

DISCLAIMER : The staff of the Area Plan Commission has compiled this unofficial, working version of the Zoning Code as the same applies to the City of Evansville and Vanderburgh County, Indiana primarily for its internal use. This version also is available for purchase at a nominal charge as a service to the public. In compiling this volume, the staff has attempted to incorporate all amendments to the Zoning Code as of September 17, 2001. While every effort has been made for accuracy and completeness, the Area Plan Commission disclaims any and all responsibility or liability, which may be asserted or claimed arising from or claimed to have arisen from an error or omission contained herein or reliance on this unofficial version. For the official version of the zoning code, including any amendments thereto, reference is made to the Municipal Code of Evansville and the Vanderburgh County Code of Ordinances, as amended, respectively.

USE GROUPS

§ 15.153.065 ZONING DISTRICT USE GROUPS

The uses in zoning districts are separated into use groups as enumerated in this chapter.

§ 15.153.066 ADDITIONS TO USE GROUPS

A use which is not included in any of the use group lists may be added by the Area Plan Commission to the use group which, in the judgment of the Commission, contains uses most similar to that use. The addition is from the date of addition a listed use. The addition of a use in a use group must be approved by the City Council as an amendment to this code.

§ 15.153.067 RESTRICTIONS ON USES

Uses enumerated in this chapter are subject to the restrictions in each district in which the use group is permitted and any restrictions in the table and other chapters in this code.

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15.153.067 USE GROUPS BY DISTRICT

USE GROUPS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19*	20	
A	X	X															X	X	X		A
R-1	X	X																			R-1
R-2	X	X	X																		R-2
R-3	X	X	X	X																	R-3
R-4	X	X	X	X		X															R-4
R-5	X	X	X	X		X															R-5
C0-1	X		X	X	X	X														X	C0-1
C0-2	X		X	X	X	X														X	C0-2
C-1				X	X	X	X													X	C-1
C-2				X	X	X	X	X													C-2
C-3				X	X	X	X	X	X												C-3
C-4					X		X	X	X	X	X								X		C-4
M-1					X		X	X	X	X	X			X					X		M-1
M-2							X	X	X	X	X		X	X	X				X		M-2
M-3									X	X	X		X	X	X	X					M-3
F-1																					F-1
AIR										X	X		X	X	X		X	X	X		AIR
CON																	X	X			CON
W-1										X	X		X	X	X	X					W-1
W-R	X		X	X								X							X	X	W-R

*Use Group 19 permitted with Special Use #25

15.153.068 USE GROUP 1

Use permitted in the A, R-1, R-2, R-3, R-4, R-5, CO-1, CO-2, and W-R districts which meet the requirements and restrictions of that zone: one single family dwelling per platted lot or ground.

15.153.069 USE GROUP 2

List of uses permitted in the A, R-1, R-2, R-3, R-4, R-5, as home occupations, which meet the requirements and restrictions of that zone; providing that the following uses must meet all other requirements as a home occupation as listed in 15.153.043.

(A) Offices and services for the following professions and businesses, providing that there be no sales from the site:

- Accountant
- Architect
- Artist
- Attorney
- Bookkeeper
- Computer services
- Consultant
- Counselor
- Draftsman
- Engineer
- Interior decorator
- Musician
- Seamstress or tailor
- Telephone order service
- Tutor

15.153.070 USE GROUP 3

Use permitted in the R-2, R-3, R-4, R-5, CO-1, CO-2, and W-R Districts, which meet the requirements and restrictions of that zone: one duplex per platted lot or ground.

15.153.071 USE GROUP 4

List of uses permitted in the R-3, R-4, R-5, CO-1, CO-2, C-1, C-2, C-3, and W-R Districts, which meet the requirements and restrictions of that zone:

- Apartment dwelling unit(s)
- Multiple dwellings (a dwelling for three or more families)

15.153.072 USE GROUP 5

List of uses permitted in the CO-1, CO-2, C-1, C-2, C-3, C-4, and M-1 Districts, which meet the requirements and restrictions of that zone:

- Business and professional offices
- Child care center
- Nursery or nursery school
- Photographer studio

15.153.073 USE GROUP 6

List of uses permitted in R-4, R-5, CO-1, CO-2, C-1, C-2, and C-3 Districts, which meet the requirements and restrictions of that zone:

Group home/community residential facility and similar facilities which provide residential services for persons in a supervised group living program
Sororities and fraternities

