



# City of Butler, Indiana Plan Commission

215 South Broadway  
Butler, IN 46721

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## PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE CITY OF BUTLER, INDIANA ZONING MAP ZMA-2021-01 DATED, MAY 10, 2021

### FINDINGS | AMENDMENT

1. This proposed amendment to amend the City of Butler, Indiana Zoning Map was initiated by the City of Butler, Indiana Plan Commission as allowed by I.C. 36-7-4-602(c)(1)(A).
2. A public hearing notice regarding this petition was published Friday, April 23, 2021. Proof of publication and proof of payment for the notice is referenced herein and made a part of the file copy of this Amendment as “**Attachment A.**”
3. Public hearing notices have also been provided to the owners of the parcels proposed for rezoning and to the adjoining landowners by certified mail. Proof of service is referenced herein and made a part of the file copy of this Amendment as “**Attachment B.**”
4. The amendment under consideration proposes that the parcels described in “**Attachment C**” be rezoned as noted. The permitted uses for both the existing and proposed zoning districts, as prescribed by “**Appendix A**” of the City of Butler Zoning Ordinance, are attached to, and made a part of file copy of this Amendment, as “**Attachment D.**” GIS aerial illustrations of the parcels subject to rezoning are depicted in “**Attachment E.**”  
The proposed change of zoning is consistent with the most desirable use for the land involved and is in harmony with the existing conditions in the area and the existing structures and uses in the area.
5. The City of Butler Plan Commission hereby verifies that it has given reasonable regard to the following when reviewing the aforementioned petition in public hearing, per IC 36-7-4-603:
  - a. the City of Butler, Indiana Comprehensive Plan;
  - b. the current conditions and the character of current structures and uses within the parcel proposed for rezoning;
  - c. the most desirable use for the parcel proposed for rezoning;
  - d. the conservation of property values for the adjoining properties; and
  - e. responsible development and growth.

The report covering the above review items is referenced herein and made a part of the file copy of this Amendment as “**Attachment F.**”

6. The proposed zoning change preserves property values and is in the best interests of the City as a whole.

## RESOLUTION OF PROPOSED AMENDMENT

Resolved, this \_\_\_\_\_ day of \_\_\_\_\_, 2021 the City of Butler, Indiana Plan Commission hereby approves a (favorable) / (unfavorable) / (no) recommendation for the following amendment to the City of Butler, Indiana Comprehensive Plan, and by reference herein, the Butler Zoning Ordinance and Map; and shall certify this recommendation to the Common Council of the City of Butler, Indiana.

The zoning designations for the following respective parcels are proposed to be changed as follows:

- A.** Change the zoning designation for the following described parcels of real estate, located within the Corporate Limits and the Extra-territorial Jurisdiction of the City of Butler, Indiana, from “HI-Heavy Industrial” to “AG-Agriculture,” as such terms are defined in the City of Butler, Indiana Zoning Ordinance:
1. 404 South Federal Street –
    - Parcel # 23-07-11-178-001 / Pt. N, Pt. NW  $\frac{1}{4}$ , Section 11, Township 34 N, Range 14 East.
    - Parcel # 15-07-11-176-002 / Pt. E  $\frac{1}{2}$ , NW  $\frac{1}{4}$ , Tract 1, Section 11, Township 34 N, Range 14 East.
- B.** Change the zoning designation for the following described parcels of real estate, located within the Corporate Limits of the City of Butler, Indiana, from “HI-Heavy Industrial” to “SFR-Single Family Residential,” as such terms are defined in the City of Butler, Indiana Zoning Ordinance:
1. 429 Walnut Street –
    - Parcel # 15-07-11-176-003 / Pt. E $\frac{1}{2}$ . NW  $\frac{1}{4}$  (Tract 3), Section 11, Township 34 N, Range 14 East.
- C.** Change the zoning designation for the following described parcels of real estate, located within the Corporate Limits of the City of Butler, Indiana, from “LI-Light Industrial” to “Single-Family Residential,” as such terms are defined in the City of Butler, Indiana Zoning Ordinance:
1. 425 Walnut Street -
    - Parcel # 23-07-11-178-002 / Pt. N, Pt. NW  $\frac{1}{4}$ , Section 11, Township 34 N, Range 14 East.
- D.** Change the zoning designation for the following described parcel of real estate, located within the City of Butler, Indiana Extra-territorial jurisdiction, from “HI-Heavy Industrial” to “AG-Agriculture,” as such terms are defined in the City of Butler, Indiana Zoning Ordinance:
1. The portion of Parcel # 15-07-11-151-002 that is located between Parcel # 15-07-11-176-002 and Parcel # 23-07-11-177-001 in Section 11, Township 34 N, Range 14 East.
- E.** Change the zoning designation for the following described parcel of real estate, located within the City of Butler, Indiana Corporate Limits, from “LI-Light Industrial” to “SFR-Single-Family Residential,” as such terms are defined in the City of Butler, Indiana Zoning Ordinance:
1. The portion of Parcel # 15-07-11-151-002 that is located between Parcel # 23-07-11-178-002 and Parcel # 23-07-11-177-002 in Section 11, Township 34 N, Range 14 East.
- F.** Change the zoning designation for the following described parcels of real estate, located within the

