

# Appendix

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*City of Shelbyville  
Unified Development  
Ordinance*

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**Shelby  
ville.**

# Land Use Matrix - Agricultural Uses

Primary Land Use (P - Permitted Use) (S - Special Exception Use)	PK - Park and Open Space	AG - Agriculture	AR - Agriculture/Rural Residential	R1 - Single-family Residential	R2 - Two-family Residential	RM - Multi-family Residential	MP - Manufactured Home Park	IS - Institutional	BN - Business Neighborhood	BC - Business Central	BG - Business General	BH - Business Highway	IL - Light Industrial	IG - General Industrial	HI - High Impact
	PK	AG	AR	R1	R2	RM	MP	IS	BN	BC	BG	BH	IL	IG	HI
<b>Agriculture Uses</b>															
agricultural product sales, distribution, and storage facility • fertilizer sales, distribution, and storage • seed sales, distribution, and storage • farm co-op facility		S										S	P		
animal boarding			P												
commercial greenhouse												S	P		
farm equipment sales and service												S			
farm (general) • grazing and pasture land • livestock, raising and breeding • crop production • crop processing and storage (materials produced on-site)		P	P										P	P	
farmer's market (for sale of products grown off-site)		S	S							P	P	S			
farmer's market (for sale of products grown on-site)		P													
livestock auction/sales facility		S													
winery		P	P												

# Land Use Matrix - Commercial Uses

Primary Land Use (P - Permitted Use) (S - Special Exception Use)	PK - Park and Open Space	AG - Agriculture	AR - Agriculture/Rural Residential	R1 - Single-family Residential	R2 - Two-family Residential	RM - Multi-family Residential	MP - Manufactured Home Park	IS - Institutional	BN - Business Neighborhood	BC - Business Central	BG - Business General	BH - Business Highway	IL - Light Industrial	IG - General Industrial	HI - High Impact
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<b>Commercial Uses</b>															
animal grooming									P	P	P	P			
auto-oriented uses (small scale) • gas station • car wash										S	P	P			
auto-oriented uses (medium scale) • auto repair • body shop • vehicle detailing/accessory shop • oil change facility										S	P	P			
auto-oriented uses (large scale) • automobile/motorcycle sales and service • recreational vehicle sales and service												P			
bank/financial institution									S	P	P	P			
bus/mass transit terminal										S	S	S			
call center										P	P		P		
circus or carnival	P									S					
conference center										P	P	P	S		
data center													P	P	
data processing and entry center										P	P		P		
drive-up/drive thru facility (as an accessory use)									S	S	P	P			
fireworks sales											S				
health spa	S	S	S							S	S				
hotel/motel										P	P	P	S		
kennel		S	S									S	S		
mobile/manufactured home sales												S			
office uses • administrative offices • business services • copy center • dental office • employment services • financial services • investment firm • medical office • print shop • professional services • radio/tv station • veterinary office/animal clinic (without outdoor kennel)									P	P	P	P			
performing arts center										P					

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<b>Commercial Uses</b>															
<b>personal service uses</b> • barber • beauty shop • dance studio • dry cleaners • fitness center • gymnastics center • martial arts studio • photographic studio • self-service laundry • shoe repair • tailor • tanning salon									P	P	P	P			
<b>recreation uses (small scale)</b> • billiard hall or arcade • night club • theater • micro brewery/brewpub • bar									S	P	P	P			
<b>recreation uses (medium scale)</b> • bowling alley • banquet hall • assembly hall • miniature golf course • shooting/archery range (indoor) • skating rink • swimming pool										S	P	S			
<b>recreational uses (large scale)</b> • riding stable • seasonal hunting or fishing facility	S	S	S												
<b>restaurant</b>									P	P	P	P			
<b>retail (type 1)</b> • art or photo gallery • bakery (retail) • bookstore • convenience store (without gas station) • deli • flower shop • gift shop • ice cream shop • stationary shop • video store									P	P*	P	P			

\* Special conditions apply, see Article 2 for those restrictions

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<b>Commercial Uses</b>															
<b>retail (type 2)</b> • antique shop • apparel store • auto parts sales (without on-site repair) • building finishes shop (paint, carpet, wallpaper, etc.) • craft store • fabric store • footwear store • garden shop • grocery store • jewelry store • meat market • media store (cds/dvd/records) • music store (instruments) • pet store • pharmacy • repair services (appliances) • repair services (electronics) • sporting good shop • variety store									S	P*	P	P			
<b>retail (type 3)</b> • appliance store • auction facility (excluding livestock) • building supply store • department store • hardware store • home electronics • office supply store • shopping mall • supermarket										S	P	P			
<b>retreat center</b>	S	S	S							S	S		S		
<b>sexually oriented entertainment business</b>											P				
<b>shooting range (outdoor)</b>															P
<b>truck stop</b>												S			

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# Land Use Matrix - Industrial Uses

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<b>Industrial Uses</b>															
agricultural products terminal		S										S	S	P	
animal and animal products processing													S	S	S
boat/rv storage facility													S		
concrete/asphalt production facility														S	P
contractor's warehouse/storage facility													P		
explosive manufacturing and storage															P
food and beverage production														S	
general industrial production • fabrication facility • manufacturing facility														P	
hazardous materials production • bottled gas storage and distribution • petroleum and chemical processing and storage														S	S
incinerator															P
inoperable vehicle storage															P
junk/scrap metal yard															P
light industrial assembly and distribution • assembly • packaging facility • printing/publishing facility													P	P	
light industrial processing and distribution • tool and die shop													P	P	
mineral extraction and processing		S	S											S	P
mini-storage facility													P		
recycling center															P
refuse dump															S
research and development facility											P		P	P	
salvage yard															P
sanitary landfill															S
truck freight terminal												S	S	S	
truck sales and service center												S	S	S	
warehouse and distribution facility											S	S	P	P	
waste disposal facility														S	P
wholesale facility												S	P		

# Land Use Matrix - Institutional Uses

Primary Land Use (P - Permitted Use) (S - Special Exception Use)	PK - Park and Open Space	AG - Agriculture	AR - Agriculture/Rural Residential	R1 - Single-family Residential	R2 - Two-family Residential	RM - Multi-family Residential	MP - Manufactured Home Park	IS - Institutional	BN - Business Neighborhood	BC - Business Central	BG - Business General	BH - Business Highway	IL - Light Industrial	IG - General Industrial	HI - High Impact
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<b>Institutional Uses</b>															
airport								P					P		
cemetery	S	P	P	S	S			P							
community center	P				S	S	S	P	P	P					
day care center				S	S	S	S	P	P	S	P		S		
fairgrounds	P	S	S					P							
funeral home								P		P	P				
government facility	S							P			S	S	P		P
government office	S							P		P	P	S			
heliport								P					S	S	
hospital/medical center								P		P	P	S	S		
library	S							P	P	P	S				
lodge or private club	S							P		P	P				
medical or health clinic								P	P	P	P	P	S	S	
museum or gallery	S							P		P	S	S			
parking lot or parking garage (primary use)	S							P	S	S	P	P	P	P	
penal or correctional institution										S			S		P
place of worship								P		S					
police, fire, or rescue station	S	S	S	S	S	S	S	P	S	P	P	P	P	P	
post office								P		P	S				
school (P-12)			S					P		S					
trade or business school								P		P	P		P	S	
university or college								S		S	P		P		

# Land Use Matrix - Park Uses

Primary Land Use (P - Permitted Use) (S - Special Exception Use)	PK - Park and Open Space	AG - Agriculture	AR - Agriculture/Rural Residential	R1 - Single-family Residential	R2 - Two-family Residential	RM - Multi-family Residential	MP - Manufactured Home Park	IS - Institutional	BN - Business Neighborhood	BC - Business Central	BG - Business General	BH - Business Highway	IL - Light Industrial	IG - General Industrial	HI - High Impact
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<b>Park Uses</b>															
campground/rv park	S														
driving range	P		S	S	S	S									
golf course and/or country club	P		S	S	S	S									
nature preserve/center	P	P	P	P	P	P	P		P		P	P	P	P	
park, private	P														
park, public	P	P	P	P	P	P	P		P	P	P				

# Land Use Matrix - Residential Uses

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	PK	AG	AR	R1	R2	RM	MP	IS	BN	BC	BG	BH	IL	IG	HI
<b>Residential Uses</b>															
assisted living facility					S	P		P	S	S	S				
bed and breakfast facility		S	S						S	S	S				
boarding house			S			S				S		S			
dwelling, multiple-family						P					P	P			
dwelling, multiple-family (excluding ground level storefronts not historically used for residential)									P	P					
dwelling, single family (on upper floors of other uses)									P	P					
dwelling, single-family		S	P	P	S										
dwelling, two-family					P	P									
dwelling, two-family (on upper floors of other uses)									P	P					
fair housing facility (small)			P	P	P	P		P	S	S	S				
fair housing facility (large)			S	S	S	S		P	S	S					
farmstead		P	P	P	S								P	P	
mobile home/manufactured home park							P								
nursing home					S	P		P	S	S	S				
retirement facility					S	P			S	S	S				

# Land Use Matrix - Utility Uses

Primary Land Use (P - Permitted Use) (S - Special Exception Use)	PK - Park and Open Space	AG - Agriculture	AR - Agriculture/Rural Residential	R1 - Single-family Residential	R2 - Two-family Residential	RM - Multi-family Residential	MP - Manufactured Home Park	IS - Institutional	BN - Business Neighborhood	BC - Business Central	BG - Business General	BH - Business Highway	IL - Light Industrial	IG - General Industrial	HI - High Impact
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<b>Utilities Uses</b>															
communication service exchange										S	P	P	P	P	
sewage treatment plant		S	S										P	P	P
telecommunications facility		S	S					S		S	S	P	P	P	P
utility substation	S	P	P							S	P	P	P	P	P
water tower	S	S	S	S	S	S	S		S	S	S	P	P	P	
wellfield or public pumphouse	S	P	P												
solar energy production, as an accessory use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
solar energy production, as a primary use															S