storage is located within an enclosed structure, or the provisions of ***6.2(L) Screening Requirements*** are met.

b. No portion of any lot can be used for the permanent storage of motor vehicles, ~~storage containers (such as shipping containers or PODS)~~, semi-tractors, semi-trailers, airplanes, ~~boats,~~ rubbish, garbage, junk, or building materials, except during construction in accordance with the terms of this Ordinance. Permanent storage means the presence of stored vehicles or materials for a period of 48 or more consecutive hours in any 1-week period. This subsection does not apply to operable motor vehicles, semi-tractors, semi-trailers, and airplanes that are currently licensed/registered and insured as required by state or federal law, and that are stored consistent with all other requirements of this Ordinance.

c. No storage is permitted within any right-of-way.

…

B. Shipping Containers

1. In Agricultural Districts only, shipping containers may be used as storage so long as they are located at least 10 feet behind the primary building, meet the primary structure setback requirements of the district, and are not visible from the right-of-way or an adjacent property.

2. The use of a shipping containers requires an Improvement Location Permit.

3. Shipping containers cannot be used as a dwelling unit.

~~B.~~C. **Storage of Recreational Vehicles or Boats in Residential Districts.** Storage or parking of recreational vehicles or boats within residential districts is subject to the following:

1. Recreational vehicles, ~~and~~ trailers, and boats may be parked or stored within accessory buildings. If parked or stored in the open, only one recreational vehicle or trailer is permitted on the lot. The vehicle, ~~or~~ trailer, or boat must be stored in the side yard or rear yard without encroaching into any required side yard setback or rear yard setback.

~~3.~~2. Parked or stored recreational vehicles, ~~and~~ trailers, or boats cannot be occupied or used for living, sleeping, or housekeeping purposes. Connections to gas, electric, water, or sanitary sewer service are prohibited.

~~4.~~3. Recreational vehicles, ~~and~~ trailers, or boats may not be stored on a right-of-way at any time except for the immediate loading and unloading of the vehicle.

~~5.~~4. Nothing in this Ordinance conveys a right to violate a covenant, restriction, or agreement. Property owners should consult their homeowner's association and their real estate title documents to avoid potential violations.

6.1 Fences and Walls

Update as follows:

These standards apply to fences and walls in all Zoning Districts.

A. **Fence Permits Required**

1. Except as provided in Item 2 below, permit is required for the construction of a fence in all districts.
2. In Agricultural Districts, a fence permit is not required for farm or livestock fences. A permit is required for privacy or residential-style fences.

Re-number the rest of the section accordingly.

Add the following article to **Chapter 8: Process and Permits**:

8.10 Administrative Adjustment

The Administrator may approve an Administrative Adjustment of up to 10% from any numerical development standard in this Ordinance (such as setbacks, height, lot dimensions, parking counts, or sign dimensions) upon written application with a dimensioned site plan. The Administrator must find that the adjustment:

- Is consistent with the intent of this Ordinance and the zoning district,
- Will not adversely affect adjacent properties or the public health, safety, or welfare, and
- Is the minimum necessary, due to a physical site condition rather than solely economic return.

An adjustment may not be granted for use regulations, flood hazard standards, or conditions of a prior approval, and it may not be combined with a variance or other relief for the same standard. The decision is issued in writing. Requests that do not qualify must be submitted to the BZA as a variance.

8.11 Grading Permit

Remove this article

8.12 Improvement Location Permit

Update as follows:

An Improvement Location Permit (ILP) issued by the Administrator is required prior to beginning construction on structures or establishing a use on any land. An ILP is required for land disturbance greater than one acre.

A. Except for variances approved by the Board of Zoning Appeals or an order of a court, an improvement location permit will not be issued for the erection, alteration, or use of any building or structure, or for the use of any land unless it complies with all provisions of this Ordinance and any conditions of approval imposed on the building, structure, or use.

B. An ILP issued for grading or land disturbance over 1 acre requires:

1. A contour map showing the present contours of the land and the proposed grading.
2. A plot plan showing the location of grading and property boundaries.
3. A plan for minimizing erosion and sedimentation

10.2 Definitions

Add the following terms to Chapter 10.2 Definitions in their appropriate alphabetical order.

