

# BID PACKET

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Gary W. and Carolyn A. Selfridge

# STATE STREET OFFICE COMPLEX ONLINE AUCTION



**1604 STATE STREET  
NEW ALBANY, IN 47150**



ONLINE BIDDING ENDS

**WEDNESDAY, JUNE 10 @ 2PM**

**HARRITT  
GROUP** INC.

**HARRITGROUP.COM**

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



**REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS**

**1600 & 1604 State Street, New Albany, IN 47150**

**Wednesday, June 10, 2020**

**This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.**

**COVID-19 PRECAUTIONS** The Harritt Group will follow social distancing and face mask recommendations. Inspection by appointment only. Video tours available upon request.

**BIDDING ONLINE** - Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

**AUCTION ORDER** 1600 & 1604 State Street will be offered together as one unit and will include all furnishings.

**BUYER'S PREMIUM** - A 10% buyer's premium will be added to the hammer bid price to determine the final purchase price. Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

**MANNER OF PAYMENT** - A 10% *non-refundable down payment* in the form of cash, check or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email or fax to the Harritt Group within 24 hours of the auction.

**CLOSING** All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

**INSPECTION** - Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. All measurements per courthouse.

**FLOOD DESIGNATION** - Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed.

**EVIDENCE OF TITLE** - Seller will provide merchantable title via a deed. Cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

**ZONING** Property is zoned Mixed Use Corridor Commercial (MC).

**SURVEY** - Property is being sold without a survey. All land measurements are per courthouse records.

**REAL ESTATE TAXES AND ASSESSMENTS** - All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the day immediately prior to the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

**POSSESSION** - Seller will give possession at closing. All contents included.

**AUCTION END TIME** - Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

**MAXIMUM BID** Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference. The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

**MALFUNCTION AND LOSS OF SERVICE** The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. Bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

**SOLD WITH SELLER'S RESERVE** - Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

**PRE-AUCTION SALES** Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Real Estate Purchase Agreement along with the required deposit. Properly submitted offers will be presented to the seller, who may accept or reject such offer in their sole and absolute discretion.

**AGENCY** The Harritt Group is acting exclusively as agents for the seller.

**SELLER** Gary W. & Carolyn A. Selfridge

Client Detail

1604 State Street, New Albany, IN 47150

Listing #: 202007728

\$ .00

Active (05/14/20)



Prop Type:	<b>Commercial</b>	SubType:	<b>Office</b>
County:	<b>Floyd</b>	Approx Sqft:	<b>3,580</b>
Township:	<b>New Albany</b>	Lot Sz:	<b>0.298 / 12,981</b>
Lease Rate:		Lot Sz Src:	<b>Assessor</b>
Ls Rt Type:		Lot Dim:	<b>108' x 120'</b>
Ann Tax:	<b>5,337</b>	Irreg. Dim:	
Tax Year:	<b>2019/2020</b>	Land Assess:	<b>\$61,600</b>
Parcel#:	220503400128000008	Improvements:	<b>132,300</b>
Adl Parc#:	<b>220503400130000008</b>	Total Assess:	<b>\$193,900</b>
Directions:	<b>I-265 to State Street Exit #0. South 1 mile to property on left or 1 mile North of downtown. 1972</b>		
Year Built:	<b>1972</b>		
Legal:	<b>P. 27 L. 2 P. 27 PRT L. 1 #008-34600-24 1604 STATE ST. &amp; P. 27 PRT L. 1 1600 STATE ST.</b>		

Remarks

State Street Office Complex Online Auction - Bidding Ends Wednesday, June 10 @ 2PM. Selling online at auction a prime two-building commercial office complex with a 19-space parking lot located on the corner of State & Conner Street two blocks south of the hospital, minutes to downtown, and easily accessible to I-64 and I-265. Two free-standing buildings with a covered walkway, previously used as an Insurance Agency and storage facility, will be offered together as one unit and include all office furnishings. 1604 State Street: 3580 SF office building built in 1972 includes 9 offices, 3 conference rooms, equipped kitchenette, men and women's restrooms, reception area with cathedral ceiling, and additional full bath up. 1600 State Street: 1226 SF 5-room bungalow formerly rented as a 2 BR-1 Bath home was used as an office record storage facility. The lot dimensions and tax information are combined and include both parcels. A premier opportunity to occupy, develop, or invest in. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment in the form of cash, check or wired funds due within 24 hours following the auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction.

