

<p>Agenda Item: 11.1 Ordinance 2026-01 An Ordinance to amended the Unified Development Ordinance (UDO) of the Town of Brownsburg, Hendricks County to update and amend Chapter 3, Use Regulations.</p>	<p>Town Council Action Requested:</p> <table border="0"> <tr> <td>First Reading</td> <td>3/26/2026</td> </tr> <tr> <td>Second Reading</td> <td>3/26/2026</td> </tr> <tr> <td>Public Hearing</td> <td>N/A</td> </tr> <tr> <td>Third & Final Reading</td> <td>3/26/2026</td> </tr> <tr> <td colspan="2">Motion to Approve/Consider</td> </tr> </table>	First Reading	3/26/2026	Second Reading	3/26/2026	Public Hearing	N/A	Third & Final Reading	3/26/2026	Motion to Approve/Consider	
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Third & Final Reading	3/26/2026										
Motion to Approve/Consider											
<p>Project Name: Unified Development Ordinance (UDO) of the Town of Brownsburg</p>	<p>Presenter, Title: Elizabeth Williams, Planning Consultant</p>										
<p>Strategic Plan Link:</p>	<p>Comprehensive Plan Link:</p>										
<p>Executive Summary: This amendment seeks to protect important high profile corridors from the proliferation and saturation of Fueling Centers with Convenience Stores, Smoke Shops, Tattoo Shops, Vehicle Sales Lots, Vehicle Service Uses, and Self-Storage Uses and add restrictions and additional standards for these uses.</p>											
<p>Supporting Documents: Ordinance and Staff Report</p>											
<p>Staff Recommendations:</p> <p>Approve first, second and third reading of Ordinance 2026-01.</p>											
<p>Town Manager Comments:</p>											
<p>Department Head Approval:</p>	<p>Click or tap to enter a date.</p>										
<p>Town Manager Approval: <i>Debbie Cook</i></p>											

**AN ORDINANCE AMENDING THE TEXT OF THE UNIFIED DEVELOPMENT
ORDINANCE FOR THE TOWN OF BROWNSBURG**

WHEREAS, the Town Council (the “Council”) of the Town of Brownsburg (the “Town”) previously adopted the existing Unified Development Ordinance (the “UDO”);

WHEREAS, the Town’s Advisory Plan Commission (the “Commission”) completed a review of the UDO and determined that it was necessary to adopt certain text amendments to the UDO (the “UDO Text Amendments”) as further set forth and described in Exhibit A attached hereto and incorporated herein by reference;

WHEREAS, in accordance with I.C. 36-7-4-602, the Commission proposed the adoption of the UDO Text Amendments;

WHEREAS, in accordance with I.C. 36-7-4-604, the Commission considered the UDO Text Amendments and conducted a duly noticed public hearing on the proposal on March 16, 2026;

WHEREAS, the Commission voted in favor to forward a favorable recommendation to the Council to adopt the UDO Text Amendments; and

WHEREAS, the Council having considered the favorable recommendation and certification by the Commission to adopt the UDO Text Amendments finds that the UDO Text Amendments should be adopted, as certified by the Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BROWNSBURG, INDIANA AS FOLLOWS:

- Section I.** The foregoing Recitals are fully incorporated herein by reference.
- Section II.** The Town Council hereby adopts and accepts the Commission’s proposal and favorable recommendation.
- Section III.** The UDO Text Amendments are hereby approved and adopted as set forth on the attached Exhibit A.
- Section IV.** All prior Ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed. All other provisions of the UDO not in conflict with or specifically changed by this amendment shall remain in full force and effect.
- Section V.** This Ordinance is hereby passed by the Town Council for the Town of Brownsburg, Indiana this 26th day of March, 2026 and shall be effective upon adoption in accordance with Indiana law and following any publications required by Indiana law.

BROWNSBURG TOWN COUNCIL

Ben Lacey, Council President

ATTEST:

Ann Hathaway, Clerk-Treasurer

EXHIBIT A

UDO TEXT AMENDMENTS

Town Council

Town of Brownsburg

Report Date: 3/18/2026

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

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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	Parking Minimums
Commercial Sales, Service, and Repair Uses																			
<i>Fueling Stations with Convenience Stores</i>											P	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						1.5 spc/station
<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			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		P			2.5 spc/1000sf GFA
<i>Self-Storage Warehouse</i>											S	S		P	P				1 spc/employee

2. 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. This use shall not be permitted:

a. 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.

b. 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.

a-c. To include parking for semi-tractors and trailers.

2. 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 and be designed with architecture consistent with the primary use.

2.3. Other than as an accessory use, as described in E, 2 above, no fueling stations shall be permitted with properties having frontage on Green Street/SR 267, Main Street/SR136, Northfield Drive or Ronald Reagan Parkway.

- b. **O. Smoke/Vape Shop** *This amendment seeks to protect important high profile corridors and separate such uses from residential areas.*

1. This use shall not be permitted:

a. On any property having frontage on Green Street/SR 267, Main Street/SR 136, Northfield Drive or Ronald Reagan Parkway.

b. Within 1,000 feet of another smoke/vape shop, measured from the closest point of the tenant space to the nearest adjacent property line of the other business.

c. Within 300 feet of a residential district, measured from the closest point of the tenant to the nearest boundary of any residential district to property.

- c. **P. Tattoo Shop**

1. This use shall not be permitted

a. Within 1,000 feet of another tattoo shop, measured from the closest point of the tenant space to the nearest adjacent property line of the other business.

a-b. Within 300 feet of a residential district, measured from the closest point of the tenant space to the nearest boundary of any residential district to property.

- d. **Q. Vehicle/Equipment Sales and Rentals – Heavy**

1. Shall not be permitted on any property having frontage on Green Street/SR 267, Main Street/SR 136, Northfield Drive or Ronald Reagan Parkway.

e. R. Vehicle/Equipment Services – Heavy

1. Shall not be permitted on any property having frontage on Green Street/SR 267, Main Street/SR 136, Northfield Drive or Ronald Reagan Parkway.

f. S. Vehicle/Motorcycle Sales and Rentals – Light

1. This use shall not be permitted:

- a. On any property having frontage on Green Street/SR 267, Main Street/SR136, Northfield Drive or Ronald Reagan Parkway.
- b. 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.
- c. Within 300 feet of a residential district, measured from property line to the nearest boundary of any residential district.

g. T. Vehicle/Motorcycle Services - Light

1. This use shall not be permitted:

- a. On any property having frontage on Green Street/SR 267, Main Street/SR 136, Northfield Drive or Ronald Reagan Parkway.
- b. 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.
- a-c. Within 300 feet of a residential district, measured from property line to the nearest boundary of any residential district to property.

2. If the use abuts a residential district, the hours of operation are limited to 7:00a.m. to 8:00p.m.

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

a. O. Self-Storage Warehouse

1. The use shall not be permitted on any property having frontage on Green Street/SR 267, Main Street/SR 136, 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.
7. With the exception of facilities complying with O,2 above, 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.