AGRICULTURE DISTRICTS: The Rural Preservation (A1), Agriculture (A2), and Rural Residential (A3) Districts.

AGRIVOLTAICS: The co-location of a Commercial Solar Energy System with active agricultural use — including crop cultivation, livestock grazing, or apiaries — on the same land, where the System is designed, elevated, and constructed to allow that agricultural use to continue underneath and between the solar arrays for the life of the project.

BUSINESS DISTRICTS: The Local Commercial (C1), General Commercial (C2), and Highway Commercial (C3) Districts.

CRITICAL IT LOAD: The maximum amount of electrical power, measured in megawatts, that may be delivered to information technology equipment within a Data Center, exclusive of power used for cooling, lighting, and other non-IT infrastructure.

DECOMMISSIONING: The process of discontinuing operation of a Commercial Solar Energy System, Commercial Wind Energy System, Small Modular Reactor, a primary-use Battery Energy Storage System, Data Center, including removal of equipment, remediation of hazardous materials, and restoration of the site.

EMERGENCY PLANNING ZONE (EPZ): The area surrounding an SMR facility for which special planning and preparedness efforts are undertaken to ensure that prompt and effective actions can be taken to protect the public in the event of an incident.

ENERGY DEVELOPER: Any person or entity that proposes, develops, constructs, owns, operates, maintains, or otherwise controls a Commercial Solar Energy System, Commercial Wind Energy System, Small Modular Reactor, a primary-use Battery Energy Storage System, or a Data Center including the permit applicant, landowner, facility owner, facility operator, contractor, and their respective successors and assigns. All such parties are jointly and severally responsible for meeting the requirements applicable to Energy Developers under this Ordinance.

EXCLUSION AREA: The area surrounding the reactor in which the facility operator has the authority to determine all activities, including exclusion or removal of personnel and property from the area. This area is typically within the facility property boundary.

INDUSTRIAL DISTRICTS: The Light Industrial (I1), General Industrial (I2), and Natural Resource (NR) Districts.

NON-PARTICIPATING PROPERTY: A parcel located within the greater of: (1) 1,320 feet or (2) 3 times the device's blade tip height, in any direction of a proposed energy facility, including properties separated by other parcels, private or public streets, waterbodies, drainage channels, railroad corridors, utility corridors, and other similar intervening features, where the parcel owner does not consent to having the energy facility on the parcel, nor enters into a lease or other agreement with the facility owner to use the parcel.

PARTICIPATING PROPERTY: A parcel owned, leased, or otherwise controlled to be part of a proposed energy facility with the consent of the parcel owner.

PRIME FARMLAND: As defined by the U.S. Department of Agriculture: land with the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and available for such uses. May be cultivated land, pastureland, forestland, or other land, but not urban or built-up land or water areas.

PROTECTED DISTRICT: A public or private nursery school or any school serving one or more grades K through 12; hospital, place of religious worship; a public or private park, playground, playing field, sports facility, or fairgroung; public or private cemetery; public housing facility; covered bridge, gymnasium, dance studio, theater company, or other facilities used by children; or childcare center licensed by the Indiana Family and Social Services Administration.

RCRA 8 METALS: Any of the eight metals identified by the Resource Conservation and Recovery Act: arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver.

RESIDENTIAL DISTRICTS: The R1 Residential, R2 Residential, R3 Residential, R4 Residential, and R5 Residential Districts.

SOLAR EASEMENT: An easement recorded pursuant to IC 32-23-4, obtained to ensure exposure of a solar energy device or passive solar energy system to direct sunlight.

SPECIAL DISTRICTS: The Downtown (DT), Institutional (IS), and Planned Unit Development (PUD) Districts.

WATER MANAGEMENT PLAN: A written plan describing a Data Center's projected water source(s), daily and peak water demand, cooling technology, and measures to minimize potable water consumption.

Use Matrix

Updates to the existing Use Matrix

Adjust 3.2 Land Use Matrix as shown on the following pages.