Corporate Limits of the City of Butler, Indiana, from “LI-Light Industrial” to “Agriculture,” as such terms are defined in the City of Butler, Indiana Zoning Ordinance:

1. Parcel # 23-07-11-177-001, Pt. SE ¼, NW ¼ in Section 11, Township 34 N, Range 14 East.
2. Parcel # 23-07-11-177-003, In SW ¼, NW ¼ in Section 11, Township 34 N, Range 14 East.

**G.** Change the zoning designation for the following described parcels of real estate, located within the Corporate Limits of the City of Butler, Indiana, from “LI-Light Industrial” to “Agriculture,” as such terms are defined in the City of Butler, Indiana Zoning Ordinance:

1. 700 South Federal Street
  - Lots 19-30, Heller’s Addition to the City of Butler, Parcel #’s 23-07-11-180-001 through 012.

**H.** 311 Railroad Street - Change the zoning designation for the following described parcels of real estate, located within the Corporate Limits of the City of Butler, Indiana, from “HI-Heavy Industry” to “LI-Light Industry” as such terms are defined in the City of Butler, Indiana Zoning Ordinance:

1. Lots 21 and 22, Danforth’s Addition to the City of Butler, IN, (Parcel #’s 23-07-12-107-007 & 23-07-12-107-008).
2. The West 66 feet of Lot 23, Danforth’s Addition to the City of Butler, IN (Parcel # 23-07-12-108-006).

**I.** Change the zoning designation for the following described parcel of real estate, located within the Corporate Limits of the City of Butler, Indiana from “OTR-Old Town Residential” to “LI-Light Industry” as such terms are defined in the City of Butler, Indiana Zoning Ordinance:

1. Lot 29, Danforth’s Addition to the City of Butler, Indiana, (Parcel # 23-07-12-107-005).

**J.** Change the zoning designation for the following described parcel of real estate, located within the Corporate Limits of the City of Butler, Indiana, from “HI Heavy Industrial” to “Old Town Residential,” as such terms are defined in the City of Butler, Indiana Zoning Ordinance:

1. The mid 66 feet of Lot 23, Danforths’ Addition to the City of Butler, Indiana, (Parcel #’s 23-07-12-108-007).

**K.** Change the zoning designation for the following described parcel of real estate, located within the Corporate Limits of the City of Butler, Indiana, from “HI-Heavy Industry” to “Old Town Residential,” as such terms are defined in the City of Butler, Indiana Zoning Ordinance:

1. The East 113 feet of Lot 23, Danforths’ Addition to the City of Butler, Indiana, (Parcel #’s 23-07-12-108-008).

**L.** Change the zoning designation for the following described parcel of real estate, located within the Corporate Limits of the City of Butler, Indiana, from “MFR-Multi-Family Residential” to “SFR-Single-Family Residential,” as such terms are defined in the City of Butler, Indiana Zoning Ordinance:

1. Lot 1, Mayerknoll Addition, Plat 3 to the City of Butler, Indiana, (Parcel #’s 23-07-02-476-001).

**M.** Change the zoning designation for the following described parcels of real estate, located within the Corporate Limits of the City of Butler, Indiana, from “OTR-Old Town Residential” to “INS-Institutional and Office,” as such terms are defined in the City of Butler, Indiana Zoning Ordinance:

1. Lot 1 and Lot 2, except the West 57 feet, Tomlinson's Addition to the City of Butler (Parcel #’s

23-07-02-488-008 & 009).

Further, the Commission directs that a copy of this recommendation be submitted to the City of Butler, Indiana Common Council for their consideration as provided by statute.

Following ratification by ordinance of this amendment by the Common Council of the City of Butler, Indiana, the Zoning Administrator of the City of Butler, Indiana shall record said amendment on the official zone map, and publish a notice of adoption of this amendment as provided by I.C. 36-7-4-610.

Said property shall be subject to the requirements of the Zoning Ordinance of the City of Butler, Indiana, as amended, and all other federal, state and local regulations.