Amenities

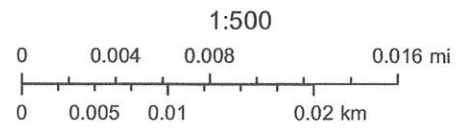
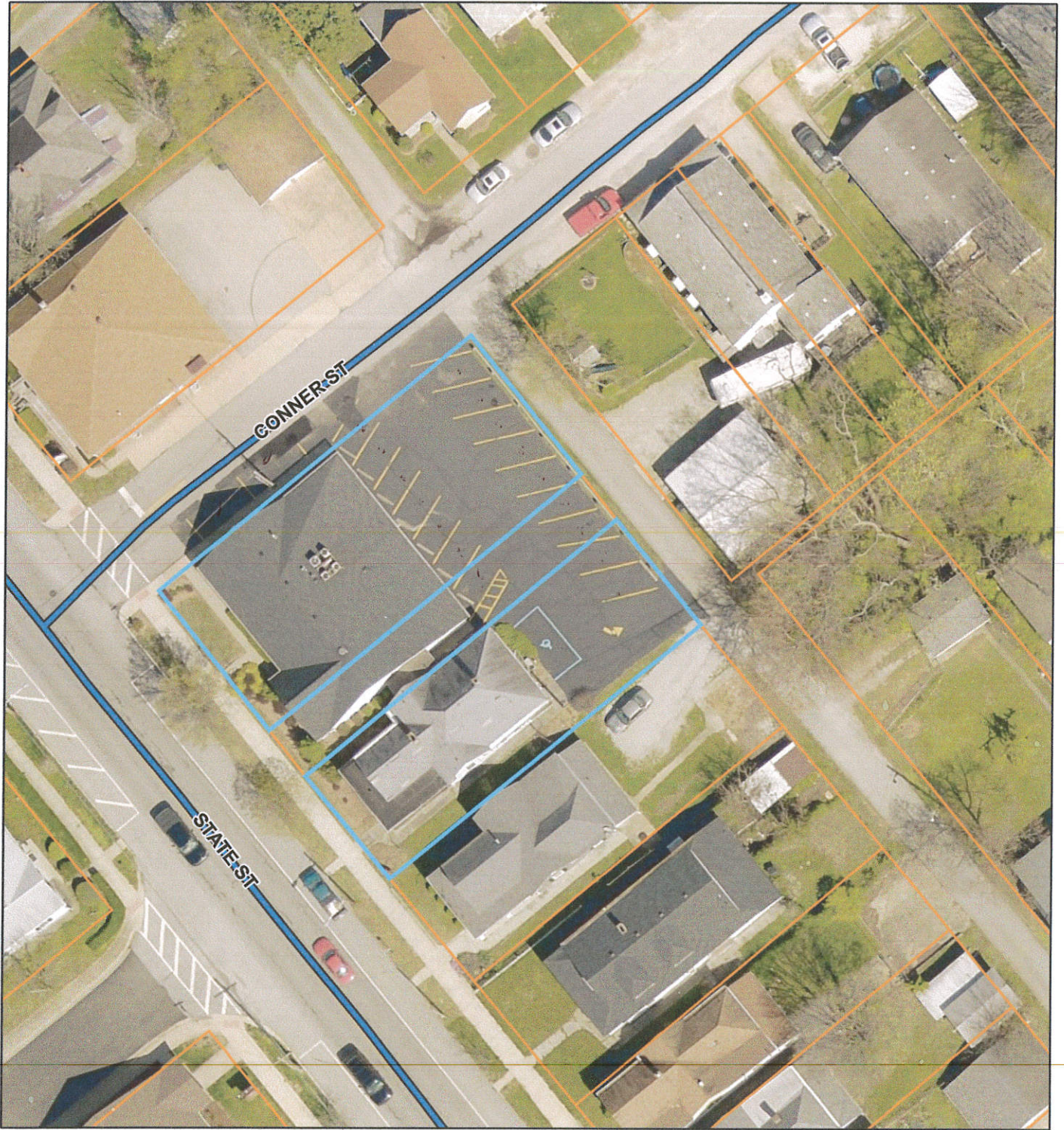
Construction:	<b>Existing</b>	Number of Docks:	
Road Frontage:	<b>108'</b>	Dock Height:	
Max Divisible Sq Ft:		Existing Zoning:	<b>MC</b>
Min Divisible Sq Ft:		Numberof Parking:	<b>19</b>
Elevators YN:		Units Total:	<b>0</b>