Chapter 3

Permitted Uses

3.1 PERMITTED USES 3

3.2 USE MATRIX 5

3.3 USE STANDARDS ..... 10~~11~~~~10~~

3.4 TEMPORARY USES, EVENTS AND STRUCTURES ..... 48~~49~~~~47~~

3.1 Permitted Uses

A. **Applicability**

Land can only be used, and structures can only be used, erected, or structurally altered, for allowable uses in the Zoning District where they are located.

B. **Land Use Specified**

Each land use is either a permitted, not permitted, or a Special Exception Use in each Zoning District as set forth in *3.2 Use Matrix* (the "Use Table") or elsewhere in this Ordinance.

C. **Special Exception Uses**

A Special Exception Use designation does not imply the use will be disallowed but it requires a greater degree of scrutiny because of the potential adverse impact upon the immediate neighborhood and the community. The Board of Zoning Appeals reviews a Special Exception Use for its characteristics and impacts to determine suitability in a zoning district. The approval of the Special Exception Use is subject to a public hearing by the Board of Zoning Appeals according to *8.7 Special Exception Use Process*.

D. **Unlisted or Questionable Land Uses**

Any use not listed in the use table or otherwise permitted by this Ordinance is prohibited. The Administrator determines land use placement if it is not specifically listed. This determination may be appealed to the Board of Zoning Appeals consistent with *8.9 Appeals of Administrative Decisions*.

E. **Primary Use Classifications** All primary land uses in the Use Table are organized into one of the following five general land use classifications:

- Agricultural Primary Uses
- Residential Primary Uses
- Commercial Sales, Service and Repair Primary Uses
- Industrial, Manufacturing and Wholesale Primary Uses
- Civic, Public and Institutional Primary Uses

F. **Explanation of Table Cell Entries**. Each of the cells on the Permitted Use Table indicates whether a use is permitted or not and what limitations apply to the specific use. Items listed in the Use Standards column refer to conditions for a specific use (*3.3 Use Standards*).

- Permitted Use ("P"). A "P" in a table cell indicates the use is permitted in the respective zone district and subject to compliance with the use limitations referenced in the second column of the use table ("Use Limitations").
- Use Not Permitted (blank cell). A blank table cell indicates the use is **not** permitted in the zone district.
- Use Subject to Special Exception Use Review ("S"). An "S" in a table cell indicates the use is generally appropriate in the zoning district and goes through Special Exception Use review. Special Exception Uses may have the potential for limited impacts on

adjacent properties or on the established character of the neighborhood context or zone district. "S" uses are subject to BZA public hearing according to Special Exception Use Review, which grants the Board the authority to impose conditions on the specified use to mitigate any potential impacts. Such uses must comply with any applicable use limitations as well as the review criteria stated in ***8.7 Special Exceptions***.

3.2 Use Matrix

P = Permitted Use S = Special Exception Use	A1	A2	A3	R1	R2	R3	R4	R5	C1	C2	C3	I1	I2	NR	DT	IS	Minimum Parking Requirements
AGRICULTURE PRIMARY USES																	
Agricultural Products Sales & Storage	S	P	P								S						0.3 spaces/1000 SF GFA
Agricultural Uses – Animal Related	P	P	P										P	P			No requirement
Agricultural Uses – Non-Animal Related	P	P	P									P	P	P			No requirement
Agritourism	S	P	P														0.3 spaces/1000 SF GFA
Confined Feeding Operation	P												S	P			No requirement
Farm Equipment Sales & Service	S	S	S	S					P	P		S	S	S			0.3 spaces/1000 SF GFA
Fertilizer Storage & Distribution	S	S	S										P				0.3 spaces/1000 SF GFA
Food Processing Plants												S	P				0.3 spaces/1000 SF GFA
Forestry	P	P	P											P			No requirement
Grain and Feed Mills		S	S										P				0.5 spaces/1000 SF GFA
Plant Nursery/Greenhouse	P	P	P								S	P	P	P		S	0.5 spaces/1000 SF GFA
Riding Stables and Academies		P	P	S								S				S	0.5 spaces/1000 SF GFA
Roadside Produce Stand	P	P	P	S						P	P	S				P	2 spaces/1000 SF GFA
Sale Barn for Livestock		S	S										S				0.3 spaces/1000 SF GFA
Slaughterhouse		S	S										S				0.3 spaces/1000 SF GFA
RESIDENTIAL PRIMARY USES																	
Dwelling - Single-Family Detached	P	P	P	P	P	P	P	P	S					S	P	S	2 spaces/unit
Dwelling - Duplex	S	P	P	P	P	P	P	P							P	S	2 spaces/unit
Dwelling - Triplex					S	P	P	P									2 spaces/unit
Dwelling - Quadplex					S	P	P	P									2 spaces/unit
Dwelling - Townhouse						S	P	P							P	S	2 spaces/unit
Dwelling - Cottage Court						S	P	P							P	S	1.25 spaces/unit
Dwelling - Apartment Building: Small (6 DU/building max)						S	P	P	S						P	P	1.25 spaces/unit
Dwelling - Apartment Building: Large (12 DU/ building max)							S	P		S					P	P	1.25 spaces/unit
Apartment Complex							S	P									1.25 spaces/unit
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	S	S		S		S	P	P	1 space/unit
Assisted Living Facilities								S	S	P					P	P	0.75 spaces/unit