**(FAVORABLE) / (UNFAVORABLE) / (NO) RECOMMENDATION GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY THE CITY OF BUTLER, INDIANA PLAN COMMISSION BY A VOTE OF \_\_\_\_\_ ( ) YES AND \_\_\_\_\_ ( ) NO.**

	<b>ATTEST:</b>
President City of Butler, Indiana Plan Commission	Secretary City of Butler, Indiana Plan Commission

**BEFORE THE PLAN COMMISSION OF THE CITY OF BUTLER, INDIANA  
CERTIFICATION OF A RECOMMENDATION BY THE CITY OF BUTLER PLAN  
COMMISSION FOR A PROPOSED AMENDMENT TO THE CITY OF BUTLER, INDIANA  
COMPREHENSIVE PLAN, ZONING ORDINANCE AND ZONING MAP**

**TO: THE COMMON COUNCIL OF THE CITY OF BUTLER, INDIANA  
COUNTY OF DEKALB  
STATE OF INDIANA**

Comes now Kent Likes, the duly elected and qualified President of the City of Butler, Indiana Plan Commission, and being duly sworn upon his oath, hereby deposes, says and certifies the following:

1. Affiant is over the age of eighteen (18) years and has personal knowledge of the facts attested to herein.
2. Affiant is the duly elected, qualified and acting President of the City of Butler, Indiana Plan Commission.
3. The Commission conducted, pursuant to statutory notice, a continued public hearing at the Butler City Building, on May 10, 2021 at 6:30 P.M. on a proposed amendment to the City of Butler, Indiana Comprehensive Plan, Zoning Ordinance and Zoning Map.
4. At the conclusion of said public hearing, and on motion made and duly seconded, the Commission, by a vote of \_\_\_\_\_ ( ) in favor and \_\_\_\_\_ ( ) against, resolved to certify to the Common Council of the City of Butler, Indiana the amendment as proposed, which amendment is attached to this certification as "Attachment A", with a favorable recommendation.
5. This certification is made and delivered pursuant to I.C. 36-7-4-508(a), I.C. 36-7-4-605(a)(2), I.C. 36-7-4-605(a)(3) and I.C. 36-7-4-608.

\_\_\_\_\_  
**Kent Likes  
Plan Commission  
City of Butler, Indiana**

Sworn and subscribed to before me, a Notary Public in and for said County and State, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Notary Public  
Resident of DeKalb County, IN**

**My Commission Expires: \_\_\_\_\_**



### South Federal Street / Walnut Street Area

The properties within the yellow line are proposed to be rezoned as noted:

- 404 South Federal
- 425 Walnut
- 429 Walnut
- State of Indiana Parcels
- McConnell parcels
- Campbell parcels

**Residential Uses at 425 & 429 Walnut** - The current uses at the above-noted addresses are currently considered to be both non-conforming uses and structures. If any of these structures were to be damaged by fire or other means and needed to be completely demolished, they could not be replaced with similar residential uses under the current “HI” or “LI” zoning status.

**Vacant Parcels** – The vacant parcels, owned by Seabreeze Ministries, Delmar McConnell, Daniel Campbell and the State of Indiana are currently zoned for industrial uses. The City of Butler has not extended water and sanitary sewer mains to this portion of Butler of a size or capacity that could serve any sort of industrial development, nor are there any plans to pursue such extensions.

**Corporate Line** – The red line is the Butler Corporate line. The parcels east and south of the line are within Butler. The remaining designated parcels are within the Butler Extraterritorial Jurisdiction and are subject Butler zoning.

City of Butler Plan Commission  
ZMA-2021-01 – Findings – Attachment E  
Depot Street Area – City of Butler Street Department Buildings



**217 West Main** – The Life Redeemed Apostolic Church, located at 217 West Main Street in Butler, is currently zoned “OTR-Old Town Residential.”

The proposed “INS-Institutional” zoning change brings these parcels into alignment with City’s practice of applying the INS designation to institutional properties (government, schools, churches).



### 300-400 Blocks of Railroad Street

This is a mixed-used area east of downtown Butler that contains both commercial and residential uses.

**311 Railroad** – The three parcels fronting on Railroad Street are proposed to be rezoned from “HI-Heavy Industry” to “LI-Light Industry.”

The other parcel associated with this address, fronting on East Oak Street, is proposed to be rezoned from “OTR-Old Town Residential” to “Light Industry.” This change will allow for light industrial uses within the buildings and parking to support the buildings.

The remaining two parcels in the 400 block of Railroad are proposed to be rezoned from “HI-Heavy Industry” to “Old Town Residential.” This change will bring these small parcels in line with the adjoining parcels immediately to the north.

**CITY OF BUTLER, INDIANA PLAN COMMISSION- ZMA-2021-01  
ATTACHMENT C - LOCATIONS, OWNERS AND LEGAL DESCRIPTIONS OF PARCELS PROPOSED FOR REZONING**