Units

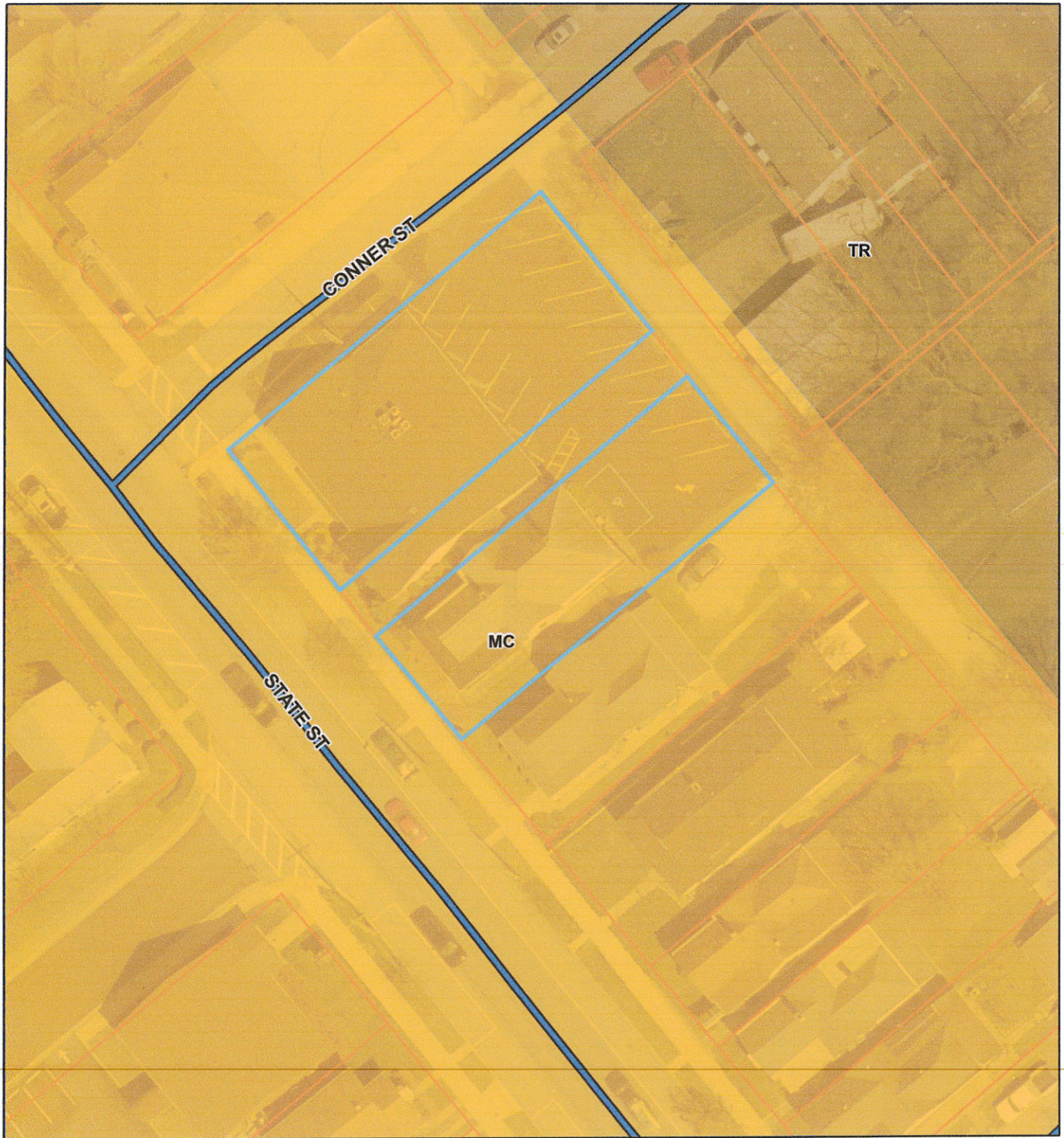
General Information

Transaction Type:	Flood:	<b>No</b>
Covenants & Restr:	Sign:	<b>Yes</b>

1600 & 1604 State Street, New Albany, Indiana 47150



# 1600 & 1604 State Street, New Albany, IN 47150



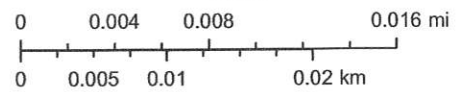
## New Albany Zone Map

### Zoninh

-  LDR - Low Density Residential
-  MDR - Mixed Density Residential
-  TR - Traditional Residential
-  D - Downtown
-  MU - Mixed Use
-  MC - Mixed Use Corridor Commercial