P = Permitted Use S = Special Exception Use	A1	A2	A3	R1	R2	R3	R4	R5	C1	C2	C3	I1	I2	NR	DT	IS	Minimum Parking Requirements
Childcare Home				S	S	S	S	S	S						S	S	1.25 spaces/unit
Fraternity, Sorority, or Student Housing							S	P							S	P	1.25 spaces/unit
Group Residential Facility				S	S	S	S	S									0.25 spaces/unit
Live/Work Dwelling		S	S	P	P	P	P	P	S	S					P	S	1.25 spaces/unit
Manufactured Home Park																	2 spaces/unit
Nursing Home, Hospice						S	P	P	S	P						P	0.75 spaces/unit
Residence for Older Adults							S	P	S	P					P	S	0.75 spaces/unit
Rooming or Boarding House								S								S	5 spaces/1000 SF GFA
Upper Story Residential									P	P	P	P			P	P	1 space/unit
COMMERCIAL SALES, SERVICE, AND REPAIR PRIMARY USES																	
Adult Business – All Types													S				8 spaces/1000 SF GFA
Animal Sales and Services, All Others		S	S							P	S	P	S		S		2.5 spaces/1000 SF GFA
Animal Sales and Services, Household Pets Only									S	P	P				S		2.5 spaces/1000 SF GFA
Arts, Recreation, Entertainment, Indoor		S	S	S					S	P	P	S	S		P	S	2.5 spaces/1000 SF GFA
Arts, Recreation, Entertainment, Outdoor		S	S	S						P	S	S			S	S	2.5 spaces/1000 SF GFA
Auction Houses		S	S						S	P	P	P			S	P	2.5 spaces/1000 SF GFA
Auto/Motorcycle/Boat/Light Truck Sales or Rentals										P	P	P					0.5 spaces/1000 SF GFA
Automobile Services, Heavy	S	S	S						S	S	P	P	P				0.5 spaces/1000 SF GFA
Automobile Services, Light	S	S	S						S	P	P	P	P				0.5 spaces/1000 SF GFA
Banks and Financial Institutions									P	P	P	P	S		P	P	2.5 spaces/1000 SF GFA
Bed and Breakfast Establishments		S	S	S				S	S	S					S		2 spaces + 1 space/room
Dental/Medical Office or Clinic									S	P	P	S			P	S	2 spaces/1000 SF GFA
Food Catering Service										P	P	P			S	S	1.8 spaces/1000 SF GFA
Funeral Home and Crematorium		S	S							P	P	P				S	2.5 spaces/1000 SF GFA
Gas Station/Charging Station										P	P	P				S	2.5 spaces/1000 SF GFA
Grocery or Market									S	P	P				S	S	2.5 spaces/1000 SF GFA
Gymnastics Facility									S	P	P	P			S	P	2.5 spaces/1000 SF GFA
Health Spa/Fitness Center									P	P	P	S			S	P	2.5 spaces/1000 SF GFA
Hotel or Motel										P	P	P			P	P	1 space/room