Street #	Street	Property Owner of Record	Property Owner Mailing Address	Parcel #'s	Legal	Current Use	Current Zoning	Proposed Zoning	Reason for Proposed Zoning
404	South Federal Street	Seabreeze Ministries	Post Office Box 381 Butler, IN 46721	23-07-11-178-001  15-07-11-176-002	-Pt. N, Pt. NW 1/4 Section 11, Township 34 North, Range 14 East -Pt. E 1/2, NW 1/4, Tract 1, Section 11, Township 34 North, Range 14 East	Vacant land	HI-Heavy Industrial	AG-Agriculture	Zoning change is proposed to match historic, current and projected future use of property.
429	Walnut Street	Michael & Kimberly Damron	429 Walnut Street Butler, IN 46721	15-07-11-176-003	Pt. E 1/2, NW 1/4 (Tract 3), Section 11, Township 34 North, Range 14 East	Residential	HI-Heavy Industrial	SFR-Single Family Residential	Zoning change is proposed to match current and projected use of property.
425	Walnut Street	Allen Lee Robinson	425 Walnut Street Butler, IN 46721	23-07-11-178-002	Pt. N, Pt. NW 1/4, Section 11, Township 34 North, Range 12 East	Residential	LI-Light Industrial	SFR-Single Family Residential	Zoning change is proposed to match current and projected use of property.
	West of Walnut Street	State of Indiana	5333 Hatfield Road Fort Wayne, IN 46808	15-07-11-151-002	Portion of Parcel # 15-07-11- 151-002 that is located between between Parcel # 15-07-11-176- 002 and Parcel # 23-07-11-177- 001 in Section 11, Township 34 North, Range 14 East	Vacant land	HI-Heavy Industrial	AG-Agriculture	Zoning change is proposed to match historic, current and projected future use of property.
400- block	Walnut Street	State of Indiana	5333 Hatfield Road Fort Wayne, IN 46808	15-07-11-151-002	Portion of Parcel # 15-07-11- 151-002 that is located between Parcel # 23-07-11-178-002 and Parcel # 23-07-11-177-002 in Section 11, Township 34 North, Range 14 East	Vacant land	LI-Light Industrial	SFR-Single Family Residential	Zoning change is proposed to match historic, current and projected future use of property.
424	Walnut Street	Delmar McConnell	424 Walnut Street Butler, IN 46721	23-07-11-177-001 23-07-11-177-003	-Pt. SE 1/4, NW 1/4 in Section 11, Township 34 North Range 14 East -In SW 1/4, NW 1/4 in Section 11, Township 34 North, Range 14 East	Vacant land	LI-Light Industrial	AG-Agriculture	Zoning change is proposed to match historic, current and projected future use of property.
700	South Federal Street	Jeremy Campbell	1105 Zimmerman Drive Auburn, IN 46706	23-07-11-18-001 through 012	Lots 19-30, Heller's Addition to the City of Butler	Vacant land	LI-Light Industrial	AG-Agriculture	Zoning change is proposed to match historic, current and projected future use of property.
311	Railroad Street	Kaiser's Rods n Customs	2615 County Road 75 Butler, IN 46721	-23-07-12-107-007 and 008 -23-07-12-108-006	-Lots 21 & 22, Danforth's Addition to the City of Butler -The West 66 feet of Lot 23, Danforth's Addition to the City of Butler	Commercial / Industrial building and use	HI-Heavy Industrial	LI-Light industrial	Zoning change is proposed to match current and projected future use of property.
300- block	East Oak Street	Kaiser's Rods n Customs	2615 County Road 75 Butler, IN 46721	23-07-12-107-005	Lot 29, Danforth's Addition to the City of Butler	Commercial / Industrial building and use	OTR-Old Town Residential	LI-Light industrial	Zoning change is proposed to match current and projected future use of property.

Street #	Street	Property Owner of Record	Property Owner Mailing Address	Parcel #'s	Legal	Current Use	Current Zoning	Proposed Zoning	Reason for Proposed Zoning
400-block	Railroad Street	Yellow Door Enter, LLC	921 East Dupont Road PMB # 889 Fort Wayne, IN 46825	23-07-12-108-007	The mid-66 feet of Lot 23, Danforth's Addition to the City of Butler	Vacant land	HI-Heavy Industrial	OTR-Old Town Residential	Zoning change is proposed to match historic, current and projected future use of property.
400-block	Railroad Street	DeKalb County Commissioners	c/o DeKalb County Auditor 100 South Main Street Auburn IN 46706	23-07-12-108-008	The East 113 feet of Lot 23, Danforth's Addition to the City of Butler	Vacant land	HI-Heavy Industrial	OTR-Old Town Residential	Zoning change is proposed to match historic, current and projected future use of property.
435	West Liberty Street	Sean Smith	662 North Compton Road Farmington, UT 84025	23-07-02-476-001	Lot 1, Mayerknoll Addition, Plat 3 to the City of Butler	Vacant lot	MFR-Multi-Family Residential	SFR-Single Family Residential	Zoning change is proposed to match projected future use of property.
217	West Main Street	Life Redeemed Apostolic Church	1103 Ashwood Drive Auburn, IN 46706	23-07-02-488-008 & 009	Lot 1 and Lot 2, except the West 57 feet, Tomlinson's Addition to the City of Butler	Church	OTR-Old Town Residential	INS-Institutional & Office	Zoning change is proposed to match historic, current and projected future use of property.