§ 15.153.04.074 USE GROUP 7

List of uses permitted in the C-1, C-2, C-3, C-4, M-1 and M-2 Districts, which meet the requirements and restrictions of that zone:

(A) Retail stores specializing in the sale or rental of any of the following:

Art Galleries
Bakery goods
Books
Candy
China, ceramics, & pottery
Clothing or shoes
Crafts
Drug stores - limited to stores with a total area of less than 3000 square feet.
Film exchange
Flowers or plants
Fruits or vegetables
Gifts
Groceries - limited to stores with a total area of less than 3000 square feet.
Hardware
Hobbies
Home appliances - small
Ice cream
Jewelry
Leather goods
Meal or delicatessen items
Musical items
Newspapers and magazines
Novelties and souvenirs
Optical goods
Photographic supplies
Radios
Sporting goods
Stationery supplies
Stereophonic equipment
Televisions
Variety items
Video tapes-video equipment

(B) Offices for the following businesses and professions:

Broadcasting station
Financial institutions

(C) The following service uses:

Barber shop

Beauty shop
Catering service
Dry cleaning and laundry pickup station
Duplicating and reproduction services
Letter services
Letter service and mimeograph
Locksmith
Public utility business offices and exchange or repair facilities
Radio, television, stereo, small appliance repair
Restaurant and cafeteria - a building or a portion of a building where food is prepared and served for compensation and for consumption on the premises (incl. restaurants with drive-through windows)
Seamstress or tailor
Shoe repair shop
Telegraph office
Watch and jewelry repair

§ 15.153.075 USE GROUP 8

List of uses permitted in the C-2, C-3, C-4, M-1 and M-2 Districts, which meet the requirements and restrictions of that zone:

(A) Retail stores specializing in the sale or rental of any of the following:

Antiques
Automobile new parts, equipment, and accessories
Bicycles or mopeds
Carpets
Drug stores - with a total area greater than 3000 sq. ft.
Electrical and plumbing fixtures
Household furnishings, including large appliances and furniture
Ice
Lawnmowers
Office equipment and furniture
Package liquor stores
Paint
Pawnshop
Pets or pet supplies
Rugs and floor coverings
Shrubbery or plants

(B) The following service uses:

Business school - A private school or college conducted as a commercial enterprise for teaching business or secretarial skills.
Commercial trade school - a private school conducted as a commercial enterprise for teaching barber or beauty skills or industrial skills in which machinery is used in the instruction.
Dance/theatrical school or studio
Furniture repair shop
Home appliance repair - large
Laundromats
Lawnmower repair
Lawnmowing service
Medical, dental, or research laboratory
Mortuary

Office equipment repair
Pet grooming
Taxidermist
Upholstery shop

(C) Department store

(D) Supermarket - retail store with a total floor area of more than 3000 sq. ft. specializing in the sale of food and grocery items.

(E) The following recreational uses:

Arcade
Indoor archery range
Bar
Bowling alley
Dance hall, meeting hall, or party house
Exercise or sports club
Health or reducing studio
Lodges and private clubs
Music conservatory
Nightclub
Pool and billiard room
Skating rink
Tavern and restaurants serving alcoholic beverages
Tennis courts (indoor)
Theater
Trampoline center

(E) Automotive service station - limited to the sale of gasoline, oil products, automobile accessories, and incidental services such as lubrication and minor repair.

(F) Shopping center - building designed to accommodate three or more business enterprises.

(G) Hotels and motels

(H) Union hall/trade association meeting hall.

§ 15.153.076 USE GROUP 9

List of uses permitted in the C-3, C-4, M-1, M-2 and M-3 districts which meet the requirements and restrictions of that zone:

Auction house or gallery
Blue printing and photostating
Lithographing and engraving
Parking lot or garage
Riverboat gaming operations G-94-22/8-9-94
Off-track betting facility G-2001-17/8-1-2001

§ 15.153.077 USE GROUP 10

List of uses permitted in the C-4, M-1, M-2, M-3, AIR, and W-I Districts, which meet the requirements and restrictions of that zone:

(A) Retail stores specializing in the sale or rental of any of the following:

Awnings
Dairy supplies
Feed
Restaurant and hotel supplies and equipment
Welding supplies and equipment

(B) The following service uses:

