

Advisory Plan Commission

Town of Brownsburg

Report Date: 3/2/2026

Purpose: Proposed Ordinance Changes

From: Elizabeth Bentz Williams

General Information

The following are proposed updates to the Unified Development Ordinance (UDO) for discussion by the Plan Commission. The staff may periodically suggest ordinance corrections and amendments that are found through daily application to insure the Ordinance continues to be a living document, sensitive to the needs of the community.

- Chapter 3.2 Permitted Uses** *The proposed change is to add restrictions of locations and permissions needed for Fueling Centers with Convenience Stores, Smoke Shops, Tattoo Shops, Vehicle Sales Lots, Vehicle Service Uses, and Self-Storage Uses.*

3 Use Regulations 3.2 Permitted Use Table		Click to Return To Ch. 3 Table of Contents														Parking Minimums				
P = Permitted Use S = Special Exception	spc = parking spaces GFA = Gross Floor Area	AG	RE	R1	R2	R3	TR	M1	M2	C1	C2	C3	UC	I1	I2	MS	PR	IS		
Commercial Sales, Service, and Repair Uses																				
<i>Fueling Stations with Convenience Stores</i>												P.S	P.S		S			S		2.5 spc/300sf GFA
<i>Smoke/Vape Shop</i>												S	S							2.5 spc/1000sf GFA
<i>Tattoo Shop</i>												S	S	S						
<i>Vehicle/Equipment Sales and Rentals - Heavy</i>												S		S	S					2.5 spc/1000sf GFA
<i>Vehicle/Equipment Services - Heavy</i>												S		P.S	P.S	P				2.5 spc/1000sf GFA
<i>Vehicle/Motorcycle Sales and Rentals - Light</i>												S		S						2.5 spc/1000sf GFA
<i>Vehicle/Motorcycle Services - Light</i>												P.S		P.S		P				2.5 spc/1000sf GFA
<i>Self-Storage Warehouse</i>												S	S		P	P				1 spc/employee

- Chapter 3.5 Commercial Sales, Service, and Repair Uses – Additional Standards.**

- a. **E. Fueling Stations with Convenience Stores** *This amendment seeks to protect important high profile corridors from the proliferation and saturation of fueling centers in any location.*
1. Fueling Stations are permitted as an accessory use only as part of a development with a primary use having a minimum of eighty five thousand (85,000) square feet in size.
 2. Other than as an accessory use, as described in E,1 above, no fueling stations shall be permitted with properties having frontage on Green Street/SR 267, Main Street/SR 136, Northfield Drive or Ronald Reagan Parkway.
 3. Shall not be permitted within ¼ mile (1,320 feet) of any existing fueling station, measured in any direction, from the closest point of any structure (including pumps) to the nearest adjacent property line of the other business.
 4. Shall not be permitted within 300 feet of a residential district, measured from the closest point of any structure (including pumps) to the nearest adjacent property line of a residential district
 5. Shall not include overnight parking for semi-tractors and trailers.
- b. **O. Smoke/Vape Shop** *This amendment seeks to protect important high profile corridors and separate such uses from residential areas.*
1. Smoke/Vape Shops shall not be permitted on any properties having frontage on Green Street/SR 267, Main Street/SR 136, Northfield Drive or Ronald Reagan Parkway.
 2. A Smoke/Vape Shop cannot be established, operated, or maintained within 1,000 feet of another smoke/vape shop, measured from the closest point of the building to the nearest adjacent property line of the other business.
- c. **P. Vehicle/Equipment Sales and Rentals – Heavy**
1. Shall not be permitted on any properties having frontage on Green Street/SR 267, Main Street/ SR 136, Northfield Drive or Ronald Reagan Parkway.
- d. **Q. Vehicle/Equipment Services – Heavy**
1. Shall not be permitted shall be permitted on any properties having frontage on Green Street/SR 267, Main Street/SR 136, Northfield Drive or Ronald Reagan Parkway.
- e. **R. Vehicle/Motorcycle Sales and Rentals – Light**
1. Shall not be permitted on any properties having frontage on Green Street/SR 267, Main Street/SR 136, Northfield Drive or Ronald Reagan Parkway.
 2. Shall not be located within ¼ mile (1,320 feet) of any existing vehicle/motorcycle sales and rentals – light facility, measured in any direction, property line to property line.
 3. Shall not be permitted within 300 feet of a residential district, measured from property line to the nearest boundary of any residential district.
 1. ~~If the use abuts a residential district, the hours of operation are limited to 7:00 a.m. to 8:00 p.m.~~

