

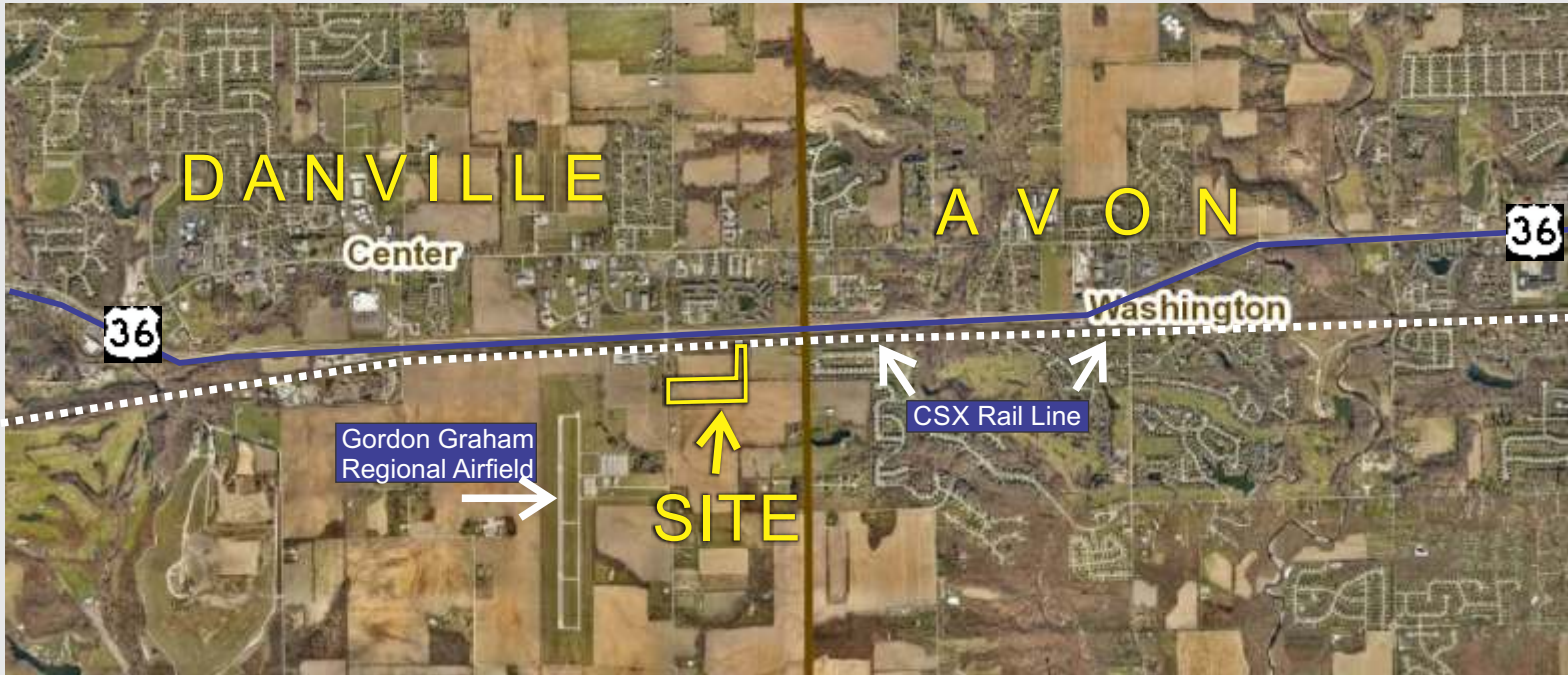
FOR SALE

DANVILLE, IN

\$40,000

Light Industrial ground with access to Rail
near Gordon Graham Airfield (IAA)

per acre
15.96 +/- acres



15.96 +/- acres of Light Industrial Zoning



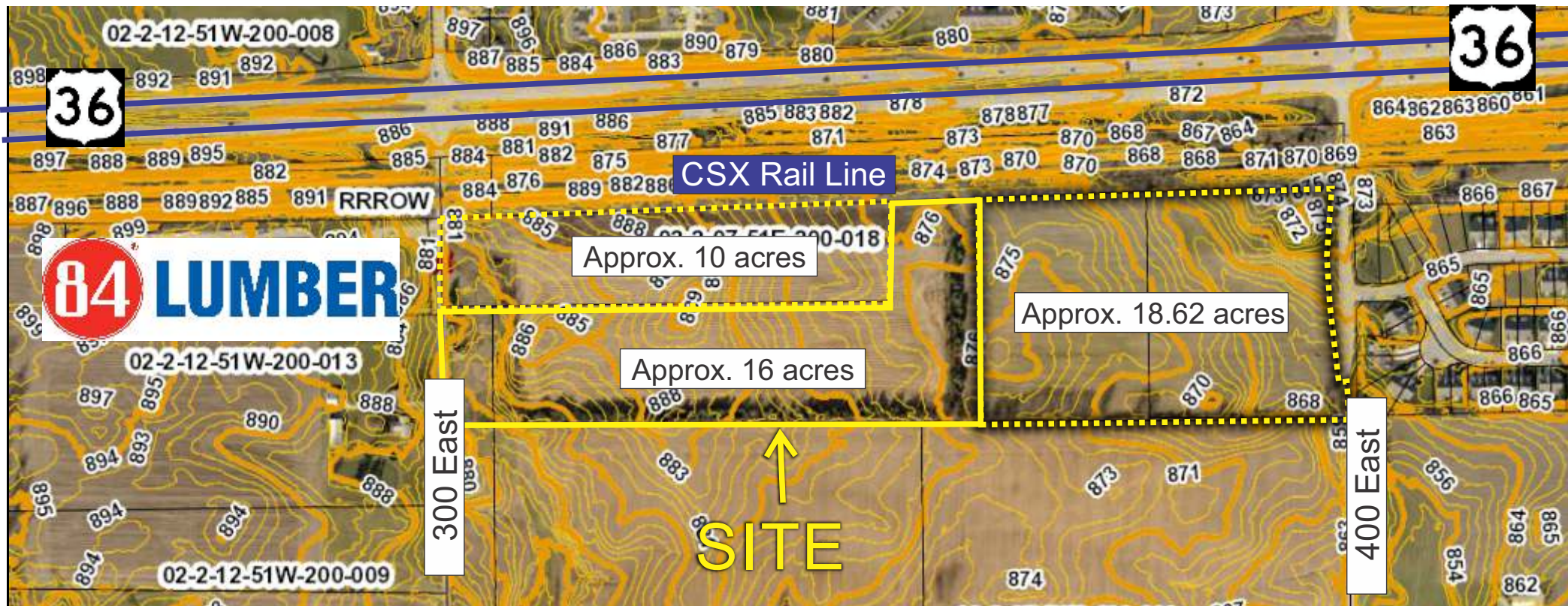
Located between Avon and Danville, Indiana. Zoned Light Industrial. Potential to add another 18.5 +/- acres to the east and fronting on County Road 400 East. Both properties would stretch from 300 E. to 400 E. with frontage on both roads. Water main along 300 East. Gordon Graham Airfield is owned by IAA and approximately 1/4 of a mile to the west of site. Rail access along the CSX line going into Avon.



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15.96 +/- acres of Light Industrial Zoning







4.18 LI - Light Industrial

CHAPTER 4: ZONING DISTRICTS

A. DISTRICT INTENT:

The purpose of the Light Industrial (LI) District is to provide locations for production, small-scale manufacturing, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate only industrial uses that do not involve the release of potential environmental pollutants or other objectionable elements such as noise, odor, dust, smoke, glare or traffic. This district is designed as a transitional use between heavy manufacturing uses and other less intense business uses.

B. PERMITTED USES

Communications / Utilities

essential services, minor
essential services, major

Institutional

bus/train terminal
animal shelter
penal or correctional institution,
private
publicly-owned buildings and
facilities

Parks & Recreation

nature preserve

Commercial

motor vehicle sales, large
storage, rv and boat
storage, contractor
storage, self-service
medical and dental laboratories
radio / tv station

Light and Heavy Industrial

auction facility (excluding
livestock)
bottle gas storage & distribution
food & beverage production
lumber yard
manufacturing (light)
printing / publishing facility
research and testing
laboratories
tool and die shop
warehouse & distribution facility

C. SPECIAL EXCEPTION

Commercial

administrative/professional
office
coffee shop
restaurants
restaurants, fast food

Light and Heavy Industrial

recycling center
solid waste transfer station

D. LOT STANDARDS

Minimum Lot Size		2 acres ⁸
Minimum Lot Width		125 ft.
Minimum Lot Frontage		50 ft.
Maximum Building Height ⁹	Principal	60 ft.
	Accessory	40 ft.
Front Setback ¹	Urban	UPA: 50 ft. UMA: 50 ft. UC: 45 ft. ULR: 35 ft.
	Rural	RPA: 80 ft. RMA: 50 ft. RC: 45 ft. RLR: 35 ft.
Side Setback ²	Principal	40 ft.
	Accessory	20 ft. / 40 ft. ⁴
Rear Setback ²	Principal	50 ft.
	Accessory	20 ft. / 40 ft. ⁴
Agricultural Adjacency Setback (non-ag. res.)		--
Naturally Sensitive Areas Setback		100 ft.
Minimum Distance Between Structures on Same Lot		10 ft.
Minimum Ground Floor Living Area (Per Unit)	1 story	--
	2+ story	--
Total Minimum Living Area (Per Unit)		--
Minimum Living Area Facade Width		--
Maximum Lot Coverage (buildings and structures)		50%
Maximum Lot Coverage (all impervious surfaces)		75%

CROSS REFERENCES

Reference	Page #
7.2 Of-Street Parking And Loading	96
7.3 Entrance/Drive Standards	109
7.5 Landscaping Standards	112
7.6 Fences, Walls, And Hedges	132
7.11 Outdoor Lighting	141
7.12 Accessory Use and Structure Standards	149
7.14 Outdoor Sales, Display, And Storage Standards	156
7.18 Open Space Requirements	166
8.3 Non-residential Design Standards	175
Chapter 9: Sign Standards	181

¹ Accessory structures shall be located no closer to the front lot line than the building facade line of the principal structure.

² Check bufer yard standards [Section 7.5 Landscaping Standards](#) and/or apply any

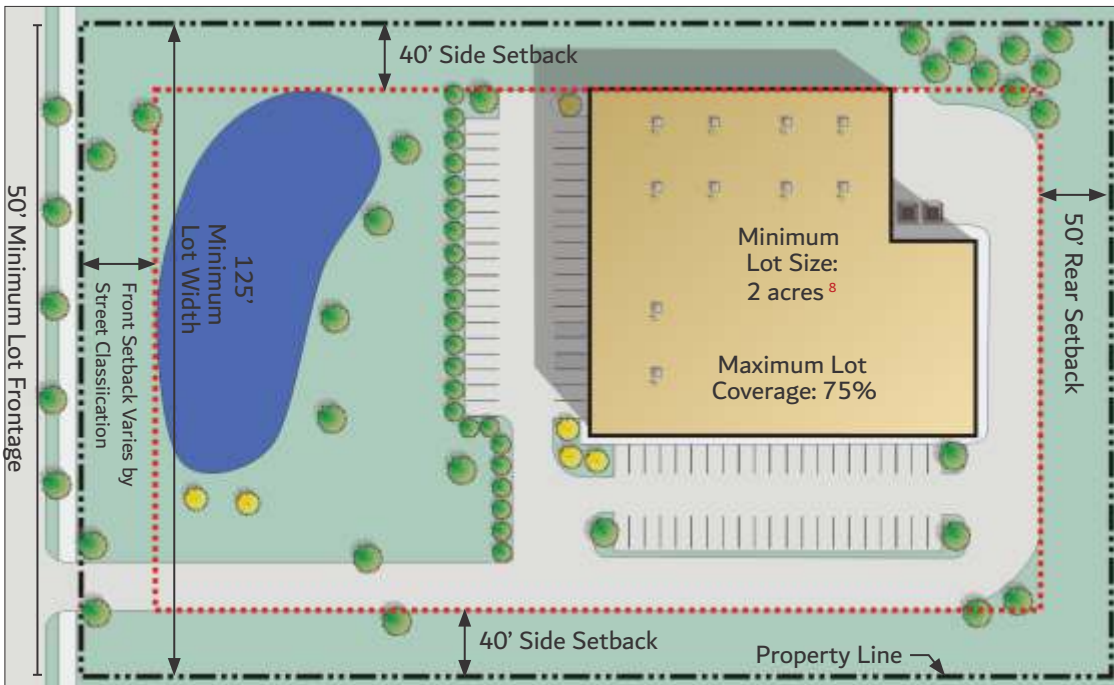
applicable easement widths

⁴ when adjoining the same or a more intense district / when adjoining a less intense district

⁸ minimum size of multi-tenant development = 5 acres

⁹ see height exemptions per [Section 7.7 Height Standards](#)

(UPA) urban principal arterial
 (UMA) urban minor arterial
 (UC) urban collector
 (ULR) urban local road
 (RPA) rural principal arterial
 (RMA) rural minor arterial
 (RC) rural collector
 (RLR) rural local road



The plan shown does not reflect all requirements contained in this Ordinance.