Aluminum can collection/recycling center
Ambulance service
Automobile repair and specialized service, excluding overhauling, rebuilding, painting, and body work.
Automobile seatcover installation
Automobile washing
Awning and canvas shop
Battery repair and rebuilding
Bookbinding
Bottling plant
Cabinet or carpenter shop
Crating, packaging, or shipping service
Dairy or milk distribution station
Dry cleaning, dyeing, laundry, or rug cleaning plant
Food vendor operation
Glass shop
Janitorial service
Linen service
Motorcycle repair
Pest control
Photographic development laboratory
Taxi service
Tool sharpening or grinding
Welding shop

(C) The following warehouse, wholesale, and storage uses:

Cold storage or frozen food plant
Ice storage plant
Storage warehouse
Wholesale broker or establishment

§ 15.153.078 USE GROUP 11

List of uses permitted in the C-4, M-1, M-2, M-3, AIR, and W-I Districts, which meet the requirements and restrictions of that zone, and which may require outside storage or display:

(A) Retail stores specializing in the sale or rental of any of the following:

Agricultural implements
Automobiles
Boats and marine supplies
Building supplies
Construction equipment
Flea markets
Industrial equipment
Lawn & garden equipment
Lumber

Machinery
Monuments
Motorcycles
Shrubs & trees
Swimming pool supplies and equipment
Trailers
Trucks

(B) The following service uses:

Boat repair
Contractor shops
Excavating contractor
Landscaping and tree trimming
Lawn and garden treatment service
Railroad transfer, storage and team tracks
Rental goods
Shrub and plant nursery
Sign shop
Tire recapping or retreading
Trailer repair
Truck repair

(C) The following outdoor recreational use:

Archery range
Drive-in/open air restaurant
Miniature golf and golf driving range
Tennis courts

§ 15.153.079 USE GROUP 12

List of uses permitted in the W-R District, which meet the requirements and restrictions of that zone:

Boating, fishing, swimming, and marine supply sales, display, rental, and repair
Boat docks, slips, piers, wharves,
anchorage and moorage for yachts and pleasure boats.
Boat sales, rentals, and repair
Fishing pier
Restaurant and refreshment stand
Seasonal and recreational housing
Seaplane bases
Yacht clubs

§ 15.153.080 USE GROUP 13.

List of uses permitted in the M-2, M-3, AIR, and W-1 Districts, which meet the requirements and restrictions of that zone:

Boat & ship building and repairing
Boat parts, accessories, and equipment manufacture, not involving foundry or forging operations
Boat sales, rental and repairs
Boat storage
Commercial docks, wharves, and piers
Dredging base
Electrical shop - manufacturer
Freight handling

Freight storage shed
Freight terminal
Marine construction yard
Marine railway
Marine salvage base
Marine shop
Marine warehouse
Petroleum bulk storage
Railroad lines and sidings to serve wharves and piers
Ship yards and drydocks

3 15.153.081 USE GROUP 14

List of uses permitted in the M-1, M-2, M-3, W-I, and AIR Districts which meet the requirements and restrictions of that zone:

(A) Manufacturing of any of the following products:

Artificial flowers
Brooms and brushes
Business machines
Buttons
Canvas products
Carbon paper and ink ribbons
Children's vehicles
Clay products
Cosmetics and toiletries
Electrical supplies
Felt and feather products
Glass products from previously
 manufactured glass
Hair products
Jewelry
Leather products and luggage
Medical appliances
Metal awnings
Musical instruments
Non-alcoholic beverages
Novelties
Optical equipment
Paper products from previously manufactured paper
Pharmaceutical and nutritional products
Photographic equipment
Plastic products from previously manufactured plastic
Precision instruments
Scenery
Signs and displays
Soap and detergents
Stamps
Toys and games
Umbrellas and parasols
Venetian blinds
Window shades

(B) The following packaging, finishing, processing, and service uses:

Automobile engine overhauling or rebuilding
Automobile painting and body work
Automobile parts
Blacksmith services
Chemical packaging
Electrical apparatus and appliance assembly
Experimental or testing research laboratory
Fur finishing
Motion picture production
Pharmaceutical products compounding
Printing and publishing
Sheetmetal shop

3 15.153.082 USE GROUP 15

List of uses permitted in the M-2, M-3, AIR, and W-I Districts, which meet the requirements and restrictions of that zone:

(A) The manufacturing of any of the following products:

Agricultural or farm implements
Aircraft and aircraft parts
Aluminum paint and powder
Artificial leather
Athletic or sports equipment
Baskets and hampers
Bedding
Boilers
Boxes and crates
Bricks
Carpets
Concrete products
Culverts
Disinfectants
Dry or natural ice
Electrical appliances and equipment
Firearms
Food and food products
Foundry products
Fungicides
Graphite and graphite products
Hardware
Ink
Insecticides
Industrial and household chemicals
Lead Oxide
Linoleum and hard surfaces floor coverings
Mechanical tools
Matches
Metal alloys or foil
Metal products from stamping or extrusion
Motion picture equipment
Oil treated products
Paint, lacquer, shellac, and varnish
Paper and paperboard
Pencils

Photographic film and equipment
Plumbing supplies
Porcelain products
Pulp goods pressed or molded
Railroad equipment
Raw plastic
Roofing materials
Rubber and rubber products
Silverware
Stone products
Storage batteries
Synthetic fibers
Textile products
Tile
Wallboard, plasterboard, insulation, and composition flooring
Wax products
Wood products

(B) The following assembly, packaging, processing, or refinery uses:

Aluminum extrusion, rolling, and fabrication
Automobile, bicycle, motorcycle, trailer, truck, and rebuild engine assembly
Brewery
Concrete mixing or concrete batch plant
Cotton processing
Distillery
Feather processing
Felt processing
Food processing, slaughtering, and packaging
Foundries
Grain blending and packaging
Hair processing
Iron or steel fabrication or assembly
Machine or tool and die shop
Metal or metal products treatment, processing, and refining
Mill work and planing
Mineral processing
Perfumes or perfumed soap compounding
Plating and electrolytic processing
Scrap metal reduction
Steel grinding
Steel works and rolling mills
Stone processing
Textile bleaching
Tire retreading and vulcanizing
Tobacco curing
Wood or lumber processing

Wood pulling and scouring
Wood pulp or fiber reduction or processing, including paper mills

(C) The following service uses:

Heavy machinery repair
Motor testing

(D) Storage yard

(E) Animal pound

(F) Livery stable or riding academy

§ 15.153.083 USE GROUP 16

List of uses permitted in the M-3 and W-1 Districts, which meet the requirements and restrictions of that zone.

(A) The manufacturing of any of the following products:

Acid
Asphalt
Carbon black
Cement
Charcoal and related products
Chemicals other than industrial and household chemicals, fungicides, insecticides, and disinfectants
Coal, coke, and tar products
Explosives
Fertilizers
Gas
Glue
Gypsum
Lime
Plaster of Paris
Tar

(B) The following refinery or processing uses:

Asphalt, bone, coal, tar, or wood distillation
Coal refining
Fat rendering
Garbage reduction
Metal smelting
Petroleum refining

(C) The following storage uses:

Explosives
Gasoline or petroleum storage

§ 15.153.084 USE GROUP 17

List of uses permitted in the A, AIR, and CON districts, which meet the requirements of that zone:

Agricultural operations
Crop and tree farming
Forestry operations
Greenhouses and nurseries
Seasonal roadside stands for agricultural products

§ 15.153.085 USE GROUP 18

List of uses permitted in the A, AIR, and CON Districts, which meet the requirements and restriction of that zone:

Animal and poultry raising
Agricultural workshops or repair shops, for owners agricultural equipments, located on the same lot with the owner's residence
Boarding/breeding kennel
Cattle and dairy ranches
Livery stable
Livestock grazing
Riding stables or guest ranches
Veterinary clinic

§ 15.153.086 USE GROUP 19

List of uses permitted with Special Use #25 in the A, C-4, M-1, M-2, AIR, and W-R Districts, which meet the requirements and restrictions of that zone:

(A) The following recreational and service uses:

Amusement park or theme park
Animal or vehicle racetrack
Campground - premises used for temporary parking of trailers, campers, or recreational vehicles
Child care center
Drive-in theater
Permanent circus or carnival grounds

(B) The following service uses (no special use required in Agricultural zone - permitted use per Use Group 18):

Boarding/breeding kennel - premises on which four or more small animals at least four months old are kept
Veterinarian or veterinarian clinic

§ 15.153.087 USE GROUP 20

List of uses permitted in CO-1, CO-2, C-1, and W-R Districts, which meet the requirements and restrictions of that zone.

Owner occupied/owner-operated bed and breakfast, limited to ten rental rooms
Owner-occupied/owner-operated boarding house limited to ten rental rooms