

COMMERCIAL RESPONSIBILITIES
EVANSVILLE – VANDERBURGH COUNTY AREA PLAN COMMISSION
 (812)435-5226
 www.evansvilleapc.com

The right to operate a commercial business or non-profit enterprise comes with certain responsibilities required by the City and County codes. The following is a limited summary of the major points required by ordinance. The City and County Zoning codes are available at the APC website. Please contact APC staff if you have questions.

1. No signs may be erected or placed either on-site or off-site without first obtaining a permit from the Area Plan Commission. Sign allowances vary by district. You must have a permit BEFORE erection of any signs (this includes all permanent and all temporary signs, banners, message boards, yard signs, etc.) Temporary signs may be permitted monthly (there is no longer a waiting period).
2. Parking may not be reduced or changed from the approved parking plan for the site. Parking must be asphalt or concrete. Parking lot lights may not project onto residential properties. Screening of parking areas adjacent to residential properties is required. No new or changed access or parking design is allowed without Site Review approval.
3. No additions, expansions, accessory buildings or other structures may be added without first obtaining permits. No additional uses or change-of-use of any part of the building or land is allowed without a permit from Area Plan Commission.
4. Land may not be divided or split without approval. Contact Area Plan Commission staff prior to adjusting lot lines in any way.

The above is an abbreviated list of zoning code requirements as pertains to the operation of any use other than single-family and two-family dwellings. You can view a complete copy of the City and County Zoning Codes on our website at www.evansvilleapc.com. Staff of Area Plan Commission will assist you with any questions you may have regarding your occupancy permit. Failure to comply with the restrictions of the Zoning Ordinance will result in the issuance of fines as detailed below.

1 st Violation	2 nd Violation	3 rd Violation	4 th Violation	Additional Violations
up to \$500.00	\$1,000.00	\$2,500.00	\$5,000.00	\$7,500.00

The above fines or penalties occurring within a 12-month period are in accordance with the adopted ordinances of the City of Evansville and Vanderburgh County for violation of Zoning Ordinances. (Ordinance G-2009-10 passed by City Council on August 10, 2009 and Ordinance CO.07-09-031 passed by Vanderburgh County Commission on August 11, 2009.)

I hereby acknowledge that I have received this document outlining my general responsibilities for a commercial business in the City of Evansville and/or Vanderburgh County.

ADDRESS OF PROPERTY: _____

BUSINESS NAME: _____

Manager, owner, or responsible party:

SIGNED: _____

DATE SIGNED _____

PRINTED NAME: _____

MAILING ADDRESS: _____

PHONE: _____

E-MAIL ADDRESS: _____