

**MASTER PLAN ORDINANCE
for
BREMEN, INDIANA**

TABLE OF CONTENTS

Section No.	Item
CHAPTER 150	ZONING LAWS-DEFINITIONS
150.01	Definitions Applicable to the Mater Plan
150.02	Definitions
150.03	Specific Definitions
150.11	Accessory Uses
150.12	Setbacks: Accessory Buildings in Residential Districts
150.13	Setbacks: Vision Clearance At Intersections
150.14	Restrictions Along Streams
150.15	Restrictions Along Limited Access Highways
150.16	Mobile Home
150.17	Miscellaneous Residential Restrictions
150.18	Water Pollution
150.19	Standards for Manufactured Homes
CHAPTER 151	TITLE AND GENERAL PROVISIONS
151.01	Short Title
151.02	Purpose
151.03	Interpretation
151.04	Severability
151.05	Scope of Regulations
151.06	Establishment and Control
151.07	Nonconforming Use Specifications
151.08	Identification of Use
151.09	Change of Use
151.10	Discontinuance of Use
151.11	Restoration of Nonconforming Structures
151.12	Repairs and Alterations
151.13	Termination and Removal of Nonconforming Use and Structures
151.14	Nonconforming Lots
151.15	Repeal of Existing Ordinances, Certification of New Ordinances
CHAPTER 152	IMPROVEMENT LOCATION PERMITS/ADMINISTRATION
152.01	Purpose
152.02	Building Commissioner
152.03	Improvement Location Permits
152.04	Detailed Site Plan
152.05	Certificates of Occupancy
152.06	Notice of Violation
152.07	Right of Injunction
152.08	Penalties
152.20	Board of Zoning Appeals: Establishment
152.21	Composition and Appointment
152.22	Powers and Duties of Board
152.23	Variances, Procedure
152.24	Special Exception Uses, Procedure
152.25	Public Hearing Procedures

152.50	Plan Commission: Establishment
152.51	Composition and Appointment
152.52	Powers and Duties of Commission
152.53	Amendments to Zoning Ordinance
152.54	Origin of Petition
152.55	Application Procedures
152.56	Limitation on Reapplication
152.57	Due Consideration
152.58	Public Hearing Procedures
152.59	Effect of Annexations

CHAPTER 153

PROPERTY DEVELOPMENT STANDARDS

ARTICLE I

153.01	Conformance of Use
153.02	Location of Buildings and Structures
153.03	Principal Building Limitations
153.04	Accessibility to Property Requirement
153.05	Minimum Lot Area and Frontage
153.06	Ground Floor Area
153.07	Building Height
153.08	Setback requirement
153.09	Lot Coverage
153.10	Accessory Buildings and Structures
153.11	Permitted Public Utilities
153.12	Vehicle Parking and Loading
153.13	Extent of Control
153.14	Existing Parking and Loading Areas
153.15	Parking Requirements Table
153.16	Loading Requirements Table
153.17	Designs and Maintenance
153.18	Location of Parking Areas
153.19	Obstructions of Public Right-Of-Way
153.20	Planned Unit Developments
153.21	General Requirements And Conditions
153.22	Preliminary Development Plan
153.23	Private Streets
153.24	Covenants
153.25	Detailed Site Plan
153.26	Elements of The Site Plan

ARTICLE II: Signs

153.51	Findings
153.52	Intent
153.53	Non-Commercial Signs
153.54	Permit
153.55	Signs
153.56	General Provisions
153.57	Freestanding Signs
153.58	Marquee or Canopy Signs
153.59	Projecting Signs
153.60	Roof-Mount Signs
153.61	Temporary Signs
153.62	Revolving Signs
153.63	Permitted Signs by District
153.64	Signs Not Permitted in Any District
153.65	Signs Unsafe, Obsolete or Non-Conforming

153.66	Alterations
153.67	Maintenance
153.68	Miscellaneous
CHAPTER 154	DISTRICTS AND ZONE MAPS
154.01	Establishment of Districts
154.02	Incorporation of Maps
154.03	Determination and Interpretation of District Boundaries
154.04	Zoning of Public Streets, Alleys, Ways, and Railroad Right-of-way
154.05	Zoning of Annexed Areas
154.06	Zoning of Vacated Areas
CHAPTER 155	ZONING DESIGNATIONS
155.01	General Districts
155.02	Permitted Use Table
155.03	Hierarchy of Districts
155.04	R-12 - Residential District
155.05	Permitted Uses
155.06	Special Exception Uses
155.07	Property Development Standards
155.08	R-8 - Residential District
155.09	Permitted Uses
155.10	Special Exception Uses
155.11	Property Development Standards
155.12	R-6 - Residential District
155.13	Permitted Uses
155.14	Special Exception Uses
155.15	Property Development Standards
155.16	MF - Multi-Family District
155.17	Permitted Uses
155.18	Special Exception Uses
155.19	Property Development Standards
155.20	GU - Government Use District
155.21	Permitted Uses
155.22	Property Development Standards
155.24	AG - Agricultural District
155.25	Permitted Uses
155.26	Special Exception Uses
155.27	Property Development Standards
155.28	LBD - Local Business District
155.29	Permitted Uses
155.30	Special Exception Uses
155.31	Property Development Standards
155.32	GB - General Business District
155.33	Permitted Uses
155.34	Special Exception Uses
155.35	Property Development Standards
155.36	DD - Downtown District
155.37	Permitted Uses
155.38	Special Exception Uses
155.39	Property Development Standards
155.40	LI - Light Industry District
155.41	Permitted Uses
155.42	Property Development Standards
155.44	GI - General Industry District
155.45	Permitted Uses