**City of Butler, Indiana  
Zoning Ordinance  
Appendix A - Land Use Matrix**

<b>City of Butler, Indiana Zoning Ordinance Appendix A - Land Use Matrix</b>					<b>Key</b> "P" = Permitted Use "S" = Special Exception Use "-" = Not a Permitted Use							
 <b>Residential Uses</b>	<b>Residential Zones</b>				<b>Business &amp; Industry Zones</b>				<b>Specialty Zones</b>			
	<b>MHC</b>	<b>MFR</b>	<b>OTR</b>	<b>SFR</b>	<b>GB</b>	<b>HI</b>	<b>LI</b>	<b>NB</b>	<b>AG</b>	<b>INS</b>	<b>REC</b>	
Assisted living facility	-	S	-	-	P	-	-	-	-	P	-	
Bed & Breakfast	-	S	S	S	-	-	-	-	-	-	-	
Dwelling, manufactured home **	P	P	P	P	-	-	-	-	S	-	-	
Dwelling, mobile home	P	-	-	-	-	-	-	-	-	-	-	
Dwelling, multifamily	-	P / S*	S	-	-	-	-	-	-	-	-	
Dwelling, single family	-	S	P	P	-	-	-	-	S	-	-	
Dwelling, two-family	-	P	S	S	-	-	-	-	-	-	-	
Dwelling unit (upper floors)	-	P	-	-	P	-	-	P	-	-	-	
Group home	-	P	P	P	-	-	-	-	-	-	-	
Lodging house	-	-	-	-	P	-	-	-	-	-	-	
Mobile home community	P	-	-	-	-	-	-	-	-	-	-	
Nursing home	-	S	-	S	P	-	-	-	-	P	-	
developmentally disabled (large)	-	S	-	S	-	-	-	-	-	S	-	
Residential facility for the developmentally disabled (small)	-	P	P	P	-	-	-	-	-	-	-	
Residential facility for the mentally ill	-	P	P	P	-	-	-	-	-	-	-	
Retirement community	-	P	-	-	-	-	-	-	-	P	-	
<p><b>* Special Exception requirement applies to the proposed conversion of existing single-family dwellings in MFR districts to multi-family dwellings, not newly constructed multi-family units. (Amended by Ord. # 1583, adopted August 19, 2013) .</b></p> <p><b>“Manufactured Home Dwelling Units” are not permitted in any Butler zoning district on any parcel that abuts the entire length of South Broadway, North Broadway, East Main and West Main streets in Butler. (Amended by Ord. 1722, adopted February 1, 2021).</b></p>												
 <b>Agricultural Uses</b>	<b>Residential Zones</b>				<b>Business &amp; Industry Zones</b>				<b>Specialty Zones</b>			
	<b>MHC</b>	<b>MFR</b>	<b>OTR</b>	<b>SFR</b>	<b>GB</b>	<b>HI</b>	<b>LI</b>	<b>NB</b>	<b>AG</b>	<b>INS</b>	<b>REC</b>	
Agricultural crop production	-	-	-	-	-	-	-	-	P	-	-	
Farmstead	-	-	-	-	-	-	-	-	P	-	-	
Orchard	-	-	-	-	-	-	-	-	P	-	-	
Raising of farm animals	-	-	-	-	-	-	-	-	P	-	-	
Stable	-	-	-	-	-	-	-	-	P	-	-	
Storage of agricultural products	-	-	-	-	-	-	-	-	P	-	-	
Tree farm	-	-	-	-	-	-	-	-	P	-	-	

# City of Butler, Indiana Zoning Ordinance Appendix A - Land Use Matrix

<b>City of Butler, Indiana Zoning Ordinance Appendix A - Land Use Matrix</b>					<b>Key</b> "P" = Permitted Use "S" = Special Exception Use "-" = Not a Permitted Use						
 <b>Institutional Uses</b>	<i>Residential Zones</i>				<i>Business &amp; Industry Zones</i>				<i>Specialty Zones</i>		
	MHC	MFR	OTR	SFR	GB	HI	LI	NB	AG	INS	REC
Cemetery	-	-	-	-	-	-	-	-	-	-	P
Child care institution	-	S	-	-	S	-	-	S	-	S	-
Church, temple or mosque	-	S	S	S	P	-	-	P	-	P	-
Community center	-	P	-	-	P	-	-	P	-	P	P
Government office	-	-	-	-	P	-	-	P	-	P	P
Government operation (non-office)	-	-	-	-	-	P	P	-	-	P	P
Hospital	-	-	-	-	P	-	-	-	-	P	-
Jail	-	-	-	-	P	-	-	-	-	S	-
Library, public	-	S	S	S	P	-	-	P	-	P	S
Museum	-	-	-	-	P	-	-	P	-	-	S
Park, public	-	P	P	P	S	S	S	S	-	S	P
Parking lot for business	-	S	S	-	P	P	P	P	-	P	-
Parking lot, public	-	S	S	-	P	P	P	P	-	P	P
Police, fire or rescue station	-	-	-	-	P	P	P	P	-	P	-
Pool, public	P	P	P	P	S	-	-	-	-	-	P
Post office	-	-	-	-	P	S	S	P	-	P	-
Recycling collection point	-	-	-	-	S	P	S	-	-	S	S
School (P-12)	-	-	-	-	S	-	-	S	-	P	-
Trade or business school	-	-	-	-	S	-	-	S	-	P	-
University or college	-	-	-	-	-	-	-	-	-	P	-
 <b>Business: Auto Sales &amp; Service Business: Auto Sales &amp; Service</b>	<i>Residential Zones</i>				<i>Business &amp; Industry Zones</i>				<i>Specialty Zones</i>		
	MHC	MFR	OTR	SFR	GB	HI	LI	NB	AG	INS	REC
Automobile part sales	-	-	-	-	P	-	-	-	-	-	-
Automobile repair	-	-	-	-	P	P	P	-	-	-	-
Automobile sales	-	-	-	-	P	-	-	-	-	-	-
Automobile service station	-	-	-	-	P	-	-	-	-	-	-
Automobile wash	-	-	-	-	P	-	-	-	-	-	-
Gasoline station	-	-	-	-	P	-	-	P	-	-	-