P = Permitted Use S = Special Exception Use	A1	A2	A3	R1	R2	R3	R4	R5	C1	C2	C3	I1	I2	NR	DT	IS	Minimum Parking Requirements
Kennel	S	S	S							S	S	S	S			S	2 spaces/1000 SF GFA
Laundromat									P	P	P	P			S	P	2.5 spaces/1000 SF GFA
Mobile Merchant Activity										P	P				P	P	No requirement
Office, All Others					S	S	S	S	P	P	P	P			P	P	2 spaces/1000 SF GFA
Parking Garage										P	P				P	P	No requirement
Parking Lot										P	P	P			S	P	No requirement
Pawn Shop										S	S		S				2.5 spaces/1000 SF GFA
Playhouse /Theatre										P	P				P	P	2.5 spaces/1000 SF GFA
Restaurants – Table Service									P	P	P				P	P	5 spaces/1000 SF GFA
Restaurants - Counter Service, No Drive-thru									P	P	P	P	S		P	P	5 spaces/1000 SF GFA
Restaurants - Counter Service, With Drive-thru									S	P	P				S	S	5 spaces/1000 SF GFA
Retail Sales, Service & Repair, All Others									P	P	P				P	S	2.5 spaces/1000 SF GFA
Retail Sales, Service & Repair, Outdoor										P	P	S			S		2.5 spaces/1000 SF GFA
Retail Sales, Service & Repair, Special Handling										S	S				S		2.5 spaces/1000 SF GFA
Sports and/or Entertainment Arena or Stadium										P	P	S			S	P	1 space/4 seats or 1 space/40 SF GFA
Taverns									P	P	P	S			P	S	4 spaces/1000 SF GFA
Truck Stop/Travel Center										S	S	S	S				2.5 spaces/1000 SF GFA
Winery or Microbrewery		S	S	S					S	P	P	S			P	S	2.5 spaces/1000 SF GFA
INDUSTRIAL MANUFACTURING AND WHOLESALE PRIMARY USES																	
Airport		S											S			S	No requirement
Automobile Parts Recycling Business												S	P				0.5 spaces/1000 SF GFA
Automobile Towing Service Storage Yard										S	S	P	P				0.3 spaces/1000 SF GFA
Battery Energy Storage System, Tier 2												S	S	S			No requirement
Battery Energy Storage System, Tier 3													S	S			No requirement
Bottled Gas Storage and Distribution													S				0.3 spaces/1000 SF GFA
Chemical Manufacturing and Storage													S				0.3 spaces/1000 SF GFA
Commercial Solar Energy System														S			No requirement
Commercial Wind Energy System														S			No requirement

P = Permitted Use S = Special Exception Use	A1	A2	A3	R1	R2	R3	R4	R5	C1	C2	C3	I1	I2	NR	DT	IS	Minimum Parking Requirements
Communication Services		S	S						S	P	P	S	P		S	S	0.5 spaces/1000 SF GFA
Composting Facility	S	S	S										S			S	No requirement
Contractors- General	S	S	S						S	P	P	S	P				0.5 spaces/1000 SF GFA
Contractors- Heavy/Contractor Yard	S	S	S						S	S	P	P	P				0.5 spaces/1000 SF GFA
Data Center, Standard												S	S				0.3 spaces/1000 SF GFA
Food Preparation and Sales, Commercial											S	P	P			S	0.5 spaces/1000 SF GFA
Heliport													S			S	No requirement
Laboratory, Research, and Development Services										P	P	P	S			S	0.5 spaces/1000 SF GFA
Manufacturing or Refinement of Asphalt, Cement, Gypsum, Lime, or Wood Preservatives													P				No requirement
Manufacturing, Fabricating, & Assembly - General												S	P				0.5 spaces/1000 SF GFA
Manufacturing, Fabricating, & Assembly - Heavy													S				0.5 spaces/1000 SF GFA
Mass Transit Facility (Bus/Light-Rail)								S		P	P				S	P	0.5 spaces/1000 SF GFA
Mineral Extraction														P			No requirement
Rail Distribution Yards													S				No requirement
Recycling Center												S	P				0.3 spaces/1000 SF GFA
Recycling Drop-Off Facilities				S	S	S	S	S	P	P	P	P	P		S	P	0.3 spaces/1000 SF GFA
Recycling Plant, Scrap Processor												S	P				0.3 spaces/1000 SF GFA
Salvage or Junk Yards													S				0.3 spaces/1000 SF GFA
Sand & Gravel Extraction or Sales													P	P			No requirement
Sanitary Landfill or Incineration														S			No requirement
Self-Storage Facilities		S	S							S	S	P	P				0.1 spaces/1000 SF GFA
Small Cell Facility				S	S	S	S	S	S	S	S	S	S		S	S	No requirement
Small Modular Reactor													S	S			No requirement
Solid Waste Facility													S	S		S	0.3 spaces/1000 SF GFA
Stone Quarries														P			No requirement
Telecommunication Facilities	S	S	S						S	S	S	P	P	S	S	S	No requirement
Transportation Services												S	S				0.5 spaces/1000 SF GFA
Truck Freight Terminal/Distribution Center													S				0.3 spaces/1000 SF GFA