-  HC - Highway Oriented Commercial
-  IND - Industrial
-  IST - Institutional
-  CEM - Cemetery
-  FLD - Floodplain
-  SS - Steep Slope

1:500



4.6 MIXED-USE CORRIDOR COMMERCIAL



**A. Purpose**

The Mixed-Use Corridor Commercial (MC) district is intended to accommodate a variety of Commercial and residential uses along the primary transportation corridors of the City. The mix of uses should create a high-quality pedestrian-oriented environment within walking distance of local neighborhoods. This district provides a variety of neighborhood-oriented Commercial uses including small-scale shopping centers, supermarkets, bakeries, pharmacies, variety stores, restaurants, laundries, and hardware stores. Residential uses are a Multifamily Building type. Mixed-Use Buildings are encouraged. Given the various uses and densities within and adjoining the district, new Development will need to be compatible with the adjacent uses.

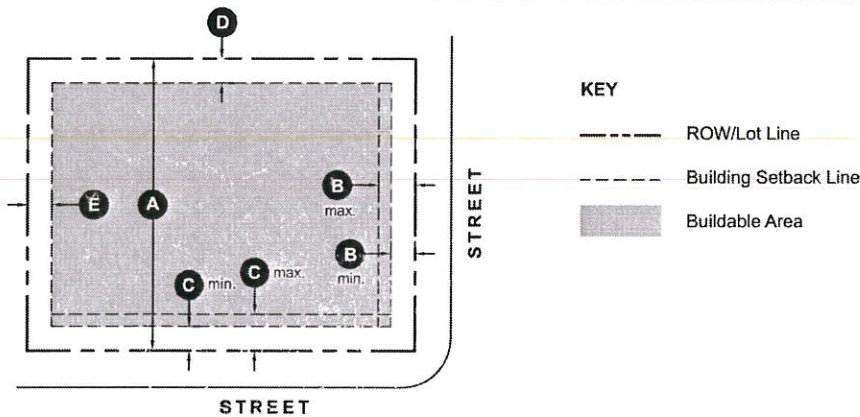


Figure 4-5: Mixed-Use Corridor Commercial Setbacks

**B. Lot Requirements**

Lot Size

Residential Uses	1,800 s.f. minimum per Dwelling unit
Non-Residential Uses	No minimum

Lot Width

Residential Uses	75' min. <b>(A)</b>
Non-Residential Uses	No minimum

Lot Frontage/Street Frontage: No minimum requirement for Street frontage provided that any Lot without Street frontage has an unobstructed access Easement at least 25' wide.

**C. Building Placement Requirements**

**Setback**

Front

Residential Uses	20' min., 30' max.
Non-Residential Uses adjacent to Residential Use and/or district	25' min., 35' max. <b>(B)</b>

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NEW ALBANY, INDIANA

CHAPTER 4



Non-Residential Uses all others	No min.	
Parking Area	30' min.	
<b>Street Side</b>		
Residential Uses	10' min., 20' max.	
Non-Residential Uses adjacent to Residential Use and/or district	20' min., 30' max.	<b>C</b>
Non-Residential Uses all others	No min.	
Parking Area	20' min.	
<b>Side Yard</b>		
Residential Uses	5' min.	
Non-Residential Uses adjacent to Residential Use and/or district	20' min.	<b>D</b>
Non-Residential Uses all others	No min. <sup>1</sup>	
<b>Rear</b>		
Residential Uses	10' min.	
Non-Residential Uses adjacent to Residential Use and/or district	20' min.	<b>E</b>
Non-Residential Uses all others	No min.	
Distance Between Principal Building and Accessory Buildings	6' min.	
<b>Garage Along Any Street</b>		
Where abuts R zone	20' min.	
All others	No min.	

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<sup>1</sup>Side Yard setback shall be a minimum of 5' if the Building is not located on the property line.

**D. Building Form Requirements**

<b>Building Height</b>	
Residential Uses	40' max.
Non-Residential Uses	35' max.
Lot Coverage	50% max.
Floor Area/Dwelling Unit for Multifamily Dwellings	450 s.f. plus 150 s.f. per Bedroom

**E. Parking Requirements**

See [Article 6.16 – Parking Standards](#).