155.46	Special Exception Uses
155.47	Property Development Standards
155.48	Special Overlay Districts*
155.60	Special Exception, Requirements and Procedures
155.61	Special Exception, All Districts
155.62	Minimum Lot Area: Special Exception Uses
155.63	Setbacks: Special Exception Uses
155.64	Minimum Distances From Residential District or Use Special Exception Uses
155.65	Fences and Walls Special Exception uses
155.66	Screen Planting Abutting Residential Use - Special Exception Uses
155.67	Entrances - Exception Uses
155.68	Procedure - Special Exception Uses

CHAPTER 156

SUBDIVISION CONTROL STANDARDS

ARTICLE I:

General Provisions

156.01	Short Title
156.02	Purpose
156.03	Administrative Authority
156.04	Interpretation
156.05	Effect of Judgments
156.06	Applicability
156.07	Compliance
156.08	Financing of Infrastructure Costs
156.09	Suitability for Subdivision
156.10	Conformance to Master Plan
156.11	Provision for Future Subdivision
156.12	Variations and Exceptions Procedures for Subdivision Approval
156.20	Application Procedures for Subdivision Approval
156.21	Preliminary Plat for Subdivision
156.22	Preliminary Plat Review
156.23	Public Hearing Notice Requirements
156.24	Plan Commission Action
156.25	Final Plat
156.26	Procedures for Final Plat Approval
156.30	General requirements
156.31	Conformance to Zoning and Flood Control Regulations
156.32	Conformance to Design Standards
156.33	Streets
156.34	Blocks
156.35	Lots
156.36	Easements
156.37	Alleys
156.38	Utilities
156.39	Public Use Spaces
156.40	Conformance to Municipal Standards
156.41	Continuing Authority of Commission

CHAPTER 157

THOROUGHFARE PLAN

157.01	Definition
157.02	Purpose
157.03	Applicability and Conformance
157.04	Consultation Required
157.05	Extensions of Existing Streets

157.06	Amendments to Thoroughfare Plan
157.07	Location of Streets
157.08	Consideration by Public Agencies
157.09	Continuing Authority of Commission
157.10	Issuance of Permits
157.11	Classification of Streets
157.12	Designation of Streets
157.13	Specification for Street Construction
157.14	Thoroughfare Plan Map: Corporate Limits
157.15	Thoroughfare Plan Map: Jurisdictional Area
CHAPTER 158	FLOOD DAMAGE PREVENTION
158.01	Definitions
158.02	Duties of the Administrator
158.03	Regulatory Flood Elevation
158.04	Improvement Location Permit
158.05	Preventing Increased Damages
158.06	Protection Buildings
158.07	Other Development Requirements
158.08	Variances
158.09	Disclaimer of Liability
158.10	Violations
CHAPTER 159	UNSAFE BUILDINGS RULES AND REGULATIONS
159.01	
159.02	
159.03	
159.04	
159.05	
159.06	
159.07	
CHAPTER 160	SPECIAL EXCEPTIONS
160.00	Requirements and Procedures
160.01	Special Exception, All Districts
160.02	Minimum Lot Area
160.03	Setbacks: Special Exception Uses
160.04	Minimum Distances From Residential District or Use
	Special Exception Uses
160.05	Fences and Walls - Special Exception Uses
160.06	Screen Planting Abutting Residential Use - Special
	Exception Uses
160.07	Entrances - Special Exception Uses
160.08	Procedure - Special Exception Uses
CHAPTER 161	MINERAL EXTRACTION
161.01	
161.02	
161.03	
161.04	
161.05	Other Plant Area Requirements
161.06	Land Rehabilitation Provisions
CHAPTER 162	NONCONFORMING USES
162.01	Specifications
162.02	

162.03
162.04
162.05
162.06
162.07
162.08
162.09

CHAPTER 163 CONSTRUCTION AND DESIGN STANDARDS

ARTICLE I

163.01 General Information and Guidelines

ARTICLE II

163.02 Standard Specifications

ARTICLE III

163.03 Standard Drawings

PERMITTED USES TABLE, BY DISTRICT

BREMEN, INDIANA MAPS

- A-1 Zone Map
- A-2 Thoroughfare Plan
- B-1 Jurisdictional Area Map
- B-2 Jurisdictional Area Thoroughfare Plan