

City of Butler, Indiana Zoning Ordinance

Article 3 – Business & Industrial Districts



NB – Neighborhood Business District

3.1 - NB District Intent, Permitted Uses, and Special Exception Uses

District Intent – The NB (Neighborhood Business) District is intended to provide a land use category that allows small business uses that serve the immediate neighborhoods. It is not intended to be a zoning classification for new developments.

Permitted Uses --

Residential Permitted Uses

- Dwelling unit, upper floors.

Institutional Permitted Uses

- Church, temple or mosque.
- Community center.
- Government office.
- Library, public.
- Museum.
- Parking lot, public.
- Parking lot for business.
- Police, fire or rescue station.
- Post Office.

Business: Auto Sales / Service Permitted Uses

- Gasoline station.

Business: Food Sales / Service Permitted Uses

- Bakery.
- Coffee shop.
- Convenience store.
- Delicatessen.
- Farmer's market.
- Grocery store.
- Ice cream shop.
- Meat market.
- Restaurant.

City of Butler, Indiana Zoning Ordinance

Article 3 – Business & Industrial Districts



Business: General Business Permitted Uses

- Funeral home or mortuary.
- Hotel / motel.
- Print shop / copy center.

Business: Office / Professional Permitted Uses

- Bank / ATM.
- Business / financial services office.
- Construction trade office.
- Design services office.
- Emergency medical clinic.
- Medical / dental clinic.
- Photography studio.
- Professional office.
- Travel agency.

Business: Personal Services Permitted Uses

- Barber / Beauty shop.
- Day Care center, adult.
- Day Care center, child.
- Dry-cleaning service / laundry.
- Fitness center / health club.
- Tailor / alterations / seamstress.
- Tanning salon.
- Tattoo parlor / piercing parlor.

Business: Recreation Permitted Uses

- Bar / tavern.
- Billiard / arcade room.
- Bowling alley.
- Dance / karate studio.

Business: Retail Permitted Uses

- Antique shop.
- Apparel shop.
- Art and craft shop.
- Book store.
- Department store.
- Drug store.
- Fabric shop.
- Flower shop.

City of Butler, Indiana Zoning Ordinance

Article 3 – Business & Industrial Districts



- Furniture shop.
- Gift shop.
- Hardware store.
- Home electronics / appliance store.
- Jewelry store.
- Liquor store.
- Music / Media shop.
- Office supply store.
- Pet grooming shop.
- Pet store.
- Sporting goods store.
- Video / DVD store.

Special Exception Uses

Institutional Special Exception Uses

- Child care institution.
- Park, public.
- School (P-12).
- Trade or Business school.

Business: Recreation Special Exception Uses

- Recreation center.

Utility Special Exception Uses

- Telephone exchange

City of Butler, Indiana Zoning Ordinance

Article 3 – Business & Industrial Districts



3.2 - NB – Neighborhood Business District Development Standards

Minimum Lot Area:

- 7,000 sq ft

Minimum Lot Width:

- 60 feet

Sewer and Water:

- Municipal water or sewer required

Maximum Primary Structures:

- One

Minimum Front Yard Setback:

- 20 feet or the established building setback line

Minimum Side Yard Setback:

- 7 feet or the established building setback line for primary structure
- 5 feet or the established building setback line for accessory structure

Minimum Rear Yard Setback:

- 20 feet for primary structure
- 5 feet for accessory structure

Maximum Lot Coverage:

- 70%

Maximum Structure Height:

- 45 feet for primary structure
- 15 feet for accessory structure

Accessory Structure (AS) AS-01 – Page 6-2	Loading (LD) LD-01 – Page 6-14	Structure (ST) SQ-01 – Page 6-31
Density & Intensity (DI) DI-01 – Page 6-3	Lot & Yard (LY) LY-01 – Page 6-15	Temporary Use / Structure (TU) TU-01/03 – Page 6-35
Entrance / Drive (ED) ED-01 – Page 6-4	Outdoor Storage (OS) OS-01/02 – Page 6-18	Vision Clearance (VC) VC-01 – Page 6-37
Environmental (EN) EN-01 – Page 6-6	Parking (PK) PK-01/03/04 – Page 6-19	
Fence & Wall (FW) FW-01/02 – Page 6-7	Performance (PF) PF-01 – Page 6-24	
Floodplain (FP) FP-01 – Page 6-8	Public Improvement (PI) PI-01 – Page 6-25	
Height (HT) HT-01 – Page 6-8	Sewer & Water (SW) SW-01 – Page 6-25	
Landscaping (LA) LA-01/02 – Page 6-11	Sign (SI) SI-01/03 – Pages 6-28	
Lighting (LT) LT-01 – Page 6-13	Special Exception (SE) SE-01 – Page 6-31	

City of Butler, Indiana Zoning Ordinance

Article 3 – Business & Industrial Districts



GB – General Business District

3.3 - GB – General Business District Intent, Permitted Uses, and Special Exception Uses

District Intent – The GB (General Business) District is intended to provide a land use category for general business uses, retail uses and offices.

Permitted Uses

Residential Permitted Uses

- Assisted living facility.
- Dwelling unit, upper floors.
- Lodging house.
- Nursing home.

Institutional Permitted Uses

- Church, temple or mosque.
- Community center.
- Government office.
- Hospital.
- Jail.
- Library, public.
- Museum.
- Parking lot, public.
- Parking lot for business.
- Police, fire or rescue station.
- Post Office.

Business: Auto Sales / Service Permitted Uses

- Automobile part sales.
- Automobile repair.
- Automobile sales.
- Automobile service station.
- Automobile wash.
- Gasoline station.

Business: Food Sales / Service Permitted Uses

- Bakery.
- Coffee shop.
- Convenience store.
- Delicatessen.

City of Butler, Indiana Zoning Ordinance

Article 3 – Business & Industrial Districts



- Farmer's market.
- Grocery store.
- Ice cream shop.
- Meat market.
- Restaurant.
- Restaurant, drive-thru.

Business: General Business Permitted Uses

- Boat sales.
- Funeral home or mortuary.
- Hotel / motel.
- Print shop / copy center.
- Self-storage facility.
- Tool / equipment rental.
- Tool / equipment sales.

Business: Office / Professional Permitted Uses

- Bank / ATM.
- Business / financial services office.
- Construction trade office.
- Design services office.
- Emergency medical clinic.
- Medical / dental clinic.
- Photography studio.
- Professional office.
- Travel agency.
- Veterinarian clinic / hospital with kennel.

Business: Personal Services Permitted Uses

- Barber / Beauty shop.
- Day Care center, adult.
- Day Care center, child.
- Dry-cleaning service / laundry.
- Fitness center / health club.
- Tailor / alterations / seamstress.
- Tanning salon.
- Tattoo parlor / piercing parlor.

Business: Recreation Permitted Uses

- Banquet hall.
- Bar / tavern.
- Billiard / arcade room.

City of Butler, Indiana Zoning Ordinance

Article 3 – Business & Industrial Districts



- Bowling alley.
- Club or lodge.
- Dance / karate studio.
- Dance or nightclub.
- Driving range.
- Miniature golf.
- Movie theater.
- Recreation center.
- Skating rink.

Business: Retail Permitted Uses

- Antique shop.
- Apparel shop.
- Art and craft studio.
- Book store.
- Building supply store.
- Car rental.
- Department store.
- Drug store.
- Fabric shop.
- Fireworks shop.
- Flower shop.
- Furniture shop.
- Garden shop.
- Gift shop.
- Gun sales.
- Hardware store.
- Home electronics / appliance store.
- Jewelry store.
- Liquor sales.
- News dealer.
- Music / Media shop.
- Office supply store.
- Pet grooming shop.
- Pet store.
- Sporting goods store.
- Sexually oriented store.
- Super store.
- Video / DVD store.

Utility Permitted Uses

- Telephone exchange.