**F. Miscellaneous Requirements**

See [Article 6.10](#) for the required landscape buffer where the parcel abuts a residential Use.

**G. Use Table**

See [CHAPTER 5 – PERMITTED USE TABLE](#)

CHAPTER 5



5.1 APPLICATION

- A. **APPLICABILITY:** No Building, structure or land shall be used, and no Building or structure shall be erected, reconstructed or structurally altered, which is arranged, intended or designed to be used for any purpose other than a Use which is permitted and specified in a Zoning District in which such a Building, structure or land is 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 CHAPTER 5 - USE TABLE (the "Use Table") or elsewhere in this Ordinance.
- C. **SPECIAL EXCEPTION USES:** A Special Exception designation is not meant to imply that the Use will be disallowed, but that the Use requires a greater degree of scrutiny and review because of its potential adverse impact upon the immediate neighborhood and the community. The Board of Zoning Appeals reviews a Special Exception and its characteristics and impacts to determine its suitability in a given location for those Zoning Districts in which it is permitted. The determination of whether the Special Exception may be approved shall be subject to a public hearing by the Board of Zoning Appeals and review in accordance with Article 7.12 – Special Exceptions.
- D. **Unlisted or Questionable Land Uses:** Any Use not listed in the Use table or otherwise permitted by this Ordinance shall be prohibited. The Zoning Administrator shall determine into which category a land Use is placed if it is not specifically listed. This determination may be appealed to the Board of Zoning Appeals consistent with Article 7.3 - Appeals of Administrative Decisions.

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5.2 USE TABLE

A. [See Following Pages]

LDR	Low Density Residential
MDR	Mixed Density Residential
TR	Traditional Residential
HC	Highway Oriented Commercial
MC	Mixed Use Corridor Commercial
D	Downtown
MU	Mixed Use
IND	Industrial
IST	Institutional
OS	Open Space
CEM	Cemetery



NEW ALBANY, INDIANA  
CHAPTER 5: USE TABLE

KEY: Blank cell = Not Permitted P = Permitted S = Special Exception

USE CATEGORY	SPECIFIC USE	LDR	MDR	TR	HC	MC	D	MU	IND	IST	OS	CEM	Use Standard
Household Living	Single-Family Detached House: Medium	P	P	P		S		S			S		
	Single-Family Detached House: Compact		P	P		S	P	S			S		
	Duplex		P	P		P	P	S					
	Triplex & Fourplex		S	P		P	P	P					
	Courtyard Apartment			S		P	P	P					
	Bungalow Court		S	P		P	P	P					
	Rowhouse					P	P	P					
	Apartment Complex: Small		S	P		P	P	P					
	Apartment Complex: Large				P		P	P					(9)
	Efficiency Unit												
	Accessory Dwelling Unit		S	S			S	S	S				
	Upper Story Residential						P	P	P				
	Mobile Home												
	Mobile Home Park												
Modular Home		S	S	S		S		S					

See Planned Unit Development

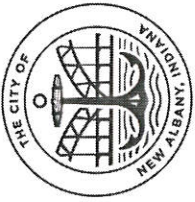
RESIDENTIAL



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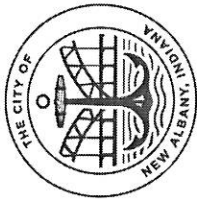
USE CATEGORY	SPECIFIC USE	LDR	MDR	TR	HC	MC	D	MU	IND	IST	OS	CEM	Use Standard
Household Living	Home Business	P	P	P		P	P	P					
	Live-Work					S	S	S					
	Model Home	P	P	P		P	P	P					
	Assisted Living Facility		S	P		P	S	P		P			
Group Living	Group Home & Transitional Housing	S	S	S		S		S					(1) (8)
	Hospice			S		P		P					
	Convent, Monastery			S		S		S					
	Nursing Home				S	P	S	P					
	Residential Facility	P	P	P				P		P	S		
Community Service	Club, Civic				P	P	P	P		P			
	Club, Private	S	S	S		P	P	P		P			
	Conference Center					S	P	P		P			
	Museum, Library					P	P	S		P			
	Governmental Service or Use	P	P	P	P	P	P	P	P	P	P		
	Temporary Use or Event	P	P	P	P	P	P	P	P	P	P		



