

Summary of Amendments from Plan Commission-certified draft (dated 2026-01-14)

General

Changed page numbers to include the chapter number and a period before the page number so that page numbers take the form C#.P# where “C#” is the chapter number and “P#” is the page number.

Chapter 1: Introductory Provisions

Struck “Parts of Thorntown Town Code Chapter 90” from the list of repealed Town Code sections in A.8.

Chapter 2: Zoning Districts and Overlay Districts

Changed the maximum height of accessory structures to 25 feet for all use types, striking the footnote limiting the height of accessory structures by the height of the primary structure at Council’s request.

Changed the Minimum living area per unit to 1000 sqft from 900 sqft at Council’s request.

Changed the side setback for the primary structure to 10 feet from 5 feet at Council’s request.

Added “Retail Sporting Goods Store” as a permitted Commercial use to **Permitted Uses – Business District** and **Section D: Land Use Matrix** as required by SEA 176.

Added “Indoor Shooting Range” as a permitted Commercial use to **Permitted Uses – Business District, Permitted Uses – Light Industrial District,** and **Section D: Land Use Matrix** as required by SEA 176.

Chapter 3: Development Standards

Struck “height” from B.4.a at Council’s request.

Chapter 4: Standards for Specific Uses

Added “Indoor Shooting Range” to **Section B: Establishment of Development Standards for Specific Uses** as required by SEA 176.

Added subsection **B.7. Indoor Shooting Range**, as required by SEA 176, to read as follows:

7. Indoor Shooting Range

- a. Indoor Shooting Range Purpose. The purpose of the Indoor Shooting Range standards is to ensure the construction, maintenance, and operation of indoor shooting ranges does not endanger employees, visitors, and neighboring properties or produce a nuisance in the form of noise.
- b. Indoor Shooting Range General Standards. All indoor shooting ranges shall adhere to following development standards:
 - i. The walls, ceilings, floors, and backstops shall be constructed with materials capable of containing all projectiles fired within the facility.
 - ii. Reasonable effort shall be made in the design, construction, and maintenance of the indoor shooting range to limit noise that could significantly impact adjacent properties.
 - iii. All federal and state laws regarding firearm safety, environmental controls, and occupational health shall be met.

Chapter 9: Non-conformances

Added subsection **A.6 Indoor Shooting Ranges**, as required by SEA 176, to read as follows:

6. Indoor Shooting Ranges. Pursuant to IC 14-22-31.5-8, the maintenance, repair, renovation, modernization, or expansion of buildings, structures, or facilities used in connection with a shooting range, including improvements to safety, security, accessibility, or environmental controls, is a continuation of a permitted use and may not be treated as:
 - a. An expansion of a nonconforming use
 - b. A basis to deny, delay, or condition approval of any permit that is otherwise required under applicable building codes or safety regulations.

Chapter 10: Definitions

Added the following definitions as required by SEA 176:

INDOOR SHOOTING RANGE. A fully enclosed facility designed and operated for the discharge of firearms, equipped with a bullet resistant backstop, ventilation system, and sound attenuation measures to prevent the escape of projectiles, excessive noise, or airborne contaminants.

RETAIL SPORTING GOODS STORE. A commercial retail store that is primarily engaged in retailing new sporting goods classified under the North American Industry Classification Code 451110 (sporting goods stores), including items such as:

- bicycles and bicycle parts;
- camping equipment;
- exercise and fitness equipment;
- athletic uniforms;
- specialty sports footwear;
- firearms; and
- other sporting goods, equipment, and accessories.

Amended the following definitions, as required by HEA 1001 and HEA 1210, to read:

APPLICANT. A person that submits an application that requires a fee for a permit or approval of:

- construction or reconstruction of residential buildings; commercial buildings, industrial buildings; any other building or building space; or an appurtenance to a building described herein; or
- zoning, development, subdivision, classification, or reclassification of land.

This includes a fee designated as a permit fee (including a fee for a permit under IC 36-7-4-1109(f)), application fee, inspection fee, processing fee, or by another name.

HOMEOWNERS ASSOCIATION (HOA). A community association, other than a condominium association, which is organized in a development in which individual owners share common interests and responsibilities for costs and upkeep of common area or facilities as defined in IC 32-25.5-2-4.

MANUFACTURED HOME. Formerly known as a mobile home, a manufactured home is built in a factory to the Manufactured Home Construction and Safety Standards (HUD Code) and displays a red certification label on the exterior of each transportable section. A manufactured home was constructed after June 15, 1976, and is defined in IC 9-13-2-96(a), as a structure, transportable in one (1) or more sections, which is more than thirty-five (35) body feet in length, and which is built on a permanent chassis and designed to be a dwelling in any season with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the cited Federal chapter; and except that such term shall not include any RV. The term includes a mobile home as defined in IC 9-13-2-103.2.

MOBILE HOME. Now known as a manufactured home, a mobile home was constructed prior to June 15, 1976, and even with modifications, does not meet the HUD standards and cannot be accepted as compliant with the HUD Code. A mobile home is defined in IC 16-41-27-4 as a dwelling, including the equipment sold that is a dwelling, which is:

- Factory assembled;
- Transportable;
- Intended for year-round occupancy;
- Designed for transportation on its own chassis; and
- Was manufactured before the effective date of the federal Manufactured Housing Construction and Safety Standards Law of 1974 (42 U.S.C. 5401 et seq.).

The term includes a manufactured home as defined in IC 9-13-2-96(a).

Zoning Map

Changed the proposed zone for the property located at 202 Plum Street from Public and Community (PC) to Business (B) at request of property owner.