City of Butler, Indiana Zoning Ordinance

Article 3 – Business & Industrial Districts



Special Exception Uses

Institutional Special Exception Uses

- Child care institution.
- Park, public.
- Pool, public.
- Recycling collection point.
- School (P-12).
- Trade or Business school.

Business: Recreation Special Exception Uses

- Amusement park.

Utility Special Exception Uses

- Radio / TV station.
- Telecommunications facility.

City of Butler, Indiana Zoning Ordinance

Article 3 – Business & Industrial Districts



3.5 - GB-General Business District Development Standards

Minimum Lot Area:
• 10,000 sq ft

Minimum Lot Width:
• 70 feet

Sewer and Water:
• Municipal water or sewer required

Maximum Primary Structures:
• No maximum

Minimum Front Yard Setback:
• 30 feet

Minimum Side Yard Setback:
• 10 feet for primary structure
• 5 feet for accessory structure

Minimum Rear Yard Setback:
• 30 feet for primary structure
• 10 feet for accessory structure

Maximum Lot Coverage:
• 90%

Maximum Structure Height:
• 45 feet for primary structure
• 20 feet for accessory structure

Accessory Structure (AS) AS-01 – Page 6-2	Loading (LD) LD-01 – Page 6-14	Special Exception (SE) SE-01 – Page 6-31
Density & Intensity (DI) DI-01 – Page 6-3	Lot & Yard (LY) LY-01 – Page 6-15	Structure (ST) SQ-01 – Page 6-31
Entrance / Drive (ED) ED-01 – Page 6-4	Outdoor Storage (OS) OS-01/02 – Page 6-18	Telecommunication Facility (TC) TC-01 – Page 6-32
Environmental (EN) EN-01 – Page 6-6	Parking (PK) PK-01/03/04 – Page 6-19	Temporary Use / Structure (TU) TU-01/03 – Page 6-35
Fence & Wall (FW) FW-01/02 – Page 6-7	Performance (PF) PF-01 – Page 6-24	Vision Clearance (VC) VC-01 – Page 6-37
Floodplain (FP) FP-01 – Page 6-8	Public Improvement (PI) PI-01 – Page 6-25	
Height (HT) HT-01 – Page 6-8	Sewer & Water (SW) SW-01 – Page 6-25	
Landscaping (LA) LA-01/02 – Page 6-11	Sexually Oriented Business (SO) SO-01 – Page 6-26	
Lighting (LT) LT-01 – Page 6-13	Sign (SI) SI-01/03 – Pages 6-28	

City of Butler, Indiana Zoning Ordinance

Article 3 – Business & Industrial Districts



LI – Light Industrial District

3.6 - LI – Light Industrial District Intent, Permitted Uses, and Special Exception Uses

District Intent – The LI (Light Industry) District is intended to provide a land use category for small and light manufacturing facilities and warehouse facilities.

Permitted Uses

Institutional Permitted Uses

- Government operation , non-office.
- Parking lot, public.
- Parking lot for business.
- Police, fire or rescue station.

Business: Auto Sales / Service Permitted Uses

- Automobile repair.

Business: General Business Permitted Uses

- Self-storage facility.
- Tool / equipment rental.

Business: Office / Professional Permitted Uses

- Construction trade office.
- Veterinarian clinic / hospital with kennel.

Industrial Permitted Uses

- Assembly.
- Distribution facility.
- Flex-space.
- Food production / processing.
- Light manufacturing.
- Research center.
- Sign painting / fabrication.
- Testing lab.
- Tool & dye shop.
- Warehousing.
- Welding.

City of Butler, Indiana Zoning Ordinance

Article 3 – Business & Industrial Districts



Utility Permitted Uses

- Telecommunications exchange.
- Telephone exchange.

Special Exception Uses

Institutional Special Exception Uses

- Park, public.
- Post office.
- Recycling collection point.

Business: Recreation Special Exception Uses

- Amusement park.

Industrial Special Exception Uses

- Junk yard.