NEW ALBANY, INDIANA  
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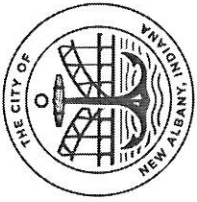
USE CATEGORY	SPECIFIC USE	LDR	MDR	TR	HC	MC	D	MU	IND	IST	OS	CEM	Use Standard
Educational Facility	All Educational Institutions, except as listed below:				P	P	S	P		P			
	College or University		S	S	(2)	P	S (3)	P		P			
	School, Vocational or Business				S	P	P	P		P			
	School, Trade, Fine Arts or Commercial				P	P	S	P	S	P			(4)
Medical Facility	All Medical Facilities, except as listed below:				P	P	P	P		P			
	Hospital, Medical Center				P	S	S	S	P	P			
	Pain Management Clinic				P		S	S	P	P			
	Therapeutic Massage				P		S	S	P	P			
Parks and Open Area	All parks and open areas, except as listed below:	P	P	P	P	P	P	P	P	P	P		
	Cemetery	S								S	P	P	
Passenger Terminal	Heliport	S							S	S			
	Passenger Terminal				P	S	S	S	P				
Place of Worship	All Houses of Worship	S	S	S	P	P	P	P	S	P	P	P	
Utilities	All Public Utilities, except as listed below:	S	S	S	S	S	S	S	S	S	S		
	Windmills								S	S	S		



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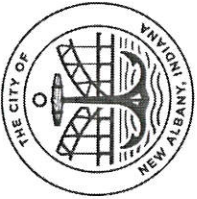
USE CATEGORY	SPECIFIC USE	LDR	MDR	TR	HC	MC	D	MU	IND	IST	OS	CEM	Use Standard
Utilities	Wireless Communication Service Facility								P		S		
<b>COMMERCIAL</b>													
Indoor Recreation	All Indoor Recreation Facilities, except as listed below:				P	P	P	P	S	P			
	Arena/Auditorium, indoor				S		S			S			
	Recreational Facility, Commercial				P	P	P	S	S	P			
Office	Theater, Indoor				P	S	P	S		P			
	All Offices				P	P	P	P	P				
Outdoor Recreation	All Outdoor Recreation Facilities, except as listed below:	S	S	S	S	S		S		S			
	Amusement Parks				S				S				
	Camp, Public or Private							S					
	Golf Course	P	P	S		S		S	S	S	P		
Overnight Lodging	Racetrack or Speedway, Outdoor								S				
	Arena/Auditorium, outdoor				S	S	S	S	S	S			
	Zoo									S			
	Bed and Breakfast					P	P	P		S			
	Hotel or Motel				P	P	P	S		S			



NEW ALBANY, INDIANA  
CHAPTER 5: USE TABLE

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Overnight Lodging Parking, Commercial	Short Term Rental	P	P	P		P	P	P			P		
	Independent Commercial parking				S	S	S	S	P				
Restaurant & Entertainment	Restaurant, Fast Food				P	P	(6)	P	P	P			
	Restaurant, Sit Down				P	P	P	P		P			
	Restaurant, Specialty				P	P	P	P		P			
	Restaurant, Takeout & Deli-style				P	P	P	P	P	P			
	Nightclub				S	P	P	S					
	Tavern				S	P	P	S					
Retail Sales and Service	Retail, Low Intensity				P	P	P	P		P			
	Retail, Medium Intensity				P	P	P	S		S			
	Retail, High Intensity				P	S							
	Retail, Very High Intensity				S								
	Retail, Special Handling								S				
	Veterinary/Animal Hospital				P	P	S	S	S				
	Kennel								S				



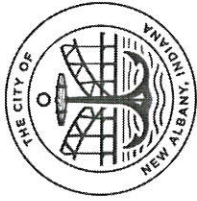
NEW ALBANY, INDIANA  
CHAPTER 5: USE TABLE