**City of Butler, Indiana  
Zoning Ordinance  
Appendix A - Land Use Matrix**

<b>City of Butler, Indiana Zoning Ordinance Appendix A - Land Use Matrix</b>					<b>Key</b> "P" = Permitted Use "S" = Special Exception Use "- " = Not a Permitted Use							
 <b>Business: Food Sales &amp; Service Business: Food Sales &amp; Service</b>	<i>Residential Zones</i>				<i>Business &amp; Industry Zones</i>				<i>Specialty Zones</i>			
	MHC	MFR	OTR	SFR	GB	HI	LI	NB	AG	INS	REC	
Bakery	-	-	-	-	P	-	-	P	-	-	-	
Coffee shop	-	-	-	-	P	-	-	P	-	-	-	
Convenience store	-	-	-	-	P	-	-	P	-	-	-	
Delicatessen	-	-	-	-	P	-	-	P	-	-	-	
Farmers market	-	-	-	-	P	-	-	P	-	-	-	
Grocery store	-	-	-	-	P	-	-	P	-	-	-	
Ice cream store	-	-	-	-	P	-	-	P	-	-	-	
Meat market	-	-	-	-	P	-	-	P	-	-	-	
Restaurant	-	-	-	-	P	-	-	P	-	-	-	
Restaurant drive-thru	-	-	-	-	P	-	-	-	-	-	-	
 <b>Business: General Business</b>	<i>Residential Zones</i>				<i>Business &amp; Industry Zones</i>				<i>Specialty Zones</i>			
	MHC	MFR	OTR	SFR	GB	HI	LI	NB	AG	INS	REC	
Boat sales	-	-	-	-	P	-	-	-	-	-	-	
Funeral home or mortuary	-	-	-	-	P	-	-	P	-	-	-	
Hotel / motel	-	-	-	-	P	-	-	P	-	-	-	
Manufactured housing sales	-	-	-	-	-	P	-	-	-	-	-	
Printing shop / copy center	-	-	-	-	P	-	-	P	-	-	-	
Self storage facility	-	-	-	-	P	P	P	-	-	-	-	
Tool / equipment rental	-	-	-	-	P	P	P	-	-	-	-	
Tool / equipment sales	-	-	-	-	P	-	-	-	-	-	-	
 <b>Business: Office / Professional Business: Office / Professional</b>	<i>Residential Zones</i>				<i>Business &amp; Industry Zones</i>				<i>Specialty Zones</i>			
	MHC	MFR	OTR	SFR	GB	HI	LI	NB	AG	INS	REC	
Bank / ATM	-	-	-	-	P	-	-	P	-	P	-	
Business / Financial services office	-	-	-	-	P	-	-	P	-	P	-	
Construction trade office	-	-	-	-	P	-	P	P	-	-	-	
Design services office	-	-	-	-	P	-	-	P	-	P	-	
Emergency medical clinic	-	-	-	-	P	-	-	P	-	P	-	
Medical / dental clinic	-	-	-	-	P	-	-	P	-	P	-	
Photography studio	-	-	-	-	P	-	-	P	-	P	-	
Travel agency	-	-	-	-	P	-	-	P	-	P	-	
Veterinarian clinic / hospital	-	-	-	-	P	-	P	-	-	P	-	

**City of Butler, Indiana  
Zoning Ordinance  
Appendix A - Land Use Matrix**

<b>City of Butler, Indiana Zoning Ordinance Appendix A - Land Use Matrix</b>					<b>Key</b> "P" = Permitted Use "S" = Special Exception Use "-" = Not a Permitted Use							
 <b>Business: Office / Professional Business: Office / Professional</b>	<i>Residential Zones</i>				<i>Business &amp; Industry Zones</i>				<i>Specialty Zones</i>			
	MHC	MFR	OTR	SFR	GB	HI	LI	NB	AG	INS	REC	
Barber / beauty shop	-	-	-	-	P	-	-	P	-	-	-	
Day-care center, adult	-	-	-	-	P	-	-	P	-	P	-	
Day-care center, child	-	-	-	-	P	-	-	P	-	P	-	
Dry-cleaning service / laundry	-	-	-	-	P	-	-	P	-	-	-	
Fitness center / health club	-	-	-	-	P	-	-	P	-	-	-	
Tailor / alterations / seamstress	-	-	-	-	P	-	-	P	-	-	-	
Tanning salon	-	-	-	-	P	-	-	P	-	-	-	
Tattoo parlor / piercing parlor	-	-	-	-	P	-	-	P	-	-	-	
 <b>Business: Recreation</b>	<i>Residential Zones</i>				<i>Business &amp; Industry Zones</i>				<i>Specialty Zones</i>			
	MHC	MFR	OTR	SFR	GB	HI	LI	NB	AG	INS	REC	
Amusement park	-	-	-	-	S	-	-	-	-	-	S	
Banquet hall	-	-	-	-	P	-	-	-	-	S	-	
Bar / tavern	-	-	-	-	P	-	-	P	-	-	-	
Billard / arcade room	-	-	-	-	P	-	-	P	-	-	-	
Bowling alley	-	-	-	-	P	-	-	P	-	-	-	
Club or lodge	-	S	S	-	P	-	-	-	-	S	-	
Country club	-	S	S	S	-	-	-	-	-	-	-	
Dance / karate studio	-	-	-	-	P	-	-	P	-	-	-	
Dance or nightclub	-	-	-	-	P	-	-	-	-	-	-	
Driving range	-	-	-	-	P	-	-	-	-	S	-	
Golf course	-	S	-	S	-	-	-	-	-	S	P	
Miniature golf	-	-	-	-	P	-	-	-	-	-	P	
Movie theater	-	-	-	-	P	-	-	-	-	-	-	
Nature preserve	-	-	-	-	-	-	-	-	-	-	P	
Paintball facility	-	-	-	-	-	-	-	-	-	-	P	
Recreation center	-	-	-	-	P	-	-	S	-	S	P	
Skating rink	-	-	-	-	P	-	-	-	-	-	-	

**City of Butler, Indiana  
Zoning Ordinance  
Appendix A - Land Use Matrix**

<b>City of Butler, Indiana Zoning Ordinance Appendix A - Land Use Matrix</b>					<b>Key</b> "P" = Permitted Use "S" = Special Exception Use "- " = Not a Permitted Use						
 <b>Business: Retail</b>	<b>Residential Zones</b>				<b>Business &amp; Industry Zones</b>				<b>Specialty Zones</b>		
	<b>MHC</b>	<b>MFR</b>	<b>OTR</b>	<b>SFR</b>	<b>GB</b>	<b>HI</b>	<b>LI</b>	<b>NB</b>	<b>AG</b>	<b>INS</b>	<b>REC</b>
Antique shop	-	-	-	-	P	-	-	P	-	-	-
Apparel shop	-	-	-	-	P	-	-	P	-	-	-
Art & craft studio	-	-	-	-	P	-	-	P	-	-	-
Book store	-	-	-	-	P	-	-	P	-	-	-
Building supply store	-	-	-	-	P	-	-	-	-	-	-
Car rental	-	-	-	-	P	-	-	-	-	-	-
Department store	-	-	-	-	P	-	-	P	-	-	-
Drug store	-	-	-	-	P	-	-	P	-	-	-
Fabric shop	-	-	-	-	P	-	-	P	-	-	-
Fireworks sales	-	-	-	-	P	-	-	-	-	-	-
Flower shop	-	-	-	-	P	-	-	P	-	-	-
Furniture shop	-	-	-	-	P	-	-	P	-	-	-
Garden shop	-	-	-	-	P	-	-	-	-	-	-
Gift shop	-	-	-	-	P	-	-	P	-	-	-
Gun sales	-	-	-	-	P	-	-	-	-	-	-
Hardware store	-	-	-	-	P	-	-	P	-	-	-
Home electronics/appliance store	-	-	-	-	P	-	-	P	-	-	-
Jewelry store	-	-	-	-	P	-	-	P	-	-	-
Liquor store	-	-	-	-	P	-	-	P	-	-	-
Music / media shop	-	-	-	-	P	-	-	P	-	-	-
News dealer	-	-	-	-	P	-	-	-	-	-	-
Office supply store	-	-	-	-	P	-	-	P	-	-	-
Party / event rental	-	-	-	-	P	-	-	-	-	-	-
Pawn shop	-	-	-	-	P	-	-	-	-	-	-
Pet grooming shop	-	-	-	-	P	-	-	P	-	-	-
Pet store	-	-	-	-	P	-	-	P	-	-	-
Plant nursery	-	-	-	-	P	-	-	-	P	-	S
Sporting goods store	-	-	-	-	P	-	-	P	-	-	-
Sexually oriented business	-	-	-	-	P	-	-	-	-	-	-
Super store	-	-	-	-	P	S	S	-	-	-	-
Video / DVD store	-	-	-	-	P	-	-	P	-	-	-

# City of Butler, Indiana Zoning Ordinance Appendix A - Land Use Matrix

<b>City of Butler, Indiana Zoning Ordinance Appendix A - Land Use Matrix</b>					<b>Key</b> "P" = Permitted Use "S" = Special Exception Use "-" = Not a Permitted Use						
 <b>Utility Uses</b>	<i>Residential Zones</i>				<i>Business &amp; Industry Zones</i>				<i>Specialty Zones</i>		
	MHC	MFR	OTR	SFR	GB	HI	LI	NB	AG	INS	REC
Generation plant	-	-	-	-	-	S	-	-	-	-	-
Radio / TV station	-	-	-	-	S	-	S	-	-	-	-
Substation	-	-	-	-	-	S	S	-	-	S	S
Telecommunications facility	-	-	-	-	S	P	P	-	-	S	-
Telephone exchange	-	-	-	-	P	S	P	S	-	S	-
Treatment plant	-	-	-	-	-	S	S	-	-	S	P
 <b>Industrial</b>	<i>Residential Zones</i>				<i>Business &amp; Industry Zones</i>				<i>Specialty Zones</i>		
	MHC	MFR	OTR	SFR	GB	HI	LI	NB	AG	INS	REC
Assembly	-	-	-	-	-	P	P	-	-	-	-
Distribution facility	-	-	-	-	-	P	P	-	-	-	-
Flex-space	-	-	-	-	-	P	P	-	-	-	-
Food production / processing	-	-	-	-	-	P	P	-	-	-	-
Gravel / sand mining	-	-	-	-	-	P	-	-	-	-	-
Heavy manufacturing	-	-	-	-	-	P	-	-	-	-	-
Incinerator	-	-	-	-	-	P	-	-	-	-	-
Junk yard	-	-	-	-	-	P	S	-	-	-	-
Light manufacturing	-	-	-	-	-	P	P	-	-	-	-
Liquid fertilizer storage/distribution	-	-	-	-	-	P	-	-	-	-	-
Recycling processing	-	-	-	-	-	P	-	-	-	-	-
Research center	-	-	-	-	-	P	P	-	-	-	-
Scrap metal yard	-	-	-	-	-	P	-	-	-	-	-
Sign painting / fabrication	-	-	-	-	-	P	P	-	-	-	-
Storage tanks	-	-	-	-	-	P	-	-	-	-	-
Testing lab	-	-	-	-	-	P	P	-	-	-	-
Three-Dimensional Printing (3-D Printing) <i>** (Amended by Ord. # 1618, adopted</i>	-	-	-	-	P	P	P	P	-	-	-
Tool & dye shop	-	-	-	-	-	P	P	-	-	-	-
Warehouse	-	-	-	-	-	P	P	-	-	-	-
Welding	-	-	-	-	-	P	P	-	-	-	-

**City of Butler, Indiana  
Zoning Ordinance  
Appendix A - Land Use Matrix**

<b>City of Butler, Indiana Zoning Ordinance Appendix A - Land Use Matrix</b>					<b>Key</b> "P" = Permitted Use "S" = Special Exception Use "-" = Not a Permitted Use						
 <b>Temporary</b>	<i>Residential Zones</i>				<i>Business &amp; Industry Zones</i>				<i>Specialty Zones</i>		
	<b>MHC</b>	<b>MFR</b>	<b>OTR</b>	<b>SFR</b>	<b>GB</b>	<b>HI</b>	<b>LI</b>	<b>NB</b>	<b>AG</b>	<b>INS</b>	<b>REC</b>
Carnival or travelling circus	-	-	-	-	-	S	-	-	-	-	-
Construction trailer	-	-	-	-	S	-	S	-	-	-	-
Model home	-	-	-	-	-	S	S	-	-	S	S
Religious tent meeting	-	-	-	-	S	P	P	-	-	S	-
Retail or wholesale activities											
Seasonal items sale											
Seasonal items of produce	-	-	-	-	P	S	P	S	-	S	-
Yard, garage or sidewalk sale	-	-	-	-	-	S	S	-	-	S	P
 <b>Accessory Uses</b>	<i>Residential Zones</i>				<i>Business &amp; Industry Zones</i>				<i>Specialty Zones</i>		
	<b>MHC</b>	<b>MFR</b>	<b>OTR</b>	<b>SFR</b>	<b>GB</b>	<b>HI</b>	<b>LI</b>	<b>NB</b>	<b>AG</b>	<b>INS</b>	<b>REC</b>
Child care, home	-	P	P	P	-	-	-	-	-	-	-
Home occupation	P	P	P	P	-	-	-	-	-	-	-