Utility Special Exception Uses

- Radio / TV station.
- Substation.
- Treatment plant.

City of Butler, Indiana Zoning Ordinance

Article 3 – Business & Industrial Districts



3.6 - LI –Light Industrial Development Standards

Minimum Lot Area:
• n/a

Minimum Lot Width:
• n/a

Sewer and Water:
• Municipal water and sewer required

Maximum Primary Structures:
• No maximum

Minimum Front Yard Setback:
• 30 feet

Minimum Side Yard Setback:
• 10 feet for primary structure and accessory structure
• 30 feet for primary structure if adjacent to residential zoning

Minimum Rear Yard Setback:
• 30 feet for primary structure and accessory structure

Maximum Lot Coverage:
• 90%

Maximum Structure Height:
• 60 feet for primary structure
• 20 feet for accessory structure

Additional Development Standards That Apply

Accessory Structure (AS) AS-01 – Page 6-2	Loading (LD) LD-01 – Page 6-14	Special Exception (SE) SE-01 – Page 6-31
Density & Intensity (DI) DI-01 – Page 6-3	Lot & Yard (LY) LY-01 – Page 6-15	Structure (ST) SQ-01 – Page 6-31
Entrance / Drive (ED) ED-01 – Page 6-4	Outdoor Storage (OS) OS-01/02 – Page 6-18	Temporary Use / Structure (TU) TU-01/03 – Page 6-32
Environmental (EN) EN-01 – Page 6-6	Parking (PK) PK-01/03/04 – Page 6-19	Telecommunication Facility (TC) TC-01 – Page 6-32
Fence & Wall (FW) FW-01/02 – Page 6-7	Performance (PF) PF-01 – Page 6-24	Vision Clearance (VC) VC-01 – Page 6-37
Floodplain (FP) FP-01 – Page 6-8	Public Improvement (PI) PI-01 – Page 6-25	
Height (HT) HT-01 – Page 6-8	Sewer & Water (SW) SW-01 – Page 6-25	
Landscaping (LA) LA-01/02 – Page 6-11	Sexually Oriented Business (SO) SO-01 – Page 6-26	
Lighting (LT) LT-01 – Page 6-13	Sign (SI) SI-01/03 – Pages 6-28	



HI – Heavy Industrial District

3.7 - HI – Heavy Industrial District Intent, Permitted Uses, and Special Exception Uses

District Intent – The HI (Heavy Industry) District is intended to provide a land use category for larger, heavier manufacturing facilities.

Permitted Uses

Institutional Permitted Uses

- Government operation , non-office.
- Parking lot, public.
- Parking lot for business.
- Police, fire or rescue station.
- Recycling collection point.

Business: Auto Sales / Service Permitted Uses

- Automobile repair.

Business: General Business Permitted Uses

- Manufactured housing sales.
- Self-storage facility.
- Tool / equipment rental.

Industrial Permitted Uses

- Assembly.
- Distribution facility.
- Flex-space.
- Food production / processing.
- Gravel / sand mining.
- Heavy manufacturing.
- Incinerator.
- Light manufacturing.
- Liquid fertilizer storage / distribution.
- Recycling processing.
- Research center.
- Scrap metal yard.
- Sign painting / fabrication.
- Storage tanks.
- Testing lab.

City of Butler, Indiana Zoning Ordinance

Article 3 – Business & Industrial Districts



- Tool & dye shop.
- Warehousing.
- Welding.

Utility Permitted Uses

- Telecommunications facility.
- Telephone exchange.

Special Exception Uses

Institutional Special Exception Uses

- Park, public.
- Post office.

Business: Retail Special Exception Uses

- Sexually oriented business.

Industrial Special Exception Uses

- Junk yard.