P = Permitted Use S = Special Exception Use	A1	A2	A3	R1	R2	R3	R4	R5	C1	C2	C3	I1	I2	NR	DT	IS	Minimum Parking Requirements
Vehicle Storage, Commercial											S	S	P				0.5 spaces/1000 SF GFA
Wholesale Trade or Storage, General													S				0.5 spaces/1000 SF GFA
Wholesale Trade or Storage, Light												S	P				0.5 spaces/1000 SF GFA
CIVIC, PUBLIC, AND INSTITUTIONAL PRIMARY USES																	
Animal Shelter		S	S	S						S		S	S			S	2 spaces/1000 SF GFA
Banquet Facilities and Reception Halls		S	S					S	P	P	P	S			S	P	2.5 spaces/1000 SF GFA
Campground/RV Park		P	P	S						S		S				S	2 spaces/lot or campsite
Cemetery	S	S	S	S	S	S	S	S		S						S	1 space/25 plots
Childcare Facilities								S	P	P	S	S			P	P	1 space/1000 SF GFA
Club or Lodge		S	S						P	P	P	S			P	P	0.5 spaces/1000 SF GFA
Community Center		S	S	S	S	S	S	S	P	P	P				P	P	0.5 spaces/1000 SF GFA
Conference Center									S	P	P	P			P	P	2.5 spaces/1000 SF GFA
Correctional Institution																S	4 spaces/1000 SF GFA
Fairgrounds		S	S	S								S				P	2.5 spaces/1000 SF GFA
Golf Course, Country Club, Driving Range		S	S	S						S		S				S	2.5 spaces/1000 SF GFA
Highway Maintenance Garage & Storage										P	S	P	P			P	0.5 spaces/1000 SF GFA
Hospital									S	P	P	P	S		S	P	1 space/2 beds
Libraries and Museums		S	S	S	S	S	S	S	P	P	P	S			P	P	1 space/1000 SF GFA
Municipal & Government Buildings		P	P	S	S	S	S	S	P	P	P	P	P		P	P	8 spaces/1000 SF GFA
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	S	S	P	S		P	P	1 space/50 SF GFA
Places of Worship		S	S	S	S	S	S	S	S	P	P	S			S	S	0.5 spaces/1000 SF GFA
Public and Religious Assembly, All Others		S	S	S	S	S	S	S	S	P	P	S			S	S	0.5 spaces/1000 SF GFA
Schools – K - 12	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	2 spaces/1000 SF GFA
Schools - Vocational		P	P							P	P	S	S		S	P	1 space/1000 SF GFA
University or College										P	P	S			S	P	1 space per 4 students at maximum capacity
Utility, Major Impact		S	S							P	P	P	S	S	S	P	0.5 spaces/1000 SF GFA
Utility, Minor Impact		S	S						S	P	P	S	P	P	S	S	0.5 spaces/1000 SF GFA