- ~~2.4.~~ Outdoor public address or loudspeaker systems are prohibited.
- ~~3.5.~~ Accessory uses and activities may include the retail sale of vehicle accessories, oil, grease, antifreeze, tires and batteries, and other similar products. Providing installation services of the above items, making minor mechanical adjustments, washing, and polishing vehicles is also permitted. All activities and storage of products must be within completely enclosed buildings.
- ~~4.~~ ~~Adjoining residential districts must be protected by landscape buffers or an opaque fence or wall at least 6 feet high, by landscaped employee or public parking areas, or by other means to achieve the same protection purpose.~~
- ~~5.6.~~ Vehicles being displayed, serviced, or stored cannot be parked on streets, alleys, public sidewalks, or public landscaped parkways.
- ~~6.7.~~ As permitted, vehicles displayed outside a completely enclosed structure may have individual signs and, when provided, the signs must be located inside the vehicles.
- ~~7.8.~~ Loading and unloading is prohibited within required parking spaces.

f. S. Vehicle/Motorcycle Services - Light

- ~~1. Shall not be permitted on any properties having frontage on Green Street/SR 267, Main Street/SR 136, Northfield Drive or Ronald Reagan Parkway.~~
- ~~2. Shall not be permitted within ¼ mile (1,320 feet) of any existing vehicle/equipment sales and rentals – light facility, measured in any direction, property line to property line.~~
- ~~3. Shall not be permitted within 300 feet of a residential district, measured from property line to the nearest boundary of any residential district to property.~~

3. Chapter 3.6 Industrial, Manufacturing, and Wholesale Uses – Additional Standards

a. O. Self-Storage Warehouse

- ~~1. Self-storage warehouses shall not be permitted on any properties having frontage on Green Street, Main Street, Northfield Drive or Ronald Reagan Parkway.~~
- ~~2. Any self-storage warehouse within a commercial district shall be limited to lots of 0.5 acres or less, and all facilities, operations and access to individual storage units shall be inside a building, meeting all applicable exterior design standards.~~
- ~~1.3.~~ Self-Storage Warehouses cannot have individual entrances to storage units from the exterior facade of the structure. All storage unit doors must be located on interior drives not visible from public streets.
- ~~2.4.~~ The number of external entrances on perimeter roads must be minimized. External entrances must provide sufficient stacking space to accommodate multiple cars and oversized vehicles between the perimeter streets and any security gate.
- ~~3.5.~~ Along state highways and arterial streets, the setback for self-storage units is 150 feet.
- ~~4.6.~~ The building façade must meet the standards of 5.2 Architecture – Commercial Buildings and Districts regardless of the district where it is located.
- ~~5.7.~~ ~~With the exception of facilities complying with O,2 above, B~~ buildings are limited to one story, except where the facility is designed similar to a multi-story commercial building. In such a building, the individual storage units can only be accessed through interior hallways.
- ~~6.8.~~ Outdoor storage of vehicles, boats, RV's or the like must be internal to the site with the surrounding storage buildings creating a screen. Anywhere such storage is visible from an adjacent site, it must be fully screened with an opaque fence that meets the standards of 5.7 Fences and Walls. The fence or wall must be constructed high enough to conceal vehicles, RV's, and the like.