Utility Special Exception Uses

- Generation plant.
- Substation.
- Telephone exchange

City of Butler, Indiana Zoning Ordinance

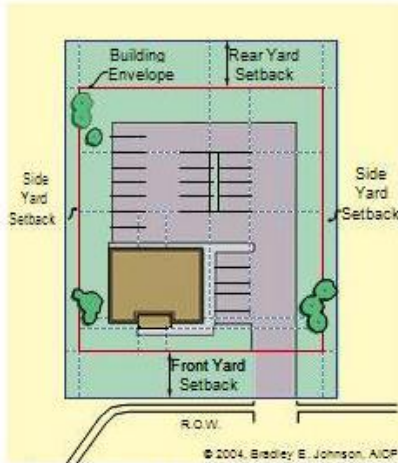
Article 3 – Business & Industrial Districts



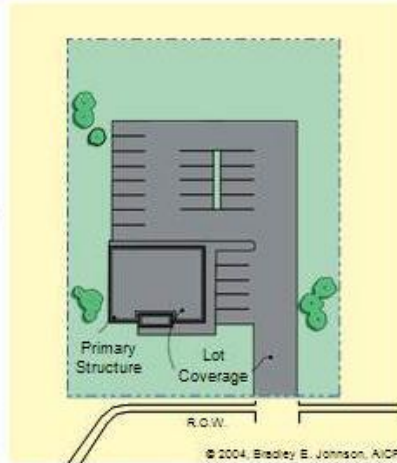
3.8 - HI – Heavy Industrial District Development Standards



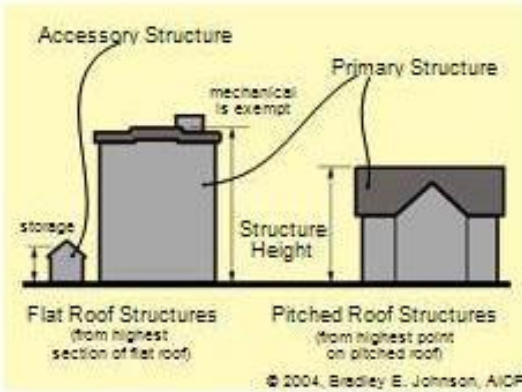
- Minimum Lot Area:**
- n/a
- Minimum Lot Width:**
- n/a
- Sewer and Water:**
- Municipal water and sewer required
- Maximum Primary Structures:**
- No maximum



- Minimum Front Yard Setback:**
- 30 feet
- Minimum Side Yard Setback:**
- 10 feet for primary structure and accessory structure
 - 30 feet for primary structure if adjacent to residential zoning
- Minimum Rear Yard Setback:**
- 30 feet for primary structure and accessory structure



- Maximum Lot Coverage:**
- 90%



- Maximum Structure Height:**
- 60 feet for primary structure
 - 20 feet for accessory structure

Additional Development Standards That Apply

Accessory Structure (AS) AS-01 – Page 6-2	Loading (LD) LD-01 – Page 6-14	Special Exception (SE) SE-01 – Page 6-31
Density & Intensity (DI) DI-01 – Page 6-3	Lot & Yard (LY) LY-01 – Page 6-15	Structure (ST) SQ-01 – Page 6-31
Entrance / Drive (ED) ED-01 – Page 6-4	Outdoor Storage (OS) OS-01/02 – Page 6-18	Temporary Use / Structure (TU) TU-01/03 – Page 6-32
Environmental (EN) EN-01 – Page 6-6	Parking (PK) PK-01/03/04 – Page 6-19	Telecommunication Facility (TC) TC-01 – Page 6-35
Fence & Wall (FW) FW-01/02 – Page 6-7	Performance (PF) PF-01 – Page 6-24	Vision Clearance (VC) VC-01 – Page 6-37
Floodplain (FP) FP-01 – Page 6-8	Public Improvement (PI) PI-01 – Page 6-25	
Height (HT) HT-01 – Page 6-8	Sewer & Water (SW) SW-01 – Page 6-25	
Landscaping (LA) LA-01/02 – Page 6-11	Sexually Oriented Business (SO) SO-01 – Page 6-26	
Lighting (LT) LT-01 – Page 6-13	Sign (SI) SI-01/03 – Pages 6-28	