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USE CATEGORY	SPECIFIC USE	LDR	MDR	TR	HC	MC	D	MU	IND	IST	OS	CEM	Use Standard	
Retail Sales and Service	Auction Rooms				P	S	S	S	P					
	Convenience store with gas pumps, Gasoline Service Station				S	S	S		P					
	Convenience store without gas pumps				P	S	S	S	P					
	Adult Day Care Center	S	S	S	S	S	S	S		S				
	Child Care Center	S	S	S	S	S	S	S	S	S			Section 6.6	
	Farmers Market				S	S	S	S						
	Funeral Home or Mortuary			S	P	P	P	P				p	(5)	
	Garden and Lawn Center				P	P		S	S					
	Greenhouse or Nursery, Commercial								S	P				
	Health, Fitness, or Exercise Center				P	P	P	P	P					
	Liquor Store				P	P	P	P	S					
	Mobile Housing Sales				S					S				
	Off-Premise Signage/Billboards													
	Post Office		P	P	P	P	P	P	P	P				
	Sexually Oriented Business									S				

COMMERCIAL



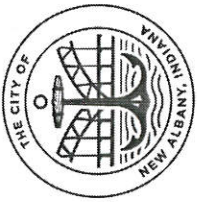


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USE CATEGORY	SPECIFIC USE	LDR	MDR	TR	HC	MC	D	MU	IND	IST	OS	CEM	Use Standard
Self-Service Storage	Warehouse, self-service, mini-storage				S				P				
	Warehouse, Indoor Multi-Story				S		S		S				
Vehicle Sales and Service	All Vehicle Sales & Service, except as listed below:				P								
	Full- or Self-Service Vehicle Wash				P	S							
	All Vehicle Repair				S	S							
Wholesale Trade	All wholesale Trade				S				P				
	Wholesale Display				S				S				
<b>INDUSTRIAL</b>													
Light Industrial	Industry, Light								P				
Medium Industrial	Industry, Medium								P				
Heavy Industrial	Industry, Heavy								S				
	All warehouse and distribution, except as listed below:								P				
	Motor Truck Terminal								S				
Warehouse & Distribution	Warehousing & Distribution Operations (Outside Storage)								S				
	All waste related services, except as listed below:								P				
	Composting Facility, Commercial								S				

INDUSTRIAL



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USE CATEGORY	SPECIFIC USE	LDR	MDR	TR	HC	MC	D	MU	IND	IST	OS	CEM	Use Standard
Waste-Related Services	Material Recycling Facility								S				
	Recycling Collector System								S				
	Salvage Yard								S				
	Solid or Liquid Waste Transfer Station								S				
<b>AGRICULTURE</b>													
Agricultural Uses	All Agricultural Uses, except as listed below:	S									P		(7)
	Farm Stand	S			S	S		S	S		S		
	Stable, Private	P						S	S		P		
	Timber Harvesting	S									S		



5.3 USE STANDARD NOTES

1. There shall be a minimum of 1,000 feet between Group Homes.
2. Colleges and Universities without dormitory facilities are permitted Use in the Highway-Oriented (HC) district.
3. Colleges and Universities without dormitory facilities are permitted Use in the Downtown (D) district.
4. Excludes schools for heavy equipment or truck operators.
5. Facilities with a crematorium require Special Exception approval.
6. Permitted by right if no drive-thru facilities. Special exception approval required for drive-thru facilities.
7. The slaughter of animals shall be prohibited in all Zoning Districts.
8. Transitional housing facilities shall meet the following requirements:
  - a. There shall be no more than 16 beds in the facility.
  - b. There shall be a minimum of 1,000 feet between a Transitional Housing facility and another Transitional Housing facility or Group Home.
  - c. Off-Street parking shall be provided at a rate of 0.25 spaces per bed plus 1 space per employee on the largest shift.
  - d. The size and character of the Transitional Housing facility shall be compatible with the surrounding Buildings in the neighborhood.
  - e. If located within 150 feet of a residential Use, all outdoor activity shall be screened from public view and from the view of adjacent properties.
  - f. Interior waiting and client intake areas shall be provided at a rate of 1 Office or cubicle per 8 clients with at least 1 private Office.
  - g. Applications for Transitional Housing facilities shall include a written management plan addressing on-site management personnel required when clients are present; hours of operation; services provided at the site; kitchen, sanitation, and personal property storage facilities; and a neighborhood communication plan showing how facility staff will coordinate with the City, police, school district officials, local Businesses, and residents on issues related to the operation of the facility.
9. Apartments constructed in the HC District shall meet the development standards for residential uses in the Mixed-Use Corridor Commercial District (See 4.6 Mixed-Use Corridor Commercial).

- 1 – Table of Contents
- 2 – General Provisions
- 3 – Definitions
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5.4 CHAPTER AMENDMENT LOG

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected