

CHAPTER 6

SPECIAL EXEMPTIONS

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The following special exemptions to the District regulations in the particular situations specified in this Ordinance may be granted by the Board of Zoning Appeals following a Public Hearing where such uses are deemed essential or desirable to the public convenience or welfare. In granting permission for a special exemption the Board shall make a finding following the Public Hearing that the such special exemption is in harmony with the various elements or objectives of this Ordinance.

In granting a special exemption, the Board of Zoning Appeals may impose such conditions and safeguards it deems appropriate in order to achieve the intent of this Ordinance. Failure to comply with such conditions and safeguards, when made a part of the approval under which an exception is granted, shall void the exception granted and shall be a violation of this Ordinance.

6.1 SPECIAL EXEMPTIONS.

- (1) Airport or Aircraft Landing Field.
- (2) Cemetery or Crematory.
- (3) Local Government Enterprises.
- (4) Hospital.
- (5) Public Utilities.

Structures or Uses required for such public utilities (private owed and operated) as gas, water, electric and telephone can be located within any District where not specifically prescribed and listed upon recommendation and approved of the Board of Zoning Appeals.

The erection, construction, alteration or maintenance by municipal or other government utilities upon recommendation and approval of the Board of Zoning Appeals of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, public telephone booths, police call boxes, hydrants and other similar equipment and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such municipal or governmental utilities for the public health or safety or general welfare are permitted following a Public Hearing.

- (6) Public Parks, Playgrounds and Recreational Areas.
- (7) Radio or Television transmitter, tower and studio.
- (8) Public, Private or Parochial Schools.

Private and Parochial Schools shall offer curricula substantially equivalent to public schools of comparable grades and shall be approved by the Indiana State Department of Education.

- (9) Public Kindergarten or day nursery.
- (10) Police station or fire station.
- (11) Public library or museum.
- (12) University or college.
- (13) Post Office.
- (14) Municipal Stadium or coliseum.
- (15) Penal or correctional institutions, sanitarium, hospital or asylum for contagious, mental, drug or liquor addict cases.
- (16) Group Homes for the mentally ill and developmentally disabled.

Other Special Exemptions: Other exemptions or uses similar to the above, which, in the judgment of the Board of Zoning Appeals are similar to and not more objectionable to the general welfare than the special exemptions listed. Other special exemptions so determined shall be regarded as listed exemptions.

The granting of a special exemption as defined in this Chapter for a use existing on the date this Ordinance becomes effective is unnecessary except that major changes in layout, expansion or enlargement of a building, structure or land area shall be subject to review and approval as required for special exemptions.